



9 am to 4 pm Mondays to Fridays

## TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr Jon Garfield
Cllr S Bird (Vice Chairman)	Cllr G Newman
Cllr N Barber	Cllr D Savage
Cllr S Gallant	Cllr S Wiles
Cllr Jan Garfield	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 11 April 2018** 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 21 March 2018 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/18/1106/FUL** | Construction of single storey Holiday let Barn.  
**4 Gulpher Cottages, Gulpher Road**  
Applicant: Mr Robert Allerton [Link to Documents](#)
- b) **DC/18/1107/FUL** | Construction of a Holiday let Barn (B)  
**4 Gulpher Cottages, Gulpher Road**  
Applicant: Mr Robert Allerton [Link to Documents](#)
- c) **DC/18/1267/FUL** | Demolition of existing Auction House to create a new mixed use development comprising; 3 No ground floor commercial units and 9 No self-contained apartments at first and second floor levels. Site works includes under-croft parking and first floor courtyard landscaped terrace.  
**Orwell Hall, Orwell Road**  
Applicant: Mr Nigel Papworth [Link to Documents](#)
- d) **DC/18/1224/FUL** | Demolition of existing single storey dwelling and single storey annexe building. Construction of a single storey replacement dwelling together with associated external works.  
**Emeralds, Brook Lane**  
Applicant: Kim Humphrey [Link to Documents](#)
- e) **DC/18/1287/FUL** | Proposed two storey rear extension, first floor side extension, front porch extension and alterations.  
**9 Nacton Road**  
Applicant: Mr & Mrs A Geisler [Link to Documents](#)
- f) **DC/18/1262/FUL** | Installation of new Timpson's Retail Unit.  
**Morrison Supermarket, Grange Farm Avenue**  
Applicant: W M Morrisons Supermarket PLC [Link to Documents](#)
- g) **DC/18/1217/VOC** | Variation of Conditions 1, 3, and 4 on application DC/16/3973/ARM - Approval of Reserved Matters on application DC/15/4221/OUT (erection of 1no dwelling) - new drawings submitted.  
**15 Cliff Road**  
Applicant: Mrs S Newman & Mr S Royle [Link to Documents](#)
- h) **DC/18/1301/FUL** | Replacement of patio doors with french doors.  
**1 Cardinals Court, Queens Road**  
Applicant: Mr Stephen Beedle [Link to Documents](#)

- i) **DC/18/1124/TCA** | G1 3no. Sorbus - 30% crown reduction, crown lift to 2-3m. G2 2no. Prunus - reduce crown by 2-3m., thin crown by 10% G3 2no. Malus - 30% crown reduction, thin crown 5-10% G4 2no. Crataegus - reduce crown back off building and over garden.

**St Johns Court, Princes Road**

Applicant: Mrs Christine Pittaway

[Link to Documents](#)

**7. Planning Decisions**

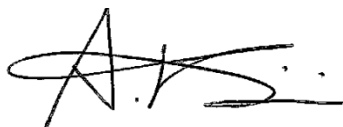
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Pages 9-10)**

**8. Correspondence**

To note any items of correspondence.

**9. Closure**

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 25 April 2018 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi**

**Town Clerk**

**4 April 2018**

For information (via email):

All Town Councillors

Local Press

Felixstowe Chamber of Trade & Commerce

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



## 559. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 7 March 2018 be signed by the Chairman as a true record.

## 560. PLANNING APPLICATIONS

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/18/0820/FUL</b>   Replacement Dwelling (Resubmission of DC/17/4138/FUL). <b>29D Quilter Road</b>
<b>Committee recommended APPROVAL and noted that the revised design was more sympathetic to the original dwelling with traditional sash fenestrations in painted timber rather than PVC.</b>	

<b>b</b>	<b>DC/18/0849/FUL</b>   Erection of side and rear extensions and alteration to roof structure to permit conversion. <b>26 Colneis Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>c</b>	<b>DC/18/0885/FUL</b>   Single Storey Rear Extension. 19 Rosemary Avenue
<b>Committee recommended APPROVAL.</b>	

<b>d</b>	<b>DC/18/0760/FUL</b>   Rear and side extensions. <b>2 Looe Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>e</b>	<b>DC/18/0839/FUL</b>   Proposed two storey side and single rear storey extension. <b>26 Looe Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>f</b>	<b>DC/18/0860/FUL</b>   Proposed 2-storey extension to side of property. <b>Linden Lodge, Bacton Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>g</b>	<b>DC/18/0867/FUL</b>   Proposed demolition of rear single storey projection. Erect larger single storey rear extension. <b>53 Gainsborough Road</b>
<p><b>Committee recommended REFUSAL and noted that this re-submission was identical in all aspects to the previous application submitted in 2014, to which REFUSAL was also recommended. It is believed that this application is contrary to SPG16, DM21 and DM23 and it is felt that the size and mass of the proposed extension will have an overbearing effect on the amenity of the neighbouring properties. Furthermore, Committee considered that the proposal would neither enhance nor preserve the Conservation Area.</b></p>	

<b>h</b>	<b>DC/18/0554/FUL</b>   Replace existing floodlights on two sets of three all-weather tennis courts. <b>Felixstowe Lawn Tennis Club, Bath Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>i</b>	<b>DC/18/0733/VOC</b>   To accommodate the proposed shown on drawings 3795-11G, 3795-12 and 3795-14A. The condition to be revised to the development being in accordance with the submitted drawings showing an independent garage and revised location of vehicular access. <b>Friarscroft, Marcus Road</b>
<b>Committee recommended APPROVAL.</b>	

**561. 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.

**562. CORRESPONDENCE**

**The Vice-Chairman advised that a number of applications had been received subsequent to the publication of the agenda which were**

required to be considered at this meeting as the deadline for consultation response was prior to the next meeting of the Planning & Environment Committee on 11<sup>th</sup> April 2018.

