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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 18 November 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
12 November 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 4 November 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/20/4372/VOC** | Variation of Condition 1 of DC/16/3776/ARM -
(Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of 197 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space.)
Land West Of Ferry Road Residential Centre Ferry Road
Applicant: Generator Optima (Ferry Road) Ltd [Link to Documents](#)

- b) **DC/20/4389/OUT** | Outline Application (All Matters Reserved) - Demolition of Auction House and erection of 7 dwellings
Diamond Mills Auction House Orwell Road
Applicant: Mr N Papworth [Link to Documents](#)

- c) **DC/20/4400/TEL** | Proposed Telecommunications upgrade. Proposed 15.0m AGL Phase 8 Street Pole on new root foundation and associated ancillary works.
Land And Verges At Junction Of Mill Lane And Garrison
Applicant: MBNL [Link to Documents](#)

- d) **DC/20/4300/FUL** | Rear ground floor extension, together with first floor side extension over double garage and dormer window over front door. Foundations for rear extension dug and poured (within permitted development).

7 Eastcliff

Applicant: Mr & Mrs G Phelps

[Link to Documents](#)

- e) **DC/20/4386/FUL** | **Garage extension**
Villa Bonita 58 Maybush Lane

Applicant: Mr and Mrs J McLean-Spruce

[Link to Documents](#)

- f) **DC/20/4070/FUL** | Retrospective Application - Erection of 2no. pergola structures

Land At Pavilion Court Hamilton Gardens

Applicant: McCarthy & Stone Retirement Lifestyles Ltd

[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. DC/20/1002/ARM Land at Candlet Road

To approve the Committee's response to the above application as prepared under delegated authority at the previous meeting. **(Pages 8-10)**

8. East Suffolk Council Consultations

To consider three consultations which are taking place over a six-week period from 19th October 2020 to 30th November 2020. **(Page 11)**

9. Affordable Housing Supplementary Planning Document – Initial Consultation

To consider the initial consultation on a new Affordable Housing Supplementary Planning Document which is taking place from 9th November and 21st December 2020. **(Page 12)**

10. Update on Sizewell C DCO Application

To consider an update on Sizewell C following changes to the DCO application. **(Page 13)**

11. Correspondence

To note any items of correspondence.

12. Closure

To close proceedings and confirm the date of the meeting as scheduled for Wednesday 2nd December 2020 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held ONLINE on Wednesday 4 November 2020 at 9.15am

PRESENT: Cllr S Bird (Chairman) Cllr M Morris
 Cllr A Smith (Vice-Chairman) Cllr D Savage
 Cllr S Bennett Cllr S Wiles
 Cllr S Gallant Cllr K Williams (*to item 309b*)

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

305. PUBLIC QUESTIONS

None

306. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr M Jepson**.

Apologies were received from **Cllr K Williams** in advance of having to leave early to attend to other business.

307. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant	All	Local Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird Cllr S Wiles	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

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

308. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 21 October 2020 be confirmed as a true record.

309. 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/20/1002/ARM Approval of Reserved Matters and Discharge of Condition 18 relating to Outline Planning Consent (PP/J3530/W/15/3138710 - DC/15/1128/OUT) - Phase 1 - Residential (262 Dwellings, open space and supporting services and infrastructure), Candlet Road, Felixstowe. Land At Candlet Road
Committee RESOLVED that authority be delegated to the Town Clerk and Planning Admin Asst. in consultation with Cllrs S Bird, A Smith and K Williams to review the application in line with the Committee's previous recommendations and prepare a response for formal approval at the next Planning & Environment Committee meeting on 18th November.	

Cllr K Williams left the meeting at this point, 10.33am

B	DC/20/4188/FUL Removal of conservatory. Addition of ground and first floor extension. 12 College Green
Committee recommended APPROVAL	

C	DC/20/4226/FUL Demolition of conservatory and erect rear flat roof extension with lantern light. Convert existing kitchen to bedroom with ensuite, extend garage into storerooms. 132 Colneis Road
Committee recommended APPROVAL	

D	DC/20/4112/FUL Single storey White UPVC Edwardian style conservatory to the side of the property 17 Bacton Road
Committee recommended APPROVAL	

E	DC/20/4288/TCA T1 Holly - reduce canopy to reduce shading of stained glass window. T2 Holly - fell; advanced main stem decay, heavy shading of windows, heavy overhang of neighbouring property. T3 Holly - fell; heavy shading of windows. 8 Gainsborough Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

310. 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.

311. EAST SUFFOLK COUNCIL CONSULTATIONS

The Clerk provided an overview of each of the three consultations. It was agreed that the Clerk would circulate a short summary alongside the consultation documents subsequent to the meeting.

