



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 M Jepson
Cllr G Newman
Cllr D Savage
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 12 September 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 29 August 2018 as a true record. **(Pages 3-8)**

6. Planning Applications

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

- a) **DC/18/3445/VOC** | Approval of Reserved Matters - Condition 1 of DC/16/5443/ARM
Land South Of High Street Walton
Applicant: Barratt Homes Eastern Counties [Link to Documents](#)
- b) **DC/18/3478/VOC** | Variation of condition 2 of application - DC/15/0151/FUL - Demolition of vacant nightclub premises and the erection of new building with commercial floorspace on the ground floor and 21 self-contained flats over.
North Sea Hotel 7 Sea Road
Applicant: Mr Jonathan Andrews [Link to Documents](#)
- c) **DC/18/3440/FUL** | Proposed single storey side extension, front dining room extension & rear dormer extension at first floor level.
35 Rosemary Avenue
Applicant: Mr & Mrs P Dell [Link to Documents](#)
- d) **DC/18/3446/FUL** | Alterations to shop front
14 Hamilton Road
Applicant: Mr Brian Neave [Link to Documents](#)
- e) **DC/18/3389/FUL** | To extend shop on front elevation to extend existing general grocery retail outlet.
51B Wadgate Road
Applicant: Mr Sean Kanesanithey [Link to Documents](#)
- f) **DC/18/3491/FUL** | Front Extension
25 Kemsley Road
Applicant: Mr & Mrs Hancock [Link to Documents](#)
- g) **DC/18/3177/FUL** | Demolish existing external metal staircase used to access flats 3, 4 & 5 due to metal fatigue and replace with new mild steel metal staircase, galvanised and powder coated supported by 2 no upright metal supports sited on concrete pads.
Rowan Court 46 Orwell Road
Applicant: Chris Goodwin [Link to Documents](#)
- h) **DC/18/3330/FUL** | I wish to build a conservatory as per the attached plan. Please refer to my pre-planning advice DC/PREAPP/18/2145 in the garden of my apartment. I have designed the conservatory to match in with the original features of the main building. The conservatory will not be visible from the road.
Flat 1 52 Princes Road
Applicant: Miss Tracey Kim Laflin [Link to Documents](#)

- i) **DC/18/3516/TCA** | Sweet Chestnut in rear garden - thin crown by 15% and lift lower limbs by reducing length by 2.5m. to admit more light.

71 Tower Road

Applicant: Mr Phil Lewis

[Link to Documents](#)

- j) **DC/18/3464/TCA** | Laburnum in front garden, on boundary between 23 Constable Road and my own house, 25 Constable Road, midway between the pavement and the houses. Tree to be felled because of risk of failure in high winds, and danger from poisonous elements of the tree.

25 Constable Road

[Link to Documents](#)

- k) **DC/18/3594/TCA** | To reduce (by 30%) and reshape Bay tree in front garden.

50 Brook Lane

Applicant: Mrs Natalie Caraccio

[Link to Documents](#)

7. **Planning Decisions**

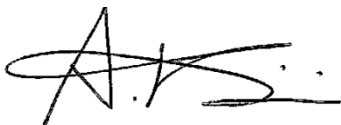
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 8)**

8. **Correspondence**

To note any items of correspondence.

9. **Closure**

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 26 September 2018 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi

Town Clerk

5 September 2018

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 5: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 29 August 2018** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr Jon Garfield
 Cllr S Bird (Vice Chairman) Cllr M Jepson
 Cllr S Gallant Cllr G Newman
 Cllr Jan Garfield Cllr D Savage

OFFICERS: Mr A Tadjrishi (Town Clerk)
 Mrs S Morrison (Planning Administration Assistant)

IN ATTENDANCE: One member of the public

174. PUBLIC QUESTION TIME

A member of the public raised a number of questions relating to the SCDC Local Plan First Draft. In response to a question on the rationale for Felixstowe to receive the highest proportion of housing allocation in the district, Members advised that this was more a question for the District Council but was to be expected given that Felixstowe is an easily-accessible major centre with good amenities.

Committee was asked whether it was concerned about the level of housing being proposed for the North Felixstowe Garden Neighbourhood in the Local Plan First Draft. Committee Members advised that this included the Outline approval by the Secretary of State for 560 homes at Candlet Road and was commensurate with the Town Council's views that this should be an infrastructure-led plan to ensure properly planned-for development could take place over the next 20 years, rather than piecemeal housing schemes.

The Chairman advised that the rate of growth of 20% over 20 years was in line with typical growth for Felixstowe - around 1,000 homes per decade since the years 1900-2000. The member of the public suggested that the Town Council hold a public meeting to hear local views on the North Felixstowe Garden Neighbourhood and Local Plan. Committee Members explained that consideration of the consultation had taken place at two public meetings prior to this one and that it would be considered in public again at the Council meeting of 12th September. The Chairman advised that the Town Council was a consultee in the process and encouraged the member of the public to also ensure his, and all other public representations were submitted to Suffolk Coastal District Council by the consultation deadline.

