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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 22 July 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
16 July 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 8 July 2020 as a true record. **(Pages 4-6)**

5. **Planning Applications**

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

- a) **DC/20/2448/FUL** | The proposal is a 2 storey Public House. On the site of an old GP practice which has been demolished

201 Hamilton Road

Applicant: J D Wetherspoons

[Link to Documents](#)

- b) **DC/20/2424/FUL** | Conversion of Loft to create Studio/Bedsitting room in existing managed HMO

1 Granville Road

Applicant: Mr D Desmond Properties

[Link to Documents](#)

- c) **DC/20/2480/FUL** | Side extension to incorporate family annexe and master ensuite

75 Seaton Road

Applicant: Mr & Mrs X Jover

[Link to Documents](#)

- d) **DC/20/2428/FUL** | Erection of single storey rear and side extension, conversion of roof to habitable floor space with rear dormer

49 High Road West

Applicant: Mr & Mrs Dodd

[Link to Documents](#)

- e) **DC/20/2391/FUL** | Construction of a single storey rear extension and new dormer window to roof.

14A Quilter Road

Applicant: Mr & Mrs S Lilley

[Link to Documents](#)

- f) **DC/20/2430/FUL** | Single Storey Rear Extension

6 St Marys Crescent

Applicant: Mr & Mrs Colson

[Link to Documents](#)

- g) **DC/20/2458/FUL** | Proposed detached studio/gym

Hill House Farm Gulpher Road

Applicant: Mr R Monk

[Link to Documents](#)

- h) **DC/20/2476/TCA** | Section and dismantle one conifer tree pushing onto garage.

Rane Vale 98 Ranelagh Road

Applicant: Mrs L Bresler

[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 7)**

7. **ESC Consultation on Langer Park**

To consider the Town Council's response to a consultation on improvements to Langer Park, the deadline for which is 31 July 2020. **(Page 8)**

8. **Hamilton Road Shared Space Temporary Closure**

To consider feedback on the temporary closure of Hamilton Road Shared Space and make any recommendations to East Suffolk Council. **(Page 9)**

9. **Proposed Removal of BT Payphone at Wadgate Road**

To respond to East Suffolk Council in respect of the BT consultation on the proposed removal of the payphone at Wadgate Road. **(Pages 10-12)**

10. **Correspondence**

To note any items of correspondence.

11. **Closure**

To close proceedings and confirm the date of the meeting as scheduled for Wednesday 5th August 2020 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES
MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held
ONLINE on Wednesday 8 July 2020 at 9.15am

PRESENT: Cllr S Bird (Chairman) Cllr M Jepson
 Cllr A Smith (Vice-Chairman) Cllr M Morris
 Cllr S Bennett Cllr D Savage
 Cllr S Gallant Cllr S Wiles

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

110. PUBLIC QUESTION TIME

There were none.

111. APOLOGIES

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

112. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr M Jepson	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.

113. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 1 July 2020 be confirmed as a true record.

Committee asked that the Council's response to the Suffolk Coastal Local Plan Main Modifications Consultation to be published on the Town Council website for residents to see.

114. 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/20/2236/FUL Alterations and extensions including new roof to facilitate formation of first floor accommodation 2 St Andrews Road
Committee recommended APPROVAL.	
B	DC/20/2159/FUL Extend ground floor area to side of house and erect first floor bedroom over existing and extended ground floor area 10 Gulpher Cottages Gulpher Road
Committee felt the modest extension would be in keeping with the scale and character of the dwelling and would visually enhance the utilitarian extension in keeping with policy SP15. We note the roofline to the extension has been lowered, making a recessive appearance compared to the original dwelling. Committee recommended APPROVAL.	
C	DC/20/2332/VOC Variation of Condition 2 of 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.) - It is proposed that more parking spaces will be added for visitors, so that they are not encouraged to park on the narrow access road where they might block cars entering or exiting the site. We wish the condition to be varied to include the amended drawings 3502_PL203A - Proposed Site Plan to replace the previously approved 3502 PL203. Land Between Treetops And Candlet Road
Committee recommended APPROVAL	
D	DC/20/2330/FUL Erection of first floor side extension (to South East aspect) and single storey rear extension (to North East aspect) 1 Drift Cottages Ferry Road
Committee carefully considered the proposed extension on the existing building and are content that the materials used and design are in keeping with this row of distinctive 19c cottages Committee recommended APPROVAL.	
E	DC/20/0848/FUL To restore balcony to first floor. To return first floor window to door (timber). To replace first floor right window with timber window & new concrete sill. Work to resemble original look of building. Balcony will be constructed using reclaimed cast iron period balustrades & steel frame/railings fixed on new upc deck above existing bay only. Style of timber door & window to be based on originals in photo. 33 Quilter Road
Committee recommended APPROVAL. It was noted that this property is in the Conservation Area and that the proposal will preserve the existing character of the building.	

