



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 31 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 17 July 2019 as a true record. **(Pages 4-9)**

5. Planning Applications

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

- a) **DC/19/2787/FUL** | Renewal of planning permission for development of outdoor/indoor rifle ranges with associated infrastructure.
Part Land North Of Railway Line Nicholas Road Trimley St Mary
Applicants name Mr S Metson [Link to Documents](#)
- b) **DC/19/2763/FUL** | Single storey front extension
22 Links Avenue
Applicant: Mr & Mrs A Leveridge [Link to Documents](#)
- c) **DC/19/2691/FUL** | Conversion of offices to residential
104 Hamilton Road
Applicant: Cumberland Investments Ltd [Link to Documents](#)
- d) **DC/19/2829/COU** | Change of use from a B1 business use to a Residential Flat
49 Wadgate Road
Applicant: Mr Miller [Link to Documents](#)
- e) **DC/19/ DC/19/2762/FUL** | Proposed detached double garage to rear of property.
83 Seaton Road
Applicant: Mr C Wilson [Link to Documents](#)
- f) **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
Applicant: Mr Steve Markham [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. **(Page 10)**

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

To note the above consultation which is open until 27th September 2019 alongside any update from Members attending the Joint Local Authorities Group briefing on 26th July.

8. **Suffolk Coastal Local Plan Examination**

To consider representations from the Town Council's Planning & Environment Committee to the Planning Inspector's the examination of the Suffolk Coastal Local Plan. **(Page 11)**

9. **Correspondence**

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 14 August 2019 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
24 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 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 17 July 2019** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr M Morris
Cllr S Bird (Vice Chairman) Cllr D Savage
Cllr S Bennett Cllr K Williams (*to item 135*)
Cllr S Gallant

OFFICERS: Mr A Tadjrishi (Town Clerk)

IN ATTENDANCE: 1 Member of the public
Cllr Darren Aitchison

129. PUBLIC QUESTIONS

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

130. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr M Jepson** and **Cllr S Wiles**.

Apologies for needing to leave the meeting at 11am were received from **Cllr K Williams**.

131. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant	All	Local Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird	All	Local Non-Pecuniary (as a Member of Suffolk County Council)
Cllr A Smith	133(n)	Pecuniary (as near neighbour to the subject property)

Having declared that his interest was pecuniary in nature, Cllr A Smith advised that he would leave the Chamber before any discussion and throughout the consideration of that item.

132. 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.

133. PLANNING APPLICATIONS

The Chairman invited the member of the public to address the Committee. Committee noted concerns on item 133(a) below relating to loss of privacy, noise disturbance and design.

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

a	DC/19/2584/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
Committee recommended REFUSAL. The proposed balustrading represents a significant change to the character of this iconic building in the Conservation Area. Moreover, the proposed balcony to the eastern elevation would have an unacceptable detrimental impact on the residential amenity to the neighbouring Vernon Villa, resulting in a loss of privacy and intrusive noise.	
b	DC/19/2510/FUL Proposed Extensions to Existing garage and external works including swimming pool, pool house, steps & landscaping Soundings Golf Road
Given the fact of frequent collapses of the cliff frontage at this area, particularly since 1986, Committee considers it essential that a Coastal Erosion Vulnerability Assessment is undertaken before the proposed swimming pool is approved, as per para 9.33 of the emerging Suffolk Coastal Local Plan. As such, Committee recommended APPROVAL, subject to the Coastal Management Team considering whether a Coastal Erosion Vulnerability Assessment is required.	
c	DC/19/2304/FUL Proposed new dwelling (incorporating existing garage) 1 Sudbury Road
Committee recommended REFUSAL. The proposal provides insufficient amenity space, inadequate parking provision for the new dwelling and a loss of parking for the host property. It would impact on highway visibility, presenting a hazard to traffic safety and is not in keeping with the street scene.	