175. APOLOGIES FOR ABSENCE

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

Cllr G Newman and **Cllr Jan Garfield** gave apologies in advance of needing to leave the meeting at 11.30am to attend to other business.

176. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr A Smith Cllr D Savage	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)
Cllr S Bird Cllr G Newman	All	Local Non-Pecuniary (as Members of Suffolk County Council)

177. REQUEST FOR DISPENSATION

There were no requests for dispensation.

178. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 15 August 2018** be signed by the Chairman as a true record.

179. 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:

a	DC/18/3324/FUL Internal and external alterations to improve house layout which include: New front porch, First floor gable extension to rear over existing snooker room, Removal of front second floor dormer window and other external fenestration alterations. Latimer House Martello Lane
Committee recommended APPROVAL	
b	DC/18/3059/FUL & DC/18/3060/LBC Rear Porch 3 Cranmer House Maybush Lane
Committee recommended APPROVAL	
c	DC/18/3233/FUL Alterations to create two dwellings & two storey rear extension. 18 Western Avenue
Committee recommended APPROVAL.	

d	DC/18/3232/FUL Proposed two storey side extension and alterations 139 Colneis Road
Committee recommended APPROVAL	
e	DC/18/3213/FUL Change of use from A1 to A3, internal fit-out and shopfront renovation. 119-121 Hamilton Road
Committee recommended APPROVAL	
f	DC/18/3203/FUL Change of use from dwelling to 9 bed HMO 2 Garrison Lane
Committee recommended REFUSAL of this application. Whilst it has no objections in principle to an HMO in this location, Committee believes that the proposals would lead to over intensification of the site and had concerns of the level of sanitary provision, communal areas, internal amenities and potential fire-related issues. It was also noted that the drawings paid no reference to parking provision. Committee asks that all relevant authorities are consulted on these points.	
g	DC/18/2799/FUL Supply and installation of double glazed window and doors to rear elevation in white UPVC - design as existing. Supply and installation of composite type door to front elevation, black finish outside design to match existing 6 Red Hall Court
Committee recommended APPROVAL	
h	DC/18/3096/FUL Change existing lounge and bedroom UPVC bay windows with same design UPVC white windows. Also install new window to room currently with no window Flat 2 Rowan Court 46 Orwell Road
Committee recommended APPROVAL	
i	DC/18/3376/TCA T1 Birch in centre of rear garden - reduce by 30% and reshape. 38 Brook Lane
Committee had NO OBJECTION to the proposed work subject to guidance of the District Council's Arboricultural Officer	

j	DC/18/3356/TCA To fell Silver Birch in rear garden. 6 Hamilton Gardens
	Committee request that the District Council’s Arboricultural Officer consider the public amenity value of this tree as Committee believes that it makes a significant contribution to the street scene in this location. Committee asks that a Tree Preservation Order be considered, which would allow suitable management of the tree but prevent its felling, unless there were significant reasons why this would be impractical.
k	DC/18/3375/TCA 1 No. Hornbeam to be pollarded 1 No. Honey Locust to be pollarded. 2no. Eucalyptus, 1no. Cherry, 3no. Birch, 1no. Crab Apple, 2no. Apple trees, 1no. Strawberry tree, 1no. Weeping silver pear, 1no. Laburnum, 1no. Rowan, 1no. additional broadleaved - all to be crown reduced by up to 30%. 4 College Green
	Committee had NO OBJECTION to the proposed work subject to guidance of the District Council’s Arboricultural Officer.

180. 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

181. CONSULTATION: SCDC LOCAL PLAN FIRST DRAFT

During consideration of this item, Cllr G Newman and Cllr Jan Garfield left the meeting at 11.30am. Cllr Steve Gallant left at 12.00pm. Cllr Jan Garfield returned to the meeting at 12.30pm.

Committee reviewed its draft response to the consultation and the Clerk was instructed to finalise the document for onward referral to Council.

RESOLVED that the Committee’s finalised response to the SCDC Local Plan First Draft consultation be presented to Council for approval and submission to SCDC.

182. CORRESPONDENCE

The Clerk advised that application DC/18/1993/FUL - lots 1, 2, 9, 10 and 11 Ferry Road – had been delegated to the Head of Planning and Coastal Management for determination.

RESOLVED that the correspondence above be noted.

183. CLOSURE

The meeting was closed at 1.35pm. The date of the next meeting was noted as being Wednesday 12 September 2018, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/18/2853/FUL Proposed retention of a 27.42m temporary tower, supporting 3 no. antenna, 1 no. dish, associated equipment including 1 no. silent running generator, cabinet and ancillary development thereto including temporary compound surrounded by a 3.0m 'blok n mesh' fence.

Land At Ranelagh Road Car Park Ranelagh Road

DC/18/2327/FUL Single Storey Rear Extension 111 Undercliff Road West

Responded

DC/18/3079/TCA To prune back overhanging branches from trees on adjacent property (Lanyards) (land to front of properties).
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The Play Pit 9 Brownlow Road

DC/18/2199/FUL Single storey lean to side extension 1 Lansdowne Road
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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