



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr S Gallant	Cllr D Savage
Cllr S Bird (Vice Chairman)	Cllr M Jepson	Cllr S Wiles
Cllr S Bennett	Cllr M Morris	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 22 May 2019** at **9.15 am** for the transaction of the following business:

A G E N D A

1. Public Question Time

Up to 15 minutes is set aside to allow members of the public (up to one minute each) to make representations or put questions to the Committee on any relevant matters.

Members of the public wishing to comment on a specific planning application may be invited to do so, at the direction of the Chairman, immediately prior to consideration of the application.

2. Apologies for Absence

To receive any apologies for absence.

3. Declarations of Interest

To receive any declarations of interest and to consider requests for dispensations from Members on matters in which they have a disclosable pecuniary interest.

4. Confirmation of Minutes

To confirm the Minutes of the Planning & Environment Committee meeting held on 1 May 2019 as a true record. **(Pages 5-9)**

5. Planning Applications

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

- a) **DC/19/1621/FUL** | As part of Flagships commitment to reduce the CO2 emissions of our homes and reduce fuel poverty, we plan to install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 22 properties at Runnacles Way and Childers Field. The project is essential to replace existing electric storage heaters, which are inefficient and expensive to run. The communal system requires the installation of a plant room as detailed in our location plan to hold the thermal store and heat pump equipment.
120 Runnacles Way
Applicant: Ms M Gonsalves, Flagship Group [Link to Documents](#)
- b) **DC/19/1622/FUL** | Install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 16 properties in Kiln Field and Woodgates.
10 Kiln Field
Applicant: Ms M Gonsalves, Flagship Group [Link to Documents](#)
- c) **DC/19/1623/FUL** | Install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 18 properties at Runnacles Way and Childers Field.
12 Childers Field
Applicant: Ms M Gonsalves, Flagship Group [Link to Documents](#)
- d) **DC/19/1624/FUL** | Install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 21 properties in Barn Field.
17 Barnfield
Applicant: Ms M Gonsalves, Flagship Group [Link to Documents](#)
- e) **DC/19/1625/FUL** | Install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 20 flats in Stonelands House.
Flat 1, Stonelands House, Runnacles Way
Applicant: Ms M Gonsalves, Flagship Group [Link to Documents](#)
- f) **DC/19/1626/FUL** | Install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 22 properties in Long Field. The project is essential to replace existing electric storage heaters
15 Long Field, Flat 1 Stonelands House Runnacles Way
Applicant: Ms M Gonsalves, Flagship Group [Link to Documents](#)

- g) **DC/18/0272/FUL** | Beach platform repairs and extension and the provision of 6 new beach huts.
Beach Hut 1 Pier South Sea Road
Applicant: East Suffolk Council [Link to Documents](#)
- h) **DC/19/1820/FUL** | Proposed New Bungalow
Land Adjacent 53 Wentworth Drive
Applicants: Mr Paul Minns [Link to Documents](#)
- i) **DC/19/1540/COU** | Change of use. Ground floor shop to be converted to a flat, mirroring the first floor flat already existing.
297 High Street Walton
Applicant: Mr Martin Wells [Link to Documents](#)
- j) **DC/19/1070/FUL** | Proposed Rear Extension
Westdene 5 Buregate Road
Applicant: Mr & Mrs Forsey [Link to Documents](#)
- k) **DC/19/1819/FUL** | Erection of single storey side and rear extension
62 Quilter Road
Applicant: Mr & Mrs Robinson [Link to Documents](#)
- l) **DC/19/1863/FUL** | To demolish side hall extension (for access) and later rebuild with bedroom over both hall extension and covered way, erect open porch onto hall, erect rear single storey and two storey extensions
1 Church Road
Applicant: Mr Thomas White [Link to Documents](#)
- m) **DC/19/1554/FUL** | Retrospective Application for side and rear extensions to bungalow.
102 Garrison Lane
Applicant: Mrs Grace Cohli [Link to Documents](#)
- n) **DC/19/1606/FUL** | Proposed two storey porch
20 Fleetwood Avenue
Applicant: Mr & Mrs C Burroughs [Link to Documents](#)
- o) **DC/19/1657/FUL** | Installation of Three replacement door sets & seven replacement windows into existing openings
8 Red Hall Court
Applicant : Mrs Ridgeous [Link to Documents](#)

- p) **DC/19/1865/FUL** | Single storey extension to provide larger kitchen/ diner and porch. Add bedroom and toilet. Alter personal door position to garage.

