

**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 relating 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**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
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:

<b>A</b>	<p><b>DC/21/0541/FUL</b>   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><b>Former Deben High School Garrison Lane</b></p>
<p><b>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:</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>With reference to the outline element of this hybrid application, relating to the sports facilities, Committee recommended APPROVAL subject to there being no overall increase to height and massing of the elements adjacent to Valley Walk and Nursery Walk.</b></p>	

<b>B</b>	<p><b>DC/21/0670/VOC</b>   Variation of condition(s) 27 &amp; 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.</p> <p><b>Land At Candlet Road</b></p>
	<p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>

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

<b>C</b>	<p><b>DC/21/0478/FUL</b>   Part demolition, alteration and change of use of nursing home to provide 6no. apartments, together with 4no. new build houses with new shared cartlodge</p> <p><b>St Marys Nursing Home Undercliff Road East</b></p>
	<p><b>Committee recommends REFUSAL, whilst we are not against the conversion to residential in principle, we have the following concerns:</b></p> <ul style="list-style-type: none"> <li><b>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.</b></li> <li><b>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</b></li> </ul>

**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.**

<b>D</b>	<b>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.</b>
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**Committee recommended APPROVAL.**

<b>E</b>	<b>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</b>
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**Committee recommended APPROVAL**

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

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

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

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

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

**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.

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Date: \_\_\_\_\_

Chairman: \_\_\_\_\_