d	<p>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</p>
<p>Committee recommended APPROVAL.</p>	
e	<p>DC/19/2609/FUL Two storey side extension including internal and external alterations plus new garage to replace existing 46 Glemsford Close</p>
<p>Committee recommended APPROVAL.</p>	
f	<p>DC/19/2566/FUL Two storey side infill extension and alterations 12 Westmorland Road</p>
<p>Committee recommended APPROVAL.</p>	
g	<p>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</p>
<p>Committee noted that this application had been WITHDRAWN.</p>	
h	<p>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</p>
<p>Committee recommended REFUSAL. The current signage is non-illuminated and internally illuminated signage is not appropriate in this location, being one of the earliest examples of classic Felixstowe heritage in the Conservation Area, contrary to SPG14.</p>	
i	<p>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</p>
<p>Committee recommended REFUSAL as there was no information supplied as to the design and location of the proposed signage or lights. Committee requested that this be resubmitted with full details.</p>	

j	DC/19/2560/ADN Non Illuminated Advertisement Consent - New Fascia, Projecting and ATM signage to new NBS branding. 72 Hamilton Road
Committee recommended APPROVAL.	

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
Committee recommended APPROVAL.	

i	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
Committee recommended APPROVAL.	

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
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

At this point, 10.45am, Cllr A Smith left the meeting.

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
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

At this point, 10.47am, Cllr A Smith returned.

134. 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.

At this point, 11.05am, Cllr K Williams left the meeting.

135. SUFFOLK COASTAL LOCAL PLAN EXAMINATION

Committee considered a number of Felixstowe-related queries put to East Suffolk Council by the Planning Inspector in advance of the public hearings.

RESOLVED that any representations from the Town Council should be finalised at the next meeting.

136. SPEED INDICATOR DEVICE (SID)

The Chairman invited Cllr D Aitchison to speak to the Committee about Speed Indicator Devices (SIDs). Committee considered the principle of the Town Council acquiring and utilising up to 2 SIDs as traffic calming measures in various locations around the town.

RESOLVED that Cllr Aitchison be invited to look further into the matter and report back to the Committee on the viability of installing up to two SIDs and their possible locations in the town.

137. SIZEWELL C STAGE 4 BRIEFING

The Clerk advised that there was to be a briefing by East Suffolk Council and Suffolk Council on the Sizewell C Stage 4 consultation and the Town Council had been invited to send up to two representatives.

It was noted that Cllr G Newman sat on the Joint Local Authority Group and was willing to attend in his capacity as a Town Councillor.

RESOLVED that Cllr A Smith and Cllr G Newman attend the ESC/SCC briefing on the Sizewell C Stage 4 consultation on Friday 26 July 2019 as the Town Council's representatives.

138. CORRESPONDENCE

Committee noted the following correspondence received:

i. DC/19/1820/FUL - Proposed new bungalow- Land Adjacent 53 Wentworth Drive.

The Clerk advised that this application, which had been recommended for refusal by the Committee, had been referred to East Suffolk Council's Planning Committee for determination. The Clerk had requested to be advised of the meeting date and would keep Members updated.

- ii. **Appeal Reference APP/J3530/X/18/3216462, Unit 11, Haven Exchange**
The Clerk advised that an appeal had been made to the Secretary of State by Orwell Truck Stop against East Suffolk Council's refusal of application DC/18/2642/CLE for Distribution Centre.

