

**MINUTES** of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 7 February 2018** at **9.15am**.

**PRESENT:** Cllr A Smith (Chairman) Cllr G Newman  
Cllr S Gallant Cllr D Savage  
Cllr Jan Garfield Cllr S Wiles  
Cllr Jon Garfield

**OFFICERS:** Mr A Tadjrishi (Town Clerk)  
Mrs C A Page (Planning Administration Officer)

**IN ATTENDANCE:** 8 members of the public  
Cllr M Deacon  
Mr Roger Abbott, Felixstowe Chamber of Trade and Commerce

**466. PUBLIC QUESTION TIME**

The Chairman advised that he would invite members of the public to make their representations immediately prior to the application being considered.

**467. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr N Barber**, **Cllr S Bird** and **Cllr K Williams**.

In the absence of the regular Vice-Chairman, **Cllr D Savage** was elected as Vice-Chairman for the meeting.

**468. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird Cllr S Gallant Cllr D Savage Cllr A Smith	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)
Cllr S Bird Cllr G Newman Cllr S Wiles	All	Local Non-Pecuniary (as Members of Suffolk County Council)
Cllr A Smith	450(h)	Non-Pecuniary (as a close friend and adviser of the applicant)

Though declaring that his interest in item 450(h) was non-pecuniary in nature, Cllr Smith advised that he would leave the meeting during the consideration of the item.

**469. REQUEST FOR DISPENSATION**

There were none.

#### 470. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 24 January 2018 be signed by the Chairman as a true record.

#### 471. PLANNING APPLICATIONS

At the direction of the Chairman, Committee heard from members of the public attending in relation to application (b), (c) and (h).

In relation to (b), concerns were raised regarding potential overcrowding of beach huts at this site and a resulting loss of amenity.

In relation to (c), there were no objections raised on the principle of residential development of this site but concerns centred on the density of housing and the loss of light amenity to a neighbouring property. Further concerns were raised regarding glazing treatment to the side elevations of plots 1 & 2 and a desire to retain a brick wall near plots 3 & 4 to preserve privacy to neighbouring properties in High Street, Walton. Concern regarding work to trees was also expressed.

In relation to (h), the applicant outlined the proposed annexe and confirmed that the application reflected a reduction of height to the roof following neighbour consultation. Committee heard one objection from a neighbour concerning the size of the annexe and a request that it be located in an alternative position within the garden.

Committee considered the following planning applications received since the last meeting and **RESOLVED** to submit the following observations to Suffolk Coastal District Council:

<b>a</b>	<b>DC/18/0273/FUL</b>   Provision of 17 new beach huts on boat park area. <b>Beach Hut Site, Cliff Road</b>
<b>Committee noted that this application had been withdrawn prior to the meeting</b>	
<b>b</b>	<b>DC/18/0272/FUL</b>   Beach platform repairs and extension and the provision of 6 new beach huts. <b>Beach Hut 1, Pier South Sea Road</b>
<b>Committee recommended REFUSAL on the grounds that it is clearly contrary to FPP20 which states that:</b>  <i>“The provision of beach huts will be carefully monitored and limited to those which currently exist. Any increased provision will be directed towards other parts of the sea front (namely Felixstowe Ferry Golf Club to Cobbolds Point, Policy FPP18 as appropriate).</i>	

**Committee believes that a row of beach huts of this length and spacing on the beach in front of the promenade would result in a loss of tourism amenity, also an aim of FPP20, as large rows of closely spaced huts can be seen as intrusive and to detract from the seaside experience, in particular loss of sea views from the promenade.**

**Members were also made aware of the view expressed by the Coast Protection team that the existing groynes in this area have a limited remaining life span of probably 10-15 years, with a consequent need for a further major Coastal Defence scheme on the frontage, potentially incompatible with the type of concrete wall structure proposed. Therefore the creation of further beach hut sites at this location may only be sustainable in the short-term.**

