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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 10 March 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
4 March 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 24 February 2021 as a true record. **(Pages 5-10)**

5. **Flagship Homes' Ground Source Heat Pumps Project**

To receive a presentation from Flagship Homes on their recently completed project to install group source heat pumps to their sites in Felixstowe.

(Presentation)

6. **Planning Applications**

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

- a. **DC/21/0808/FUL** | Temporary change of use for one year to allow adjacent businesses use of public open space temporarily whilst ESC seeks further application for planning and ground works. The land will be used for tables and chairs for the consumption of food & drink outside.

Land East Of Bent Hill Undercliff Road West

Applicant: East Suffolk Council

[Link to Documents](#)

- b. **DC/21/0838/FUL** | Alterations and extension to form mixed use development comprising Commercial (Use Class E) and 9 self contained flats (Use Class C3)

Police Station 32 High Road West

Applicant: Pinn Homes Ltd

[Link to Documents](#)

- c. **DC/21/0731/FUL** | Demolition of workshop and replacement with 1no detached dwelling, alterations and extension to existing building to retain shop/office and provide 2no one bedroom first floor flats and 1no two bedroom dwelling. Amended scheme to previously approved application DC/18/4989/FUL
19 Manning Road
Applicant: Mr N Uddin [Link to Documents](#)
- d. **DC/21/0712/FUL** | Loft extension with a rear dormer window. New high level windows with juliet balconies. Internal alterations. Changes to external elevation materials.
The Lodge South Hill
Applicant: Ms C Baldwin [Link to Documents](#)
- e. **DC/21/0741/FUL** | Two Storey extension to side over existing garage
18 Cliff Road
Applicant: Mr D Woolnough [Link to Documents](#)
- f. **DC/21/0759/FUL** | First Floor Side Extension over Garage
230 Ferry Road
Applicant: Ms C Bond and Ms J Pearce [Link to Documents](#)
- g. **DC/21/0425/FUL** | Single storey extension to the rear and two storey extension to the side of the property
28 The Downs
Applicant: Mr V Stagg [Link to Documents](#)
- h. **DC/21/0766/FUL** | Single storey extension to the rear of the existing dwelling
64 Constable Road
Applicant: Mr D Aitchison [Link to Documents](#)
- i. **DC/21/0811/ADI** | Illuminated Advertisement Consent - New single illuminated 48-sheet digital advertisement display
Palace Bingo Hamilton Road
Applicant: Palatial Leisure Ltd [Link to Documents](#)
- j. **DC/21/0829/TCA** | Sycamore in rear garden- Removal of diseased lower lateral branch, and minor lateral branch.
Morwenna 17 Beach Road East
Applicant: Prof. E Candy [Link to Documents](#)

7. 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 11)**

8. A12 Upgrade and Seven Hill Roundabout Enhancement Consultation

To consider the Suffolk County Council scheme to improve the A12, in particular the proposed changes to the Seven Hills roundabout junction, and submit any response it deems appropriate by the deadline of 19 March 2021.

(Pages 12-14)

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the meeting as scheduled for Wednesday 24th March 2021 at 9.15am.

AGENDA ITEM 4. CONFIRMATION OF MINUTES

MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held ONLINE on Wednesday 24 February 2021 at 9.15am

PRESENT: Cllr S Bird (Chairman) Cllr M Jepson (*to Item 480v*)
 Cllr A Smith (Vice Chairman) Cllr M Morris
 Cllr S Bennett Cllr D Savage
 Cllr S Gallant (*to Item 477b*) Cllr S Wiles (*to Item 477h*)

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

IN ATTENDANCE: 17 Members of the public
 Cllr T Green, Felixstowe Town Council
 Mr R Abbott, Felixstowe Chamber of Trade and Commerce

473. PUBLIC QUESTIONS

Committee heard from two members of the public in respect of DC/21/0541/FUL relaying concerns about the potential for overlooking and impact on residential amenity to properties in Newry Avenue due to the height and proximity of the apartment block. Further concerns about the design and provision of car parking spaces were raised.

474. APOLOGIES FOR ABSENCE

Apologies were received from Cllr K Williams due to business obligations.

