



## TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr Jon Garfield
Cllr S Bird (Vice Chairman)	Cllr M Jepson
Cllr N Barber	Cllr G Newman
Cllr S Gallant	Cllr D Savage
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 20 June 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 6 June 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/18/1993/FUL** | Creation of 5 no. three and four bedroom detached houses plus associated driveways and parking that take access from Ferry Road (re-plan of the scheme approved as part of the reserved matters for the wider site).  
**Plots 1, 2, 9, 10 And 11 Land West Of Ferry Road Residential Centre Ferry Road**  
Applicant: Generator Optima (Ferry Road) Ltd [Link to Documents](#)
- b) **DC/18/1834/OUT** | Outline Application to convert the two main existing buildings, as previously occupied by the Police, into a total of 18 apartments together with associated external works, landscaping and parking. The application also looks to demolish some existing outbuildings to allow for the provision of two new dwelling houses.  
**Police Station 32 High Road West**  
Applicant: Mr Chris Rush [Link to Documents](#)
- c) **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**  
Applicant: Mrs Andrews [Link to Documents](#)
- d) **DC/18/2206/FUL** | Construction of a pair of detached dwellings (revised scheme to previous permission DC/15/4268/FUL) |  
**1 & 3 Margaret Street**  
Applicant: Mr & Mrs J Barrett [Link to Documents](#)
- e) **DC/18/2318/FUL** | To extend to rear of property for larger living room and kitchen  
**27 Lynwood Avenue**  
Applicant: Mrs Landon Sampson [Link to Documents](#)
- f) **DC/18/2334/FUL** | Proposed Single Storey Rear Extension  
**7 Lodge Farm Drive**  
Applicant: Mr V Braziewicz & Mrs B Shelley [Link to Documents](#)
- g) **DC/18/2281/ADI** | Proposed Illuminated Projecting Sign  
**61 Hamilton Road**  
Applicant: Mr Gavin Clark [Link to Documents](#)
- h) **DC/18/2291/FUL** | Currently the area on the first floor has historically been used as a cafe and the premises already holds an A3 licence for this purpose. The premises are currently closed. I am proposing to add an A5 licence to the property so that I can provide a Takeaway service as well as

serving food on the premises. To facilitate this, I will be fitting a new kitchen and external ducting to control the odour and noise extraction from the kitchen

**Hamilton Tea Rooms 134 Hamilton Road**

Applicant: Mr Humayun Hussain

[Link to Documents](#)

- i) **DC/18/2199/FUL** | Proposed study, garage extension and internal alterations to two storey detached residence.

**1 Lansdowne Road**

Applicant: Mr D Bloom

[Link to Documents](#)

- j) **DC/18/2248/FUL** | Change of use of Ground Floor to A3

**104 Hamilton Road**

Applicant: Kiligarth Court (Felixstowe) Ltd

[Link to Documents](#)

- k) **DC/18/2323/FUL** | To extend for larger hall on Roman Way elevation

**85 Roman Way**

Applicant: Mr Stephen Wattleworth

[Link to Documents](#)

- l) **DC/18/2393/TCA** | In rear garden: Bay tree to be reduced in height by 50% and shaped Silver Birch to be crown raised and reduced by 30%

**104 Ranelagh Road**

Applicant: Mr Phillip Gallagher

[Link to Documents](#)

**7. Planning Decisions**

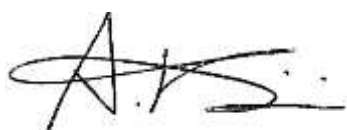
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 8)**

**8. Correspondence**

To note any items of correspondence.

**9. Closure**

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 4 July 2018 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi**

**Town Clerk**

**13 June 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 6 June 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 Administrative Assistant)

**IN ATTENDANCE:** Mr David Stiff, SCC Highways (*to item 41*)

### **42. PUBLIC QUESTIONS**

Committee heard from Mr David Stiff, SCC Highways, in relation to the item on the Traffic Regulation Order for Suffolk Coastal. This was then formally considered at item 47.

### **43. APOLOGIES FOR ABSENCE**

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

### **44. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
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	All	Local Non-Pecuniary (as Members of Suffolk County Council)
Cllr A Smith	45(d)	Local Non-Pecuniary (as Chairman of the Landguard Partnership)
Cllr G Newman Cllr D Savage	45(d)	Local Non-Pecuniary (as Members of the Landguard Partnership)

### **45. REQUEST FOR DISPENSATION**

There were no requests for dispensation.

### **46. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 23 May 2018** be signed by the Chairman as a true record.

## 47. 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/18/1958/FUL</b>   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. <b>Land Between Treetops And Candlet Road</b>
<b>Committee recommend APPROVAL.</b>	

<b>b</b>	<b>DC/18/2095/FUL</b>   Erection of two storey side/single storey rear extensions <b>2 Hill House Cottages Gulpher Road</b>
<b>Committee recommended APPROVAL.</b>	

At this point in the meeting, 10.15am, Cllr G Newman left the Chamber.

