



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 15 August 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 1 August 2018 as a true record. **(Pages 4-7)**

6. **Planning Applications**

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

- a) **DC/18/3173/FUL** | To create a new beach cafe along with a meeting events space with associated landscaping, including stopping up of existing vehicular entrance and construction of new vehicular access off Orford Road.

Proposed Cafe/Restaurant Coastguard Walk

Applicant: Dr Andrew Jarvis

[Link to Documents](#)

- b) **DC/18/3055/FUL** | Erection of single storey rear/ side extension (following demolition of rear conservatory)

2 Hill House Cottages Gulpher Road

Applicant: Mr & Mrs Mark Brown

[Link to Documents](#)

- c) **DC/18/2467/FUL** | From cold food to hot food as cant make it pay

Winkles Seafood Felixstowe Ferry Boat Yard Ltd

Applicant: Mr Andrew Moore

[Link to Documents](#)

- d) **DC/18/3073/FUL** | Proposed new boundary fence

28 Upperfield Drive

Applicant: Mr & Mrs Brown

[Link to Documents](#)

- e) **DC/18/3112/TCA** | To fell 1no. Bay, 1no. Elder and 1no. Apple tree - trees ahve outgrown their location. Cordyline - to remove two branches to balance tree.

32 Quilter Road

Applicant: Mr Barry Treasure

[Link to Documents](#)

- f) **DC/18/3159/TCA** | T1 Copper Beech - crown lift to 4m. all round to lift crown away from house roof and road/footpath users. T2 Copper Beech - to re-pollard to 4m. (previous pollard height) to keep tree to manageable proportions.

Gravitas House 64 Brook Lane

Applicant: Mrs Andrea Davies

[Link to Documents](#)

- g) **DC/18/3079/TCA** | To prune back overhanging branches from trees on adjacent property (Lanyards) (land to front of properties).

The Play Pit 9 Brownlow Road

Applicant: Mr Peter Majoram

[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 8-9)**

8. Consultation: SCDC Local Plan First Draft

To further consider a draft response to the SCDC Local Plan First Draft Consultation.


(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 29 August 2018 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi
Town Clerk
8 August 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 1 August 2018** at **9.15am**.

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

OFFICERS: Mrs D Frost (Deputy Town Clerk)
 Mrs S Morrison (Planning Administration Assistant)

IN ATTENDANCE: Mr R Abbott (Felixstowe Chamber of Trade and Commerce)
 And three members of the public

In the absence of the Chairman, Vice-Chairman Cllr Stuart Bird in the chair.

154. PUBLIC QUESTION TIME

There were none.

155. APOLOGIES FOR ABSENCE

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

156. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant 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)

157. REQUEST FOR DISPENSATION

There were no requests for dispensation.

158. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee Meeting held on 18 July 2018 be signed by the Chairman as a true record.

159. 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	<p>DC/18/1999/FUL Proposed detached two storey dwelling and flat over double garage on land associated with No. 9 Manwick Road 9 Manwick Road</p>
<p>Committee recommended REFUSAL. Committee feel that this is overdevelopment of the site contrary to DM 21 (a) and DM23 (a, c and e). Committee notes there are two proposed dwellings. The proposed 3 bedroom property is hard up against proposed boundary and is very close to side elevation of host property which contains windows to habitable rooms. Committee also notes that in terms of parking no apparent provision for the host dwelling and the proposed 3 bedroom and 1 bedroom property share a 2 space garage and also that the proposed driveway access to the garage appears to only allow 1 vehicle to use the garage. Therefore there will be considerable risk of further on-street parking.</p>	
b	<p>DC/18/2854/VOC Variation of condition 2 of DC/17/5120/FUL - New replacement dwelling (New design of replacement dwelling) Soundings Golf Road</p>
<p>Committee recommended APPROVAL.</p>	
c	<p>DC/18/2874/FUL Erection of new office building (154m²) and workshop (201m²) Road Transport Depot Fagbury Road The Docks</p>
<p>Committee recommended APPROVAL.</p>	
d	<p>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</p>
<p>Committee defer this application back to the District as we are not able to make a determination due to inconsistencies. The application stated temporary until December 2018 but a resident has been informed by email from the District that the tower will be decommissioned and removed commencing 13 August. We would like an indication on how long decommissioning takes. The proposal is for a silent running generator but we understand there are issues regarding the noise and smell. Could the power not be</p>	

gained from mains electrical source, which would reduce the problem of noise and smell.

e	DC/18/2887/FUL Retrospective Application - Use of part of former school sanitorium as single dwelling The Annexe 52 Maybush Lane
Committee recommended APPROVAL.	

f	DC/18/2928/FUL Proposed replacement of existing timber casement windows to UPVC casement windows. Proposed window sections will be visually similar to the existing windows. Proposed colour of the windows to be white to match existing. 235 - 241 & 243 - 249 Grange Road
Committee recommended APPROVAL.	

g	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
Committee recommended APPROVAL.	

h	DC/18/2923/TPO Sweet Chestnut (T1) - 2-2.5m Crown reduction. This is to crown reduce the sweet chestnut to the previous cut marks completed in 2016 under TPO application ref: DC/15/3542/TPO. Reasons for work are to reduce the risk of windthrow and allow garden clearance. Allowing an increase of light to the property. 1 Cliff Court
Committee has NO OBJECTION.	

i	DC/18/2945/TCA To re-pollard Lime trees on rear boundaries of 33A and 35A Quilter Road, To fell Lime trees on south boundary; trees causing problems to neighbours and garages. 33A & 35A Quilter Road
Committee has NO OBJECTION.	