Given that any response from the Town Council to the consultations would need to be considered at the next meeting in order to meet the deadline, the Chairman encouraged all Members to review the consultation documents and raise any queries prior to the meeting.

RESOLVED that any response to the consultations to be considered and finalised at the next Committee meeting in order to meet the consultation deadline of 30 November.

312. PRE-PLANNING CONSULTATION WHP TELECOMS

Committee noted pre-planning proposals to swap out an existing monopole and install a second monopole at Garrison Lane for the purposes of upgrading to 5G, prior to a formal planning application being submitted by WHP Telecoms.

RESOLVED that the pre-planning consultation be noted with no comment and that the Committee would formally consider the proposal at full planning application stage.

313. CORRESPONDENCE

RESOLVED That the following correspondence be noted as received:

- i) APP/X3540/W20/32552650 Marsh End, 283 Ferry Lane**
Appeal Decision: Appeal has been dismissed

- ii) DC/20/1666/FUL – Former Itron Factory, Carr Road**
The Chairman reported that the ESC South Planning Committee had supported the Town Council's recommendation and refused this application.

314. CLOSURE

The meeting was closed at 11.34pm. The date of the next meeting was noted as being Wednesday 18 November 2020, 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/20/3067/FUL | Proposed new welfare hub to include 3No cabins positioned on paving slab base to accommodate storage, wc's and coffee hut. Incl 2.4m high anti climb security fencing to perimeter plus security lighting

Seaton Recreation Ground Seaton Road

DC/20/3650/FUL | Erect single storey pitched roof extension to rear of property to provide lounge area. Convert part of lounge to bedroom.

49 Westmorland Road

DC/20/3662/FUL | Single residential apartment

79 Hamilton Road

DC/20/3668/FUL | Proposed dormer construction to side of dwelling to accommodate mobility lift.

69A Cliff Road

DC/20/3471/VOC | Variation of conditions 8, 9 & 10 of DC/19/4233/FUL - (Proposed Container Leisure Park) Condition Number(s): 10 Conditions(s) Removal: The client would like to vary conditions 8, 9 & 10 to allow a better suited use and opening times for prospective tenants. Units 1-9 - Opening Hours - 7am - 12am, Class E(b) Units 10 - 16 - Opening Hours 9am - 10pm, Class E(a)

Mannings Amusement Park Sea Road

DC/20/3782/TCA | Fell T1, T2 & T3 Sycamore. These 3 trees are growing on, or adjacent the retaining wall that borders / forms the boundary between South Beach Mansion and the Pram Walk.

Proposed Flat 1 Former South Beach Mansion Bent Hill

Refused (and recommended for Refusal by this Committee):

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

DC/20/3562/FUL | Proposed loft conversion to single story detached dwelling

24 Cliff Road

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

Refused (and recommended for Approval by this Committee):

DC/20/3625/FUL | Conversion of existing house to 5 apartments and one new build dwelling

Tehidy House 65 Orwell Road

Withdrawn:

DC/20/2677/FUL | Alterations and extension to form mixed use development comprising Retail (Use Class A1), Restaurant/Cafe (Use Class A3) and 9 self contained flats (Use Class C3)

Police Station 32 High Road West

AGENDA ITEM 7: DC/20/1002/ARM LAND AT CANDLET ROAD

The following application was considered by Committee at its previous meeting:

DC/20/1002/ARM | Approval of Reserved Matters and Discharge of Condition 18 relating to Outline Planning Consent (PP/J3530/W/15/3138710 - DC/15/1128/OUT) - Phase 1 - Residential (260 Dwellings, open space and supporting services and infrastructure), Candlet Road, Felixstowe.

Land At Candlet Road

Applicant: Mr S McAdams

[Link to Documents](#)

Due to time restraints and further information being required, Committee delegated authority to the Town Clerk and Planning Admin Asst. in consultation with Cllrs S Bird, A Smith and K Williams to review the application in line with the Committee's previous recommendations and prepare a response for formal approval at this meeting (*Minute #309A of 2020/21 refers*).

The application was reviewed in accordance with Committee's instructions and the following response prepared:

We strongly recommend REFUSAL of this application for the reasons outlined below.

Crucially, the developer asserts that many of these issues are to be considered following planning approval. We believe that this is unrealistic and for the avoidance of doubt should be resolved as part of the planning process, prior to determination of the application.

1. Boundary Treatment

Boundary plans should seek to retain existing hedgerows and vegetation wherever possible. We understand that the existing hedgerow to the allotments is to be retained, with some facing up work to the development side, and ask that the preservation of existing vegetation be appropriately conditioned prior to determination of this application.

We also seek an improved buffer between the development site and the Grove woodland.