27 Bredfield Close

Applicant: Mr James Maffey

[Link to Documents](#)

- q) **DC/19/1470/FUL** | Remove white UPVC double glazed window and replace with white UPVC double glazed French doors

17A Beatrice Avenue

Applicant: Mr & Mrs Goodle

[Link to Documents](#)

6. 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 9-10)**

7. Notification of Appeal APP/J3530/D/19/3224173

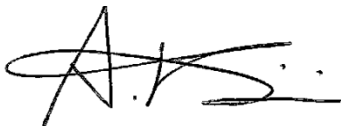
To note notification of an appeal made to the Secretary of State by the owners against the decision of ESC to refuse planning permission for proposed new boundary fence for application DC/18/4243/FUL – 28 Upperfield Drive.

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 5 June 2019 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
16 May 2019

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 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 1 May 2019** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) *to item 613(d)* Cllr M Jepson
Cllr S Bird (Vice Chairman) Cllr G Newman *to item 613(d)*
Cllr S Gallant Cllr D Savage
Cllr Jan Garfield Cllr K Williams
Cllr Jon Garfield

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

IN ATTENDANCE: Cllr M Deacon and four members of the public

In advance of formal business the Chairman welcomed everyone to the meeting and paid tribute to Members that were retiring or who may not be returned to the Council as a result of the forthcoming election. Members gave vote of thanks to the Council's staff and the Chairman for his dedicated service to the Planning & Environment Committee.

608. PUBLIC QUESTION TIME

The Chairman advised that he would invite members of the public to make their representations immediately prior to the application being considered.

609. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber**.

Cllr A Smith and Cllr G Newman gave apologies in advance of needing to leave the meeting at 10.25am to attend to other business.

610. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
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 a Member of Suffolk County Council)

611. REQUESTS FOR DISPENSATION

None.

612. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 10 April 2019 be signed by the Chairman as a true record.

613. PLANNING APPLICATIONS

At the direction of the Chairman, Committee heard from members of the public attending in relation to application (a) below.

Committee noted strong public concerns around the applicant's apparent return to a scheme layout similar to an application submitted in 2014. Objections centred on the issues perceived to be brought about by the orientation of the public house entrance to the east and proposed location of a beer garden to the north, in close proximity to residential properties and an infant school on High Road West. Cllr M Deacon commented on the shared desire to balance the desire to rejuvenate Great Eastern Square, but not at the expense of the neighbours.

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/19/1292/FUL Proposed Public House 201 Hamilton Road
<p>Whilst the Town Council fully supports the regeneration of this site and, in broad terms, accept the principle of a public house at this location, Committee recommends REFUSAL on the following basis:</p> <p>As proposed, the plans do not make good use of the site and appear to have been developed in isolation with no real understanding of how the pub will relate to its surroundings. In particular, the orientation of the pub will be severely detrimental to residential amenity to its neighbours on High Road West with its proposed beer garden to the north. It is critical that no opening fenestrations or doors be approved to the northern elevation.</p> <p>Committee believes that these issues can be easily overcome by a reorientation of the design, which it otherwise welcomes. Committee notes that previous proposals submitted by the application have demonstrated that it is eminently possible to configure the public house so that its main entrance faces Great Eastern Square, maximising this sunny aspect and presenting a positive interface with this public square. Its current guise, with a service entrance and otherwise blank elevation adjoining the square, is unacceptable.</p>	

b	DC/18/5140/FUL Erection of first floor extension over cafe to accommodate two flats with entrance hall off Undercliff Road West 47 Undercliff Road West
Committee recommended REFUSAL. Committee is not against the principle of first floor flats in this location, however the design and colour scheme is antipathetic to the Conservation Area as it neither preserves nor enhances the character in this area. This part of the town has seen ongoing investment and significant enhancement.	

c	DC/19/1463/FUL Proposed two storey rear extension with replacement detached garage and new driveway with dropped kerb to front of property. 39 Crescent Road
Committee recommended APPROVAL.	

