



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 8 January 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 18 December 2019 as a true record. **(Pages 4-6)**

5. Planning Applications

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

- a) **DC/19/4811/FUL** | Extension of existing row of beach huts to level the beach material and reposition 5 existing beach huts from the Spa Pavilion end.

Manor End, The Promenade

Applicant: Ms Laura Hack, ESC

[Link to Documents](#)

- b) **DC/19/4780/FUL** | Extension to existing living accommodation over garage
Brook End House 78 Brook Lane
Applicant: C/o Mr R Allerton [Link to Documents](#)
- c) **DC/19/4761/FUL** | To replace all external doors and windows with white UPVC
4 Cranmer Cliff Gardens
Applicant: Mr M Gray [Link to Documents](#)
- d) **DC/19/4830/VOC** | Variation of Condition Nos. 2 and 3 of - Conversion to 6 self-contained apartments - Amendments to design and layout
South Beach Mansion Bent Hill.
Applicant: GKB Holdings [Link to Documents](#)
- e) **DC/19/4877/VOC** | Variation of condition(s) 2 of application
DC/17/3986/FUL - Proposed dwelling.
Land At Candlet Grove Candlet Grove
Applicant: East Coast Property Ltd [Link to Documents](#)
- f) **DC/19/5066/FUL** | Single storey rear extension
4 Walnut Close
Applicant: Mr & Mrs K Dawson [Link to Documents](#)
- g) **DC/19/4853/FUL** | Construction of a first-floor side extension
11 Conway Close
Applicant: Mr & Mrs S Bennis [Link to Documents](#)
- h) **DC/19/4802/FUL** | Erection of first floor extension, single storey rear extension, porch, and detached garage
28 Glenfield Avenue
Applicant: Mr & Mrs Gittins [Link to Documents](#)
- i) **DC/19/4753/FUL** | Single storey mono pitched porch extension to form cloakroom - including RC bridge over drains. Demolish original brick/ timber porch - replace with brick-built porch including toilet and wash basin
46 Kings Fleet Road
Applicant: Mr M Frost [Link to Documents](#)
- j) **DC/19/4835/FUL** | Replacement of windows and doors to flats 1-6
Beachcote into existing openings
1-6 Beachcote Undercliff Road East
Applicant: C/o Mr I Smillie [Link to Documents](#)
- k) **DC/19/4842/TCA** | 1 x Silver Birch - Fell to ground level Reason: stunted growth and growing directly over drain cover.
11 College Green
Applicant: Mrs P Bathhouse [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 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 22 January 2020 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
2 January 2020

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 18 December 2019** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr M Jepson
 Cllr S Bird (Vice Chairman) 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: One member of the public

361. PUBLIC QUESTIONS

Committee heard from a member of the public regarding Persimmon Homes pre-application consultation on the Cowpasture Farm development and concerns as to the extent to which the emerging Local Plan policy for the North Felixstowe Garden Neighbourhood would have a bearing on the outcome. The Chairman advised that Members of the Town Council had relayed similar concerns to Persimmon as interaction with the wider masterplan would appear to be limited. The Chairman confirmed that the Committee would be pleased to share its formal consideration of the proposal once the full application was submitted.

362. APOLOGIES FOR ABSENCE

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

363. 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 Cllr S Wiles	All	Local Non-Pecuniary (as a Member of Suffolk County Council)
Cllr S Gallant	365(e)	Local Non-Pecuniary (knows the applicant well)

As no Pecuniary declarations were made, there were no requests for dispensation.

364. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee Meeting held on 20 November be signed by the Chairman as a true record.

