

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

**PRESENT:** Cllr A Smith (Vice-Chairman *in the Chair*)  
Cllr S Bennett  
Cllr M Jepson  
Cllr M Morris  
Cllr D Savage  
Cllr S Wiles  
Cllr K Williams

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

**IN ATTENDANCE:** Ms M Gonsalves, Flagship Group  
Mr T Hunt, Flagship Group  
Mr C Phillips, ESC Senior Estates Surveyor  
Cllr R Kerry, ESC Cabinet Member for Housing  
Mr R Abbott, Felixstowe Chamber of Trade and Commerce  
4 Members of the public.

In the absence of **Cllr S Bird** (Chairman), Vice-Chairman **Cllr A Smith** was in the Chair.

**496. PUBLIC QUESTION TIME**

There being no general questions or comments, the Chairman advised that he would permit members of the public to address the Committee immediately prior to the consideration of any planning application to which they wished to make representations.

**497. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr S Bird** and **Cllr S Gallant** due to other business.

**498. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr M Jepson Cllr S Wiles	All	Local Non-Pecuniary (as a Member of East Suffolk Council)
Cllr S Wiles	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

It was also noted, in respect of 501(a), that Cllr Wiles is the ESC Assistant Cabinet Member to the Economy. Cllr Wiles advised that his interest was non-pecuniary in nature.

It was also noted, in respect of 501(a), that Cllr M Jepson was a neighbour to the owner of one of the businesses which this application would affect. Cllr Jepson advised that his interest was non-pecuniary in nature.

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

#### **499. CONFIRMATION OF MINUTES**

**It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 24 February 2021 be confirmed as a true record.**

#### **500. FLAGSHIP HOMES' GROUND SOURCE HEAT PUMPS PROJECT**

The Chairman invited Ms Gonsalves and Mr Hunt from Flagship Group to give a presentation to Committee on a recent project to install ground source heat pumps, serving 115 homes in Runnacles Way, Felixstowe. Committee heard how the project was financed through RHI grant for £1.5m. There were 6 plant rooms, 84 boreholes, some 180m deep, with 12 heat pumps and thermal stores. The scheme would have lifecycle of 30 years, providing an improvement over the expected lifecycle of gas boilers (around 7 to 10 years) along with a reduction in energy consumption of around 70%. It was noted that ground source heat pump installations, offering net zero carbon emission and low maintenance, were best suited for high density and communal sites. The cost per house on this scheme had been around £13,000.

Cllr Richard Kerry, ESC Cabinet Member for Housing, also addressed the Committee, noting that ESC is retrofitting some of its housing stock with air source heat pumps and were keen to address the prospect of mains gas being limited in future. ESC was also looking at older properties in its stock and options for improving their efficiencies.

Members thanked Ms Gonsalves and Mr Hunt for the information presented and commented on the positive responses they had received from the residents who have benefitted from the system.

Flagships confirmed that a copy of the presentation and a link to a video on the project would be provided which the Town Council could make publicly available.

**RESOLVED that the presentation be noted and, in conjunction with the Town Council's Climate Emergency declaration, the Committee would use this information to promote the use of ground and air source, and other sustainable energy infrastructure, on major new developments in the area.**

#### **501. PLANNING APPLICATIONS**

**In respect of item A below, Committee considered comments submitted by the public and representations made by the applicant and a nearby business.**

