



9 am to 4 pm Mondays to Fridays

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 19 June 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 5 June 2019 as a true record. **(Pages 3-6)**

5. Planning Applications

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

- a) **DC/19/1989/FUL** | New dwelling with parking and amenity space, rear garden of 48 Princes Road. New parking arrangement for host dwelling.
48 Princes Road

Applicant: Miss G Pinney

[Link to Documents](#)

- b) **DC/19/2268/FUL** | Construction of a new two storey dwelling
19 Margaret Street

Applicant: Mr D Thiemann

[Link to Documents](#)

- c) **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
Applicant: Mr & Mrs Schwer [Link to Documents](#)
- d) **DC/19/2049/FUL** | Single storey extension of Bungalow.
3 Sunray Avenue
Applicant: Mrs Hallinan [Link to Documents](#)
- e) **DC/19/2261/FUL** | Retrospective Application - Conversion of our detached garage to a habitable space for the sole use of our family
26 Keswick Close
Applicant: Mr R Brackenbury [Link to Document](#)

6. Planning Decisions

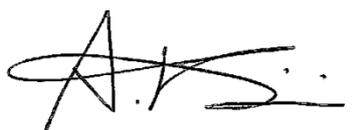
To note the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of this agenda. **(Page 7)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday, 3 July 2019 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
12 June 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 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 5 June 2019** at **9.15am**.

PRESENT: Cllr S Bird (Chairman) Cllr M Morris
Cllr S Bennett Cllr D Savage
Cllr M Jepson Cllr K Williams (*for item 45a*)
Cllr S Gallant

OFFICERS: Mrs D Frost (Deputy Town Clerk)
Mrs S Morrison (Planning Administration Assistant)

IN ATTENDANCE: 7 Members of the public

In the absence of **Cllr A Smith** (Chairman), Vice-Chairman **Cllr S Bird** was in the Chair.

40. PUBLIC QUESTION TIME

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

41. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr A Smith** and **Cllr S Wiles**

Cllr K Williams gave apologies in advance of needing to leave the meeting at 9.40am to attend to other business.

42. 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.

43. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 22 May 2019** be signed by the Chairman as a true record.

44. PLANNING APPLICATIONS

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

a	<p>DC/19/1961/VOC Variation of Condition(s) 1 of application 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). Land West Of Ferry Road Residential Centre Ferry Road</p>
	<p>Committee recommended REFUSAL.</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.</p> <p>Committee felt that the original design featuring gables with valleys between helped to reduce the impact of these three storey apartment blocks. The introduction of ridges between these gables now negates this positive effect.</p> <p>We, therefore, feel that this application is contrary to DM21 (a) and DM23 (e).</p>

At this point, 9.40am, Cllr K William left the meeting.

b	<p>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. Stowe House (Former) Cliff Road</p>
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Committee recommended APPROVAL	
c	DC/19/1907/FUL Loft Conversion/Extension with first floor balcony to rear elevation Rubecon 14 Marine Parade Walk
<p>Committee strongly recommended REFUSAL of this application.</p> <p>The Martello Park development was carefully designed with an aesthetic appearance in mind. Each elevation within the development has a symmetrical appearance and overall the street scene has a beneficial effect on this very public area of the town. We regard any deviation from the original design concept will have a severe detrimental effect on this iconic design. We, therefore, feel that this proposal is contrary to DM21 (c)</p>	
d	DC/19/1889/FUL Extensions and Internal Alterations 18 Ferry Road
Committee recommended APPROVAL	
e	DC/19/1891/FUL Rear and side extensions replacing existing extensions. Rebuild of garage 6 Foxgrove Gardens
Committee recommended APPROVAL	
f	DC/19/1932/FUL WC block Posh Car Wash Langer Road
<p>Committee recommended REFUSAL. We feel the siting of the proposed toilet block in isolation will have a negative impact on the streetscene, which we feel is in contravention of DM21 (a & b).</p>	
g	DC/19/1527/FUL Rear single storey flat roof extension to detached dwelling 68 Langer Road
Committee recommended APPROVAL	
h	DC/19/1892/FUL Garage side extension 3 Estuary Drive

Committee recommended APPROVAL	
i	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
Committee recommended APPROVAL	

45. 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.

46. CORRESPONDENCE

Environment Agency consultation: draft national flood and coastal erosion risk management strategy

The Deputy Clerk advised that the Environment Agency was seeking comment by 4 July. Committee agreed that Cllr A Smith should be asked to formulate a response which he would present to the Committee on 19th June.

47. CLOSURE

The meeting was closed at 11.05am. The date of the next meeting was noted as being Wednesday, 19 June 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/19/1559/FUL | Construction of a two storey side and rear extension (rear balcony). New pitched roofs over garage, main house and single storey side block. Modifications to windows and external materials. Refer to plans for full description.
2 The Pines

DC/19/1463/FUL | Proposed two storey extensions and replacement detached garage.
39 Crescent Road

DC/19/1227/FUL | We plan to renovate the existing front extension of the building in order to improve its appearance and protect the existing brickwork
Ranelagh Christian Fellowship Hall Assembly Ranelagh Road

DC/19/1606/FUL | Proposed two storey porch
20 Fleetwood Avenue

DC/19/1070/FUL | Proposed Rear Extension
Westdene 5 Buregate Road

Refused (and recommended for Refusal by this Committee):

DC/19/1328/FUL | Conversion of front garden area into 4 space car park, with modified crossover location.
Cliff House Chevalier Road

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

None

Withdrawn

DC/19/1292/FUL | Proposed Public House
201 Hamilton Road