F	DC/20/2230/TPO TPO SCDC 1996:0096 Silver Birch to side of property - overall crown reduction of 30 % 37 Western Avenue
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

115. 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.

116. CORRESPONDENCE

Members noted the following:

i) **Planning Matters**

Clerk informed the Committee that the MHCLG had published draft guidance that provided further detail on the extension of certain planning applications and the Additional Environmental Approval process introduced in the Business and Planning Bill. The Business and Planning Act 2020 temporarily modifies the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 to enable certain planning permissions and listed building consents in England which have lapsed or are due to lapse during 2020 to be extended. This is in recognition of the effect coronavirus has had on the planning system and the construction sector.

Committee noted the extension to unimplemented applications to 21 April 2021.

ii) **Langer Park Consultation**

The Town Clerk advised that the ESC consultation on potential improvements to Langer Park would be brought to the next meeting for formal consideration. It was noted that the information had been shared via the Council's website and social media channels as well as being published in the Summer 2020 Magazine which was being delivered to all Felixstowe households. The Clerk agreed to forward this information to Langer Primary Academy for their interest also.

Committee noted the consultation.

117. CLOSURE

The meeting was closed at 10 .27am. The date of the next video-conference meeting was noted as being Wednesday 22 July 2020, 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/20/1262/FUL Side extension, which is also linked to the existing outbuilding. 196 Grange Road
DC/20/1808/FUL Side extension to existing 2 storey semi-detached house. 14 Ferry Lane
DC/20/2023/TCA 1 No Pyrenean Pine tree to be felled and removed. The owner of the property planted this tree just over 35 years ago, He is now concerned about the size of the tree and it being near to the property boundary. He would like the tree completely removed. Seabreeze 11 South Hill

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

AGENDA ITEM 7: ESC CONSULTATION ON LANGER PARK

East Suffolk Council is looking to make improvements to Langer Park in Felixstowe, as part of its commitment to enable communities and care for the environment.

The aim is to provide;

- a more welcoming space for local people and visitors to the town
- a green tranquil space which can be used by individuals and where families, friends and groups can come together and exercise
- a place to watch local wildlife or just relax
- a place that will be accessible and foster community pride in Felixstowe

Improvements could include;

- Renewing the children's play area
- Re-landscaping the area to make it more welcoming
- Attracting more wildlife by planting lots more trees and plants
- Encouraging local people to use parks for exercise activities to improve physical and mental wellbeing
- Provide a well-managed area where groups can come together to enjoy the outdoor space
- Improved access arrangements to enable more people of all ages to use the park

The full survey is available here:

Feedback will be used to inform the designs for the park and the type of improvements that should be made.

The closing date for responses is the 31 July 2020

Committee is requested to consider the Town Council's response to a consultation on improvements to Langer Park, the deadline for which is 31 July 2020

AGENDA ITEM 8: HAMILTON ROAD SHARED SPACE TEMPORARY CLOSURE

The Temporary Traffic Regulation Notice (TTRN) closing Hamilton Road Share Space to vehicles from 10am – 4pm daily runs out on 24 July 2020 and has been requested to be extended for a further 21 days.

For the closure to run on any longer a Temporary Traffic Regulation Order (TTRO) or Experimental Traffic Regulation Order (ETRO) would need to be considered. East Suffolk Council has asked the Town Council what it would wish to see happen next.

The options are therefore:

- Do nothing: The TTRN will expire in August and the road would reopen as usual.
- Temporary Traffic Regulation Order (TTRO): This lasts up to 18 months and the road would reopen thereafter.
- Experimental Traffic Regulation Order (ETRO): This also lasts up to 18 months. However, this would be monitored and comments within the first 6 months considered, before any decision to make it a permanent order.

A survey for residents/visitors/users was launched on 15 July seeking views on the arrangements, with a separate survey for businesses opened the same day.

