



## 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 19 December 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 5 December 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/18/4978/FUL** | Two Storey front extension to incorporate new Fire Escape staircase. Internal and elevational alterations.  
**Walton Surgery 301 High Street Walton**  
Applicant: Mr M Tooke [Link to Documents](#)
- b) **DC/18/4963/FUL** | New double garage, conversion and extension of existing garage to family annexe  
**30 Maybush Lane**  
Applicant: Mrs G McElhinney [Link to Documents](#)
- c) **DC/18/4820/FUL & DC/18/4821/LBC** | Proposed Replacement Conservatory  
**2 Cranmer House Maybush Lane**  
Applicant: Mr & Mrs D Baker [Link to Documents](#)
- d) **DC/18/4713/FUL** | Replace Garden Shed, Removal of 2 Overgrown Sycamore Trees in Rear Garden and erection of Wooden Summerhouse. Summerhouse dimensions 6.5 Mtrs x 4.8 Mtrs, Pitched Roof 3.9Mtr Maximum Height at tip of pitch. Roof to be felt and shingles to blend into environment.  
**Villa Bonita 58 Maybush Lane**  
Applicant: Mr J McLean-Spruce [Link to Documents](#)
- e) **DC/18/4794/FUL** | This relates to a previous application DC/17/4377/FUL. Whereby approval was granted of the sub-division of 28 Lindley House to form 4 residential flats. Demolition of an outhouse in the rear of the property was included in this scheme. This Proposal seeks to retain the outhouse to rear of the site for use as an additional residential dwelling at first floor.  
**Lindley House 28 Leopold Road**  
Applicant: Mr Matthew Hazelden [Link to Documents](#)
- f) **DC/18/4876/FUL** | Replacement of existing white PVCu tilt and turn windows with new PVCu white tilt and turn windows.  
**Dinsdale Court Undercliff Road West**  
Applicant: Mr Scott Philips [Link to Documents](#)
- g) **DC/18/4839/TCA** | To re-pollard multi-stemmed Lime; tree in rear left corner of garden.  
**Braemar 13 Montague Road**  
Applicant: John Wren [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 16 January 2018 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi**  
**Town Clerk**  
**12 December 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***

## **AGENDA ITEM 5: CONFIRMATION OF MINUTES**

**MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 5 December 2018 at 9.15am.**

**PRESENT:** Cllr A Smith (Chairman)  
Cllr A Bird  
Cllr Jan Garfield  
Cllr Jon Garfield  
Cllr S Gallant

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

### **371. PUBLIC QUESTIONS**

None.

### **372. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr N Barber, Cllr M Jepson, Cllr G Newman, Cllr D Savage and Cllr K Williams.**

### **373. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird Cllr S Gallant Cllr A Smith	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)
Cllr S Bird	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

### **374. REQUEST FOR DISPENSATION**

There were no requests for dispensation.

### **375. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 21 November 2018 be signed by the Chairman as a true record.**

### **376. 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><b>DC/18/4692/AME   Non Material Amendments of DC/16/3776/ARM -</b>  Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of 197 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space - Creation of a hipped roof design for the new homes at the southern end of the site.  <b>Southern Part Of The Site Land West Of Ferry Road Residential Centre</b></p>
<p><b>Committee recommended REFUSAL on the basis that the application should not be considered non-material in nature.</b></p> <p><b>Committee noted that there have been a number of other ‘non-material amendment’ applications for this site, which had not been supplied for consultation, the cumulative effect of which will result in a major change to the design and quality of the overall development.</b></p> <p><b>In the case of this particular application, Committee does not consider the proposed amendments to be non-material as the high-quality design proposed in the reserved matters application will be largely destroyed, resulting in a utilitarian approach.</b></p> <p><b>This is particularly evident in the case of Flat Block E, whereby the original oast-house design will end up having lost all distinctiveness in favour of a characterless block, on the pretext of addressing public concerns over roof heights. The loss of balconies, characterful elevations and variegated brick patterns are further examples of the design deficiencies in this application.</b></p> <p><b>Given the current emphasis to design in large estates, a diminution in the quality of design and build on this site would be highly regrettable and Committee ask SCDC to allow no further changes.</b></p>	
b	<p><b>DC/18/4740/FUL   Single storey rear extension.</b>  <b>49 Gainsborough Road</b></p>
<p><b>Committee recommended APPROVAL</b></p>	
c	<p><b>DC/18/4627/FUL   Removal of existing side entrance porch and erection of new single storey extension</b>  <b>2 Knights Close</b></p>
<p><b>Committee recommended APPROVAL</b></p>	