2. Drainage and Sewerage

It is critical that the drainage arrangements are robust enough to mitigate the impact of water being displaced from this development. The site is known to have several watercourses, which are regularly overloaded, as has been borne out by recent local experience. It is therefore imperative that the development can manage its own water runoff.

We were greatly concerned that the landscape drawings show the complete elimination of the existing watercourse to the west which are to be covered over and seeded. We believe this is unacceptable both from a drainage perspective, as referred to above, and in terms of the loss of the public amenity and ecological assets which they currently represent, and which should be enhanced as part of the wider Green Spaces concept.

It is critical that the Planning Authority ensure that established watercourses should be recognised, not grassed over and retained as an important amenity. It is essential that condition 19 (iv) (v) and (viii) of the planning appeal decision is adhered to in this regard. Additionally, a full hydrological analysis does not appear to have been undertaken as per condition 19 (xi).

We are greatly concerned by the proposal for foul water disposal. This is particularly the case in light of recent flooding events at Walton, in particular at the corner of Gulpher Road, Church Lane and Treetops. In that context we note that the proposed connection point for the pumped rising main is at a manhole between that junction and the bridge. Given that the Anglian Water report recognises capacity issues at this area. We therefore request that the Planning Authority review the scheme to ensure that it is capable of serving the site adequately whilst not exacerbating serious known problems. The District Council should take further advice to ensure that the draft proposals take all local issues in to account.

In accordance with The Town Council's environmental aspirations, the developer should explore the potential for surface water runoff to be collected and made available to the adjacent allotments which would help reduce the use of fresh water.

3. Renewable Energy

Felixstowe Town Council has declared a Climate Emergency; as East Suffolk Council and many other authorities have also done. It is therefore important to consider all development proposals in this context.

The applicant's Design and Access Statement appropriately refers to Policy DM21(f), now superseded by SCLP 9.2 (Sustainable Construction), which states that *"The District Council will support and strongly encourage the conservation of energy and the use of alternative and renewable sources of energy in the design and layout of proposals for new buildings and conversion of existing buildings, provided it would not seriously detract from the character of the area."*

We understand that condition 13 of the outline permission requires a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of the development to be submitted to and agreed, in writing, with the Local Planning Authority.

It is therefore inappropriate that the application is silent on the opportunity to build in well-established technologies for alternative and environmentally friendly energy sources, notably ground source heat pumps. The Town Council notes that, locally, other organisations such as Flagship Housing have introduced such provision in their

own estates, even retrofitting where not originally installed, with a claimed 66% reduction in household energy bills and hence energy usage.

4. Highways Issues

We believe that the proposed vehicular entrance to the school site should be moved southwards, just to the north of the pond, with provision considered within the school site for parent parking/drop off, to avoid congestion to the northern part of the site and deter people from using Gulpher Road as a school drop of point.

We are pleased to note that Footpath 24 is proposed to be upgraded to a surfaced 3m cycleway providing future connectivity to the east. Interconnectivity for walkers and cyclists should be appropriately provided to establish links to the wider 'Felixstowe Garden Neighbourhood' concept and beyond. However, local stakeholders should be consulted on the opportunity to ensure that the Grove and Abbey Grove woodlands are not detrimentally impacted by intensive use and the opportunity to mitigate this through enhancing sustainable access routes should be explored.

The previously proposed parking spaces for the allotments to replace those lost with the proposed closure of the layby appear to have now been removed. These should be replaced or relocated.

We ask that the developer provides an appropriate and secure access point into allotment site, which the Town Council owns and would be pleased to work with them to achieve.

5. Public Open Space

Indicative plans appear to show a provision of just six items of play equipment on one of the two areas of public open space, which is wholly inadequate. The S106 agreement should allow for significant opportunities for play in both areas of open space.

6. Affordable Housing

We commended the developer's exemplary arrangements in terms of the level of provision and integration of affordable housing, balanced throughout the site which we understood will be 'tenure-blind'. However, having recognised these efforts we are therefore disappointed to note that this most recent application proposes the loss of two shared-ownership dwellings, reducing the total number of affordable homes from 86 to 84. To reduce the number of affordable homes on this site is unacceptable and any reduction in the number of dwelling proposed should not be at the cost of affordable homes.

7. House Design

Committee remains disappointed by the uniformity of design which is not in keeping with the local area. The Planning Authority should work with the developer to ensure

a more appropriate, less generic, higher quality design reflecting the local vernacular in accordance with planning policy.

Finally, if approved, we would ask that a condition be made that Phase 1 of the development is completed before Phase 2 begins.

The Council therefore recommends REFUSAL of the application unless the issues above can be satisfactorily resolved.

Committee is requested to approve the response to the application as prepared under delegated authority at the previous meeting.