160. 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

161. CONSULTATION: SCDC LOCAL PLAN FIRST DRAFT

The Deputy Town Clerk presented some work which had been started on how the First Draft Local Plan had used the responses from Felixstowe Town Council on the Local Plan Issues and Options Consultation submitted in November 2017.

Committee discussed up to question 39 and have highlighted particular areas which they would like to provide feedback. Members will also study further in preparation for the next meeting on 15 August.

162. CORRESPONDENCE

Committee noted correspondence from SCDC regarding the planning consultation for a new café/ restaurant/events space building for the northern end of Martello Park which is likely to get underway within the next week and it is hoped that this application should be considered by the Planning Committee on 20th September, subject to consultations and the Officer's recommendation. The Design and Access Statement, along with the concept behind the design and detailed drawings will be brought to committee in due course.

163. CLOSURE

The meeting was closed at 11.45am. The date of the next meeting was noted as being Wednesday 15 August 2018, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____

AGENDA ITEM 7: PLANNING DECISIONS

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

<p>DC/18/2502/FUL Extension to lorry park to provide 36 bays Former Routemaster Hotel And Offices Walton Avenue</p>
<p>DC/18/2421/FUL Convert remaining part of original garage to form utility room under existing lean-to roof 41 Valley Walk</p>
<p>DC/18/2404/FUL Single storey conservatory to the rear of the property. Edwardian style - white uPVC Bramleys Park Avenue</p>
<p>DC/18/2334/FUL Proposed Single Storey Rear Extension 7 Lodge Farm Drive</p>
<p>DC/18/2323/FUL To extend for larger hall on Roman Way elevation 85 Roman Way</p>
<p>DC/18/2281/ADI Proposed Illuminated Projecting Sign 61 Hamilton Road</p>
<p>DC/18/2280/ARM Approval of Reserved Matters of DC/17/1281/OUT - in accordance with scheme shown on drawings 3857/01B and 03B - for one dwelling Land To The Rear Of 154 To 160 Grange Road</p>
<p>DC/18/2281/ADI Proposed Illuminated Projecting Sign 61 Hamilton Road</p>
<p>DC/18/2198/FUL This application seeks the temporary installation of a two storey Portakabin for a period of 4 years. This building is to replace an older, modular building already onsite that is at the end of its life. Wincanton Container Logistics 1 Walton Avenue</p>
<p>DC/18/1958/FUL Proposed development of the land between Treetops and Candlet Road to construct a total of 3 new dwelling houses with associated hard and soft landscaping including new access road from Treetops. Land Between Treetops And Candlet Road</p>

No Objection

DC/18/2473/TCA | To fell 2no. Limes and 3no. Sycamores causing damage to footpath surfaces and drains. | 31 Cobbold Road

Refused (and recommended for Refusal by this Committee):

**DC/18/2206/FUL | Construction of a pair of detached dwellings (revised scheme to previous permission DC/15/4268/FUL)
1 & 3 Margaret Street**

Approved (and recommended for Refusal by this Committee):

**DC/18/1071/FUL | 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
8 High Beach**

Refused (and recommended for Approval by this Committee):

None

AGENDA ITEM 9: SCDC LOCAL PLAN FIRST DRAFT CONSULTATION

The Suffolk Coastal Local Plan First Draft has been published for consultation from Friday 20th July – Friday 14th September 2018.

The Suffolk Coastal Local Plan, which covers the period to 2036, contains planning policies and site allocations which will be used to determine planning applications in the area. It will set out the level of growth which needs to be planned for, identify where that growth should be located and how it should be delivered.

In 2017, the Issues and Options Local Plan document was published for public consultation. Having considered all the comments received and assessed all of the sites received; SCDC has prepared its First Draft Local Plan for public consultation and the Town Council is invited to comment on the policies and site allocations within the document.

The First Draft Local Plan document is available to view on the East Suffolk Councils' website: <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/>

Alongside the consultation document, SCDC is also publishing:

- Supporting evidence base documents,
- Interim Sustainability Appraisal Report,
- Habitats Regulations Screening Assessment,
- Analysis of responses received to the Issues and Options consultation,

Copies of the documents are available for inspection in local libraries (including mobile libraries) across the district. A limited number of hard copies of the consultation document we also provided to the Town Hall.

Subject to Council approval, the Planning & Environment Committee is tasked with reviewing the First Draft Plan, in line with its response to the Issues and Options Consultation – a copy of the Town Council's submission can be found here <http://www.felixstowe.gov.uk/town-council-response-scdc-local-plan-issues-options-consultation/> - and to recommend a draft response to the Town Council at its meeting of 12th September 2018.

Committee is requested to consider the SCDC Local Plan First Draft Consultation and continue drafting its response in order to make a recommendation to Council on 12th September 2018.