Apologies were received from Cllr S Gallant, Cllr S Wiles and Cllr M Jepson in advance of having to leave the meeting at 11.00am, 12.00pm and 1.00pm respectively to attend to other business.

475. 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 a Member of East Suffolk Council)
Cllr S Bird Cllr S Wiles	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

It was also noted that Cllr Gallant was on the ESC project board for the application at 477(a). Cllr Gallant advised that his interest was non-pecuniary in nature.

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

476. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 10 February 2021 be confirmed as a true record.

477. 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>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 pavilion, 32 car parking spaces, 24 cycle spaces, landscaping and associated works. All matters reserved except for access, use and building heights.</p> <p>Former Deben High School Garrison Lane</p>
<p>The Town Council welcomes the overall concept and principle of development and housing on this site. However, we have carefully considered the wide range of issues raised by this development and certain aspects are of great concern. We therefore recommend REFUSAL unless the following can be addressed:</p> <p>i) we are concerned about the height, massing, and intrusion – with the consequential increasing in overlooking - arising from the south-western elevation of Block D (some 12.5m high) on the amenity of residents at Newry Avenue, in contravention of SCLP11.1 (c)iii where it relates to height and massing and SCLP11.2(a) in respect of privacy and overlooking. We would seek a modification to reduce that elevation to two storeys.</p> <p>ii) the parking does not accord with SCC parking standards. The applicant asserts that this is mitigated by being a “town centre” development. We do not think this is appropriate analysis and believe that usual standards should be adhered to.</p> <p>With reference to the outline element of this hybrid application, relating to the sports facilities, Committee recommended APPROVAL subject</p>	

to there being no overall increase to height and massing of the elements adjacent to Valley Walk and Nursery Walk.

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

We welcome the variation of the application to move the carriageway south to preserve the trees and allotment boundary, in line with our previous comments.

We therefore recommend APPROVAL in principle subject to the retention of the hedging close to the western boundary of the allotment site, the removal of which appears to be unnecessary.

We also support the comments from the Felixstowe Allotment Association that some light pruning of the highway trees and making the Foot/cycleway fall away from the carriageway would allow the full 3m width to be provided for the whole length.

Similarly, we are concerned about the propensity for flooding where this crosses the entrance to the allotments and believe that this can be mitigated with consideration of the level of the access and/or appropriate drainage.

At this point in the meeting, 11.00am, Cllr Gallant left.

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

Committee recommends REFUSAL, whilst we are not against the conversion to residential in principle, we have the following concerns:

- i) We believe that due to the height and massing of the new buildings proposed this would be contrary to policy SCLP11.1(c) iii which should relate well to its surroundings.**

- ii) We also believe that the proposed eastern elevation, which will be 3 storeys, including first floor balcony and second floor windows, will present unacceptable overlooking to Brook Lane contrary to 11.2 para (a) privacy/overlooking.
- iii) We are also concerned as to the entrance and egress on to a narrow point on to Brook Lane for the 10 proposed properties at this development, the precise detail for which is not represented in any of the drawings;
- iv) We find it unacceptable that the provision for 1 in 3 in a development of 10 affordable properties is not being met, contrary to (policy SCLP 5.10);
- v) We feel that there is insufficient amenity space provided for the detached new build property (plot 4), contrary to policy 11.1(e); and,
- vi) The proposed new front extension facing Undercliff Road East is overtly modern and utilitarian; neither preserving or enhancing the Conservation Area is therefore contrary to policy 11.5 and NPPF para. 172.

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.
Committee recommended APPROVAL.	

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
Committee recommended APPROVAL	

F	DC/21/0523/FUL Proposed Erection of a single storey warehouse following demolition of the existing hall and garage 246 High Street Walton
Committee recommended APPROVAL	

G	DC/21/0513/FUL Conversion of 2no. Flats to 1 Dwelling 27 Quilter Road
Committee recommended APPROVAL	

H	DC/21/0631/FUL Clubhouse extension and recladding Felixstowe Rugby Club Mill Lane
Committee recommended APPROVAL	

At this point in the meeting, 12.00 pm, Cllr Wiles left.