Committee therefore considered these following planning applications and **RESOLVED** to submit the following observations to Suffolk Coastal District Council:

<b>j</b>	<b>DC/18/1030/FUL</b>   Proposed single storey side & rear extension. <b>38 Princes Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>k</b>	<b>DC/18/1067/FUL</b>   To remove flat roof garage, replace with pitched roof. Erect open pitched roof entrance porch. To widen crossover. To replace shingle driveway with block paving. <b>17 Park Avenue</b>
<b>Committee recommended APPROVAL.</b>	

<b>l</b>	<b>DC/18/0951/FUL</b>   To erect a new timber framed building approx 3m - 4m to be used as part time hair salon & summer house. <b>56 Valley Walk</b>
<b>Committee recommended REFUSAL as it was concerned that in a wholly residential road this application introduces an element of commercial use and would be contrary to DM23. Furthermore, Committee had concerns that the applicant gave no indication as to the proposed hours of opening and intended number of customers and vehicle movements. In addition, the commercial operation would be undertaken in a log cabin which we assume would have no running water or drainage facility.</b>	

<b>m</b>	<b>DC/18/0933/ROC</b>   Removal of condition 2 of Planning Permission DC/13/2506/CAC. <b>Marlborough Hotel, Sea Road</b>
<b>Committee recommended REFUSAL as concern was expressed that the removal of this condition could allow for partial completion of the original application. i.e. the new build development at the rear of the building without the subsequent refurbishment works. Committee understand that the condition would prevent premature demolition and the creation of a cleared site in this Conservation Area.</b>	

**At this point in proceedings, 10.40am, Cllr D Savage left the meeting.**

<b>n</b>	<b>DC/18/1071/FUL</b>   Conversion of existing four storey house to two self-contained, one and three bed flats. Small porch extension and alterations to one small area of roofing. <b>8 High Beach</b>
<b>Whilst Committee generally welcomes provision of quality housing of this nature, in this particular location parking is a significant issue. Therefore, as this application contravenes Suffolk Advisory Parking Standards and policy DM19, Committee recommended REFUSAL. It was noted that parking is also exacerbated by a lack of turning opportunity in this blind cul de sac location.</b>	

<b>o</b>	<b>DC/18/1088/VLA</b>   Discharge of S106 Agreement dated 11.12.1990. <b>Part Land North Of Former Putting Green, Bath Road</b>
<b>Committee NOTED the request to discharge the S106 agreement.</b>	

**563. CLOSURE**

The meeting was closed at 10.50am. The date of the next meeting was noted as being Wednesday 11 April 2018, 9.15am at Felixstowe Town Hall.

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

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



## **AGENDA ITEM 7: PLANNING DECISIONS**

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

**DC/18/0366/TPO** | To fell mature Sycamore tree in rear garden - tree is causing numerous problems to the adjacent house.

**11 Cloncurry Gardens**

**DC/17/5413/FUL** | Two storey side extension.

**The Brook Gulpher Road**

**DC/18/0360/FUL** | Rear extensions.

**52 St Georges Road**

**DC/18/0014/FUL** | Garden annexe.

**5 Kings Fleet Road**

**DC/18/0403/FUL** | Single storey side and rear extension (for disabled use).

**76 Chelsworth Road**

**DC/18/0083/ARM** | 1. Access, appearance, landscaping, layout, scale. 4. Access from DC/17/3235/OUT.

**Land Adjacent 3 Exeter Road**

**DC/18/0562/FUL** | Extension of balcony area to original size on first floor level.

**25 Orwell Road**

**DC/18/0583/FUL** | To demolish porch and erect extension for outer hall.

**38 Gosford Way**

**DC/18/0216/PN3** | 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.

**92 Hamilton Road**

**DC/18/0550/FUL** | Proposed single storey rear and front extension with internal alterations.

**32 Maybush Lane**

**DC/18/0568/FUL** | Conversion of disused office & showrooms to maisonette.  
**26 Orwell Road**

**DC/18/0569/ARM** | Approval of Reserved Matters of DC/14/4152/OUT - Erection of two single-storey dwellings and garages.  
**Land To Rear Of 49-53 High Road East**

**DC/18/0733/VOC** | To accommodate the proposed shown on drawings 3795-11G, 3795-12 and 3795-14A. The condition to be revised to the development being in accordance with the submitted drawings showing an independent garage and revised location of vehicular access.  
**Friarscroft, Marcus Road**

**Refused (and recommended for Refusal by this Committee):**

None

**Approved (and recommended for Refusal by this Committee):**

**DC/18/0497/FUL** | Change of use of first & second floors to 2 bedroom self-contained flat. Installation of external access staircase.  
**259 High Street Walton**

**Refused (and recommended for Approval by this Committee):**

**DC/18/0167/FUL** | Demolition of existing buildings and construction of 10no. new dwelling houses.  
**Animal Welfare Centre, 333 High Street Walton**

**Approved (not received by this Committee):**

**DC/18/0594/TCA** | Horse Chestnut in rear garden to be crown lifted by removing 3 lowest limbs. Holly tree in rear garden to be crown raised to 8m.  
**99 Ranelagh Road**