



## 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 29 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 15 August 2018 as a true record. **(Pages 4-6)**

**6. Planning Applications**

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

- 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**  
Applicant: Mr A Screech [Link to Documents](#)
- b) **DC/18/3059/FUL & DC/18/3060/LBC** | Rear Porch  
**3 Cranmer House, Maybush Lane**  
Applicant: Mrs S Bannister [Link to Documents](#)
- c) **DC/18/3233/FUL** | Subdivision to create two dwellings, with associated alterations & two storey front extension. |  
**18 Western Avenue**  
Applicant: Mrs America Rowsell [Link to Documents](#)
- d) **DC/18/3232/FUL** | Proposed two storey side extension and alterations **139 Colneis Road**  
Applicant: Mr Peter Lyon [Link to Documents](#)
- e) **DC/18/3213/FUL** | Change of use from A1 to A3, internal fit-out and shopfront renovation.  
**119-121 Hamilton Road**  
Applicant: M Ishaq (Agent) [Link to Documents](#)
- f) **DC/18/3203/FUL** | Change of use from dwelling to 9 bed HMO  
**2 Garrison Lane.**  
Applicant: Mr R Cobb [Link to Documents](#)
- 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.**  
Applicant: Mr Patrick Rowe [Link to Documents](#)
- 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.**  
Applicant: Mr Chris Goodwin [Link to Documents](#)

- i) **DC/18/3376/TCA** | T1 Birch in centre of rear garden - reduce by 30% and reshape. |

**38 Brook Lane**

Applicant: Mrs Jackie Manning

[Link to Documents](#)

- j) **DC/18/3356/TCA** / To fell Silver Birch in rear garden.

**6 Hamilton Gardens**

Applicant: Mr J Firman

[Link to Documents](#)

- 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 tree - all to be crown reduced by up to 30%.

**4 College Green**

Applicant: Mrs Kirsty Flower

[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 7)**

## 8. **Consultation: SCDC Local Plan First Draft**


To further consider a draft response to the SCDC Local Plan First Draft Consultation. **(Page 8)**

## 9 **Correspondence**

To note any items of correspondence.

## 10. **Closure**

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 12 September 2018 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi**  
**Town Clerk**  
**22 August 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 15 August 2018** at **9.15am**.

**PRESENT:** Cllr A Smith (Chairman)                      Cllr Jon Garfield  
                 Cllr S Bird (Vice Chairman)                      Cllr G Newman (*to item 169b*)  
                 Cllr Jan Garfield

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

**IN ATTENDANCE:** One member of the public

### **164. PUBLIC QUESTION TIME**

There were none.

### **165. APOLOGIES FOR ABSENCE**

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

**Cllr G Newman** gave apologies in advance of needing to leave the meeting at 9.45am to attend to other business.

### **166. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird 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)

### **167. REQUEST FOR DISPENSATION**

There were no requests for dispensation.

### **168. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 1 August 2018 be signed by the Chairman as a true record.

### **169. 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>	<p><b>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</b></p> <p><b>Proposed Café/Restaurant Coastguard Walk</b></p>
<p><b>Committee recommended APPROVAL. Committee greatly welcomed this long-needed addition to the resort in Felixstowe, with its potentially iconic design and presentation. Committee is aware of the concerns of local residents who believe this was not envisaged in the original concept of the development, but equally are aware that this is not the case and the masterplan had reserved this site for a café/restaurant. Committee was glad to note the Flood Risk Assessment but would like to see strong planning conditions to ensure that materials are resilient to flooding from the sea and also not insignificant but frequent sea-spray.</b></p>	

At this point, 9.45am, Cllr G Newman left the meeting.

<b>b</b>	<p><b>DC/18/3055/FUL   Erection of single storey rear/ side extension (following demolition of rear conservatory)</b></p> <p><b>2 Hill House Cottages Gulpher Road</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>c</b>	<p><b>DC/18/2467/FUL   From cold food to hot food as cant make it pay</b></p> <p><b>Winkles Seafood Felixstowe Ferry Boat Yard Ltd.</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>d</b>	<p><b>DC/18/3073/FUL   Proposed new boundary fence</b></p> <p><b>28 Upperfield Drive</b></p>
<p><b>Committee recommended APPROVAL</b></p>	

<b>e</b>	<p><b>DC/18/3112/TCA   To fell 1no. Bay, 1no. Elder and 1no. Apple tree - trees have outgrown their location. Cordyline - to remove two branches to balance tree.</b></p> <p><b>32 Quilter Road</b></p>
<p><b>Committee had NO OBJECTION subject to the proposed work subject to guidance of the District Council's Arboricultural Officer.</b></p>	

<b>f</b>	<p><b>DC/18/3159/TCA</b>   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.</p> <p><b>Gravitas House 64 Brook Lane</b></p>
<p><b>Committee had NO OBJECTION subject to the proposed work subject to guidance of the District Council's Arboricultural Officer.</b></p>	

<b>g</b>	<p><b>DC/18/3079/TCA</b>   To prune back overhanging branches from trees on adjacent property (Lanyards) (land to front of properties).</p> <p><b>The Play Pit 9 Brownlow Road</b></p>
<p><b>Committee had NO OBJECTION subject to the proposed work subject to guidance of the District Council's Arboricultural Officer.</b></p>	

## **170. 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

## **171. CONSULTATION: SCDC LOCAL PLAN FIRST DRAFT**

Committee reviewed sections of the SCDC Local Plan First Draft and the Clerk was asked to compile part of a draft response for the consideration of the Committee based on the discussions held during the meeting.

## **172. CORRESPONDENCE**

The Clerk advised that the applicant in respect of DC/18/2199/FUL (Proposed study, garage extension and internal alterations to two storey detached residence at 1 Lansdowne Road) had provided updated drawings to correct the anomaly noted by the Committee during its consideration of this application on 20 June 2018.

**RESOLVED** that the correspondence be noted.

## **173. CLOSURE**

The meeting was closed at 11.52am. The date of the next meeting was noted as being Wednesday 29 August 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/16/2778/OUT** | Hybrid application seeking outline planning permission for demolition of existing buildings and phased construction of up to 385 dwellings, associated infrastructure, new public open space and a new link road and linear park between Walton High Street and Candlet Road with all matters reserved except access and full planning permission and listed building consent for demolition of existing buildings and conversion of curtilage listed stables to B1 business use, associated infrastructure and enhancements to the curtilage of 362 High Street |  
**Land North Of Walton High Street**

**DC/18/2620/DRC** | Discharge of condition - Conditions 4, 6 and 7 of DC/17/5390/VOC - Four Houses in one Block with associated landscaping, parking and amenity spaces - amended scheme. |  
**Bath Road 37**

**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

**Withdrawn**

**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**

## **AGENDA ITEM 8: SCDC LOCAL PLAN FIRST DRAFT CONSULTATION**

The Suffolk Coastal Local Plan First Draft has been published for consultation from Friday 20<sup>th</sup> July – Friday 14<sup>th</sup> 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 12<sup>th</sup> 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.**

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