I	DC/21/0456/FUL Replacement entrance gates and screen walls The Gables Ferry Road
Committee recommended APPROVAL	

478. 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.

479. CLIMATE EMERGENCY WORKING GROUP

The Chairman thanked the Working Group Members for the report. Members considered the Action Plan and notes of the most recent meeting, at which the opportunity to explore the potential for a cohesive cycle network as an outcome of various developments across the town was discussed. Committee agreed that this should be explored further, including the potential to invite other nearby parishes to participate, and should be considered by Council. The Clerk advised that, in accordance with one of the recommendations of the CEWG, Flagship Homes would be attending the next meeting on 10 March to give a presentation on its project to install ground source heat pumps at their Felixstowe sites.

RESOLVED that the CEWG Action Plan should be referred to Council in March and Council be asked to consider the potential for a cohesive cycle network as an outcome of various developments across the town.

480. CORRESPONDENCE

RESOLVED that the following correspondence be noted:

- i) Highways England consultation on the upgrading of the A12, including proposed enhancement of the Seven Hills Roundabout. Committee noted that the deadline for comment is 19 March, therefore this consultation would be added to the next Planning and Environment Agenda.**
- ii) Invitation to the Planning Forum Town and Parish Council on 4 March or 25 March. It was agreed that Cllr A Smith would attend one of the dates on behalf of the Town Council.**

- iii) Proposals to re-wild a Lily Pond in the Spa Gardens. Cllr Mallinder, ESC Cabinet Member for the Environment, had asked the Town Council for a formal recommendation as to whether this would be supported locally. The Clerk advised that an article on the proposal seeking feedback from the public would be in the Spring magazine and brought back to Committee in due course.
- iv) Pre-application request had been received for an upgrade for a telephone mast to be placed on the High Road near the entrance to Walton North proposed new business units. It was agreed that the Committee would wait to give comment when the full application was received.
- v) A letter from Ryder-Davies veterinary practice asking the Town Council for feedback and comments on a potential relocation to a site on the corner of Garrison Lane and the High Road. Members asked the Clerk to arrange a briefing meeting with the understanding that there could be no formal support or objection given in advance of any planning application.

At this point in the meeting, 1.00 pm, Cllr Jepson left.

The Chairman drew attention to the following:

- vi) **DC/20/506/FUL - 86 Roman Way.** Committee had recommended refusal of this application owing to the blue cladding. The applicants had agreed to remove the blue cladding, thereby the Town Council's objection was removed.
- vii) **DC/20/4735/FUL – Brackenbury House, Marcus Road.** Committee had recommended refusal of this application on the grounds of overdevelopment. ESC's Referral Panel had confirmed that the decision would be determined under delegated authority.
- viii) **DC/20/5119/FUL – 175 Grange Road.** Committee had recommended refusal of this application on the grounds of the cladding and the scale and character of the building which was deemed incongruous in its setting. ESC's Referral Panel had confirmed that this would be referred to Planning Committee to be determined.
- ix) **DC/20/2453/FUL – 130 Mill Lane.** Two applications have been refused, it is now subject to two enforcements, as the front garden is currently being used as a timber yard.

481. CLOSURE

The meeting was closed at 1.15pm. The date of the next meeting was noted as being Wednesday 10 March 2021, 9.15am.

AGENDA ITEM 7. PLANNING DECISIONS

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

DC/20/5206/FUL Erection of first-floor front extension, and single-storey side/rear extension (following removal of existing conservatory) 86 Roman Way
DC/20/5177/FUL Ground floor extension together with first floor side extension over the rear of the double garage. Foundations have been dug and poured for the ground floor extension under permitted development. 7 Eastcliff
DC/20/4672/FUL Reinstatement of natural slate roof covering (replacement interlocking concrete tiles) together with the replacement of existing rooflights and replacement fascias, soffits and bargeboards and rainwater goods. Reinstatement of painted timber balcony over front bay window, new fence to replace front wall. 16 Beach Road East
DC/20/5093/FUL Two storey and single storey rear extensions following demolition of single storey rear projection and conservatory 30 Brook Lane
DC/20/5235/FUL To build a wheel chair/disabled access ramp at Old Felixstowe Community Centre (OFCA) Old Felixstowe Community Centre Ferry Road
DC/21/0067/FUL Erection of a single storey rear extension Springwood 24 Foxgrove Lane
DC/20/5087/FUL Single story side extension 63 Langer Road
DC/21/0222/TCA 3 x Sycamore to be pollarded to 3 meters in height. To reduce the size of trees on a steep bank next to property. 2 x Hawthorn to be pollarded to reduce size. 1 x Elderflower to be remove The Hermitage Undercliff Road East