<b>d</b>	<b>DC/18/4860/FUL   Single Storey Rear Extension 46 Lynwood Avenue</b>
<b>Committee recommended APPROVAL</b>	
<b>e</b>	<b>DC/18/4452/FUL   Rear conservatory on existing rear elevation 97 Garrison Lane</b>
<b>Committee recommended APPROVAL</b>	
<b>f</b>	<b>DC/18/4772/FUL   Rear extension incorporating room in roof 65 Seaton Road</b>
<b>Committee recommended APPROVAL</b>	
<b>g</b>	<b>DC/18/4764/FUL   Replacement flat roof with 2no. lantern rooflights 38 Newry Avenue</b>
<b>Committee recommended APPROVAL</b>	
<b>h</b>	<b>DC/18/4791/PNH   Householder Prior Notification - Proposed kitchen 49 Links Avenue</b>
<b>Committee had NO OBJECTIONS</b>	
<b>i</b>	<b>iDC/18/4833/FUL   Proposed brickwork boundary wall fronting Golf Road and Marcus Road Friarscroft Marcus Road</b>
<b>Committee recommend APPROVAL</b>	
<b>j</b>	<b>DC/18/4658/FUL   Change of use from converted garage to hair salon 34 Chester Road</b>
<b>Committee was unable to consider this application due to insufficient information from the applicant. Committee requests that appropriate documentation to be resubmitted and provided.</b>	

### **377. 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.

### **378. CORRESPONDENCE**

The Chairman provided a verbal report having recently attended the Innocence Farm Stakeholders Workshop. Members noted that all relevant local parish councils had been represented. The Chairman advised that the meeting had been informative and constructive. The developer's latest proposals reflected a reduction in scale of the operations on the site, with smaller haulage operations and dedicated landscaping to the eastern boundary. A number of concerns were raised in relation to the impact on the environment and neighbouring communities and there had been a consensus from all the community stakeholders present that, were the site to be developed, there would be a need for a dedicated junction to be provided at the outset to enable access to the site directly from the A14.

### **379. CLOSURE**

The meeting was closed at 10.39am. The date of the next meeting was noted as being Wednesday 19 December 2018, 9.15am at Felixstowe Town Hall.

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

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

**DC/18/3705/FUL** | Alterations to form new kitchen with detached garage  
**10 Brook Lane**

**DC/18/3565/FUL** | Conversion to 6 self-contained apartments  
**South Beach Mansion Bent Hill**

**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**

**DC/18/4439/FUL** | Installation of five window and two pairs of french doors replacing existing units  
**Apartment 17 Martello Place Golf Road**

**DC/18/4246/FUL** | Change of Use to provide 5 No Dwellings  
**Abbeyfield House 53 Orwell Road**

**DC/18/4100/FUL** | Single storey rear and side extension with flat roof. The existing kitchen, utility room and cloakroom will be made into an open plan kitchen / garden room. The existing chimney in the current kitchen will need to be removed and supporting steel used to take the weight, in addition support brackets will need to be installed for the chimney in the room above the current kitchen. The existing drains will need to be re-routed to accommodate.  
**72 Ranelagh Road**

**DC/18/4394/TCA** | Rear garden T1 Sycamore (*Acer pseudoplatanus*) - Remove 3 low lateral limbs and reduce the height and spread of the canopy by approximately 2.5 -3 metres T2 Horse chestnut (*Aesculus hippocastanum*) - Remove 3 low limbs and re-pollard back to previous points.  
**4 Northcliffe Court**

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

**DC/18/4303/FUL** | Single storey dwelling on land at rear of garden including new access for donor house. Site fronts to Springfield Avenue  
**Land Rear Of 36 Fairfield Avenue, fronting Springfield Avenue**

**DC/18/4253/FUL** | Conversion of front garden area into 4 space car park.  
**Cliff House Chevalier Road**

**Approved (and recommended for Refusal by this Committee):** None

**Refused (and recommended for Approval by this Committee):** None