139. CLOSURE

The meeting was closed at 12.17 am. The date of the next meeting was noted as being Wednesday 31 July 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/19/2348/FUL Single Storey Front and Rear Extensions 22 Roman Way
DC/19/2310/FUL Rear and side extension 111 St Andrews Road
DC/19/1892/FUL Garage side extension 3 Estuary Drive
DC/19/1891/FUL Rear and side extensions replacing existing extensions. Rebuild of garage 6 Foxgrove Gardens
DC/19/2397/DRC Discharge of Condition(s) 4,5,6,7,10 of planning permission DC/17/3986/FUL (Proposed dwelling) Land At Candlet Grove Candlet Grove
DC/19/1865/FUL Single storey extension to provide larger kitchen/ diner and porch. Add bedroom and toilet. Alter personal door position to garage. 27 Bredfield Close
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 Gardens

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

None

AGENDA ITEM 8: SUFFOLK COASTAL LOCAL PLAN EXAMINATION

The Suffolk Coastal Local Plan was submitted to the Secretary of State for independent examination on 29 March 2019. Mr Philip Lewis has been appointed as the Planning Inspector by the Secretary of State for Housing, Communities and Local Government to examine the soundness of the Plan and whether it meets the requirements of the Planning and Compulsory Purchase Act and associated Regulations.

The Planning Inspector has published a Guidance Note ([H5 - Guidance Notes for the Examination](#)) which is also provided at **Appendix A** to this agenda for information.

This documents have been added to the [Examination Document Library](#) alongside the following other documents:

[H6 - Initial Matters, Issues and Questions](#)

[H7 - Draft Programme for the Hearings.](#)

[H3 - Council Response to Inspector Questions – H1 \(16/05/19\)](#)

[H4 - Council Response to Inspector Questions – H2 \(20/05/19\)](#)

[Additional questions from the Inspector \(H2\)](#)

[Inspector's questions \(H1\)](#)

The Examination webpage gives further information and provides links to additional documents:

<https://suffolkcoastallocalplan.inconsult.uk/consult.ti/SuffolkCoastalExamination2019/viewContent?contentid=389043>

The Inspector has advised that [H6 - Initial Matters, Issues and Questions](#) will form the basis of the discussion at the Hearing sessions.

Hearings will take place on selected dates between Tuesday 20 August and Friday 20 September. The [hearing sessions](#) page gives more information.

Committee requested to attend the following Hearings being held by the Inspector as part of his examination of the Local Plan:

- Day 1: Tues 20th August (AM) Climate Change.
- Day 3: Thurs 22nd August (AM) Infrastructure.
- Day 4: Tues 3rd September (AM) North Felixstowe Garden Neighbourhood and (PM) All other Felixstowe allocations
- Day 6: Thurs 5th September (PM) Rural Areas
- Day 11: 20th September (AM) Transport and Climate Change policies

The Inspector has advised that written Hearing Statements can be provided in lieu of attending a Hearing session and that written or oral representations carry equal weight. Deadline for submission of Hearing Statements is Fri 2nd August.

The Planning Inspector has advised that it is not usual for those supporting the Local Plan to be heard at a hearing session, unless specifically invited, and therefore

representations should be specifically related to what changes are thought to be necessary to make it sound.

As such, Members are advised to restrict any further representation by the Committee to anything which adds to those issues raised by the Town Council in its response to the Final Draft Local Plan consultation ([Final-Draft-Local-Plan-Consultation-Response.pdf](#)) and previous submissions.

Having given some consideration of the matters raised in the Inspector's [H6 - Initial Matters, Issues and Questions](#), Committee is requested to focus on the following queries which were identified as potentially relevant for the Town Council:

- 1.9: Climate Change
- 2.17: SCLP3.1 Growth Strategy
- 2.22: Employment land
- 2.35: SCLP2.2 Infrastructure
- 2.36: SCLP2.2 criterion (j), net gains in biodiversity
- 3.3: SCLP12.2 The Strategy for Felixstowe
- 3.4: to 3.12 SCLP12.3 North Felixstowe Garden Neighbourhood
- 3.21: SCLP12.16 Felixstowe Leisure Centre
- 3.48, 3.49, 3.50: SCLP35 Land at Innocence Farm.

Committee is requested to consider any representation by the Town Council's Planning & Environment Committee, noting that any written submission must be made by 2nd August and should therefore be finalised at this meeting. Committee could consider its representations at a following meeting subject to such representations being made in person at the relevant public hearing.