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

Approved (and recommended for Refusal by this Committee):

DC/20/3764/FUL Proposed single storey part rear/part side extension 16 Dovedale
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Refused (and recommended for Approval by this Committee): None

Withdrawn

DC/21/0018/FUL Single storey extensions and first floor extensions to front, side and rear elevations 41 Westmorland Road
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AGENDA ITEM 8: A12 UPGRADE AND SEVEN HILL ROUNDABOUT ENHANCEMENT CONSULTATION

Suffolk County Council has been looking at ways to reduce congestion, delay and manage traffic flow on the A12, and has developed proposals to provide extra capacity at eight roundabout junctions where congestion currently exists or is forecast to become a problem in the future.

The junctions are in the list below. The letters (e.g. A) denote the junction on the overview map below, junction graphics and in the questionnaire:

- **Junction A:** A12-A14 Seven Hills
- **Junction B:** A12-Foxhall Road
- **Junction C:** Barrack Square
- **Junction D:** Anson Road
- **Junction E:** A12-A1214 Main Road
- **Junction F:** A12-B1438
- **A12** proposed new dual carriageway at Woodbridge
- **Junction G:** A12-B1079 Grundisburgh Road
- **Junction H:** A12-A1152 Woods Lane

The Scheme also includes:

- Upgrading the single carriageway between the B1438 (F) and B1079 (G) junctions at Woodbridge, to provide a consistent dual carriageway standard throughout the Scheme
- Improvements for pedestrians, cyclists and bus services and their passengers, to encourage people to travel more sustainably

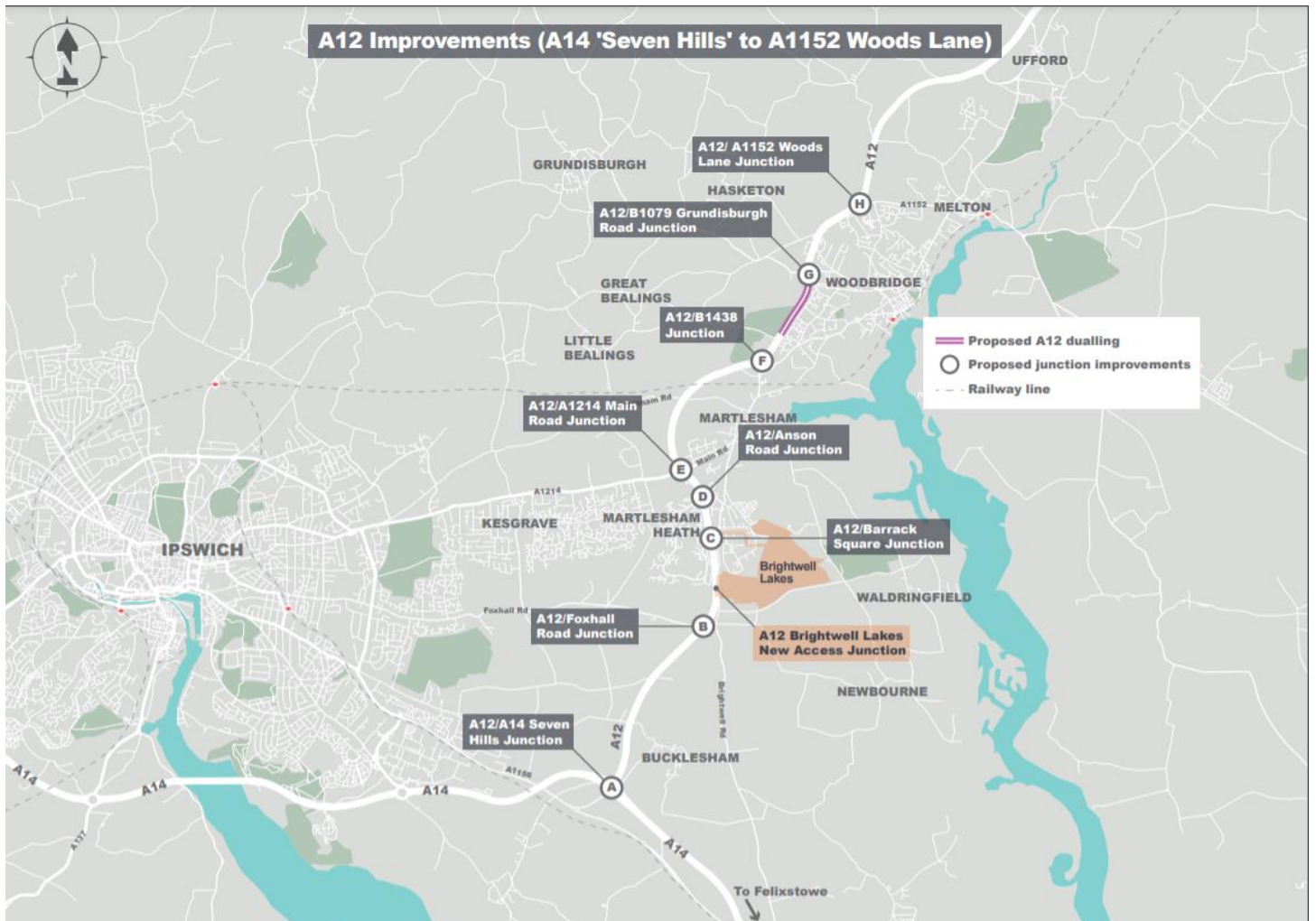
Full information on the proposals can be found on the Suffolk County Council website here: <https://www.suffolk.gov.uk/council-and-democracy/consultations-petitions-and-elections/consultations/a12-improvements/>

