



9 am to 4 pm Mondays to Fridays

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 5 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 21 November 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/18/4692/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**
Applicant: Generator Optima (Ferry Road) Ltd [Link to Documents](#)
- b) **DC/18/4740/FUL** | Single storey rear extension.
49 Gainsborough Road
Applicant: Mr P Matthews [Link to Documents](#)
- c) **DC/18/4627/FUL** | Removal of existing side entrance porch and erection of new single storey extension
2 Knights Close
Applicant: Mr & Mrs Anderson [Link to Documents](#)
- d) **DC/18/4860/FUL** | Single Storey Rear Extension
46 Lynwood Avenue
Applicant: Mr & Mrs Back [Link to Documents](#)
- e) **DC/18/4452/FUL** | Rear conservatory on existing rear elevation
97 Garrison Lane
Applicant: Mr Martin Seaman [Link to Documents](#)
- f) **DC/18/4772/FUL** | Rear extension incorporating room in roof
65 Seaton Road
Applicant: Mr & Mrs M Stokell [Link to Documents](#)
- g) **DC/18/4764/FUL** | Replacement flat roof with 2no. lantern rooflights
38 Newry Avenue
Applicant: Mr & Mrs P Banham [Link to Documents](#)
- h) **DC/18/4791/PNH** | Householder Prior Notification - Proposed kitchen
49 Links Avenue
Applicant: Mr Daniel Blowers [Link to Document](#)
- i) **DC/18/4833/FUL** | Proposed brickwork boundary wall fronting Golf Road and Marcus Road
Friarscroft Marcus Road
Applicant: Bore [Link to Documents](#)

j) **DC/18/4658/FUL** | Not any major changes, already a converted garage, just need a water supply

34 Chester Road

Applicant: Mrs Paula Hopkins

[Link to Documents](#)

7. Planning Decisions

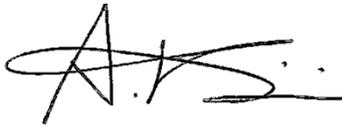
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Pages 8 & 9)**

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 19 December 2018 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi

Town Clerk

28 November 2018

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 5: CONFIRMATION OF MINUTES

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 21 November 2018 at 9.15am.

PRESENT: Cllr A Smith (Chairman) Cllr M Jepson
Cllr A Bird Cllr G Newman
Cllr Jan Garfield (*to item 355f*) Cllr D Savage
Cllr Jon Garfield (*to item 355f*)

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

IN ATTENDANCE: Mr R Abbott (Felixstowe Chamber of Trade & Commerce)
3 members of the public

350. PUBLIC QUESTION TIME

The Chairman advised that he would invite members of the public to make representations immediately prior to the consideration of any application they sought to comment on.

351. APOLOGIES FOR ABSENCE

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

Cllr Jan Garfield and **Cllr Jon Garfield** gave apologies in advance of having to leave the meeting early at 10.45am.

352. 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 Members of Suffolk County Council)
Cllr D Savage	355(b)	Pecuniary (as a near neighbour to the development site)

Having declared that her interest in item 355(b) was Pecuniary in nature, **Cllr D Savage** advised that she would leave the Chamber prior to, and for the duration of, that item.

353. REQUEST FOR DISPENSATION

There were no requests for dispensation.

354. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 7 November 2018 be signed by the Chairman as a true record.

355. PLANNING APPLICATIONS

At the direction of the Chairman, Committee heard from members of the public attending in relation to applications (a) and (b) below. In respect of item (a), Committee noted public concerns about the size of the proposal, noise, overlooking, opening hours, parking and traffic issues at a busy junction. In respect of item (b) below, Committee heard concerns that the proposed materials were inappropriate for this development in the Conservation Area.

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/18/4507/FUL Consisting of a Pub on the ground floor and the upper floors containing 24 apartments. On the site of the old GP practice which has been demolished 201 Hamilton Road
	Committee recommended APPROVAL. Committee were concerned to note inconsistencies between the drawings and the Design & Access Statement with regards to access for deliveries. The decision was made on the understanding that the statement in the Design & Access Statement is correct. While Members had some reservations about the height and mass of the building, Committee were pleased to note that its previous concerns about affordable housing, balconies overlooking High Road West and the interface with Great Eastern Square had all been addressed. As such Committee felt that the benefits outweighed the concerns.

Cllr D Savage left the Chamber.

b	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
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Committee strongly recommended REFUSAL and were in agreement with the Principal Design and Conservation Officer and the Suffolk Preservation Society that the changes would have a wholly unacceptable impact on this iconic Victorian terrace in Felixstowe. Critically, the proposal neither preserves nor enhances the Conservation Area.

