



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 5 February 2020** 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 22 January 2020 as a true record. **(Pages 4-7)**

#### 5. Planning Applications

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

- a) **DC/20/0160/FUL** | The proposal is a 2 storey Public House. On the site of an old GP practice which has been demolished

**201 Hamilton Road**

Applicant: J D Wetherspoon

[Link to Documents](#)

- b) **DC/20/0220/FUL** | Construction of new dwelling on land forming part of the curtilage of the existing dwelling  
**5 South Hill**  
Applicant: Mr R Good [Link to Documents](#)
- c) **DC/19/4528/OUT** | Residential development of 9 units, alterations to existing vehicular access and associated external works and parking. |  
**Land At Junction With Garrison Lane And High Road West**  
Applicant: Mr R Harrison [Link to Documents](#)
- d) **DC/20/0282/AME** | Non-Material Amendment on 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**  
Applicant: Generator Optima (Ferry Road) Ltd [Link to Documents](#)
- e) **DC/20/0250/FUL** | A rear single storey extension onto existing bungalow  
**16 Ferndown Road**  
Applicant: Mr D Emanuel [Link to Documents](#)
- f) **DC/20/0170/FUL** | Proposed Garage  
**70 Cobbold Road**  
Applicant: Mr S Baker [Link to Documents](#)
- g) **DC/20/0257/FUL** | Insert a Dormor window into an attic room at the rear of the house on the 2nd floor  
**32 Victoria Street**  
Applicant: Mr J Masters [Link to Documents](#)
- h) **DC/20/0232/FUL** | We plan to host weddings/civil ceremonies and also the wedding breakfast/after parties. This will be using three communal/shared rooms within Harvest House. No changes will be made to extend or alter the building in anyway.  
**Harvest House 1 Cobbold Road**  
Applicant: Mrs S Sweet [Link to Documents](#)
- i) **DC/20/0186/TPO** | Lime tree next to the Sweet Chestnut tree in the front garden of the property to be re-Pollarded. Pruning cuts will be made just above previous pruning cuts.  
**48 Tower Road**  
Applicant: Mrs L Skelton [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 8)**

**7. Consultation: England Coast Path Final Proposals – Shotley Gate to Felixstowe Ferry**

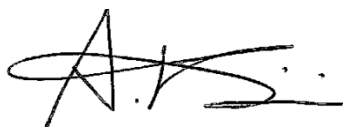
To consider the consultation by Natural England on final proposals for the England Coast Path from Shotley Gate to Felixstowe Ferry, the deadline for comments being 11 March 2020. **(Page 9)**

**8. Correspondence**

To note any items of correspondence.

**9. Closure**

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 19 February 2020 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi**  
**Town Clerk**  
**29 January 2020**

For information (via email): All Town Councillors  
Local Press  
Felixstowe Chamber of Trade & Commerce

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***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 22 January 2020** at **9.15am**.

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

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

**IN ATTENDANCE:** Mr R Abbott  
                              7 Members of the Public

### **380. PUBLIC QUESTIONS**

There were none.

### **381. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr K Williams**

### **382. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird Cllr S Gallant 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)

No Pecuniary Interests were declared, and no dispensations were requested.

### **383. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 8 January 2020** to be signed by the **Chairman** as a true record.

