



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)
Cllr S Bird (Vice Chairman)
Cllr N Barber
Cllr S Gallant
Cllr Jan Garfield

Cllr Jon Garfield
Cllr G Newman
Cllr D Savage
Cllr S Wiles
Cllr K Williams

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at the **Town Hall, Felixstowe** on **Wednesday 9 August 2017** at **9.15 am** for the transaction of the following business:

A G E N D A

1. Public Question Time

A maximum of 15 minutes will be set aside to enable members of the public to make representation or put questions to the Committee on any Planning & Environment matters. Members of the public wishing to comment on a particular planning application may be invited to do so, at the direction of the Chairman, immediately prior to consideration of the application.

2. Apologies

To receive any apologies for absence.

3. Declarations of Interest

Members and officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the meeting if it becomes apparent that this may be required when a particular item or issue is considered.

4. Requests for Dispensation

Councillors with a pecuniary interest in an item on this agenda, who wish to remain, speak and/or vote during consideration of that item, may apply for a dispensation in writing to the Town Clerk prior to the meeting. Applications may also be considered at the meeting itself should the nature of the interest become apparent to a Councillor at the time of the meeting.

5. Confirmation of Minutes

To confirm the Minutes of the Planning & Environment Committee meeting held on 26 July 2017 as a true record. **(Pages 4-8)**

6. Planning Applications

To consider the following planning, and other, applications received since the previous agenda:

- a) **DC/17/2867/FUL** | Single storey rear & side extension.
47 Exeter Road
Applicant: Mr & Mrs Watkins [Link to Documents](#)
- b) **DC/17/3047/FUL** | Single storey rear extension.
20 Culford Walk
Applicant: Mr Andrew Moore [Link to Documents](#)
- c) **DC/17/3100/FUL** | Proposed single storey side and rear extension.
18A Dellwood Avenue
Applicant: Mr & Mrs J Parker [Link to Documents](#)
- d) **DC/17/2843/FUL** | Proposed rear extension and garage. Creation of Dormers to existing second floor room.
31 High Road East
Applicant: Mr & Mrs Watling [Link to Documents](#)
- e) **DC/17/3235/OUT** | Proposed single dwelling (outline).
Land Adjacent 3 Exeter Road
Applicant: Mr A Coy [Link to Documents](#)
- f) **DC/17/3018/FUL** | Demolition of existing rear Conservatory on bungalow. Construction of new corner single storey Conservatory to Rear & Side elevations of property. Vertical elevations comprise 600mm dwarf wall and White PVC-u glazed frames. Roof comprises opaque Polycarbonate sheeting.
1 Coniston Close
Applicant: Mr & Mrs Harris [Link to Documents](#)
- g) **DC/17/3033/VOC** | **Variation of condition no.2 of DC/17/0253/VOC - Variation of Condition No.2 of DC/16/4011/FUL** - Construction of a Lidl foodstore together with customer access from Haven Exchange South and A154, landscaping, parking and associated engineering works.
Land At Haven Exchange Haven Exchange South
Applicant: Lidl UK GmbH [Link to Documents](#)
- h) **DC/17/3063/TCA** | Communal garden area: To fell 1no. Beech, 3no. Holm Oaks, 1no. Holly To coppice 5no. additional Holm Oaks Reason: for enhanced sea view, and view of gardens.
Martello Place Golf Road
Applicant: Mr Paul Dunkley (Agent) [Link to Documents](#)

7. Planning Decisions

To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 9)**

8. Street Naming and Numbering – 197 dwellings, land off Ferry Road

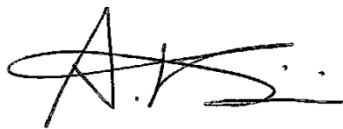
To consider proposals for the naming of new roads. **(Page 10)**

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 23 August 2017 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
2 August 2017

For information (via email): All Town Councillors
 Local Press
 Felixstowe Chamber of Trade & Commerce

Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 26 July 2017** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr Jon Garfield
Cllr S Bird (Vice-Chairman) Cllr G Newman (*to item 150a*)
Cllr S Gallant Cllr D Savage
Cllr Jan Garfield Cllr S Wiles

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

IN ATTENDANCE: Mr Roger Abbott, Felixstowe Chamber of Trade of Commerce
Mr Sam Metson, Bidwells

144. PUBLIC QUESTION TIME

There were none.

