

Telephone: 01394 282086
Fax: 01394 285920
email: enquiries@felixstowe.gov.uk



TOWN HALL
FELIXSTOWE
SUFFOLK
IP11 2AG

9 am to 4 pm Mondays to Fridays

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 24 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
17 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 10 June 2020 as a true record. **(Pages 4-8)**

5. **Planning Applications**

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

- a) **DC/20/2108/OUT** | Outline Application (All Matters Reserved) - Construction of a dwelling

The Cottage 16 High Road East

Applicant: Mrs M Gillingwater

[Link to Documents](#)

- b) **DC/20/2114/PN3** | Prior Notification - Change of use from business (office) use B1a to private dwelling house C3.

Unit 4 Gulpher Business Park Gulpher Road

Applicant: Mr J Smith

[Link to Documents](#)

- c) **DC/20/1973/FUL** | Proposed single storey and two storey front extensions, replacement roof structures incorporating first floor accommodation and alterations

208 Ferry Road

Applicant: Mr & Mrs L Woodrow

[Link to Documents](#)

- d) **DC/20/1891/FUL** | To erect two storey side extension for bedroom with ensuite over enlarged kitchen/diner

54 Hintlesham Drive

Applicant: Mr A Jones

[Link to Documents](#)

- e) **DC/20/2117/FUL** | Proposed single storey rear extension & first floor front extension to a house at
19 Kendal Green
Applicant: Mr & Mrs Williams [Link to Documents](#)
- f) **DC/20/2147/FUL** | Construction of replacement garage
19 High Road East
Applicant: Mr Sayers [Link to Documents](#)
- g) **DC/20/2045/FUL** | Proposed single storey rear extension
69 Princes Road
Applicant: Mr & Mrs B Jacobs [Link to Documents](#)
- h) **DC/20/2122/FUL** | Swimming Pool, Pool House and rear first floor balcony
Marsh End 283 Ferry Road
Applicant: Mr & Mrs Turner [Link to Documents](#)
- i) **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.
Seebreeze 11 South Hill
Applicant: Unstated [Link to Documents](#)
- j) **DC/20/2160/TCA** | 1no. Silver Birch - to be felled; tree is 25-30% dead. 2no. Silver Birch - 25% reduction and reshape because of close proximity to house
2 College Green
Applicant: Mr Chambers [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 an additional Committee meeting on 1 July at 9.15am for the purposes of drafting the response to East Suffolk Council's Suffolk Coastal Local Plan Main Modifications Consultation which runs from 1 May – 10 July 2020. **(Pages 10-11)**

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next regular Committee meeting as scheduled for Wednesday 8 July 2020 at 9.15am.

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

40. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning Application Review meeting held on 27 May 2020 be confirmed as a true record.

41. 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/20/1867/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
Committee recommended APPROVAL. Whilst we regret that there is no affordable housing provision in this scheme. Members noted that this new application addressed each of the areas that the previous application was refused, in particular, the retention of the access through the retail unit from Highfield Road, the service bay, retaining the entirety of the ground floor as retail, the reduction in height of the building from the first application and the preservation of the front and rear elevations in the Conservation Area.	
Committee ask that the retention of the pedestrian access from the rear of the retail unit is made a condition on approval, given the important contribution this link provides for the vitality of the town centre.	

At this point, 10.15am, Cllr S Wiles left the meeting.

B	DC/20/1893/OUT Outline application for one dwelling on land to the rear of 21 Fleetwood fronting Dellwood Avenue 21 Fleetwood Avenue
Committee recommended APPROVAL.	

Cllr S Gallant joined the meeting at this point, 10.40am.

C	DC/20/1717/FUL Replacement Dwelling Former Spindrif Ferry
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Committee recommended REFUSAL. Committee noted that this site has been subject to two recent previous applications but felt that this application would contravene DM23 where it relates to (b) outlook; (e) the resulting physical relationship with other properties; DM21 (a) the scale and character of their surroundings particularly in terms of siting, height, massing and form; the emerging Local Plan policy SCLP 12.11 and Felixstowe Peninsula Area Action Plan FPP17 and the impact on the unique character of Felixstowe Ferry.

