

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at TOWN HALL, Felixstowe, on Wednesday 18 August 2021 at 9.15am**

**PRESENT:** Cllr S Bird (Chairman)                      Cllr M Jepson  
                 Cllr A Smith    Cllr M Morris  
                 Cllr S Bennett    Cllr D Savage  
                 Cllr S Gallant (*via Zoom*)                      Cllr K Williams

**OFFICERS:** Mr A Tadjrishi (Town Clerk)  
                 Mrs S Morrison (Planning Administration Assistant) (*via Zoom*)  
                 Miss H Miles (Communications Apprentice)  
                 Mrs J Smith (Administration Assistant)

**IN ATTENDANCE:** Cllr M Deacon  
                 Mr J Bailey (Planning Consultant to Bloor Homes via Zoom)  
                 Mr C Phillips (Surveyor, East Suffolk Council via Zoom)  
                 3 Members of Public (1 in person / 2 via Zoom)

**97. PUBLIC QUESTION TIME**

The Chairman advised that he would invite any members of the public wishing to make representations on a particular application to do so immediately prior to the application being considered

**98. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr S Gallant** and **Cllr S Wiles**.

**Cllr Gallant** attended via Zoom and, as such, did not participate in any vote during the meeting.

**99. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird Cllr M Jepson	All	Local Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

**100. CONFIRMATION OF MINUTES**

**It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 4 August 2021 be confirmed as a true record.**

## 101. PLANNING APPLICATIONS

**Committee considered the following planning applications received since the last meeting and RESOLVED to submit the following observations to East Suffolk Council:**

In respect of application DC/21/3662/ARM below, Mr Bailey advised Committee that this was identical to application DC/21/1322/ARM and had been submitted to the planning authority to avoid the chance of the outline application expiring. A member of public drew attention to the congestion experienced along Walton High Street and the need for residents to park on street, which would be exacerbated by proposals to introduce two new bus stops and a pelican crossing close to the school. Cllr M Deacon echoed residents' concerns about the impact on Walton High Street and agreed that congestion at certain times required further evaluation.

<b>A</b>	<b>DC/21/3662/ARM</b>   Approval of Reserved Matters (layout, scale, appearance, and landscaping) in relation to the construction of 368 dwellings, public open space, play area, sustainable drainage features, and associated infrastructure following the approval of Hybrid Planning Permission DC/16/2778/OUT. <b>Land North Of Walton High Street</b>
<p><b>Committee understands that this application is identical to that submitted under DC/21/1322/ARM. Therefore Committee resubmits its original comments and recommends REFUSAL as follows:</b></p> <p><b>The proposals do not appear to have taken into account the updated planning policies in the Suffolk Coastal Local Plan.</b></p> <p><b>Committee had concerns about the insufficient level of detail on the delivery of the spine road and roundabouts which – particularly with respect to the roundabout to Candlet Road - should be required to be completed on commencement, prior to construction of any housing. It is essential that construction traffic should be via Candlet Road and not via Walton High Street. We would also expect to see a phasing drawing.</b></p> <p><b>Committee was disappointed at the clustering of affordable homes, predominately to the edges of the site, which should instead be fully integrated and tenure-blind throughout the development. We therefore support the comments of ESC housing in this regard.</b></p> <p><b>Committee felt that elements of design need to be revisited, for example mock Tudor housing fronting Walton High Street, which is not in keeping with the local vernacular.</b></p> <p><b>Committee were concerned about the location of the play area park beside the spine road, particularly in relation to air pollution from traffic and the linear park being the only open space being provided.</b></p>	

**SCLP5.8 determines that at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations, we therefore query why the applicant is only delivering 45%.**