<b>c</b>	<p><b>DC/18/0167/FUL   Demolition of existing buildings and construction of 10no. new dwelling houses. Animal Welfare Centre, 333 High Street Walton</b></p>
	<p><b>Committee welcomed the housing mix and design of the scheme and recommended APPROVAL, subject to the following being confirmed:</b></p> <ul style="list-style-type: none"> <li><b>a) Unobstructed access to the garage at 331 High Street being retained;</b></li> <li><b>b) The glazing to the eastern elevations of plots 1 and 10 to be obscured glass;</b></li> <li><b>c) Careful siting of the magnolia tree at the entrance of the site so as not to restrict access to the garage of 331 High Street;</b></li> <li><b>d) Retention and protection of the very characteristic wall to the north and part of the western boundary; and,</b></li> <li><b>e) Conditions regarding flooding and contamination issues are included in any decision notice.</b></li> </ul> <p><b>In reaching its decision Members also carefully considered the oak tree with a TPO and agreed that, given that the circumstances of its location had significantly changed since the Order was installed, there was no objection to this element of the proposal.</b></p>

<b>d</b>	<p><b>DC/18/0360/FUL   Rear extensions. 52 St Georges Road</b></p>
	<p><b>Committee recommended APPROVAL</b></p>

<b>e</b>	<p><b>DC/18/0372/FUL   Demolition of existing rear single storey kitchen to make way for new open plan kitchen and dining area. 94 Ranelagh Road</b></p>
	<p><b>Committee recommended APPROVAL</b></p>

<b>f</b>	<b>DC/17/5383/FUL</b>   Proposed change of use from care home returning to original use being 2No. residential dwellings. <b>The Haven 4-6 Cavendish Road</b>
<b>Committee recommended APPROVAL</b>	

<b>g</b>	<b>DC/18/0216/PN3</b>   The proposed development is for the ground floor to remain as a commercial unit (Coop Funeral Care) with the existing offices on the first & second floors beam developed to form three one bedroom flats. <b>92 Hamilton Road</b>
<b>Committee NOTED this application and had NO OBJECTIONS</b>	

At this point in proceedings, Cllr A Smith left the meeting.

Cllr D Savage in the Chair.

<b>h</b>	<b>DC/18/0242/FUL</b>   Erection of a pre-fabricated timber framed single storey annexe in the main residences garden, for an ancillary residential use. <b>96 Cobbold Road</b>
<b>Committee recommended APPROVAL subject to a condition to prevent future use as a separate dwelling, in accordance with policy DM6.</b>	

Cllr A Smith returned.

Cllr A Smith in the Chair.

<b>i</b>	<b>DC/18/0366/TPO</b>   To fell mature Sycamore tree in rear garden - tree is causing numerous problems to the adjacent house. <b>11 Cloncurry Gardens</b>
<b>Subject to confirmation that the problems in the surveyor's report concerning the condition of the tree are correct and there is no objection from the owner/occupier of 11 Cloncurry Gardens, Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.</b>	

<b>j</b>	<b>DC/18/0249/TCA</b>   Sycamore T1 - reduce crown by 2.5m to allow more light into garden. Lime T2 - crown thin by 30% to allow more light to neighbour. <b>32 Berners Road</b>
<b>Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.</b>	

**472. PLANNING DECISIONS**

**RESOLVED** that the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

**473. SUFFOLK COASTAL DISTRICT CONSULTATION ON THE INTRODUCCION OF A LICENSING POLICY FOR RICKSHAWS**

Committee considered the Suffolk Coastal District Council's consultation on the introduction of a licensing policy for rickshaws.

**It was RESOLVED to respond to the consultation positively and to welcome the report as the introduction of a licensing policy for rickshaws would be a useful addition to the tourist offer in Felixstowe.**

**Cllr Jan Garfield and Cllr Jon Garfield left the meeting at this point (11.55am)**

**474. CORRESPONDENCE**

The Town Clerk advised of the following correspondence:

**a) East Suffolk Economic Growth Plan 2018-23**

Committee voiced their disquiet at the limited time of 6 working days given to respond to this consultation and the Clerk was asked to respond indicating that the initial consultation period was inadequate and that a full consultation would be required to form an appropriate response.

**Cllr S Gallant left the meeting at this point (12pm)**

**b) Suffolk Coastal District Council - Local Planning Workshop**

Committee were invited to send a representative to a Local Planning Workshop which was being held by Suffolk Coastal District Council to discuss town centre policies. Cllr Nick Barber was nominated and would be asked to attend.

**RESOLVED that the correspondence be noted.**

**475. CLOSURE**

The meeting was closed at 12.05pm. The date of the next meeting was noted as being Wednesday 21 February 2018, 9.15am at Felixstowe Town Hall.

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Date: \_\_\_\_\_

Chairman: \_\_\_\_\_