### **384. 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><b>DC/19/5049/FUL   Redevelopment of site to provide new clubhouse and new public facilities to include cafe, putting green, toilets and viewing platform, improved access, parking, 5 detached dwellings and associated landscaping, relocation of existing watch tower - existing clubhouse and pro-shop buildings to be demolished</b></p> <p><b>Felixstowe Ferry Golf Club Ferry Road</b></p>
<p><b>Committee has carefully considered all the aspects of this application, including the relationship with the AONB, the attractive and welcome facility that this new development would provide and other issues, and are therefore pleased to recommend APPROVAL for the development.</b></p> <p><b>In particular, we welcome the modern and environmentally friendly design elements, including the proposed ground source heat pump, PV panels, provision of EV charging points, permeable surfacing and green roof.</b></p> <p><b>However, there are some minor issues of concern:</b></p> <ul style="list-style-type: none"> <li>• <b>The landscaping of the front gardens of the houses on the bend in the road should be designed to ensure clear views for traffic exiting the three driveways.</b></li> <li>• <b>We ask that very clear signage be provided in relation to the shared access arrangements for vehicles visiting the golf club and leaving the public car park, so that visitors are aware from the road that there is no entrance to the Clifflands public car park.</b></li> <li>• <b>We understand that the planting in the vicinity of the viewing platform will not obscure the view. The drawings of the platform do not indicate its height. We believe that it will offer step-free access, but request that this be confirmed.</b></li> <li>• <b>The proposed new café will be a welcome new facility for the town; however, currently there is no dedicated public disabled parking proximate to that location. We would ask that ESC consider providing this.</b></li> <li>• <b>We note that the drawings show knee-railing to be installed in keeping with existing arrangements, but the drawings do not indicate that they continue for the entire length of the public car park, as currently exists. We assume that this will not be changed by ESC.</b></li> </ul>	

<b>b</b>	<p><b>DC/20/0062/LBC</b>   Application for a new Listed Building Consent to replace existing Listed Building Consent DC/16/2820/LBC to allow for the demolition of existing buildings, the conversion and reconstruction of curtilage listed stable buildings to B1 business use and enhancements to the curtilage of 362 High Street. Listed building consent required to support the extant planning permission for the demolition of existing buildings and the phased construction of up to 385 dwellings, new public open space and a new link road and linear park between Walton High Street and Candlet Road the conversion of curtilage listed stables to B1 business use, together with associated infrastructure (ref: DC/16/2778/OUT).</p> <p><b>Land North Of Walton High Street</b></p>
<p><b>Committee recommended APPROVAL</b></p>	

<b>c</b>	<p><b>DC/20/0090/FUL</b>   Proposed single storey rear extension <b>89 King Street</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	

**385. 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.

**386. CONSULTATION: ENGLAND COAST PATH FINAL PROPOSALS – SHOTLEY GATE TO FELIXSTOWE FERRY**

Members noted the consultation by Natural England on final proposals for the England Coast Path from Shotley Gate to Felixstowe Ferry. The Clerk agreed to circulate the link to the full proposal documents for Members to study in greater detail for further discussion at the next meeting prior to a response being drafted for submission in advance of the 11 March 2020 deadline.

**RESOLVED** that the consultation be noted and considered at the next meeting.

**387. CORRESPONDENCE**

**Committee NOTED** the following correspondence:

- i) Appeal ref. APP/J3530/X/18/3216462 Unit 11, Haven Exchange**  
The Clerk advised that the Planning Inspector had dismissed the appeal.
- ii) Felixstowe War Memorial**  
Notification from the Secretary of State for Digital, Culture, Media and Sport that the War Memorial had been added to the list of buildings of

special architectural or historic under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 on 15th January 2020.

**iii) Felixstowe Country Park Group**

The Clerk advised Members of a meeting invitation from the FCPG to discuss their aspirations for a country park within the North Felixstowe Garden Neighbourhood development proposals.

**iv) DC/19/1907/FUL 14 Marine Parade Walk**

Notice of Appeal had been received for this site. The Clerk in consultation with the Chairman has submitted further detailed comments to the Inspector in respect of the written Appeal process.

**v) DC/19/4233/FUL Mannings Amusements**

This application had been submitted for referral in respect of a 3rd party objection but remains to be determined by delegated authority. The Committee had requested that the use classes of the units be restricted to resort uses, but this was not mentioned in the officer's draft report. The chairman requested clarification of this from the case officer, which was confirmed, Also resulting from that correspondence was a matter raised by SCC Highways: a proposal that in order to improve pedestrian and traffic safety following further intensification of use at this busy location, a kerb buildout be provided, similar to those installed further north some years ago. It was agreed that FTC would support that, and the Chairman undertook to confirm this with ESC.