Cllr D Savage returned.

c	DC/18/4435/FUL Two flats with parking and ancillary space 3 Margaret Street
Committee recommended APPROVAL	

d	DC/18/4305/PN3 Conversion of upper floor offices to 3 self-contained flats. Anglia House 22-24 Hamilton Road
Committee had NO OBJECTIONS	

e	DC/18/4255/FUL Single Storey Rear Extension 11 Goyfield Avenue
Committee recommended APPROVAL	

f	DC/18/4596/FUL Single storey rear extension 6 Lawn Way
Committee recommended APPROVAL	

At this point, being 10.45am, Cllrs Jan Garfield and Jon Garfield left the meeting.

g	DC/18/4436/FUL Single storey rear extension 327 High Street Walton
Committee recommended APPROVAL	

h	DC/18/4440/FUL Insertion of four replacement windows at first and attic floor levels facing Orwell Road 30 Orwell Road
Committee recommended REFUSAL	

i	DC/18/4439/FUL Installation of five window and two pairs of french doors replacing existing units Apartment 17 Martello Place Golf Road
Committee recommend APPROVAL	

j	DC/18/3737/FUL Replacement of five windows and two pairs of french doors to first floor flat 11 Martello Place Golf Road
Committee recommend APPROVAL	

356. 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

357. CORRESPONDENCE

It was noted that application DC/18/3705/FUL at 10 Brook Lane had been subject to a referral trigger due to the Committee's objections on the location of a proposed garage. The Clerk advised that the applicant had since agreed to remove the garage from the plans and, following consultation with the Vice-Chairman, Committee's objections had been withdrawn.

RESOLVED that the correspondence be noted as received.

358. INVITATION TO INNOCENCE FARM STAKEHOLDER WORKSHOP

Committee noted the invitation to attend a stakeholder workshop about Innocence Farm on 27th November, hosted by the Trimley Estates.

It was RESOLVED that the Chairman, Cllr A Smith, and Town Clerk should attend the workshop on the 27th November on behalf of the Town Council.

359. CLOSURE

The meeting was closed at 11.04am. The date of the next meeting was noted as being Wednesday 5 December 2018, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

**DC/18/3059/FUL & DC/18/3060/LBC | Rear Porch | 3 Cranmer House
Maybush Lane**

**DC/18/3702/FUL | Proposed single storey rear extension with a linked garage side extension
51 Rosemary Avenue**

**DC/18/3937/FUL | Erection of conservatory to the side of the dwelling and a detached cartlodge to the front/side of the property
2 Links Avenue**

**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**

**DC/18/3330/FUL | I wish to build a conservatory as per the attached plan. Please refer to my pre-planning advice DC/PREAPP/18/2145 in the garden of my apartment. I have designed the conservatory to match in with the original features of the main building. The conservatory will not be visible from the road.
Flat 1 52 Princes Road**

**DC/18/4306/TCA | To sectionally fell and remove T1 Silver birch tree and T2 red birch tree. Both are in poor condition due to being badly pruned.
4 College Green**

**DC/18/4133/TPO | Beech Tree in the rear garden of 20 Buregate Road Felixstowe reduction overall 30% and maintenance of tree.
20 Buregate Road**

**DC/18/3715/VOC | Variation of Condition No. 2 of DC/17/3211/FUL - Proposed development of the land between Treetops and Candlet Road to construct a total of 6 new dwelling houses with associated hard and soft landscaping including new access road from Treetops - as well as the construction of an acoustic bund wall and fence to the perimeter of the site adjoining Candlet Road. Variation to Drawings - The double garage between Plot 2 and Plot 3 has been changed as two separate single garages to a turning area for Fire Appliances as required by NHBC. Therefore the drawings 3502_PL03 and 3502_PL09 have been revised to reflect these changes. The drawings 3502_PL03 to be changed as 3502_PL03A 3502_PL09 to be changed as 3502_PL09A.
Land Between Treetops And Candlet Road**

DC/18/4204/TPO | T1 - Remove ten ft from the top of an already pollarded Sycamore tree T2 - Fell one Holm Oak T3 - Remove one limb from Holm Oak
Martello Place Golf Road

DC/18/1834/OUT | Hybrid application seeking full change of use to convert existing Police buildings into 18 dwellings with access, and outline for two new dwellings and demolition of existing garage block
Police Station 32 High Road West

Refused (and recommended for Refusal by this Committee):

DC/18/1739/FUL | Demolition of existing annex and detached double garage. Install portable modular office block and storage container located in the footprint of the annex
Wardens House Landguard Nature Reserve View Point Road

Approved (and recommended for Refusal by this Committee):

DC/18/3491/FUL | Front Extension | 25 Kemsley Road

DC/18/3203/FUL | Change of use from dwelling to 9 bed HMO | 2 Garrison Lane

Refused (and recommended for Approval by this Committee):

DC/18/3389/FUL | To extend shop on front elevation to extend existing general grocery retail outlet.
51B Wadgate Road