

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 20 November 2019 at 9.15am.

PRESENT: Cllr A Smith (Chairman) Cllr S Gallant *to item 326(c)*
Cllr S Bird (Vice Chairman) Cllr M Jepson *to item 326(q)*
Cllr S Bennett Cllr M Morris

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

IN ATTENDANCE: Ms L Hack, ESC Delivery Manager
Mr I Woodford, ESC Assets Management
Mr J Manning (Manning's Amusements)
Mr M Smith (JCN Design)
3 members of the public

321. PUBLIC QUESTIONS

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

322. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr D Savage, Cllr S Wiles** and **Cllr K Williams**.

Cllr S Gallant and **Cllr Mr Jepson** gave apologies in advance of needing to leave the meeting at 11.30 and 1.15 respectively.

323. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr M Jepson	All	Local Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

As no Pecuniary declarations were made, there were no requests for dispensation.

324. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 6 November be signed by the Chairman as a true record.**

325. EAST SUFFOLK COUNCIL BEACH HUTS SCHEME

Members heard from Ms Hack in advance of an application that ESC were planning to submit to enable the relocation of 5 beach huts from beside the Spa Pavilion to Manor End. Committee expressed that it would be pleased to consider the application on submission. Members asked that some consideration be given to improving access to and from the prom over the flood wall near that location, as it was known that this was an issue when the flood gates were closed.

Ms Hack and Mr Woodford then presented some initial ideas for accessible beach huts to be developed on the current volleyball site. The development would include a changing places facility, showers, toilets and accessible beach huts with walls that can be moved. It was envisaged that this would be an accessible facility for all users, including schools and other organisations, which would be able to be hired daily. Committee warmly welcomed the concept of the scheme and it was suggested that ESC might wish to consider the provision of disabled parking spaces nearby.

Committee NOTED the report from ESC.

326. PLANNING APPLICATIONS

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

Public concerns centred on flood risk, loss of amenity for existing dwellings, overdevelopment and intensification of the site.

Committee considered the following planning applications received since the last meeting and RESOLVED to submit the following observations to East Suffolk Council:

a	DC/19/4079/FUL Construction of a pair of three bedroom houses. South East Corner Laureate Fields Land West of The Ferry Road Residential Centre Ferry Road
<p>Committee recommended REFUSAL.</p> <p>The Committee were very concerned by the application overall, and also wider issues of flooding in this area. Whilst we accept that DC/17/5394/DRC removed the specific need for the infiltration basin and soakaway in the area in regard to highways, we question the reality that:</p> <ul style="list-style-type: none">i) the permeable surface will be an effective mechanism in the case of severe storms, which is commonly accepted are becoming more frequent; and,ii) recent experience following a relatively modest rain-storm flooded adjacent land with flows partially from the site in question.	

We would suggest therefore, that it is highly likely that the proposal could at the least seriously exacerbate this problem in the future.

Committee also believes that the proposal would result in a loss of amenity to adjacent properties, primarily by overlooking 25 Brinkley Way and 10 Estuary Drive, in contravention to DM23(a)

On a wider view, we greatly regret the intensification of use of the overall site as represented by this application, particularly in reference to DM21(f) in this respect. The space in question, even if not technically required for highway drainage purposes, represents a welcome provision of a small open public space to the benefit of future residents. We would request that this be considered by the developer.

Furthermore, we remain concerned at the ongoing discovery of changes to this site from the original planning application which have occurred without significant public consultation.

b	DC/19/4233/FUL Proposed "Container" Leisure Park Mannings Amusement Park Sea Road
<p>Committee welcomes and supports this application, which proposes a new approach to tourism in Felixstowe.</p> <p>However, we have significant concerns that under ‘uses’ on the application form, the entry is “other”. This would appear to allow the possibility of a range of uses, e.g. B1, B8, which would be incompatible with planning policy (FPP20). We would therefore request that a condition be included which would limit uses to those included in the concept of FPP20.</p> <p>Subject to such a condition being made, Committee recommended APPROVAL.</p>	

At this point in the meeting, 11.30am, Cllr S Gallant left.