**The application appears to indicate dedicated cycling routes, but there is insufficient detail provided and we could not identify any formal documentation confirming the arrangements for this. The parking and cycling strategy refers only to locations for bike storage, rather than any cycling strategy. We therefore seek clarification as to whether such a strategy exists. Cycling routes should not be designed in isolation and should sensibly link to onward bike journeys beyond the site. Since the initial ARM application in April, there have been significant local discussions between Felixstowe and Trimley councils and Suffolk County Council and East Suffolk Council in respect of the emerging walking and cycling strategy, and we would expect the planning authority to refer the applicant to this, making use of highway land between the Candlet Road roundabout and Cowpasture roundabout for a properly made route. We note that there still appears to be steps to the north-west of the roundabout on Candlet Road and request that this instead be a graded slope.**

**We believe that there should be a mix of bungalow sizes, rather than all being 3 bedroom.**

**We welcome the introduction of some innovative sustainable energy solutions, delivering estimated emissions at 31% lower than building regulations, but would wish to see greater use throughout the site and a more formal evaluation of alternative forms of sustainable energy provision, such as GSHPs.**

**Separate to the matters raised above in respect of this site, we would remind the planning authority that on a significant part of the drainage amelioration proposed for the development north of Candlet Road development was proposed to include a 1m drainage pipe to allow for overflow to the north west part of this site. This should be taken into consideration when assessing drainage plans for this site.**

**Further to the matters above, submitted in respect of DC/21/1322/ARM, we also have concerns on the clustering of pedestrian crossings, bus shelters and consequential loss of on-street parking proposed for Walton High Street.**

<b>B</b>	<p><b>DC/21/3486/FUL  </b> Erection of buildings for use within Classes B2 and B8 together with access and servicing arrangements, vehicle parking, landscaping and associated works.</p> <p><b>Orwell Crossing Truck Stop A14 Nacton East Bound Nacton Heath Ipswich</b></p>
<p><b>Committee recommended REFUSAL.</b></p> <p><b>We share Suffolk County Council’s concerns as to whether this development would comply with SCLP9.6, specifically the applicant’s assertion that surface water discharge is not achievable on this site.</b></p> <p><b>Committee also had concerns over the lack of cycling and walking access in general and particularly in relation to access from the northern aspect via the rail crossing.</b></p> <p><b>Members were concerned about the environmental impact of the development and asked that more attention be given to the use of environmentally sustainable materials and the visual impact of the proposed building. We therefore feel that the proposals would be contrary to SCLP 11.1(a) and 11.1(c)ii and (c)v</b></p> <p><b>Committee also has severe concerns that the development of the wider site, as depicted by DC/17/4257/OUT, will result in the displacement of existing lorry parking and rest and refreshment facilities for HGV drivers.</b></p>	
<b>C</b>	<p><b>DC/21/2444/FUL  </b> Development of a 'beach village' area with 27 traditional wooden huts, accessible pods to hire and new public conveniences- plus movement of trim trail to new activity park area, comprising of three petanque rinks, table tennis tables and exercise space.</p> <p><b>Trim Trail And Volley Ball Area Sea Road</b></p>
<p><b>Committee recommended APPROVAL and welcome the amendments to mitigate the effects of wave wash at the Beach Village site. We would wish it to be confirmed that similar appropriate mitigation will be retained at the entrances to the promenade at the Trim Trail site.</b></p>	
<b>D</b>	<p><b>DC/21/1638/FUL  </b> Single storey wrap around extension</p> <p><b>17 Manwick Road</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>E</b>	<b>DC/21/3742/FUL</b>   Replacement roof to garage <b>44 Beatrice Avenue</b>
<b>Committee recommended. APPROVAL</b>	
<b>H</b>	<b>DC/21/3785/TCA</b>   In rear garden: Bay tree to be felled - tree is causing blockage of drains. Rowan tree to be field - tree is overhanging neighbour's garden and causing them problems with their garden. <b>85 Ranelagh Road</b>
<b>We regret the loss of the Rowan tree and question the reasons for the proposed felling. Otherwise, Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer</b>	

## **102. 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.**

## **103. CORRESPONDENCE**

There was none.

## **104. CLOSURE**

The meeting was closed at 11.56 am. It was noted that the next meeting was scheduled to take place on Wednesday 8<sup>th</sup> September at 9.15am.

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