



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 17 July 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 3 July 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/19/2584/FUL** | Conversion of pitched lean-to roof to flat roof terrace over entrance porch/lobby. Access from main bedroom and first floor landing.
Ridley House Maybush Lane
Applicant: Mr & Mrs N Weir [Link to Documents](#)
- b) **DC/19/2510/FUL** | Proposed Extensions to Existing garage and external works including swimming pool, pool house, steps & landscaping
Soundings Golf Road
Applicant: Mr S Day [Link to Documents](#)
- c) **DC/19/2304/FUL** | Proposed new dwelling (incorporating existing garage)
1 Sudbury Road
Applicant: Mr G Huckerby [Link to Documents](#)
- d) **DC/19/2611/VOC** | Variation of Conditions 2 & 3 on DC/17/4377/FUL - The proposal is to move the location of the cycle store from the north rear side of the property as permitted in DC/17/4377/FUL to the south rear side of the property
Lindley House 28 Leopold Road
Applicant: Mr M Hazelden [Link to Documents](#)
- e) **DC/19/2609/FUL** | Two storey side extension including internal and external alterations plus new garage to replace existing
46 Glemsford Close
Applicant: Mr & Mrs Fisk [Link to Documents](#)
- f) **DC/19/2566/FUL** | Two storey side infill extension and alterations
12 Westmorland Road
Applicant: Mr & Ms Barnes and Stannard [Link to Documents](#)
- g) **DC/19/2545/FUL** | Installation of new shopfront sashwork, entrance doors, glazing (to include manifestation dots to inside face of glazing), new internal security shutter behind entrance doors, install lower fascia band and anti pigeon wire to top of fascia sign.
Savers 89 Hamilton Road
Applicant: Mr B Bowers [Link to Documents](#)
- h) **DC/19/2544/ADI** | Illuminated Advertisement Consent - Installation of new company branded signage, consisting of: 1 x Internally illuminated projecting sign and 1 x internally illuminated fascia sign.
Savers 89 Hamilton Road
Applicant: Mr B Bowers [Link to Documents](#)

- i) **DC/19/2588/ADI** | Illuminated Advertisement Consent - Installation of exterior halo lit signage. Installation of exterior floodlights. Installation of under balcony spot lights
Units 2 To 16 Darrell Road
Applicant: Mrs L Lewis [Link to Documents](#)
- j) **DC/19/2560/ADN** | Non Illuminated Advertisement Consent - New Fascia, Projecting and ATM signage to new NBS branding.
72 Hamilton Road
Applicant: Mr J Morris [Link to Documents](#)
- k) **DC/19/2559/FUL** - | Replacement of existing Fascia, projecting and ATM signage, works to include the preparation and decoration of existing shopfront and replacement of existing ATM and surround.
72 Hamilton Road
Applicant: Mr J Morris [Link to Documents](#)
- l) **DC/19/2109/FUL** | Demolition of garage and conservatory. Remove gable to side elevation and hips to front and rear. Erect extension to lounge. Convert roof void to bedrooms to bedrooms + bathroom. Erect garage / Workshop.
Erect 3 no cables to bungalow
28 Colneis Road
Applicant: Mr G Adams [Link to Documents](#)
- m) **DC/19/2718/TPO** | T1 Sweet Chestnut (behind flats) - reduce by 3m. and prune in sides by 2.5m. to remove risk of contact with building, and allow more light to shading.
21 Tower Road
Applicant: Miss Kent [Link to Documents](#)
- n) **DC/19/2356/TPO** | Holm Oak in rear garden by summerhouse- Shorten laterals by 20-30%, reshape crown and balance to reduce shading of garden and summerhouse.
19 Foxgrove Lane
Applicant: [Link to Documents](#)

6. Planning Decisions

To note the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of this agenda. **(Pages 10-12)**

7. Suffolk Coastal Local Plan Examination

To consider representations to the Planning Inspector's examination of the Suffolk Coastal Local Plan by the Town Council's Planning & Environment Committee.

8. Speed Indicator Device (SID)

To consider the use of Speed Indicator Devices by the Town Council as a traffic calming measure and to make any recommendations to Council.