145. APOLOGIES FOR ABSENCE

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

Apologies in advance of having to leave the meeting early were received from **Cllr G Newman**.

146. DECLARATIONS OF INTEREST

| Member(s) | Minute No. | Nature of Interest |
|--|-------------------|--|
| 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) |

147. REQUEST FOR DISPENSATION

There were none.

148. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee Meeting held on 12 July 2017 be signed by the Chairman as a true record.

149. PLANNING APPLICATIONS

At this point in the meeting, the Chairman invited Mr Sam Metson, Partner, Planning (Bidwells), to address Committee in respect of planning application DC/16/2778/OUT Land North of High Street, Walton (Walton North).

With reference to a copy of his letter to SCDC Planning from Bidwells in respect of Affordable Housing provision for the above planning application, Mr Metson advised that the costs associated with the development made the provision of one third affordable housing unviable. Committee noted that these costs included the provision of the new link road, two new roundabouts and utility diversions required to enable it, relocation of the rifle range onto the alternative site, foul sewerage capacity upgrades, a new noise attenuation bund and extensive areas of landscaped open space. The District Council's viability advisor had subsequently concluded that 24% affordable housing was the maximum that can be provided on this site. Following further discussion, Committee supported the proposal which would result in 92 affordable homes being provided on this site and the Clerk was asked to confirm this to Suffolk Coastal District Council with the strict condition that all parties undertake to provide this number with no discussion as to viability for this site in future.

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

During the consideration but prior to the vote for item a) below, at 10.15am, Cllr G Newman left the chamber.

| | |
|----------|---|
| a | <p>DC/17/2789/FUL Conversion of the existing late Victorian Guest House into 5 self-contained flats within a courtyard style development. The property is currently used as rented bedsits for local workers and contains an active and independent ground floor restaurant run by the Guest House proprietor. Creation of 3 x 2 bedroom self-contained flats and 1 x 1 bedroom self-contained flat through conversion, and extension / alteration of the rear 1980's addition. The proprietor's existing ground floor flat is to be retained and renovated as part of the proposal.</p> <p>Dorincourt Guest House 41 Undercliff Road West</p> |
| | <p>The Town Council carefully considered this application, both in respect of the provisions within policy FPP20 and the fact that permission was granted in 2015 (under DC/15/1753/FUL) to allow a change of use from a guest house to a residential property.</p> <p>Committee recognised that design of the proposal appears to be of good quality and supported the juxtaposition of the modern addition to the historical existing building within the Conservation Area. Taking all the factors in to account, on balance, Committee recommended APPROVAL. Committee also considered the response of the County Council Highways but did not believe that this was appropriate at this seafront location in view of the</p> |

availability of on-street and substantial car parking nearby; a matter which has been recognised when other applications in this area have been considered previously.

| | |
|--|---|
| b | DC/17/2994/FUL Side and rear extensions. 12 Chaucer Road |
| Committee recommended APPROVAL. | |

| | |
|--|--|
| c | DC/17/3020/FUL Extensions. Amended scheme to that approved under DC/15/3978/FUL. 75 Seaton Road |
| Committee recommended APPROVAL. | |

| | |
|--|--|
| d | DC/17/2823/FUL The proposed development is the change of use of the existing abandoned retail Unit (Class A1) to a proposed Cafe (Class A3). Unit 2 Morrison Supermarket Grange Farm Avenue |
| Committee recommended APPROVAL. Committee however noted that Environmental Protection had proposed restrictions on opening hours but could see no valid reason why these should be less than the hours permitted at the neighbouring supermarket. | |

| | |
|--|---|
| e | DC/17/2881/ADN 1 off non-illuminated fascia sign, 1 off non-illuminated projecting sign, reverse applied digitally printed graphics. 115 Hamilton Road |
| Committee recommended APPROVAL. | |

| | |
|--|---|
| f | DC/17/2912/TCA Front garden on boundary with Premier Inn 1 x self set sycamore, fell to ground level. Reason: The tree is of low amenity value, it is a poor specimen and causing damage to our property and fouling telephone wires. The tree is 1.2m from the property, it is approx.12m in height, spread of 3.5m and trunk girth of 49cm circumference. 3 Undercliff Road West |
| Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer. | |

