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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 27 May 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.*

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**Ash Tadjrishi**  
**Town Clerk**  
**21 May 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 6 May 2020 as a true record. **(Pages 5-8)**

### 5. Planning Applications

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

- a) **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.

**Former Itron Factory Carr Road**

Applicant: Mr P Colby

[Link to Documents](#)

- 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**

Applicant: Mr T Snook, ESC

[Link to Documents](#)

- c) **DC/20/1685/FUL** | Proposed loft conversion to single storey detached dwelling incorporating roof terrace

**24 Cliff Road**

Applicant: Mr & Mrs Branch

[Link to Documents](#)

- d) **DC/20/1790/FUL** | Construction of a single storey dwelling  
**40 King Street**  
Applicant: Mr J Bobbin [Link to Document](#)
- e) **DC/20/1815/FUL** | Two Storey Rear Extension  
**Old Felixstowe House Marsh Lane**  
Applicant: Mr & Mrs N Avery [Link to Document](#)
- f) **DC/20/1808/FUL** | Side extension to existing 2 storey semi-detached house.  
**14 Ferry Lane**  
Applicant: Mr T Barker [Link to Document](#)
- 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**  
Applicant: Mr Roseberry [Link to Document](#)
- 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**  
Applicant: Mr C Webb [Link to Documents](#)
- i) **DC/20/1841/TCA** | To fell Bay Laurel in rear boundary and growing at base of neighbour's garage.  
**69 Princes Road**  
Applicant: Mr B Jacobs [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. **(Page 10)**

**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 10 June 2020 at 9.15am.

## **AGENDA ITEM 4: CONFIRMATION OF MINUTES**

**MINUTES** of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held  
**ONLINE** on **Wednesday 6 May 2020** at **9.15am**

**PRESENT:** Cllr A Smith (Chairman)                      Cllr M Jepson  
                 Cllr S Bird (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)

### **548. PUBLIC QUESTIONS**

None.

### **549. APOLOGIES**

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

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

### **550. 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 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.

### **551. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the Minutes of the Planning Application Review meeting held on 29 April 2020 be confirmed as a true record.

The record of all recommendations made under Delegated Authority were presented to the Committee and were formally adopted.

## 552. 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>	<b>DC/20/1574/FUL</b>   Part change of use of ground floor to coffee shop. Change of use of first floor to residential use and second floor to be used as residential space. External alterations and renovations including top floor dormer windows and a single storey rear extension. New advertisement to ground floor shop. <b>2 Hamilton Road</b>
<b>Committee welcomed application which would further underpin the town centre and tourism offer. Members carefully considered the proposals in respect of the Conservation Area and on balance felt that the scheme would be an appropriate evolution of this building and enhance the Conservation Area as a whole. Committee recommended APPROVAL</b>	
<b>b</b>	<b>DC/20/1575/ADI</b>   Illuminated Advertisement Consent - We are proposing new advert SEAVIEW, DELI & CAFE on 3 places around the front and side elevations. Front of each separate letter will be white with metal sides. Each letter will be illuminated with white light on timber background. <b>2 Hamilton Road</b>
<b>Committee recommended APPROVAL, though were unclear about whether the signage would be internally or externally illuminated, which should be reviewed to ensure that they are not intrusive.</b>	
<b>c</b>	<b>DC/20/1559/FUL</b>   Proposed two storey front extension, single storey rear extension and alterations <b>23 Lansdowne Road</b>
<b>Committee recommended APPROVAL</b>	
<b>d</b>	<b>DC/20/0818/FUL</b>   Erection of detached dwelling <b>Land To The Rear Of 9 To 15 York Road</b>
<b>Committee recommended APPROVAL.</b>	
<b>e</b>	<b>DC/20/0987/FUL</b>   To remove office accommodation and site on existing containers but at single level. Introduce additional storage units. <b>116 Garrison Lane</b>
<b>Committee recommended APPROVAL</b>	

