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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 June 2020** 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
3 June 2020

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 27 May 2020 as a true record. **(Pages 5-9)**

5. **Planning Applications**

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

- a) **DC/20/1867/FUL** | Proposed refurbishment, extension and part conversion of existing retail premises to provide a refurbished retail unit at ground floor and 14 new flats, with associated landscaping and cycle parking.

Reconfiguration of ground floor service accommodation fronting Highfield Road, demolition of roof and internal fabric to existing 1st and second floor.

55 Hamilton Road

Application: Mr Shirazi, Occidental Ltd

[Link to Documents](#)

- b) **DC/20/1893/OUT** | Outline application for one dwelling on land to the rear of 21 Fleetwood fronting Dellwood Avenue

21 Fleetwood Avenue

Applicant: Mr Warner Lacey

[Link to Documents](#)

- c) **DC/20/1717/FUL** | Replacement Dwelling
Former Spindriff Ferry

Applicant: Mr Waterhouse Taylor

[Link to Documents](#)

- d) **DC/20/1885/FUL** | Extension for disabled family members: 1. Mother 2. Brother Note (brother is registered blind, and this is an extension (not an annex) as it has the same address/postcode/letter box
Hooper House High Road East
Applicant: Miss K Bailey [Link to Documents](#)
- e) **DC/20/1986/VOC** | Variation of Condition No.2 of DC/18/2537/FUL to be revised as follows: The development hereby permitted shall be completed in all respects in accordance with the Drawing nos. 5566/2C, /5A, /6A and /7A, received on 27th May 2020.
Part Rear Gardens And Part Of Allotment Site Rear Of 62 To 80 High Road West
Applicant: Mr D Head, Head Property Ltd [Link to Documents](#)
- f) **DC/20/1794/FUL** | Single Storey Extensions with New Wall & Replacement Cladding
1 College Green
Applicant: Mr & Mrs Aguilar-Millan [Link to Document](#)
- g) **DC/20/1803/FUL** | Installation of 11 No. replacement windows into existing apertures
Flat 1 60 Leopold Road
Applicant: Mr J Fowler [Link to Document](#)
- h) **DC/20/1873/TPO** | 2no. Holm Oaks to front of property: Following recent sudden loss of leaves and evidence of fungal infection: Either to be felled if it is clear the trees are dying, or reduce and shape if the trees are still viable.
10 Maybush Lane
Applicant: Unstated [Link to Document](#)
- i) **DC/20/1865/TCA** | T1 - silver birch - remove epicormic growth, crown lift to 3.5m and reduce crown height and spread by 1.5m and shape. T2 - whitebeam - in terminal decline - fell to near ground level and herbicide with eco plugs
Dinsdale Court Undercliff Road West
Applicant: Orbit Housing [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 9)**

- 7. Suffolk Coastal Local Plan Main Modifications Consultation**
To consider East Suffolk Council's Suffolk Coastal Local Plan Main Modifications Consultation which runs from 1 May – 5 July 2020. **(Pages 11-12)**
- 8. Correspondence**
To note any items of correspondence.
- 9. Closure**
To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 24 June 2020 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held **ONLINE** on **Wednesday 27 May 2020** at **9.15am**

PRESENT: Cllr S Bird (Chairman) Cllr M Jepson
 Cllr A Smith (Vice-Chairman) Cllr M Morris (*to item 22*)
 Cllr S Bennett Cllr D Savage
 Cllr S Gallant Cllr S Wiles (*to item 19c*)

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

IN ATTENDANCE 1 member of the public.
 Mr R Abbott (Felixstowe Chamber of Trade & Commerce)

15. PUBLIC QUESTION TIME

A member of the public enquired about the process by which the Town Council would be responding to the East Suffolk Council Local Plan Main Modifications Consultation, as they were representing a local campaign group which would wish to understand what common ground it might share with the Committee on some of the matters therein. The Chairman advised that, whilst the topic was on the agenda for this meeting, the Committee's response would be developed over the next few meetings and at this stage Members would be scoping the process. The member of the public later expressed some concerns that the district council's housing numbers had been found to be too high by the inspector and that this may be something to consider in terms of the housing being proposed for Felixstowe.

16. APOLOGIES

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

Cllr S Wiles gave apologies in advance of needing to leave the meeting at 11.00am to attend to other business.

Cllr M Morris gave apologies in advance of needing to leave the meeting at 11.45am to attend to other business.

17. 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 Members of East Suffolk Council)
Cllr S Bird Cllr S Wiles	All	Local Non-Pecuniary (as Members of Suffolk County Council)

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

18. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning Application Review meeting held on 6 May 2020 be confirmed as a true record.

