



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 30 January 2019** 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 16 January 2019 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/19/0042/VOC** | Variation of condition 3 of DC/18/2502/FUL - Extension to lorry park to provide 36 bays - Re-wording of the condition to allow the asset register to be submitted, in the required form, to and agreed by the local planning authority following completion of the approved surface water drainage works and to avoid the requirements for another discharge of condition at a later date.

**Former Routemaster Hotel And Offices Walton**

Applicant: Mr M Lawson

[Link to Documents](#)

- b) **DC/19/0001/FUL** | Proposed rear kitchen and lounge extension and internal alteration to form an additional bath room.

**5 Stuart Close**

Applicant: Mr L Burrows

[Link to Documents](#)

- c) **DC/19/0138/TCA** | T1 and T2 Downy Birch - reduce by 2.5m and laterals by 1-1.5m. T3 and T4 - Pines, reduce height by a third.

**St Johns Court Princes Road**

Applicant: Mrs Christine Pittaway

[Link to Documents](#)

- d) **DC/19/0095/TCA** | To sectionally fell and remove Cherry Plum Tree from the far right hand corner of the rear garden. Crown raise Cherry plum in the centre of the rear garden. This tree looks to be an old Coppice which is showing signs of heavy decay.

**100 Ranelagh Road**

Applicant: Mr Steven Cook

[Link to Documents](#)

- e) **DC/19/0033/TCA** | To fell three number self seeded Sycamores adjacent to garage wall and rear parking area. Trees causing structural issues with garage.

**Albany Villas Undercliff Road West**

Applicant: Mrs Gail Westbrook

[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. Suffolk Coastal District Council Local Plan Final Draft Consultation

To develop the Council's response to Suffolk Coastal District Council's Local Plan Final Draft Consultation which runs until 25 February 2019.

**9. EDF Energy Sizewell C Consultation**

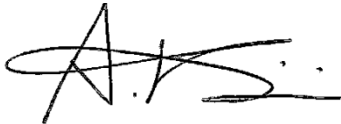
To develop the Council's response to EDF Energy's Sizewell C Stage 3 Consultation which runs until 29 March 2019. **(Details at Appendix A)**

**10. Correspondence**

To note any items of correspondence.

**11. Closure**

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 13 February 2019 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi**  
**Town Clerk**  
**23 January 2019**

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 16 January 2019** at **9.15am**.

**PRESENT:** Cllr S Bird (Vice-Chairman *in the chair*) Cllr M Jepson  
Cllr S Gallant Cllr G Newman  
Cllr Jan Garfield Cllr D Savage  
Cllr Jon Garfield

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

### **421. PUBLIC QUESTION**

None.

### **422. APOLOGIES FOR ABSENCE**

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

### **423. 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	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)

### **424. REQUEST FOR DISPENSATION**

There were no requests for dispensation.

### **425. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 19 December 2018 be signed by the Chairman as a true record.

### **426. PLANNING APPLICATIONS SUBMITTED UNDER DELEGATED POWERS**

It was **RESOLVED** that the comments submitted to Suffolk Coastal District Council by the Clerk, in accordance with delegated authority, for applications received since the date of the previous agenda with a deadline for response prior to the date of this meeting be noted as received.

## 427. 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/19/0004/VOC</b>   Variation of Condition(s) 1 of Planning Permission DC/16/3776/ARM - 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. <b>Land West Of Ferry Road Residential Centre Ferry</b>
<p><b>Committee recommended REFUSAL.</b></p> <p>Committee noted that there have been a number of ‘non-material amendment’ applications for this site, the cumulative effect of which will result in a major change to the design and quality of the overall development.</p> <p>Committee considers that this proposal would lead to the high-quality design proposed in the reserved matters application being largely destroyed, resulting in a utilitarian approach.</p> <p>This is particularly evident in the case of Flat Block E, where Committee has previously noted and regretted the loss of the original oast-house design. Committee believes that this latest iteration has 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.</p> <p>It is particularly concerning to Members that all of the proposed changes are to the affordable housing provision on the site.</p> <p>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.</p>	
<b>b</b>	<b>DC/18/4989/FUL</b>   Extensions and alterations to existing building to create a total of four residential units and four shop/office units (Existing workshop to be demolished). Re-submission of previously approved scheme C/10/2097 <b>19 Manning Road</b>
<p><b>Committee recommended APPROVAL</b></p>	

c	<p><b>DC/18/5097/FUL</b>   Construction of additional bedroom on first floor above existing rear ground floor extension.  <b>75 Gainsborough Road</b></p>
<p><b>Committee recommended REFUSAL on the basis that the proposal would detrimentally impact on privacy of the neighbour at No.73 and is in contravention to DM23 (a), (b) and (e).</b></p> <p><b>Committee felt that the height of the proposed extension and the inclusion of windows on the western elevation will have an unacceptable impact on No. 73.</b></p> <p><b>Furthermore, Committee felt that the design of the proposed extension, in particular the use of white cladding, neither preserves nor enhances this property within the Felixstowe Conservation Area.</b></p>	
d	<p><b>DC/18/5231/FUL</b>   Proposed single storey rear extension  <b>118 Langer Road</b></p>
<p><b>Committee recommended APPROVAL. Committee noted that the relevant drawings were not available on the planning portal.</b></p>	
e	<p><b>DC/18/5121/FUL</b>   Rear extension project with change of the look of the front elevation and front porch  <b>10 Thorn Way</b></p>
<p><b>Committee recommended APPROVAL</b></p>	

**428. 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.

**429. SCDC LOCAL PLAN FINAL DRAFT CONSULTATION**

It was noted that Council had delegated authority to the Planning & Environment Committee to submit a response on its behalf, as the consultation deadline was prior to the next Council meeting.

Cllr Jan Garfield and the Town Clerk reported attending a briefing on the consultation at SCDC on 11 January. Committee was advised that this stage was on the test of 'soundness'. It was agreed that a draft response be brought to the next meeting for consideration.

**RESOLVED that the authority delegated by Council to respond to the consultation be noted; and, the Clerk be instructed to bring a draft response to the next meeting.**

#### **430. CORRESPONDENCE**

The Town Clerk reported that he and the Mayor would be attending the briefing on Sizewell C Stage 3 Consultation on 22<sup>nd</sup> January and this matter would be brought as an agenda item at the next Committee meeting.

The Clerk reported correspondence received about the potential closure of the Marks and Spencer store on Hamilton Road. Members expressed their concerns over the possible loss of a key high street retail offer. The Mayor, Cllr Graham Newman, advised that he would be writing to Marks and Spencer to outline local concerns and seek assurances that all opportunities to retain the store can be considered prior to any final decision.

#### **431. CLOSURE**

The meeting was closed at 11.25am. The date of the next meeting was noted as being Wednesday 30 January 2019, 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/18/4876/FUL** | Replacement of existing white PVCu tilt and turn windows with new PVCu white tilt and turn windows.  
**Dinsdale Court Undercliff Road West**

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

**DC/18/4480/VOC** | Variation of Condition(s) 2 of Planning Permission - DC/16/1521/FUL - Proposed alterations and extensions to existing dwelling house currently subdivided in to two residential units to provide 5 apartments/flats.  
**Meri Rauha 1 High Beach**

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

None

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

**DC/18/4314/FUL** | Proposed 2-storey extension and alterations.  
**2 Foxgrove Gardens**

**Withdrawn**

**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**

**DC/18/4692/AME** | Non Material Amendments of DC/16/3776/ARM - 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.  
**Southern Part Of The Site Land West Of Ferry Road Residential Centre**