c	DC/19/4187/FUL Two storey extension and first floor extension to accommodate two bedrooms and larger living room 10 Gulpher Cottages Gulpher Road
Committee recommended APPROVAL.	

d	DC/19/4336/ADI Illuminated Advertisement Consent - Internally illuminated letters on rails reading "The BOARDWALK CAFE BAR" The Pier Undercliff Road West
Committee recommended APPROVAL	
e	DC/19/4287/FUL Single story upvc conservatory 60 Brook Lane
Committee recommended APPROVAL.	
f	DC/19/4161/FUL Construction of a single storey kitchen extension & first floor side extension 4 Walnut Close
Committee recommended APPROVAL.	
g	DC/19/4316/FUL Convert the garage into a habitable room, fit new Apex room to the garage. Extend the rear of existing garage out and convert existing UPVC porch into Brick wall version 64 Westmorland Road
Committee recommended APPROVAL.	
h	DC/19/4291/LBC Listed Building Consent - Externally, Replace two C20 windows, strip out redundant canopy to doorway, install three mechanical extract terminals and to proposed wc cloakroom (to be sited in enlarged kitchen store), change nomenclature of kitchen to bakery kitchen and resite main kitchen to music room; system). 223 Grange Road
Committee recommended APPROVAL.	
i	DC/19/4226/FUL Demolish conservatory, new single storey flat roof rear extension 29 Maidstone Road
Committee recommended APPROVAL.	
j	DC/19/4314/FUL Construction of single storey rear extension, Removal of skylight to roof bedroom and erect dormer window. 24 High Road East
Committee recommended APPROVAL.	

k	DC/19/4292/FUL Proposed Extension to 135 Cornwall Road 135 Cornwall Road
Committee recommended APPROVAL , subject to the neighbours being consulted and confirmation that the conditions of SPG16 are met.	
l	DC/19/4389/FUL Construction of single storey rear and side extensions 5 Nacton Road
Committee has no objection in principle to a side and rear extension but were concerned about the overbearing length and height of the parapet wall. We therefore recommend REFUSAL as presented. However, if the parapet wall was replaced with a conventional wall with guttering at a usual height, Committee would be content with the application being approved.	
m	DC/19/4212/COU Change of use of ground floor shop from a dog grooming parlour to a pharmacy (no external alterations) 27 Beach Station Road
Committee recommended APPROVAL .	
n	DC/19/4298/FUL Extensions and Internal Alterations 18 Ferry Road
Committee recommended APPROVAL .	
o	DC/19/4119/FUL & DC/19/4120/LBC K-rend to the rear of the property to match the existing house. Cherry Cottage, 325 High Street, Walton
Committee recommended APPROVAL .	
p	DC/19/3751/FUL Replacement of windows and doors to front and rear elevation in UPVC, all white except door black. All designs to match existing. 3 Red Hall Court
Committee had no objection in principle but are disappointed with the inadequate level of detail provided. It is unclear whether the replacement windows would be sympathetic to the Conservation Area and we ask that the Conservation Officer be consulted in this regard.	

At this point in the meeting, 1.15pm, Cllr M Jepson left.

q	DC/19/3306/LBC Listed Building Consent - To have a blue plaque fixed to wall to commemorate Thomas Cotman, Architect of Harvest House and other buildings in Felixstowe. Harvest House Cobbold Road
Committee recommended APPROVAL.	

r	DC/19/4273/TCA Horse Chestnut tree to the rear right hand side of the back garden to be felled and removed. 99 Ranelagh Road
Committee had NO OBJECTION to the work proposed subject to the guidance of East Suffolk Council's Arboricultural Officer.	

s	DC/19/4272/TCA 1 No. Honey Locust tree to the rear of the property to be crown reduced by 30% and shaped. 5 Beach Court Beach Road East
Committee had NO OBJECTION to the work proposed subject to the guidance of East Suffolk Council's Arboricultural Officer.	

327. PLANNING DECISIONS

RESOLVED that the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

328. CORRESPONDENCE

None

329. CLOSURE

The meeting was closed at 1.22 am. The date of the next meeting was noted as being Wednesday 4 December 2019, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____