



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 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 22 May 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/19/1961/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

Applicant: Generator Optima (Ferry Road) Ltd

[Link to Documents](#)

- b) 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
Applicant: Mr Steward [Link to Documents](#)
- c) DC/19/1907/FUL |** Loft Conversion/Extension with first floor balcony to rear elevation
Rubecon 14 Marine Parade Walk
Applicant: Mr & Mrs B Connor [Link to Documents](#)
- d) DC/19/1889/FUL |** Extensions and Internal Alterations
18 Ferry Road
Applicant: Mr Neil Barnett [Link to Documents](#)
- e) DC/19/1891/FUL |** Rear and side extensions replacing existing extensions. Rebuild of garage
6 Foxgrove Gardens
Applicant: Mrs S Bannister [Link to Documents](#)
- f) DC/19/1932/FUL |** WC block
Posh Car Wash Langer Road
Applicant: Mr F Richer [Link to Documents](#)
- g) DC/19/1527/FUL |** Rear single storey flat roof extension to detached dwelling
68 Langer Road
Applicant: Mr & Mrs Heyes [Link to Documents](#)
- h) DC/19/1892/FUL |** Garage side extension
3 Estuary Drive
Applicants: Mr & Mrs C Veitch [Link to Documents](#)

- 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

Applicant: Mr Nigel Lynch

[Link to Documents](#)

6. Planning Decisions

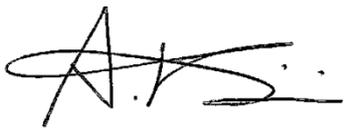
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 10)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 19 June 2019 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
29 May 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 22 May 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 (*to item 23h*)
 Cllr M Jepson

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

IN ATTENDANCE: Mr R Abbott of (Felixstowe Chamber of Trade & Commerce)

In advance of formal business, the Chairman welcomed everyone to the meeting, particularly the two new members and outlined the format of the meeting.

19. PUBLIC QUESTION TIME

None.

20. APOLOGIES FOR ABSENCE

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

Cllr S Wiles gave apologies in advance of needing to leave the meeting at 10.15am to attend to other business.

21. DECLARATIONS OF INTEREST

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

22. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 1 May 2019** be signed by the Chairman as a true record.

23. 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/19/1621/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 at Runnacles Way and Childers 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 to hold the thermal store and heat pump equipment. 120 Runnacles Way
Committee were very pleased to see this application and warmly welcomes the proposed installation of GSHPs both in terms of climate change and significant reduction in residents heating bills. We understand that Environmental Protection would be seeking to ensure insignificant noise impact and subject to a condition to that effect, we strongly recommend APPROVAL.	
b	DC/19/1622/FUL Install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 16 properties in Kiln Field and Woodgates. 10 Kiln Field
Committee were very pleased to see this application and warmly welcomes the proposed installation of GSHPs both in terms of climate change and significant reduction in residents heating bills. We understand that Environmental Protection would be seeking to ensure insignificant noise impact and subject to a condition to that effect, we strongly recommend APPROVAL.	
c	DC/19/1623/FUL Install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 18 properties at Runnacles Way and Childers Field. 12 Childers Field
Committee were very pleased to see this application and warmly welcomes the proposed installation of GSHPs both in terms of climate change and significant reduction in residents heating bills. We understand that Environmental Protection would be seeking to ensure insignificant noise impact and subject to a condition to that effect, we strongly recommend APPROVAL.	

d	<p>DC/19/1624/FUL Install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 21 properties in Barn Field.</p> <p>17 Barnfield</p>
<p>Committee were very pleased to see this application and warmly welcomes the proposed installation of GSHPs both in terms of climate change and significant reduction in residents heating bills. We understand that Environmental Protection would be seeking to ensure insignificant noise impact and subject to a condition to that effect, we strongly recommend APPROVAL</p>	
e	<p>DC/19/1625/FUL Install a communal ground source heat pump (GSHP) system to provide renewable heating and hot water to 20 flats in Stonelands House.</p> <p>Flat 1, Stonelands House, Runnacles Way</p>
<p>Committee were very pleased to see this application and warmly welcomes the proposed installation of GSHPs both in terms of climate change and significant reduction in residents heating bills. We understand that Environmental Protection would be seeking to ensure insignificant noise impact and subject to a condition to that effect, we strongly recommend APPROVAL.</p>	
f	<p>DC/19/1626/FUL 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</p> <p>15 Long Field</p>
<p>Committee were very pleased to see this application and warmly welcomes the proposed installation of GSHPs both in terms of climate change and significant reduction in residents heating bills. We understand that Environmental Protection would be seeking to ensure insignificant noise impact and subject to a condition to that effect, we strongly recommend APPROVAL.</p>	

g	<p>DC/18/0272/FUL Beach platform repairs and extension and the provision of 6 new beach huts. Beach Hut 1 Pier South Sea Road</p>
	<p>Consistent with its recommendation on 7 February 2018 in relation to DC/18/0272/FUL, Committee recommended REFUSAL on the grounds that it is clearly contrary to FPP20 which states that:</p> <p>“The provision of beach huts will be carefully monitored and limited to those which currently exist. Any increased provision will be directed towards other parts of the sea front (namely Felixstowe Ferry Golf Club to Cobbolds Point, Policy FPP18 as appropriate). Committee believes that a row of beach huts of this length and spacing on the beach in front of the promenade would result in a loss of tourism amenity, also an aim of FPP20, as large rows of closely spaced huts can be seen as intrusive and to detract from the seaside experience, in particular loss of sea views from the promenade.</p> <p>Members were also aware of the views of the Coast Protection team that the existing groynes in this area have a limited remaining life span of probably 10-15 years, with a consequent need for a further major Coastal Defence scheme on the frontage, potentially incompatible with the type of concrete wall structure proposed. Therefore, the creation of further beach hut sites at this location may only be sustainable in the short-term.</p>