(Page 13 & Appendix A)

9. Sizewell C Stage 4 Briefing

To consider sending up to two representatives to attend an ESC/SCC briefing on the Sizewell C Stage 4 consultation on Friday 26 July 2019.

10. Correspondence

To note any items of correspondence.

11. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 31 July 2019 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi
Town Clerk
10 July 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 5: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at
Felixstowe Town Hall on **Wednesday 3 July June 2019** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr M Morris
 Cllr S Bird (Vice Chairman) Cllr D Savage
 Cllr S Bennett Cllr S Wiles
 Cllr M Jepson

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

101. APOLOGIES FOR ABSENCE

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

Cllr S Wiles and **Cllr M Jepson** gave apologies in advance of needing to leave the meeting at 10.50 and 11.40 respectively.

102. DECLARATIONS OF INTEREST

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

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

103. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 3 July 2019** be signed by the Chairman as a true record.

104. 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**:

a	DC/19/1762/FUL Proposed development of infill site consisting of 4No. one bedroom flats and 3 two bedroom flats (7No. flats in total) over four floors, inclusive of rooms in the roof. Conversion of launderette to extend
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	<p>existing house of multiple occupation to create three additional en suite bedrooms on the ground floor and relocate the kitchen to the basement with new boiler room created</p> <p>6, 8 And 10 Manning Road</p>
	<p>The Town Council greatly welcomes this application in principle. It provides much needed accommodation to a high quality and is of exceptionally sympathetic design in its relationship to the Conservation Area.</p> <p>However, regard must be had to the flood history of this area, which was flooded to a depth of 1-2m in 1953 and the potential of increasingly severe storms and tidal surges due to climate change. As has been practice in this area of Felixstowe for some 15 years, we believe it is unacceptable to provide sleeping accommodation on the ground floor or individual units of accommodation with no immediate access to the first floor as an escape route. We believe that the concept of this development could easily be redesigned to accommodate these issues. It is therefore with great regret that we must strongly request that the application be REFUSED in its current form.</p>

b	<p>DC/19/2397/DRC Discharge of Condition(s) 4,5,6,7,10 of planning permission DC/17/3986/FUL (Proposed dwelling)</p> <p>Land At Candlet Grove</p>
<p>Committee NOTED the application to discharge the conditions.</p>	

c	<p>DC/19/2462/FUL Two storey Front, Rear and Side extension with proposed swimming pool</p> <p>Marsh End 283 Ferry Road</p>
<p>Committee recommended APPROVAL for the redevelopment of the main building in accordance with the drawings. However, we note that the application mentions a swimming pool – for which no drawings were provided and are therefore unable to recommend approval for that element.</p>	

d	<p>DC/19/2434/OUT Outline Application (All Matters Reserved) - Construction of one dwelling on land forming side gardens</p> <p>Land Adjacent Fourwinds Golf Road</p>
<p>Committee recommended APPROVAL,</p>	

e	<p>DC/19/2332/LBC The installation of a circular glazed lift. Involving the removal of approximately 1m diameter hole in the lounge floor to Unit 10.</p> <p>Plots B10 & B19 The Bartlet Undercliff Road East</p>
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Committee recommended APPROVAL.

f	DC/19/2310/FUL Rear and side extension 111 St Andrews
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Committee recommended APPROVAL.

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

h	DC/19/2348/FUL Single Storey Front and Rear Extensions 22 Roman Way
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Committee recommended APPROVAL.

i	DC/19/2497/FUL Two storey side extension 3 Holbrook Crescent
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Committee recommended APPROVAL.

j	DC/19/2443/FUL Front porch 30 St Georges Road
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Committee recommended APPROVAL.

k	DC/19/2126/FUL Replacement of 6 sash windows and 2 doors in UPVC styles match existing Apartment 9 Martello Place Golf Road
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Committee recommended APPROVAL.

l	DC/19/2402/TCA Mature Sycamore to rear of Somerton Court - to reduce to previous pruning points (70% reduction) at request of building insurance company. Somerton Court 10 Hamilton
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Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.

m	DC/19/2457/TCA 1 No. Ash Tree in the rear garden of the property. I propose to crown reduce this tree by 30% to contain the tree in the space it was planted & allow more light in to neighbouring gardens. This is the only tree in the garden. 22 Barton Road
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Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.

n	DC/19/2469/TCA 1 No. Ash tree to be felled and removed. The tree is showing signs of die back and has a large quantity of dead wood in the crown. The tree is located to the lefthand side of the building with the sea behind you. It is adjacent to the driveway and pedestrian access. Hamilton Court 6 Hamilton Gardens
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Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.