The survey had generated 341 responses in the first 24hrs with an overwhelming majority in favour of the closure. As such, it has been indicated to East Suffolk Council that an ETRO may be the next best option.

An update on the survey responses will be presented at the meeting.

Committee is requested to consider this matter and make a formal recommendation to East Suffolk Council.

AGENDA ITEM 9: PROPOSED REMOVAL OF BT PAYPHONE AT WADGATE ROAD

East Suffolk Council is consulting the Town Council on BT's current program of proposed public payphone removals which affects a payphone located in the parish. It is the responsibility of the District Council to canvas the opinions of the local community on the removal of payphones and determine whether to veto their removal or not. More information on the removal process can be found online – <http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/removals.pdf>

Should the District Council agree to the removal of the payphone facility, BT does also offer Parish Councils and registered charities the facility to adopt a kiosk, taking ownership of the kiosk for a fee of £1 thereby protecting the heritage of the community. More information on the adoption process can be found online – <http://bt.com/adopt>

ESC has asked that the Town Council submit, by 3rd August, its recommendation on the proposal to remove the payphone within the attached table, specifying the recommendation and reasons to accept or object to the proposed payphone removal. We are also asked to indicate within the table whether the Town Council would be interested in adoption of the kiosk.

Parish Council	Felixstowe
Payphone Address	POST OFFICE PCO1 WADGATE ROAD
Payphone Number	01394 284724
Average calls per month	5
Accept/Object	
Comments/Reasons	
Would the Parish Council wish to adopt the kiosk?	

Below is the email sent to East Suffolk Council from BT in regard the consultation process:

“We’d like to remove payphones in your area so please tell us your views. Our 90 day consultation ends on 28 September 2020

We’re continually reviewing the demand for our payphones and we’ve identified 12 public payphones in your area that aren’t being used enough. We’re proposing to remove them under the 90 day consultation process. The list of payphones is attached.

To make sure that the local community are fully informed, we’ve placed consultation notices (including the posting date) on these payphones. A sample notice is attached.

Why do we want to remove payphones?

Overall use of payphones has declined by over 90 per cent in the last decade and the need to provide payphones for use in emergency situations is diminishing all the time, with at least 98 per cent of the UK having mobile coverage. This is important because as long as there is mobile network coverage, it’s possible to call the emergency services, even when there is no coverage from your own mobile network provider.

Also, Ofcom’s [affordability report](#) found that most people no longer view payphones as essential for consumers in most circumstances.

How can a community keep a red phone box?

This is a great opportunity for local communities, councils and charities, to adopt their red phone box and make it an asset for everyone to enjoy. People across the country are using them for everything from defibrillators to foodbanks. It’s really simple to do and costs just £1 - <http://bt.com/adopt>

What we’re asking you to do

We’d welcome your feedback on whether the payphones are still needed and we’d appreciate your help.

Ofcom’s [statement](#) following their 2005 review of universal service in the telecommunications market gives the responsibility to the local authority to consult with the local community on the removal of payphone service. They would normally expect these consultations to involve other public organisations such as parish or community councils and work within the terms of the Communications Act 2003.

What to do next

Please complete and return the attached annex with your decision on each payphone by email to btp.authorisation.team@bt.com. Please retain proof that the email was sent or apply a read receipt.

- . Just select **agree** if you’re happy for us to remove it.
- . If the local community wish to **adopt**, please provide their contact details and we’ll do the rest.

- . If you decide to **object**, you'll need to complete the last column with your reasons. You must be able to objectively justify your decisions based upon telephony needs. Annex 1 in [Ofcom's full guidance about removing phone boxes](#) states that BT's Universal Service Obligation applies to the telephone, not the phone box. The guidance also details the appeals process we must follow for unreasonable objections. It would, for example, be inappropriate for a local authority to object to removal of a public call box because it is a local landmark or on 'heritage' grounds,"

The Town Council was consulted on this particular payphone on 14 August 2019, noting that it had registered 104 calls as having been made over the previous year. Committee's response was:

Members were concerned about the proposed removal of the payphone at Wadgate Road. The phone demonstrably shows significant regular use, far in excess of BT's own criteria. It meets a local need and is important to those that use it. Accordingly, the Town Clerk was asked to respond on behalf of the Town Council to ask that this payphone be retained.

Committee is requested to respond to ESC in respect of the BT consultation on the proposed removal of the payphone at Wadgate Road.