At 10.25am the Chairman Cllr A Smith and Cllr G Newman left to attend a prior meeting. Cllr S Bird in the Chair.

d	DC/19/1559/FUL Construction of a two storey side and rear extension (rear balcony). New pitched roofs over garage, main house and single storey side block. Modifications to windows and external materials. Refer to plans for full description. 2 The Pines
Committee recommended APPROVAL.	

e	DC/19/1524/FUL Proposed part two storey/part first floor side extension 6 Gleneagles Close
Committee recommended APPROVAL.	

f	DC/19/1329/VOC Variation of Condition No(s) 2 & 3 on Application Reference Number: DC/17/4377/FUL Date of Decision: 22/12/2018 Parking configuration changed and to keep the existing outbuilding. Lindley House, 28 Leopold Road
Committee recommended REFUSAL on the basis the proposed revised plan would prevent cars manoeuvring on site. The original application was approved on the grounds of the removal of the building.	

g	DC/19/1476/FUL Two flats with amenity space 3 Margaret Street
Committee recommended REFUSAL. The proposed flats would by virtue of their siting, layout, scale & height have a detrimental impact on the amenity of neighbouring residents by reason of overlooking/loss of privacy, loss of light and overshadowing & loss of outlook and intrusive/overbearing impact.	
h	DC/19/1328/FUL Conversion of front garden area into 4 space car park, with modified crossover location. Cliff House Chevalier Road
Committee recommended REFUSAL . The proposed front parking area is out of character with the locality and would be harmful to the street scene. The proposal therefore fails to preserve or enhance the character of Felixstowe Conservation Area and is contrary to the NPPF Suffolk Coastal District Core Strategy & Development Management Policy DPD 2013 Policies SP1(j) , SP15, DM23.	
i	DC/19/1272/PN3 Prior Notification Application - Conversion of offices on first and second floor only to two self-contained flats - no external fenestration changes First And Second Floor 104 Hamilton Road
Committee made NO COMMENT	
j	DC/19/1393/ARM Approval of Reserved Matters on application DC/18/1825/OUT (Outline proposal for one dwelling on side gardens) 25 Springfield Avenue
Committee recommended APPROVAL	
k	DC/19/1335/FUL Change of use of land outside residential curtilage into hardstanding between No 6 and No 43 which is adjacent to 43 Treetops Felixstowe IP11 9ER, double garage driveway. 43 Treetops
Committee recommended REFUSAL as it may have implications on the future use with the potential of closing access for future developments.	

I	<p>DC/19/1472/TCA Single twin trunk conifer tree within the allocated garden for Flat 2 10 Quilter road Felixstowe IP11 7JJ The tree is dominating the garden and blocking the sun for most of the day.</p> <p>Proposed works: to remove the tree to open up the area and make the garden a more usable space and to remove the risk of damage to surrounding area should the tree be subject to high winds</p> <p>Flat 2 10 Quilter Road</p>
<p>Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer</p>	

614. 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.

615. CORRESPONDENCE

There was none.

616. CLOSURE

As the Committee was not due to convene for another three weeks the Clerk reminded Members that there was existing delegation in place to consider any planning application that would be out of time for comments prior to the next meeting.

The meeting was closed at 11.25 am. The date of the next meeting was noted as being Wednesday 22 May 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/19/1207/FUL | Proposed timber garden summerhouse to rear garden of property.

3 Brinkley Way

DC/19/0786/FUL | Renewal of roof over existing triple Garage block to form hobby room and shower room at first floor level.

5 Brook Lane

DC/19/0547/VOC | Variation of condition(s) 2 & 4 of application DC/18/2854/VOC- New replacement dwelling (New design of replacement dwelling) Conditions(s) Removal: Revised Design Substitute new drawing numbers for those cited on Decision Notice 18/2854

Soundings Golf Road

DC/19/1000/FUL | Provide temporary caravan living accommodation

1 Church Road

DC/19/1196/TCA | Copper Beech , height 13m, width 15m. Reduce height and spread of crown, to reduce shading of the house and reduce problems associated with leaf litter and bird droppings falling on conservatory roof. The proposed work is to reduce height of crown to 9m and reduce spread of crown to 10.

Gravitas House 64 Brook Lane

DC/19/1266/TCA | Front garden 1 x Silver Birch - Fell to ground level Reason: Union has a hole in the fork and concerned tree may fail

The Jays Martello Lane

DC/19/1255/TCA | 2 x Sycamores Fell to allow more light into garden. Trees on rear garden rear boundary. | **Villa Bonita 58 Maybush Lane**

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

DC/19/0458/FUL | Construction of additional bedroom on first floor above existing rear ground floor extension.

75 Gainsborough Road

Refused (and recommended for Approval by this Committee):

None