**388. CLOSURE**

The meeting was closed at 11.46am. The date of the next meeting was noted as being Wednesday 5 February 2020, 9.15am at Felixstowe Town Hall.

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## **AGENDA ITEM 7: PLANNING DECISIONS**

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

**DC/19/4233/FUL | Proposed "Container" Leisure Park  
Mannings Amusement Park Sea Road**

**DC/19/4616/FUL | Proposed Conservatory & Rear Balcony  
10 The Pines**

**DC/19/4729/FUL | Proposed single storey rear & side extension  
10 Kendal Green**

**DC/19/4589/FUL | Construction of two-storey detached dwelling, new vehicular access, associated landscaping  
53 Rosemary Avenue**

**DC/19/4389/FUL | Construction of single storey rear and side extensions  
5 Nacton Road**

**DC/19/4471/ROC | Removal of Condition 5 of C6583/2 - Erection of farmhouse (submission of details under Outline Planning Permission C6583. - Removal of Agricultural Occupancy Condition  
Cowpasture Farm Gulpher Road**

**DC/19/4529/TCA | Fell 1 Lime tree and Pollard 1 Lime tree by 50% to previous pollard point.  
Colbourn Court 11 Ranelagh Road**

**DC/19/4842/TCA | 1 x Silver Birch - Fell to ground level Reason: stunted growth and growing directly over drain cover.  
11 College Green**

**Refused (and recommended for Refusal by this Committee):**

**DC/19/4726/OUT | Outline Application - proposal for one dwelling  
44 St Georges Road**

**Approved (and recommended for Refusal by this Committee):**

None

**Refused (and recommended for Approval by this Committee):**

None



## **AGENDA ITEM 7: CONSULTATION: ENGLAND COAST PATH FINAL PROPOSALS – SHOTLEY GATE TO FELIXSTOWE FERRY**

Public consultation is underway on Natural England's proposals for improved access to the coast between Shotley Gate and Felixstowe Ferry. These proposals form part of a programme to establish a continuous walking route around England's coastline, under the provisions of Part 9 of the Marine and Coastal Access Act 2009.

During the eight-week consultation period owners, tenants or occupiers of any land affected by the proposed path and/or spreading room can make an objection about the proposals. Anyone else can make a representation. Any objections and representations will be sent to the Secretary of State and be used in the decision-making process.

Natural England advise that all representations and objections about the report must be received by midnight on Wednesday 11th March 2020.

The proposals consist of an Overview document together with five legally separate statutory reports with maps, each covering a single length of coast within the stretch relating to the proposed route. They also include a Habitats Regulations Assessment (HRA) relating to any potential impact on the conservation objectives of European sites; and a Nature Conservation Assessment (NCA) which documents their conclusions in relation to other potential impacts on nature conservation.

There are relevant forms to be completed if people wish to make a representation or objection, along with some guidance notes to help with completing the forms.

Copies of the all the documents and forms will be available at the locations listed below or online at: <https://www.gov.uk/government/collections/england-coast-path-shotley-gate-to-felixstowe-ferry>

Interested parties are also recommended to read Defra's detailed guidance notes on making representations and objections about the report, which are also available online at: [www.gov.uk/guidance/england-coast-path-comment-on-a-proposed-new-stretch](http://www.gov.uk/guidance/england-coast-path-comment-on-a-proposed-new-stretch)

The Secretary of State for Environment, Food and Rural Affairs will make a decision about the report when all representations and objections have been considered.

Establishment of the new access arrangements will not begin until that decision is made.

**Committee is requested to consider the consultation by Natural England on final proposals for the England Coast Path from Shotley Gate to Felixstowe Ferry, the deadline for comments being 11 March 2020.**

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