During consideration of the following item, at 10.15am, Cllr S Wiles left the meeting.

h	<p>DC/19/1820/FUL Proposed New Bungalow Land Adjacent 53 Wentworth Drive</p>
	<p>Committee recommended REFUSAL. The open grassed spaces between buildings and those areas separating the buildings from the road make an important contribution to the overall characteristics of the area, as originally designed. The proposal would detract from the overall openness of the area, contrary to policy SP15 and fails to take into consideration the important use of space between buildings and the landscaping scheme originally intended contrary to policy DM21.</p> <p>Moreover, this proposal, sited on the corner of an unusual road layout will compromise safety and visibility for drivers. Members noted that a decision to refuse the application would be consistent with the District Council’s determination of DC/18/4243/FUL.</p>

i	<p>DC/19/1540/COU Change of use. Ground floor shop to be converted to a flat, mirroring the first floor flat already existing. 297 High Street Walton</p>
<p>Committee recommended APPROVAL</p>	
j	<p>DC/19/1070/FUL Proposed Rear Extension Westdene 5 Buregate Road</p>
<p>Committee recommended APPROVAL</p>	
k	<p>DC/19/1819/FUL Erection of single storey side and rear extension 62 Quilter Road</p>
<p>Committee recommended APPROVAL</p>	
l	<p>DC/19/1863/FUL To demolish side hall extension (for access) and later rebuild with bedroom over both hall extension and covered way, erect open porch onto hall, erect rear single storey and two storey extensions 1 Church Road</p>
<p>Committee recommended REFUSAL. It is an extremely cramped form of development. The 2-storey extension will significantly overshadow the neighbouring semi-detached property to the north with a 2-storey erection only some 9m approximately from the rear windows of the neighbouring property to the south at 131 High Road East.</p>	
m	<p>DC/19/1554/FUL Retrospective Application for side and rear extensions to bungalow. 102 Garrison Lane</p>
<p>Committee strongly recommended REFUSAL. Many of the rooms appear to be inaccessible, others appear self-contained and only accessible from the street. This application is therefore not, as described, an extension to a single dwelling.</p>	
n	<p>DC/19/1606/FUL Proposed two storey porch 20 Fleetwood Avenue</p>
<p>Committee recommended APPROVAL</p>	

o	DC/19/1657/FUL Installation of Three replacement door sets & seven replacement windows into existing openings 8 Red Hall Court
Committee recommended APPROVAL	
p	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
Committee recommended APPROVAL	
q	DC/19/1470/FUL Remove white UPVC double glazed window and replace with white UPVC double glazed French doors 17A Beatrice Avenue
Committee recommended APPROVAL	

24. 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.

25. NOTIFICATION OF APPEAL APP/J3530/D/19/3224173

Committee NOTED the Appeal with no further comment.

26. CORRESPONDENCE

The Clerk advised of the following correspondence received:

a) East Suffolk Council World of Planning Forum

Cllr S Bennett and Cllr M Morris indicated they would like to attend this event on Friday, 7 June at East Suffolk House in Melton.

b) Proposed TRO for School Keep Clear Roadmarkings

Committee noted Suffolk Highway's plan to introduce TROs to make it an offence to stop on the school entrance markings. The proposed restriction will be effective on Monday to Fridays and between 8am and 4.30pm.

27. CLOSURE

The meeting was closed at 11.40am. The date of the next meeting was noted as being Wednesday, 5 June, 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/19/0838/VOC | Variation of condition(s) 2 of application DC/17/3211/FUL
Proposed development of the land between Treetops and Candlet Road to construct a total of 6 new dwelling houses with associated hard and soft landscaping including new access road from Treetops - as well as the construction of an acoustic bund wall and fence to the perimeter of the site adjoining Candlet Road. |

Land To The North Of Treetops And Candlet Road

DC/19/1274/FUL | Single storey rear extension following demolition of conservatory
26 Dovedale

DC/18/4989/FUL | Extensions and alterations to existing building to create a total of four residential units and four shop/office units (Existing workshop to be demolished). Re-submission of previously approved scheme C/10/2097

19 Manning Road

DC/19/1472/TCA | Single twin trunk conifer tree within the allocated garden for Flat 2 10 Quilter road Felixstowe IP11 7JJ The tree is dominating the garden and blocking the sun for most of the day. Proposed works: to remove the tree to open up the area and make the garden a more usable space and to remove the risk of damage to surrounding area should the tree be subject to high winds. |

Flat 2 10 Quilter Road

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