105. 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.

At this point, 10.50am, Cllr S Wiles left the meeting.

106. SUFFOLK COASTAL LOCAL PLAN EXAMINATION

During consideration of this item, at 11.40am, Cllr M Jepson left the meeting.

Committee noted Mr Philip Lewis had been appointed as Planning Inspector to examine the soundness of the Suffolk Coastal Plan. Committee considered the possibility of attend the Hearings based on the matters raised by the Town Council in its submission to the Local Plan consultation. It was agreed that the Chairman or Vice-Chairman would attend certain hearings if available, otherwise a written response could be made. It was agreed that the content of any representations to the Inspector from the Committee would be considered over the next two meetings prior.

RESOLVED that the Clerk register the Committee's intention to attend the public hearings; and, that representations to the Inspector from the Committee to be considered over the next two meetings.

107. ENVIRONMENT AGENCY CONSULTATION: DRAFT NATIONAL FLOOD AND COASTAL EROSION RISK MANAGEMENT STRATEGY

The Chairman tabled a draft response to the consultation which focused on the need for a greater co-ordinated multi-disciplinary strategy in preparing for the future, which was noted as highly relevant for Felixstowe, as bordered by the sea and the Orwell and Deben rivers. Committee strongly supported the core principles outlined in the draft strategy and thanked the Chairman for preparing the submission.

RESOLVED that the draft response be approved and submitted to the Environment Agency.

108. CORRESPONDENCE

APP/J3530/D/19/3224173 – 28 Upperfield Drive

Committee noted that the above appeal had been dismissed by the Planning Inspector.

109. CLOSURE

The meeting was closed at 12.20 am. The date of the next meeting was noted as being Wednesday 17 July, 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/19/1923/VOC Variation of Condition No 4 of C05/1593 Use of land for construction of ten flats, new vehicular access and demolition of existing dwelling. Conditions(s) Removal: To improve the overall elevational treatment and to bring this in line with recent contemporary designs along Cliff Road. Second floor improvements to top floor apartments for improved marketability and viability of development. Amendments include: Proposed amendments to second floor flats (infilling of flat roof between units). Proposed amendments to elevations including fenestration and materials. Condition to list the following drawings as approved plans: 5289 PA22A Proposed Second Floor Plan, 5289 PA30 Proposed Elevations. In lieu of 4479/AL102 Second Floor Plans; 4479/AL105 Elevational Treatment (As approved under non-material amendment dated 20th July 2011)

Stowe House (Former) Cliff Road

DC/19/1819/FUL Erection of single storey side and rear extension
62 Quilter Road

DC/19/1657/FUL Installation of Three replacement door sets & seven replacement windows into existing openings
8 Red Hall Court

DC/19/1622/FUL 10 Kiln Field
DC/19/1621/FUL 120 Runnacles Way
DC/19/1623/FUL 12 Childers Field

As part of Flagships commitment to reduce the CO2 emissions of our homes and reduce fuel poverty, we are looking to install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 16 properties in Kiln Field and Woodgates. 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. This will be 16-foot-long by 8 feet wide with a height of 9ft6 which will hold the thermal store and heat pump equipment. We have already completed two successful communal projects like this in Lakenheath and Watton. The outcome of the project will be that the heating costs of our tenants and our energy consumption, and therefore CO2 emissions, will all be reduced by more than 2/3. This is consistent with the government's objectives of reducing fuel poverty and the Committee for Climate Change's recommendations to employ ground source heat pump district heating schemes to dramatically reduce the emissions generated by property heating.