| | |
|---|--|
| g | <p>DC/17/2959/TCA Trees numbered s per application & site plan rear garden T1 Holm Oak : Top & front branch hanging over garden reduce back by 20 to 30%, Left hand side (lower branch) over neighbour reduce back to trunk T2 Holm Oak: Top reduce back by 20 to 30% (shape to remain), right hand side (over garden) reduce back by 20% The 2 trees are beginning to encroach on the garden creating an environment where nothing will grow underneath.</p> <p>Maytree House 60 Maybush Lane</p> |
| <p>Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council’s Arboricultural Officer.</p> | |

| | |
|---|---|
| h | <p>DC/17/2837/TCA Trees on north side of site (3no. Sycamore, 1no. Lime) to be pollarded at 2m. Trees next to driveway (3no. Acacia, 3no. Sycamore, 1no. Eucalyptus) - to be reduced by 50%.</p> <p>Wadgate House 50 Princes Road</p> |
| <p>Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council’s Arboricultural Officer.</p> | |

150. 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.

151. CORRESPONDENCE

The Town Clerk advised of the following correspondence:

a) Location of Haul Road for development at Walton Green South

The Clerk referred to Committee’s recent letter sent to SCDC asking that the relative risks of potential access roads are reviewed as Committee felt that the risks posed by the shared access route with the school were unacceptably high in comparison. The Clerk confirmed that he had been invited to attend a meeting on 10th August with SCDC, SCC and Barratt Homes, it was hoped that a resolution would be reached before the schools return after the summer break.

b) Archiving and Disposal of Planning Documents

The Clerk informed Committee that the archiving of old planning papers held at the Town Hall was now taking place. Felixstowe Society had volunteered to sort through the documents on the basis that they be retained if they related to a Listed Building, major development (over 10 dwellings), or were deemed contentious/of local history interest. Any papers marked for retention would then be held at the Felixstowe Society’s Archive at Felixstowe Museum with all others being disposed. Committee were advised that a record of retained documents was being kept on a spreadsheet at the Town Hall.

- c) Proposed grant application to Highways England for one 50kW Rapid charger (30 minute EV charge time) covering two car parking spaces in either North or South Martello Car Parks.**

Further correspondence was received concerning the siting of 50kW rapid chargers in Felixstowe. The Clerk was asked to write to SCDC to confirm that Committee was broadly in support of the provision of EV charging points in all car parks in Felixstowe, subject to proper reinstatement of highways/surfaces following any installation works.

RESOLVED that the correspondence be noted.

152. CLOSURE

The meeting was closed at 11.37am. The date of the next meeting was noted as being Wednesday 9 August 2017, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

Approved by SCDC (and recommended for Approval by this Committee):

DC/17/2381/FUL | Proposed Conservatory.
4 Parsonage Close

DC/17/2397/FUL | Replacement roof to garage and porch.
44 Beatrice Avenue

DC/17/2149/COU | Change of use on ground floor of building only, from store and premises to retail class A1.
259/261 High Street Walton

DC/17/2047/COU | Changing a shop usage from A1 to A3 with take out hot drinks and to put tables and chairs to the front of the shop.
187 Hamilton Road

DC/17/2426/FUL | Part demolition of conservatory to replace with single storey infil rear extension.
201 Grange Road

DC/17/2443/FUL | Erection Of Single Storey Extension & Insertion Of Window To Side Elevation.
18 Ascot Drive

DC/17/2564/FUL | Erection of extension on side elevation for toilet.
53 Seaton Road

Refused (and recommended for Refusal by this Committee):

None.

Approved (and recommended for Refusal by this Committee):

None.

Refused (and recommended for Approval by this Committee):

None.

AGENDA ITEM 8: STREET NAMING AND NUMBERING – 197 DWELLINGS, LAND OFF FERRY ROAD

Suffolk Coastal District Council has advised that the developer of the above would like to name the site Laureate Fields, “inspired by the Poet Laureate, John Betjeman, and his poem about Felixstowe”. Name suggestions for the first phase of addressing (more names will be required) following the theme of poet Laureates are:

- Tennyson Drive
- Tate Square
- Betjeman Close

For the area of the site with the cluster of apartments (south) Austen Place has been proposed.

SCDC has invited the Town Council to comment as to whether it supports this proposal.

Committee is requested to consider its support of the theme of ‘Poet Laureates’ for the naming of roads for the development of 197 dwellings, land off Ferry Road.