19. 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/20/1666/FUL Demolition of ancillary Buildings and Plant and the Change of Use and Subdivision of Main Building from B1(c) Business Use to Mixed Business Uses, including B1(a) Office, B1(c) Light Industrial, B8 Storage and ancillary A3 cafe. Creation of new Vehicular Access onto Carr Road, new car parking and alterations to elevations to existing building to create new openings.</p> <p>Former Itron Factory Carr Road</p>
<p>Whilst Members would welcome the potential creation of employment at this site, Committee recommends REFUSAL for the plans as presented.</p> <p>Committee noted the proposal to sub-divide and change the use of this site and finds it regrettable that the planning statement makes no reference to the relevant planning policies. It was noted that HGV movements are accommodated in the proposal, but the application makes no reference to the estimated daily number of HGV movements. Clarification is required on the likely impact, particularly given the nearby residences and the residential nature of the roads leading to the site.</p> <p>Committee accept the proposed hours of operation for internal working but believe that there should be strict limits on delivery or dispatch times. Members also concur with the comments of SCC Highways with regards to visibility splays and safe access for pedestrians and cyclists.</p> <p>Committee is concerned that the proposal to introduce B8 (storage uses) would contravene Policies FPAAP11 and the emerging Suffolk Coastal Local Plan Polices SCLP4.3 and SCLP12.9 (c), (d) and (g) and recommends REFUSAL.</p>	

b	DC/20/1603/FUL New welfare hub to include 3No cabins positioned on paving slab base to accommodate storage, wc's and coffee hut. Incl. 3m high anti climb security fencing to perimeter plus security lighting. Seaton Recreation Ground Seaton Road
Committee welcomes this proposal and recommends APPROVAL. However, we would like ESC Officers to explore the possibility of making at least one of the toilets suitable for disabled users.	

c	DC/20/1685/FUL Proposed loft conversion to single storey detached dwelling incorporating roof terrace 24 Cliff Road
Committee recommended REFUSAL. Whilst Committee has no objection in principle to the proposed loft conversion, it considers the roof terrace to be in clear contravention to DM23(a) privacy and overlooking due to the unacceptable infringement on neighbouring properties of 26 Cliff Road and Bracklin.	

At this point, 11am, Cllr S Wiles left the meeting.

d	DC/20/1790/FUL Construction of a single storey dwelling 40 King Street
Committee recommended APPROVAL.	

e	DC/20/1815/FUL Two Storey Rear Extension Old Felixstowe House Marsh Lane
Committee recommended APPROVAL	

f	DC/20/1808/FUL Side extension to existing 2 storey semi-detached house. 14 Ferry Lane
Committee recommended APPROVAL	

g	DC/20/1807/VOC Variation of condition(s) 2 of application DC/18/1958/FUL - (Proposed development of the land between Treetops and Candlet Road to construct a total of 3 new dwelling houses with associated hard and soft landscaping including new access road from Treetops.) Land Between Treetops And Candlet Road
Committee recommended APPROVAL	

h	DC/20/1727/FUL To render the front elevation of the property, part of the left side and the small area of the front extension facing the front. This would be in keeping with surrounding properties and more aesthetically pleasing to the eye. 1 St Georges Road
Committee recommended APPROVAL	

f	DC/20/1841/TCA To fell Bay Laurel in rear boundary and growing at base of neighbour's garage. 69 Princes Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

20. PLANNING DECISIONS

Members present noted 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.

21. CORRESPONDENCE

Members noted the following:

- i) **Appeal APP/X3540/W/20/3247339 ref. REFUSAL of DC/19/2783/FUL 40 King Street**
Committee noted that the application had been refused and the applicant has appealed.
- ii) **DC/20/1205/LBC – The Old Hall 37 High Road**
Committee noted correspondence from E Limmer, Design & Conservation Officer advising that there would be a site inspection prior to determination of the application not to replace the chimney on the east elevation of this Listed Building.
- iii) **Seafront Gardens Litter Bins**
Committee considered the choice of Bins to be placed in the Spa Gardens to replace the broken metal bins. The Committee preferred the Glasdon jubilee 100 (square style) which were made from recycled plastic.

At this point, 11.45am, Cllr M Morris left the meeting.

22. SUFFOLK COASTAL LOCAL PLAN MAIN MODIFICATIONS CONSULTATION

The Chairman briefed the Committee on the Suffolk Coastal Local Plan Main Modifications Consultation which had been published subsequent to the report of the Planning Inspector. Following a discussion, it was agreed that the Clerk would summarise the modifications being proposed which were relevant to Felixstowe and report this to all Members prior to the next meeting. This matter would be a standing item on the Agenda until 8 July. Members suggested that an additional

meeting could be considered, should the number of planning applications requiring consideration constrain the agenda.

RESOLVED that the Committee would consider a summary of main modifications relevant to Felixstowe at the following meeting.

