



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 28 August 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 14 August 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/19/2948/FUL** | Proposed refurbishment, extension and part-conversion of existing retail premises to provide a refurbished retail unit at ground floor front and 16 new flats, with associated landscaping and cycle parking. Demolition of ground floor service accommodation fronting Highfield Road, rear walls and roof to existing 2nd floor, and internal alterations.

55-57 Hamilton Road

Applicant: Occidental Ltd

[Link to Documents](#)

b) **DC/19/3100/FUL** | Proposed alterations and rear extension.

51 Langley Avenue

Applicant: Mr & Mrs Butler

[Link to Documents](#)

c) **DC/19/3145/TPO** | G1 4no. Holm Oak - Fell nos. 1 and 3, decay and large split in stems, heavy overhang of road and public footpath. Large limb failure in recent storm. Pollard nos. 2 and 4 to 6m. and balance crowns. G2 2no. Robinia - Fell both trees, one tree has deep stem fracture, both heavy overhang of road and at risk of further storm damage failure.

Convent Of Jesus And Mary 63 Orwell Road

Applicant: Mr M Middleton (Agent)

[Link to Documents](#)

d) **DC/19/3288/TCA** | Lime - reduce by 3/3.5 metres all round. The tree is growing towards the flats and residence would like the tree reduced in size.

Land Between 67 And 69 Tower Road

Applicant: Miss Kent

[Link to Documents](#)

6. **EDF Energy Sizewell C Stage 4 Consultation**

To receive a report from Cllr G Newman who attended the Joint Local Authorities Group briefing on 26th July and consider a draft response to this consultation which closes on 27th September.

7. **Planning Decisions**

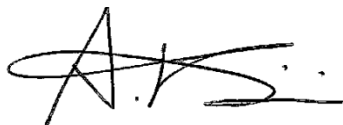
To note the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of this agenda. **(Page 7)**

8. **Correspondence**

To note any items of correspondence.

9. **Closure**

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 11 September 2019 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi

Town Clerk

22 August 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 14 August 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 Cllr K Williams

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

160. PUBLIC QUESTIONS

There were none.

161. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Gallant**.

162. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr M Jepson	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)

163. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 31 July 2019 be signed by the Chairman as a true record.

164. 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/19/2864/FUL Retrospective Application - Extension to flats previously approved under C01/1507. Works on the approved conversion commenced in part in 2002 and the remainder in 2010. Works have not commenced on these new proposals.</p> <p>117 High Road West</p>
<p>Committee recommended APPROVAL.</p>	

b	<p>DC/19/2743/FUL The Felixstowe Dock and Railway Company is a Port Authority and the proposal will take place on Operational Land within its Limits of Jurisdiction. The proposal will remove of part of the existing pavement and the construction of a new building that will accommodate office space, employee welfare facilities and the Port of Felixstowe operations centre. This new facility will replace various buildings within the port estate some of which are beyond their design life. The proposal also incorporates new access arrangements, parking for cars, cycles and motorbikes, EV vehicle charging points, turning space, site landscaping, site drainage, sub-station and the installation of an energy centre.</p> <p>Land North of Dyke Road</p>
<p>Committee welcomed the application's attention to parking and environmental issues and recommended APPROVAL subject to confirmation that the proposed aluminium cladding would not be conspicuously reflective.</p>	

c	<p>DC/19/2993/FUL Formation of flat roof dormer to facilitate room in the roof conversion together with associated elevation alterations</p> <p>47 Ranelagh Road</p>
<p>Committee recommended APPROVAL.</p>	

d	<p>DC/19/2783/FUL Construction of a single storey dwelling</p> <p>40 King Street</p>
<p>Committee recommended REFUSAL. Members considered the proposal to be overdevelopment of the site in contravention of DM7(a) and (d), leading to inadequate parking in contravention of DM19 and poor residential amenity in contravention of DM 23(e). Committee also supported the comments from Suffolk County Highways.</p>	

e	<p>DC/19/2990/FUL Erection of infill side extension.</p> <p>4 Windermere Road</p>
<p>Committee recommended APPROVAL.</p>	