The objectives for the scheme are to:

- improve the capacity of the major road network (MRN)
- reduce congestion and improve journey time reliability on the A12
- improve connectivity to the region's ports
- support local economic growth and the creation of jobs
- support the delivery of planned housing growth
- support the visitor economy
- support the Energy Coast
- mitigate the traffic impacts of the proposed Sizewell C development
- support and encourage walking and cycling
- improve services for bus users

By targeting improvements where they are most needed along an 11km length of the A12, SCC are expecting the Scheme to deliver significant improvements for road users, businesses and the local community. It will help bus services, pedestrians and

cyclists, enable committed and planned development to take place and help keep Suffolk connected to the rest of the country for business and tourism.



The Town Council has previously expressed a wish to see the Seven Hills Junction roundabout improved (A above) and therefore Committee will be interested to consider the proposals for this element of the scheme.

The junction improvements here would involve:

- The partial signalisation of the roundabout.
- The A12, A14 (east) and A1156 approaches would be signal controlled, with stop lines on these approaches and within the roundabout.
- A segregated left-turn filter lane would be provided between the A14 (east) and the A1156 Felixstowe Road.
- The other approaches and slip roads would be widened, lengthened and realigned to provide greater capacity.
- No changes would be needed to the existing overpass bridges.



AM Peak Hour (0800-0900)			
Average Junction Delay in Seconds per Vehicle			
	2019	2025	2040
Without scheme	11	35	218
With scheme		24	39
Difference		-11	-179

For Information on Traffic Flows see Annual Average Daily Traffic (AADT) Flow Forecast Graphic

PM Peak Hour (1700-1800)			
Average Junction Delay in Seconds per Vehicle			
	2019	2025	2040
Without scheme	12	103	208
With scheme		31	118
Difference		-72	-90

For Information on Traffic Flows see Annual Average Daily Traffic (AADT) Flow Forecast Graphic

Committee is requested to consider the Suffolk County Council scheme to improve the A12, in particular the proposed changes to the Seven Hills roundabout junction, and submit any response it deems appropriate by the deadline of 19 March 2021.