<b>f</b>	<p><b>DC/20/1556/FUL</b>   On the grass verge by the side of our property we would like to put a car parking slot to reduce the congestion within our close.  <b>58 Western Avenue</b></p>
<p><b>Committee recommended APPROVAL subject to appropriate drainage on the new hardstanding.</b></p>	
<b>g</b>	<p><b>DC/20/1609/TCA</b>   To fell Walnut tree in rear garden because of close proximity to adjacent building.  <b>45 Ranelagh Road</b></p>
<p><b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b></p>	
<b>h</b>	<p><b>DC/20/1598/TPO</b>   TPO 217:2007 T1 Sycamore: Fell. This is a large tree (approx 16m high) located on the rear boundary of a small domestic garden; the garden space measures approx 5.5m from the rear of the house to the rear boundary. The tree stem leans northwards over the garden and overhangs the entire garden, the edge of the canopy overhangs the rear of the house. Given these factors the tree has an extremely oppressive effect on the garden area and causes excessive shade. The tree is visible when viewed from points along the High Street, however it is otherwise of no special merit and its removal would not have a significant adverse impact on the amenity of surrounding areas.  <b>337 High Street Walton</b></p>
<p><b>Committee regret the loss of this tree and therefore OBJECT to it being felled, but would be content for the applicant to undertake appropriate tree management subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b></p>	

### **553. 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.**

### **554. Suffolk Coastal Local Plan Main Modifications Consultation**

Committee noted that the Suffolk Coastal Local Plan Main Modifications Consultation would be running from 1 May – 5 July 2020.

The Chairman advised all Members to familiarise themselves with the modifications being proposed in order that the Committee could consider comments and draft a response prior to the consultation deadline.

**It was RESOLVED that this be a standing agenda item until the consultation deadline or such time as Committee had finalised any response on behalf of the Town Council.**

## **555. CORRESPONDENCE**

**Members noted the following:**

**i) U3118 Colneis Road Closure**

Committee noted the proposed diversion route for Colneis Road whilst resurfacing work was being carried out to the footpath.

**ii) Appeal Decision - 3235021 - The Bartlett**

Committee noted that the appeal had been dismissed.

## **556. CLOSURE**

It was agreed that the delegation be resumed for any planning applications which would be out of time before the next Committee meeting on 27<sup>th</sup> May 2020.

The meeting was closed at 11.10am

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## **AGENDA ITEM 6: PLANNING DECISIONS**

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

<b>DC/20/0879/FUL</b>   To erect extension at rear of property to enlarge dining area for sitting area.
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<b>6 Fairfield Avenue</b>
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<b>DC/20/1128/FUL</b>   Extend dormer over garage to accommodate larger ensuite/bathroom and provide dressing area.
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<b>30 High Road East</b>
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<b>DC/19/4442/FUL</b>   Single storey side and rear extensions and new wall
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<b>1 College Green</b>
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<b>DC/20/0062/LBC</b>   Application for a new Listed Building Consent to replace existing Listed Building Consent DC/16/2820/LBC to allow for the demolition of existing buildings, the conversion and reconstruction of curtilage listed stable buildings to B1 business use and enhancements to the curtilage of 362 High Street. Listed building consent required to support the extant planning permission for the demolition of existing buildings and the phased construction of up to 385 dwellings, new public open space and a new link road and linear park between Walton High Street and Candlet Road the conversion of curtilage listed stables to B1 business use, together with associated infrastructure (ref: DC/16/2778/OUT).
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<b>Land North Of Walton High Street</b>
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<b>DC/20/1076/FUL</b>   Proposed two storey rear extension
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<b>23 Tomline Road</b>
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<b>DC/20/1040/FUL</b>   Demolition of existing modern conservatory at the rear of the house and replacement with a single storey extension
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<b>18 Berners Road</b>
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<b>DC/20/0906/FUL</b>   Proposed single storey rear extension with loft conversion
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<b>154 High Road West</b>
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**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: 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 1<sup>st</sup> May until 5pm on Friday 10<sup>th</sup> July 2020.**

To find out more about the consultation, view the consultation documents and submit comments, visit [www.eastsuffolk.gov.uk/localplanexamination](http://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](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](mailto: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 10<sup>th</sup> 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.

Committee Members are therefore advised to consider the Main Modifications consultation in conjunction with the Town Council's responses to the Local Plan drafts which can be viewed here:

FTC Response to Final Draft Local Plan Consultation

<https://www.felixstowe.gov.uk/wp-content/uploads/2019/02/Final-Draft-Local-Plan-Consultation-Response.pdf>

FTC Response to First Draft Local Plan Consultation

<https://www.felixstowe.gov.uk/wp-content/uploads/2018/09/First-Draft-Local-Plan-Consultation-Response.pdf>

**Committee is requested to consider this consultation and begin the process of drafting the Town Council's response prior to the consultation deadline of 10<sup>th</sup> July 2020.**

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