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9 am to 4 pm Mondays to Fridays



TOWN HALL
FELIXSTOWE
SUFFOLK
IP11 2AG

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr S Bird (Chairman)
Cllr A Smith (Vice Chairman)
Cllr S Bennett
Cllr S Gallant
Cllr M Jepson

Cllr M Morris
Cllr D Savage
Cllr S Wiles
Cllr K Williams

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at **ONLINE** on **Wednesday 24 February 2021 at 9.15am.**

Public Attendance

Online meetings of the Town Council and its Committees are open to the press and public who are welcome to attend via Zoom. Members of the public are invited to make representations or put questions to the Committee during the public session. 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.

To join the meeting please follow this link:

<https://us02web.zoom.us/j/82892513980>

Alternatively, you may join via the meeting ID 828 9251 3980 or over the telephone by calling 0131 460 1196.

Our online meeting guidance can be found here: <https://www.felixstowe.gov.uk/wp-content/uploads/2020/05/Remote-Meeting-Guidelines.pdf>

Council has a duty to pay due regard to preventing crime and disorder and to conserve biodiversity in its decision-making and Members are reminded to consider the Council's commitment to climate action.

Ash Tadjrishi
Town Clerk
17 February 2021

For information (via email):

All Town Councillors
Local Press
Felixstowe Chamber of Trade & Commerce

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 10 February 2021 as a true record. **(Pages 5-7)**

5. **Planning Applications**

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

- a. **DC/21/0541/FUL** | Hybrid Application - Full Application for the construction of 45 apartments and maisonettes and 16 houses in buildings ranging in height from 2 to 3 storeys, conversion of retained assembly hall to provide 250m² community space, 16 residential car parking spaces, 1 car park space for community hall, 137 cycle parking spaces, highways and public realm works, hard and soft landscaping, access and associated works and Outline application (with all matters reserved except for access, use and scale) for redevelopment and extension of retained sports hall to provide indoor bowls facility and cricket pitch with pavillion, 32 car parking spaces, 24 cycle spaces, landscaping and associated works. All matters reserved except for access, use and building heights.

Former Deben High School Garrison Lane

Applicant: Ms S Law. ESC

[Link to Documents](#)

- b. **DC/21/0670/VOC** | Variation of condition(s) 27 & 29 - DC/15/1128/OUT - Application for Outline Planning Permission for up to 560 dwellings, including a Local Community Centre, a 60 Bedroom extra Care Home and 50 assisted Assisted Living Units, 2 small Business Units and open space provision with associated Infrastructure. Condition Number(s): Conditions 27 and 29
Conditions(s) Removal: The approved drawings make no allowance for the

topography of the site having been based upon an ordnance survey extract rather than a topographical survey. An amendment to Conditions 27 and 29 will allow the junction (and the road and proposed cycle way) to be realigned whilst allowing for the retention of trees and vegetation along the north side of Candlet Road.

Land At Candlet Road

Applicant: Mr S McAdam, Persimmon Homes (Suffolk) [Link to Documents](#)

- c. **DC/21/0478/FUL** | Part demolition, alteration and change of use of nursing home to provide 6no. apartments, together with 4no. new build houses with new shared cartlodge

St Marys Nursing Home Undercliff Road East

Applicant: Mr S Jayarajan [Link to Documents](#)

- d. **DC/21/0503/FUL** | To erect two rear elevation single storey extensions, erect first floor extension on front facade. Convert kitchen back to garage.

4 Quintons Lane

Applicant: Mr S Watts [Link to Documents](#)

- e. **DC/21/0585/FUL** | Ground Floor - Internal changes First Floor - Internal changes Loft Space - Conversion of loft space into habitable rooms.

23-25 Margaret Street

Applicant: Mr S Harindran [Link to Documents](#)

- f. **DC/21/0523/FUL** | Proposed Erection of a single storey warehouse following demolition of the existing hall and garage

246 High Street Walton

Applicant: Mr Barham [Link to Documents.](#)

- g. **DC/21/0513/FUL** | Conversion of 2no. Flats to 1 Dwelling

27 Quilter Road

Applicant: Mr J Ely [Link to Documents](#)

- h. **DC/21/0631/FUL** | Clubhouse extension and recladding

Felixstowe Rugby Club Mill Lane

Applicant: Felixstowe Rugby Club Football Club [Link to Documents](#)

- i. **DC/21/0456/FUL** | Replacement entrance gates and screen walls

The Gables Ferry Road

Applicant: Mr & Mrs S Threadwell [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. Climate Emergency Working Group Briefing**
To receive and consider the Climate Emergency Working Group's findings and decide if there are items to refer to Council. **(Page 9)**
- 8. Correspondence**
To note any items of correspondence.
- 9. Closure**
To close proceedings and confirm the date of the meeting as scheduled for Wednesday 10th March 2021 at 9.15am.

AGENDA ITEM 4. CONFIRMATION OF MINUTES

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held
ONLINE on Wednesday 10 February 2021 at 9.15am**

PRESENT: Cllr A Smith (Chairman) Cllr M Morris
 Cllr S Bennett Cllr D Savage
 Cllr M Jepson

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

IN ATTENDANCE: Mr R Abbott, Felixstowe Chamber of Trade and Commerce
 One member of the public

449. PUBLIC QUESTIONS

None

450. APOLOGIES FOR ABSENCE

Apologies were received from **Cllr S Bird (Chairman), Cllr S Gallant, Cllr S Wiles** and **Cllr K Williams**.

451. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr M Jepson	All	Local Non-Pecuniary (as a Member of East Suffolk Council)

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

452. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 27 January 2021 be confirmed as a true record.

453. 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/21/0134/VOC Variation of Condition 2 of DC/13/3656/FUL - Proposed high bay distribution unit with a footprint of c. 47,000m2, including car parking and associated infrastructure.
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	Land At Clickett Hill Road And South Of Railway Line Nicholas Road Trimley St Mary
Committee recommended APPROVAL.	

B	DC/21/0174/FUL Proposed two storey rear and single storey side extension, including conversion of existing garage and alterations. 4 Newry Avenue
Committee recommended APPROVAL. Committee carefully considered all aspects, including the length of the ground floor extension and the substantial first floor extension with regard to the neighbouring properties which we believe will not be injurious.	

C	DC/21/0292/FUL Side facing windows to facilitate rear extension 11 Chelsworth Road
Committee recommended APPROVAL. Committee considered both potential issues of side windows and proximity to the rear which we believe are not prejudicial to the application.	

D	DC/21/0067/FUL Erection of a single storey rear extension Springwood 24 Foxgrove Lane.
Committee recommended APPROVAL.	

E	DC/21/0362/FUL Single storey rear extension to terraced house, replacing an existing extension on the same footprint. 17 Manor Terrace
Committee recommended APPROVAL	

F	DC/21/0468/TCA T1 Holm Oak - to pollard back to previous pollard points. T2 Lime - to be felled; the tree is causing cracking to boundary wall, and has decaying main branch unions in crown. The Cottage 2 Hamilton Gardens
Committee had NO OBJECTION to T1 Holm Oak being pollarded. With regards to T2 Lime, whilst the tree has some dangerous limbs and is said to be causing problems due to its root structure, it is a very significant tree in the town scape and we request that the arboriculturist consult with the planning department on the potential for a management regime that is able to deal with those two issues to avoid the need for felling.	

454. 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.

455. SUFFOLK DESIGN STREETS GUIDE CONSULTATION

The Town Clerk advised that, as instructed at the previous meeting, all Town Councillors were invited to submit comments in respect of the consultation document, a draft response to which had been prepared by the Town Clerk, Cllrs S Bennett, D Savage and A Smith (*Minute #460 of 2020/21 refers*).

Committee considered the draft response and further comments from Members in relation to SUDs schemes, maintenance of roadways, and proper consideration of footpaths.

RESOLVED that, subject to inclusion of the additional comments agreed, the Town Clerk would finalise the circulate amended response for the Suffolk Design Streets Guide Consultation and would submit today, 10 February, being the deadline for any responses.

456. CORRESPONDENCE

RESOLVED that the following correspondence be noted:

- i) A report from the Town Council's Climate Emergency Working Group would be brought to the Planning and Environment Committee 24 February meeting for consideration.
- ii) Flagship Homes will give a presentation to the Planning and Environment Committee on 10 March on their installation of ground source heat pumps. The presentation would be open to all Town Councillors.

457. CLOSURE

The meeting was closed at 10.48am. The date of the next meeting was noted as being Wednesday 24 February 2021, 9.15am.

AGENDA ITEM 6. PLANNING DECISIONS

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

DC/20/4734/FUL New dwelling with new vehicular access Brackenbury House Marcus Road
DC/20/4735/FUL New dwelling Brackenbury House Marcus Road
DC/20/5137/FUL Side extension 29 Norman Close
DC/20/4188/FUL Removal of conservatory. Addition of ground and first floor extension. 12 College Green
DC/20/5194/FUL First Floor Side Extension 47 Links Avenue

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

Withdrawn

DC/20/4804/VOC Variation of Condition No. 7 of C/89/2256 Date of Decision: 13/03/1990 - Ministerial guidance has indicated that to LPA's should be sympathetic to the seasonal extension of holiday parks in order to support and sustain the tourism industry as a result of COVID-19. - Variation of condition 7 of permission C.89/2256 to allow caravans to be used for human habitation between 15th January and the end of February 2021 Felixstowe Beach Holiday Park Walton Avenue
DC/20/3303/FUL Single story extension to the rear of the existing dwelling 64 Constable Road

AGENDA ITEM 7: CLIMATE EMERGENCY WORKING GROUP REPORT

Felixstowe Town Council declared a Climate Emergency at its meeting of 10 July 2019 and a Working Group was created to determine how the Council can reduce, to a minimum, its carbon footprint by 2030 (*Minute #122 of 2019/20 refers*).

The Working Group, which comprises Cllrs D Aitchison, S Bennett, M Morris, M Richardson and A Smith has met regularly to develop an Action Plan which has made recommendations for Council and its Committees with the aim of either a) reducing the Council's carbon footprint public or b) signposting and supporting the wider community to do the same.

The Action Plan was developed following a public survey linked to the Council's Business Plan, feedback from Council's Youth Forum and informed by third-parties such as Friends of the Earth.

The Working Group met recently on 8th February, the notes of the meeting are at **Appendix A** and the updated Action Plan is at **Appendix B** for Committee's consideration.

Committee is requested to note that, as a follow up to the meeting, Flagship Housing will be attending the P&E meeting on 10th March to give a short presentation, followed by a Q+A for Members, on their ground source heat pump projects.

Committee is requested to consider the Climate Emergency Action Plan and make any recommendations to Council it deems appropriate.