<b>c</b>	<b>DC/18/1951/FUL</b>   Single storey shower room side extension <b>310 High Street Walton</b>
<b>Committee recommended APPROVAL.</b>	

Cllr G Newman returned.

<b>d</b>	<b>DC/18/1739/FUL</b>   Demolition of existing annex and detached double garage. Install portable modular office block and storage container located in the footprint of the annex <b>Wardens House Landguard Nature Reserve View Point Road</b>
<b>Committee had no objections in principle for a building in this location. However, Committee recommended REFUSAL on the basis that the proposed building was starkly utilitarian, with no visual appeal and would not blend in with the environment or enhance this unique area. It was felt that a more sensitively designed building could be considered.</b>	

<b>e</b>	<b>DC/18/1753/FUL</b>   Provide customer/security lighting in self-storage yard on a PIR system, 4 x LED flood lights. <b>116 Garrison Lane</b>
<b>Committee recommend APPROVAL</b>	

<b>f</b>	<b>DC/18/0595/FUL</b>   Change of use from dwelling house to occasional holiday let. <b>18 Western Avenue</b>
<b>Committee NOTED that the application recorded by SCDC appears to have been superseded in description by another application. Committee therefore requests that SCDC clarify the application and resubmit for consultation once updated.</b>	

<b>g</b>	<b>DC/18/2096/FUL</b>   To remove the existing Aluminium framed windows (mill finish) in Flat 3 (Top Flat) and install WER A Rated White PVC-u windows. The existing windows have a horizontal transom. The proposed windows would not have a transom and be one entire opening pane of glass. <b>Top Flat 20 Victoria Street</b>
<b>Committee recommended APPROVAL.</b>	

<b>h</b>	<b>DC/18/2102/TCA</b>   G1 - 6 Sycamores in rear garden - prune regrowth to previous pruning points. If possible the applicant would like approval for this to be carried out on an annual basis <b>Villa Bonita 58 Maybush Lane</b>
<b>Committee had NO OBJECTIONS to the proposed works subject to guidance of the District Council's Arboricultural Officer. Committee also had NO OBJECTION to the principle of this work being carried out on an annual basis.</b>	

**48. 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.

**49. NEW TRAFFIC REGULATION ORDER**

Further to hearing from Mr David Stiff, SCC Highways, in relation to the new Traffic Regulation Order for Suffolk Coastal, Committee noted the Department for Transport had been requested to approve the devolution of Civil Parking Enforcement from the county for April 2019. Members heard that the Department's priorities were currently focused on Brexit which would potentially delay the project, however, SCC were progressing matters with a view to be ready by April 2019.

As part of the process SCC were taking the opportunity to move from text-based to map-based TROs.

In response to Members' queries, Committee was advised that the opportunity to review, add new or make changes to TROs would come later, once CPE was introduced. At this stage SCC were concentrating on ensuring that the maps reflected the situation on the ground and making sure all signs and lines were correct and visible.

Following a discussion on restrictions for parking an access for 3.5 tonne and 7 .5 tonne trucks, Committee was assured that existing signage was in place which corresponded to the information on the maps.

It was noted that surface treatment improvements to the Shared Space section from bank corner to Bent Hill had been included on the CIL project proposals to SCDC and, if completed, could provide a visual deterrent to parking issues close by.

Committee noted that navigating the maps was challenging as they were not digitally searchable.

**RESOLVED that Ward Members be invited to consider the maps for their respective wards and, that if any inconsistencies with the actual situation on the road were identified, to advise the Town Clerk. It was also agreed that Members would be welcomed to pass on any aspirations to change/add TROs in their wards, a list of which would be maintained and passed to the Highways Advisory Committee in due course, but be advised that any consideration of this would not take place until after CPE was introduced.**

## **50. CORRESPONDENCE**

### **i. North Sea Hotel**

Committee welcomed the notification from SCDC that demolition of the North Sea Hotel had been approved.

### **ii. 2018 Quality of Place Awards.**

The Committee agreed the new pierhead building and the surrounding area should be put forward for consideration by SCDC.

**RESOLVED that the above correspondence be noted.**

## **51. CLOSURE**

The meeting was closed at 11.10am. The date of the next meeting was noted as being Wednesday 20 June 2018, 9.15am at Felixstowe Town Hall.

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

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

**DC/18/1565/FUL | Holiday let Barn  
Part Rear Garden Of 4 Gulpher Cottages Gulpher Road**

**DC/18/1541/FUL | Cladding to walls above plinth line, New doors and windows,  
Replacement roof covering of Tesla Glass Solar slates in slate finish, Porch  
extension  
Homeleigh Marsh Lane**

**DC/18/1088/VLA | Discharge of S106 Agreement dated 11.12.1990  
Part Land North Of Former Putting Green Bath Road (noted by Committee)**

**DC/18/1446/FUL | 30m2 office extension and conversion of one large flat to two  
smaller flats  
156-158 Hamilton Road**

**DC/18/1882/TCA | T1 Walnut - Section fell to ground level  
46 Leopold Road**

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

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

**DC/18/0867/FUL | Proposed demolition of rear single storey projection. Erect larger  
single storey rear extension.  
53 Gainsborough Road**

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