23. CLOSURE

The meeting was closed at 12.10am. The date of the next video-conference meeting was noted as being Wednesday 10th June 2020, 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/19/5049/FUL | Redevelopment of site to provide new clubhouse and new public facilities to include cafe, putting green, toilets and viewing platform, improved access, parking, 5 detached dwellings and associated landscaping, relocation of existing watch tower - existing clubhouse and pro-shop buildings to be demolished.

Felixstowe Ferry Golf Club Ferry Road

DC/20/1396/FUL | Erection of a first floor, side extension over the existing ground floor kitchen to provide the same footprint on the first floor as the ground level. A porch will also be added to the existing front entrance extending the width of the existing canopy over the front door

9 Eastcliff

DC/20/1544/FUL | Proposed undercover terrace

Deben Reach 218 Ferry Road

DC/19/4528/OUT | Residential development of 9 units, alterations to existing vehicular access and associated external works and parking. |

Land At Junction With Garrison Lane And High Road West

DC/20/1266/FUL | Demolition of existing house and detached garage, erection of a replacement dwelling and detached garage

85 Cliff Road

DC/20/1410/FUL | To place 4 free-standing storage sheds at unit 10 haven exchange. To be moved from Itrons existing Lander Road site and to be placed adjacent to an existing landlords storage container.

Cory House Haven Exchange

DC/20/1322/FUL | Construction of two storey rear extension forming open-plan living/kitchen/dining space to ground floor with master bedroom and en-suite to first floor; provision of glazed juliet balcony to master bedroom; construction of new car port attached to existing garage.

94 Chelsworth Road

Refused (and recommended for Refusal by this Committee):

DC/20/1491/FUL | 2 Storey Rear Extension

Coel Na Mara 69 Cliff Road

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

Refused (and recommended for Approval by this Committee):

DC/20/0818/FUL | Erection of detached dwelling **Land To The Rear Of 9 To 15 York Road**

DC/20/0682/FUL | Construction of a two storey extension to front and side over the existing garage **18 Cliff Road**

AGENDA ITEM 7: SUFFOLK COASTAL LOCAL PLAN CONSULTATION ON MAIN MODIFICATIONS

The Suffolk Coastal Local Plan is currently being examined by an Independent Planning Inspector, Philip Lewis BA (Hons) MSc MRTPI. Following the public hearings which were held in August / September 2019, the Inspector has written to East Suffolk Council advising what modifications are likely to be required in order for the plan to be found 'sound'.

Before the Inspector can finalise his conclusions on the soundness of the Plan, Main Modifications alongside an Addendum to the Sustainability Appraisal Report and an updated Habitats Regulations Assessment of the modifications have been published for consultation. A tracked change version of the Final Draft Local Plan, which incorporates all proposed modifications, has also been published for reference purposes.

The consultation is being held for an extended period of ten weeks and runs from **2pm on Friday 1st May until 5pm on Friday 10th July 2020.**

To find out more about the consultation, view the consultation documents and submit comments, visit www.eastsuffolk.gov.uk/localplanexamination.

The Main Modifications are detailed here:

https://suffolkcoastallocalplan.inconsult.uk/gf2.ti/f/1146914/69507173.1/PDF/-/FINAL_Schedule_of_Main_Modifications_May_2020.pdf

Alongside the consultation on Main Modifications, East Suffolk Council has also published a number of proposed 'Additional Modifications' which it wishes to make to the plan prior to adoption. These 'Additional Modifications' do not materially alter the policies of the plan and are generally minor clarifications and corrections of factual errors. East Suffolk Council would welcome any comments on these additional modifications. However, please note the Inspector will not be considering comments made on the additional modifications.

A number of changes are also proposed to the Policies Maps to take into account 'Main Modifications' and 'Additional Modifications' and to make factual or presentational amendments. A schedule of these has been published together with revised Policies Maps incorporating the proposed changes. East Suffolk Council would also welcome any comments on these during the consultation period above.

The Schedule of Proposed Additional Modifications and Schedule of Proposed Policies Map Modifications are available to view via the methods set out above. Comments can be submitted online, by email to planningpolicy@eastsuffolk.gov.uk or by post to East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, NR33 0EQ and must also be submitted by **5pm on Friday 10th July 2020.**

East Suffolk Council has submitted to the Inspector responses to his questions and additional evidence as required through the Examination. These are available to view in the Document Library on the Examination pages of the Council's website.

It should be noted that this consultation is not an opportunity to re-state previous representations, as these have already been considered as part of the examination. This is also not an opportunity to raise new objections to the submitted Local Plan. This consultation is purely on the modifications and it is only these which are available for comment.

In accordance with Committee's request, a summary of main modifications relevant to Felixstowe will be provided prior to the meeting for consideration (Minute #22 of 2020/21 refers).

Committee is requested to consider this consultation and the Town Council's response prior to the consultation deadline of 10th July 2020.