**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/21/0808/FUL</b>   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 &amp; drink outside.  <b>Land East Of Bent Hill Undercliff Road West</b></p>
<p><b>Committee support the temporary use of this site as proposed and recommended APPROVAL, subject to; the hours of operation being limited to 10pm; retention of the green area and Phormium plant; appropriate enhancement of the area to mitigate the loss of the flower bed; and public access to the site being preserved.</b></p>	
<b>B</b>	<p><b>DC/21/0838/FUL</b>   Alterations and extension to form mixed use development comprising Commercial (Use Class E) and 9 self contained flats (Use Class C3)  <b>Police Station 32 High Road West</b></p>
<p><b>Committee recommended APPROVAL, subject to the entrance being from Glenfield Avenue, rather than High Road West which is liable to cause potential traffic problems.</b></p>	
<b>C</b>	<p><b>DC/21/0731/FUL</b>   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  <b>19 Manning Road</b></p>
<p><b>Committee carefully considered this application, including the comments from the neighbour and concerns around parking. Committee recommended APPROVAL, noting the validity of the flood risk assessment which recognizes all the relevant flooding policies and risks in this area.</b></p>	
<b>D</b>	<p><b>DC/21/0712/FUL</b>   Loft extension with a rear dormer window. New high level windows with juliet balconies. Internal alterations. Changes to external elevation materials.  <b>The Lodge South Hill .</b></p>
<p><b>Committee recommended APPROVAL having considered the location within the Conservation Area and potential loss of amenity from windows and balconies on the western elevation.</b></p>	

<b>E</b>	<b>DC/21/0741/FUL</b>   Two Storey extension to side over existing garage 18 Cliff Road
<b>Committee recommended APPROVAL</b>	
<b>F</b>	<b>DC/21/0759/FUL</b>   First Floor Side Extension over Garage 230 Ferry Road
<b>Committee recommended APPROVAL subject to the rear end of the side balcony having an obscured panel to minimize the potential for overlooking the neighbouring property at 244</b>	
<b>G</b>	<b>DC/21/0425/FUL</b>   Single storey extension to the rear and two storey extension to the side of the property 28 The Downs
<b>Committee recommended APPROVAL</b>	
<b>H</b>	<b>DC/21/0766/FUL</b>   Single storey extension to the rear of the existing dwelling 64 Constable Road
<b>Committee recommended APPROVAL</b>	
<b>I</b>	<b>DC/21/0811/ADI</b>   Illuminated Advertisement Consent - New single illuminated 48-sheet digital advertisement display Palace Bingo Hamilton
<b>Committee recommended APPROVAL</b>	
<b>J</b>	<b>DC/21/0829/TCA</b>   Sycamore in rear garden- Removal of diseased lower lateral branch, and minor lateral branch. Morwenna 17 Beach Road East
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b>	

## **502. 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.

**503. A12 UPGRADE AND SEVEN HILLS ROUNDABOUT ENHANCEMENT CONSULTATION**

Committee consider the consultation, noting that the Town Council has been keen to see the Seven Hills roundabout (J58) improved and has made representations on this subject in relation to other consultations, notably the Sizewell C proposals.

**Following a discussion, it was RESOLVED that the Clerk respond to the consultation on behalf of the Council to confirm that junction improvements in this location cannot come soon enough and that it greatly welcomes the proposed partial signalisation of the roundabout and lane changes to increase traffic capacity, safety, and flow.**

**504. CORRESPONDENCE**

The following correspondence was NOTED:

**i. Proposals for a Logistics Park on land at Orwell Crossing, A14, east of Ipswich.**

Committee noted that, subsequent to the circulation of a newsletter on proposals to create a new logistics park at Orwell Crossing, Nacton Heath, beside the A14, the Clerk had received an offer on behalf of Equation Properties to provide a briefing session for Councillors. It was agreed that a presentation would be helpful, and the Clerk was asked to organise a meeting to which all Councillors to be invited to attend.

**ii. Sizewell C Rule 6 Letter.**

The Clerk advised that the Planning Inspector had notified registered parties that preliminary meetings to discuss the arrangements for the Examination of the application for Development Consent for The Sizewell C Project would take place in March, prior to formal examination starting in April 2021. Cllr A Smith, as the Town Council's representative, confirmed that he would respond to the letter.

**505. CLOSURE**

The meeting was closed at 12.46pm. The date of the next meeting was noted as being Wednesday 24 March 2021, 9.15am.

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

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