f	DC/19/3025/FUL Single storey side & rear extension 37 Stour Avenue
Committee recommended APPROVAL.	
g	DC/19/3037/FUL Proposed Single Storey Side Extension 1A Maybush Lane
Committee recommended APPROVAL.	
h	DC/19/1863/FUL Construction of single storey side and rear extensions. 1 Church Road
Committee recommended REFUSAL. Members felt that the proposal would contravene policies DM21(a) and DM23(e) as it would not relate well to the scale and character of their surroundings, particularly in terms of height, massing and form, together with privacy and overlooking.	
i	DC/19/2752/PN3 Prior Notification Application - Change of use to a tea shop 81 High Road
Committee recommended APPROVAL.	
j	DC/19/2698/ADN 1x Non illuminated fascia. 1x Non illuminated wall mounted totem. 1x Non illuminated mounted reception sign. K W Autos Undercliff Road West
Committee recommended APPROVAL.	
k	DC/19/2522/FUL Vehicular hardstanding and dropped kerb access 76 Coronation Drive
Committee recommended APPROVAL.	
l	DC/19/2882/TCA Rear Garden T1 Silver Birch - crown reduce by 30% T2 Lime - Fell Front Garden T3 - 2no. Leylandii to be felled. 3 The Courts
Given the lack of reason for its proposed felling, Committee requests that East Suffolk Council's Arboricultural Officer consider the use of a TPO to protect T2 – Lime. Members had NO OBJECTION however to the works proposed to the T1 and T3, subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

m	<p>DC/19/2827/TCA 1 No. Bullace Tree situated at the bottom of the rear garden to be crown reduced by 30%-40%. The tree is currently leaning on the roof of the garden shed and outbuilding. By reducing the crown I am hoping the tree will start to raise off the buildings.</p> <p>Kinabalu 98 Ranelagh Road</p>
<p>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</p>	

165. 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.

166. CORRESPONDENCE

Committee noted the following correspondence received:

- i. **Removal of BT Payphones – Hamilton Road & Wadgate Road**
 Whilst Members had no objection to the removal of the payphone at Hamilton Road, Members were concerned about the proposed removal of the payphone at Wadgate Road. The phone demonstrably shows significant regular use, far in excess of BT's own criteria. It meets a local need and is important to those that use it. Accordingly, the Town Clerk was asked to respond on behalf of the Town Council to ask that this payphone be retained.

- ii. **Yellow Fish Campaign**
 The Environmental Agency's initiative is to raise awareness of the harm that litter entering drains can have on natural freshwater and marine environments. The message to be publicised is '**only rain down the drain**' which will be delivered through workshops and sessions within businesses, community organisations, schools and residents

167. CLOSURE

The meeting was closed at 11.03am. The date of the next meeting was noted as being Wednesday 28 August 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

**DC/19/1889/FUL | Extensions and Internal Alterations
18 Ferry Road**

**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. Use of workshop for woodcarving classes
28 Colneis Road**

**DC/19/2497/FUL | Two storey side extension
3 Holbrook Crescent**

**DC/19/2544/ADI | Non Illuminated Advertisement Consent - Installation of new company branded signage, consisting of: 1 x non illuminated projecting sign and 1 x non illuminated fascia sign.
Savers 89 Hamilton Road**

**DC/19/2560/ADI | Illuminated Advertisement Consent - New Fascia, Projecting and ATM signage to new NBS branding
72 Hamilton Road**

**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**

**DC/19/2828/TCA | 1 No. Small Holm Oak tree in the rear garden to be crown reduced by 30% and shaped. 1 No. Honey Locust Tree in the rear garden to be crown reduced by 30% and shaped.
30 Maybush Lane**

**DC/19/2827/TCA | 1 No. Bullace Tree situated at the bottom of the rear garden to be crown reduced by 30%-40%. The tree is currently leaning on the roof of the garden shed and outbuilding. By reducing the crown I am hoping the tree will start to raise off the buildings.
Kinabalu 98 Ranelagh Road**

Refused (and recommended for Refusal by this Committee):

**DC/19/2304/FUL | Proposed new dwelling (incorporating existing garage)
1 Sudbury Road**

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

None