AGENDA ITEM 8: EAST SUFFOLK CONSULTATIONS

East Suffolk Council has recently launched three consultations. They are:

- a) **Statement of Community Involvement (SCI)** which is seeking how to encourage greater engagement with the community with the ESC creating planning documents and determining planning applications.
- b) **Cycling and Walking Strategy** which will supersede the Waveney Cycle Strategy (2016). This consultation is seeking to make cycling and walking in East Suffolk safer, more convenient and more desirable. There will be a map-based consultation for the Strategy to assist in identifying cycling and walking infrastructure issues.
- c) **Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)** Supplementary Planning Document. This is a partnership between East Suffolk Council, Ipswich Borough Council and Babergh and Mid Suffolk District Councils with the aim to reduce the impact of increased levels of recreational use of Habitat Sites, due to new residential development in the Suffolk Coastal area and to provide a simple, coordinated way for developers to deliver mitigation for their developments.

The consultations are taking places over a six-week period from 19th October - 30th November 2020.

Further details on the consultations and links to the documents can be found here: <https://sway.office.com/Srx8JnLoIFRbef0b?ref=Link>

Committee is requested to consider the consultations and decide on any actions necessary in order to respond on behalf of the Town Council by the deadline of 30th November 2020.

AGENDA ITEM 9: AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT – INITIAL CONSULTATION

East Suffolk Council is seeking feedback on what its Affordable Housing Supplementary Planning Document (SPD) should include and address.

SPDs are produced to support the implementation of adopted planning policies, through the provision of additional detail or explanation that would not be appropriate to include with a Local Plan itself. An SPD cannot create new or amend existing planning policies nor can it prescribe that particular areas of land be developed for particular uses; this is the role of the Local Plans. Once adopted, SPDs are material considerations in the determination of planning applications.

The Affordable Housing Supplementary Planning Document will apply to the whole of East Suffolk, apart from the area within the Broads National Park, for which the Broads Authority is the Local Planning Authority.

This first stage of consultation will inform the preparation of the SPD which will provide guidance primarily in relation to the following policies contained in the Council's adopted Local Plan:

SCLP5.10: Affordable Housing on Residential Developments
SCLP5.11: Affordable Housing on Exception Sites

<https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/suffolk-coastal-local-plan/adopted-suffolk-coastal-local-plan/>

The initial consultation is taking place from 9th November and 21st December 2020 and the consultation document is available from the ESC website here:

https://eastsuffolk.inconsult.uk/gf2.ti/f/1216258/84820005.1/PDF/-/Final_consultation_document.pdf

Committee is requested to consider the consultation and decide on any actions necessary in order to respond on behalf of the Town Council by the deadline of 21st December 2020.

AGENDA ITEM 13: UPDATE ON SIZEWELL C DCO APPLICATION

The Section 56 period, which allowed individuals and organisations to register as an interested party and submit Relevant Representations to the Planning Inspectorate (PINS), closed on 30 September 2020. All Relevant Representations are now published on the PINS website, at <https://infrastructure.planninginspectorate.gov.uk/projects/eastern/the-sizewell-c-project/?ipcsection=relreps>

EDF Energy recently announced that it has notified PINS of its intention to formally request a number of material changes to their DCO application. A primary change appears to be proposals to make more use of rail and sea to deliver construction materials for the project, with an increase in trains (expected to be overnight) and alterations to the proposed beach landing facility.

There will be a 30-day public consultation on these proposed changes to the DCO application, running between Wednesday 18 November and Friday 18 December 2020. Committee is requested to consider the proposals put forward in that consultation, documents for which are available here: <https://infrastructure.planninginspectorate.gov.uk/projects/Eastern/The-Sizewell-C-Project/>

An updated briefing document on the planning process for Sizewell C has been issued by EDF and is available at **Appendix A**.

Planning Aid England (PAE), retained for advice and support for parish and town councillors, will be delivering a remote support programme during the consultation, including a briefing pack on 18 November; four virtual Question and Answer (Q&A) sessions held during the week of Monday 23rd November on the procedural aspects of these changes and advice on making representations to the set of proposed changes; and, video/telephone calls available by appointment between Tuesday 1 – Friday 11 December to advise on responding regarding specific issues. An email advice service is also operating from the week beginning 30 November until the end of the consultation on 18 December.

The Joint Local Authority Group (JLAG) is inviting representatives from town and parish councils to join one of three engagement events on 26 November 2020 to share views about the proposed changes.

A formal invitation and registration details, together with a newsletter summarising the changes will be sent to all town and parish councils once the consultation has been published and its timings are confirmed. Cllrs G Newman and A Smith attended an engagement event on 22nd July on behalf of the Town Council (*Minute #157ii of 2020/21 refers*).

Committee is requested to consider the update on Sizewell C following the changes to the DCO application.