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
Committee recommended APPROVAL, subject to it being a conditioned that this not be permitted to become a separate dwelling.	

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 278th May 2020. Part Rear Gardens And Part Of Allotment Site Rear Of 62 To 80 High Road West
Committee recommended APPROVAL	

F	DC/20/1794/FUL Single Storey Extensions with New Wall & Replacement Cladding 1 College Green
Committee recommended REFUSAL. The proposed cladding and obtrusive wall would significantly harm the setting of this iconic development and its purposefully designed timber framing in the Conservation Area. Therefore it is contrary to NPPF paragraph 172 ".	

G	DC/20/1803/FUL Installation of 11 No. replacement windows into existing apertures Flat 1 60 Leopold Road
Committee recommended APPROVAL	

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
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Committee would consider that the loss of either of these trees would be a significant loss to the local environment. We would therefore ask that East Suffolk Council's Arboricultural Officer explore every possibility to retain these two trees with felling as a last resort.

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
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Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.

42. 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.

43. CORRESPONDENCE

Members noted the following:

i) DC/20/1205/LBC – The Old Hall 37 High Road

Committee noted correspondence from E Limmer, Design & Conservation Officer advising of her site inspection recommending not to replace the chimney on the east elevation of this Listed Building. Committee agreed.

ii) Beach Station Yard

The Clerk reported that since this item was raised there had been little or no activity on this site, it was deduced that it must have been railway activity.

iii) Seafront Signs

Clerk reported that Norse were working on the Seafront Gardens and that some of the signs were being updated. He would share a photo of the signs with members once he received them.

iv) ESC Strategic Planning

The Chairman gave a brief report on the meeting held on 4 June, in which he noted that there had been 2291 applications from April 2019 to March 2020 of those 295 had been referred to the referral panel. 39 were automatically referred, 36 were referred to Committee. 96.5% were delegated which met the Government guidelines of 90% of plans being decided by delegated authority. He noted the figures for appeals of the 18 appeals 15 were dismissed and 3 allowed.

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

44. SUFFOLK COASTAL LOCAL PLAN MAIN MODIFICATIONS CONSULTATION

Due to the time, the Chairman suggested that this item be deferred to a future meeting. Members requested that an extraordinary Committee meeting be convened to focus on this item as the number of planning applications being regularly considered placed constraints on the usual agenda.

RESOLVED that an extraordinary Planning meeting would be convened to consider this consultation.

45. CLOSURE

The meeting was closed at 12.07am. The date of the next video-conference meeting was noted as being Wednesday 24th June 2020, 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/20/1559/FUL Proposed two storey front extension, single storey rear extension and alterations 23 Lansdowne Road

DC/20/1466/FUL Proposed change of use with new front entrance Post Office 143 Hamilton Road
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DC/20/1472/FUL Two storey side/rear extension to dwelling. 47 Ranelagh Road
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DC/20/0987/FUL To remove office accommodation and site on existing containers but at single level. Introduce additional storage units. 116 Garrison Lane

DC/20/1609/TCA To fell Walnut tree in rear garden because of close proximity to adjacent building. 45 Ranelagh Road
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Refused (and recommended for Refusal by this Committee):

DC/20/1444/FUL New dwelling Marsh End 283 Ferry Road

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

None

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 was circulated to Members (*Minute #22 of 2020/21 refers*).

Given the time constraints on regular meetings of the Committee when reviewing planning applications, Members have asked that an additional meeting be held solely to concentrate on the Local Plan Main Modifications Consultation (*Minute #44 of 2020/21 refers*).

Committee is requested to consider holding an additional Committee meeting on 1 July at 9.15am for the purposes of drafting the response to East Suffolk Council's Suffolk Coastal Local Plan Main Modifications Consultation which runs from 1 May – 10 July 2020.