DC/19/1625/FUL

As part of Flagships commitment to reduce the CO2 emissions of our homes and reduce fuel poverty, we are looking to 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

DC/19/2049/FUL Single storey extension of Bungalow.
3 Sunray Avenue

DC/19/2019/FUL Conversion and ground floor extension of existing garage to create ancillary accommodation and an additional studio/bedroom. First floor side extension over existing garage to create ensuite and dressing room. New front entrance porch roof. Internal alterations to existing house. New windows & doors to existing rear facade at ground floor.
22 Foxgrove Lane

DC/19/1984/FUL Erection of a single storey summer house at the rear of the property garden. Non-permanent structure. No sleeping facilities, no cooking facilities. Does not overlook any neighbouring properties, no loss of privacy. Does not shade or affect light to any neighbouring properties. At the end of all neighbouring gardens.
25 High Road East

DC/19/1624/FUL As part of Flagships commitment to reduce the CO2 emissions of our homes and reduce fuel poverty, we are looking to install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 21 properties in Barn 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. This will be 16-foot-long by 8 feet wide with a height of 9ft6 which will hold the thermal store and heat pump equipment. We have already completed two successful communal projects like this in Lakenheath and Watton. The outcome of the project will be that the heating costs of our tenants and our energy consumption, and therefore CO2 emissions, will all be reduced by more than 2/3. This is consistent with the government's objectives of reducing fuel poverty and the Committee for Climate Change's recommendations to employ ground source heat pump district heating schemes to dramatically reduce the emissions generated by property heating.
17 Barnfield

DC/19/1626/FUL As part of Flagships commitment to reduce the CO2 emissions of our homes and reduce fuel poverty, we are looking to 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, which are inefficient and expensive to run.
15 Long Field

Refused (and recommended for Refusal by this Committee):

DC/19/2189/AME Non Material Amendment 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. Amendment - Update to the roof design, reducing the scale of the building.
Plots 185 To 189 Land West Of Ferry Road Residential Centre Ferry Road

DC/19/1907/FUL Loft Conversion/Extension with first floor balcony to rear elevation.
Rubecon 14 Marine Parade Walk

DC/18/0272/FUL Beach platform repairs and extension and the provision of 6 new beach huts.
Beach Hut 1 Pier South Sea Road

Refused (and recommended for Approval by this Committee):

None

Approved (and recommended for Refusal by this Committee):

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

AGENDA ITEM 8: SPEED INDICATOR DEVICE

Committee is requested to consider seeking approval from Council for the deployment of two SID's in the town. A SID displays a driver's speed and reminds them of the speed limit. Whilst police enforcement can help with vehicles driving at very high speeds, there is also a clear safety benefit to calming the speed of all traffic.

A 2015 study for Dorset County Council showed that in areas where a SID was installed the number of drivers above 35 mph dropped from around 40% to 20% and that there was a 5mph drop in speed for the fastest 15% of drivers. The conclusion was: "It is clear that by deploying the SID unit on and off over long periods maintains a steady reduction in vehicle speeds. The behaviour of drivers exposed to this intervention was positively influenced; even during the weeks the SID unit was not deployed, possibly because drivers weren't sure when to expect the SID unit to return."

If approved, a number of sites would be selected for the deployment of the SIDs and they would be moved between the sites on a rotation basis every 3-4 weeks. Studies have shown that drivers become complacent of signs that they see on a regular basis and greater success is achieved by moving them around. There are suitability conditions that need to be met when selecting deployment sites and these can be considered during subsequent discussions.

The maintenance and deployment of the SID's would ideally be carried out by members of the Neighbourhood Speed Watch group or other local volunteers and should take no more than 2 hours per month.

SID's can be powered via a mains connection, internal battery or solar power. To achieve the most flexibility of deployment options a combination of battery and solar power could be considered.

In January 2018, Suffolk County Council, in conjunction with Suffolk Constabulary and the Police and Crime Commissioner for Suffolk, published information on the use of SIDs and other ways that town and parish councils may be able to tackle local speeding issues. This is provided for information at **Appendix A**.

If Council were to approve the use of a SID it would need to enter in to a legal agreement with Suffolk County pursuant to Section 72 of the Road Traffic Regulation Act 1984. A model agreement is shown at the end of **Appendix A**.

Committee is requested to consider the use of Speed Indicator Devices by the Town Council as a traffic calming measure and to make any recommendations to Council.