365. 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	DC/19/4528/OUT Residential development of 10 units, alterations to existing vehicular access and associated external works and parking. Land At Junction With Garrison Lane And High Road West
Committee recommended APPROVAL subject to the applicant addressing the matters raised by Suffolk Highways in respect on appropriately safe vehicle access to the site.	
b	DC/19/4589/FUL Construction of two-storey detached dwelling, new vehicular access, associated landscaping 53 Rosemary Avenue
Committee recommended APPROVAL	
c	DC/19/4726/OUT Outline Application - proposal for one dwelling 44 St Georges Road
Committee recommended REFUSAL on the grounds of cramped form of development in contravention of DM7 (a), (b), (c) and (d) which would result in unsatisfactory backland development in relation to residential amenity, loss of privacy, the relationship to 2 adjacent properties, and inadequate curtilage for both host and new dwellings. In particular separations of apparently only some 17 metres between the rear and front principal elevations of the host and new properties or just 12m to the host conservatory, and also only some 14m to the existing neighbouring bungalow on Earls Close are clearly inappropriate. Similarly, for the same reason it does not accord with DM 23(a), (b), (c) or (e) in regard to overlooking, outlook, access to sunlight or the relationships between the 3 properties in question.	
d	DC/19/4616/FUL Proposed Conservatory & Rear Balcony 10 The Pines
Committee recommended APPROVAL	
e	DC/19/4729/FUL Proposed single storey rear & side extension 10 Kendal Green
Committee recommended APPROVAL.	
f	DC/19/4610/FUL Erection Of Single Storey Rear Extension 84 Ranelagh Road
Committee recommended APPROVAL.	

g	DC/19/4375/VOC Variation of Condition No 4 of DC/17/1928/FUL - To park 7 No. cars at basement level - Creation of new front and side balconies, alterations to fenestration, creation of roof-top terrace, relocation of car-lift port and amendments to approved car park layout Cliff House Chevalier Road
Committee recommended APPROVAL	

h	DC/19/4572/FUL Lift shaft for disabled person 93 Cliff Road
Committee recommended APPROVAL.	

366. 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.

367. CORRESPONDENCE

Committee noted the following correspondence:

- i) Natural England Coastal proposed Coastal Path for the Deben Estuary from Felixstowe Ferry to Bawdsey.**
The map detailing the proposed coastal path from Felixstowe Ferry to Bawdsey was welcomed by Members.
- ii) ESC Planning Forum Invitation**
Committee agreed that Cllrs S Bennett and A Smith should attend the 24 January meeting on behalf of FTC.
- iii) East Anglia ONE and TWO Proposed Offshore Windfarms.**
Committee noted the proposed East Anglian ONE and TWO Offshore Windfarm Orders which were accepted 22 November 2019.
- iv) Appeal for DC/19/1907/FUL – Rubecon, 14 Marine Parade Walk.**
Committee noted the appeal with no further comment.
- v) Scheme of Delegation for DC/19/2948/FUL – 55-57 Hamilton Road.**
Committee noted that the Referral Panel had recommended the application be determined under the scheme of delegation without referral to the ESC Planning Committee.

368. CLOSURE

The meeting was closed at 10.40am. The date of the next meeting was noted as being Wednesday 8 January 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/19/4316/FUL | Convert the garage into a habitable room, fit new Apex roof to the garage. Extend the rear of existing garage out and convert existing UPVC porch into Brick wall version
64 Westmorland Road

DC/19/4070/FUL | Side extension (garage), Rear extension with balcony, Balcony extension to front, Remodelling front facade, new fenestration arrangement.
119 Cliff Road

DC/19/4035/FUL | The Installation of an external plant area comprising a wall mounted 152 KW dry cooler and a pump-station.
2-4 Langer Road

DC/19/4148/FUL | Two-storey rear extension
Stonethrow 16 Thornley Road

DC/19/4292/FUL | Proposed Extension to 135 Cornwall Road
135 Cornwall Road

DC/19/3751/FUL | Replacement of windows and doors to front and rear elevation in UPVC, all white except door black. All designs to match existing.
3 Red Hall Court

DC/19/4272/TCA | 1 No. Honey Locust tree to the rear of the property to be crown reduced by 30% and shaped.
5 Beach Court Beach Road East

DC/19/4273/TCA | Horse Chestnut tree to the rear right hand side of the back garden to be felled and removed. The tree was planted by the owners children about 20 years ago, The tree has an unbalanced crown as it is competing against two larger trees. The roots are now starting to lift the rear patio path way.
99 Ranelagh Road

C/19/4336/ADI | Illuminated Advertisement Consent - Internally illuminated letters on rails reading "The BOARDWALK CAFE BAR"
The Pier Undercliff Road West

Approved (and recommended for Refusal by this Committee): None

Refused (and recommended for Approval by this Committee): None

Refused (and recommended for Refusal by this Committee): None

Withdrawn:

DC/19/4079/FUL | Construction of a pair of three-bedroom houses
South East Corner Laureate Fields Land West Of The Ferry Road Residential Centre Ferry Road