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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 **TOWN HALL, FELIXSTOWE**, on **Wednesday 20 October 2021** at **9.15am**.

Public Attendance

Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend. Members of the public are invited to make representations or put questions to the Committee during the public session.

There is a limit to the number of public attending in-person. If you wish to attend in person, please email townclerk@felixstowe.gov.uk to confirm capacity.

Public are very welcome join via Zoom using the following 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.

Ash Tadjrishi
Town Clerk
13 October 2021

For information (via email):

All Town Councillors

Local Press

Felixstowe Chamber of Trade & Commerce

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.

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 three minutes 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 October 2021 as a true record. **(Pages 4-7)**

5. **Planning Applications**

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

- a. **DC/21/2444/FUL** | 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.

Trim Train And Volley Ball Area Sea Road

Applicant: Ms L Hack, ESC

[Link to Documents](#)

- b. **DC/21/4457/FUL** | Alterations and roof extensions to form additional 3 flats, with associated parking and vehicular access

Glenfield Court Glenfield Avenue

Applicant: RAAH Holdings Ltd

[Link to Documents](#)

- c. **DC/21/4630/FUL** | Rebuilt garden room, new walls and roof, plinth to remain

Manor Court 9 The Courts

Applicant: Mr & Mrs Mason

[Link to Documents](#)

- d. **DC/21/4506/FUL** | Loft conversion including the formation of a roof dormer and the insertion of rooflights

1A Maybush Lane

Applicant: Mr & Mrs A Bishop

[Link to Documents](#)

- e. **DC/21/4609/FUL** | Single height extension to the south. Replacement windows in places. Replacement conservatory. Internal alterations.

55 Dovedale

Applicant: Mrs B Fields

[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 8)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 3rd November 2021 at 9.15am.

A	<p>DC/21/4083/FUL The Lions Club of Felixstowe is a registered charity. One of its activities is to store, maintain and erect the Christmas Lights in Felixstowe town centre. This work is currently carried out in the Sports Hall of the old Deben School site. This is a temporary home and East Suffolk Council have indicated that a permanent home could be accommodated next to the FACTS Bus Buildings in the Garrison Road Car Park. The proposed development includes a demountable workshop (currently the Fitness Centre building at the Deben High School site) and three, 40ft containers (to store the Christmas Lights), this will be contained within a fenced area that will include the FACTS buildings. There will be parking for the Lions van and parking for 6 cars within the fenced area so there will be no reduction in the capacity of the public car park.</p> <p>Car Park Garrison Lane</p>
Committee recommended APPROVAL	

B	<p>DC/21/4417/FUL Construction of a single storey side and rear extension 12 Lynwood Avenue</p>
Committee recommended APPROVAL	

C	<p>DC/21/4311/VOC Variation of Condition 2 of DC/20/1973/FUL - Proposed single storey and two storey front extensions, replacement roof structures incorporating first floor accommodation and alterations - New plans reducing the overall G.I.A. to less than 100sq metres, proposed airing cupboard/storage changed to loft only 208 Ferry Road</p>
Committee recommended APPROVAL	

D	<p>DC/21/4404/FUL Single storey rear and side extension with second storey infill between double gable roof 27 Langer Road</p>
<p>Committee recommended REFUSAL.</p> <p>We have considered this application carefully, particularly with regards to its prominent location in the Felixstowe South Conservation Area. As this is sited on a corner plot the proposals will be highly visible from both the front and side. We feel that both the 2nd floor infill (and apparently flat roof) and ground floor elements as proposed would be visually intrusive. This will be particularly evident at the ground floor - due to both the proposed flat roof, unsympathetic design, and the loss of the distinctive bay window. We feel therefore that the proposal as a whole neither preserves nor enhances the CA and is contrary to SCLP 11.5 para. a) b) and c).</p>	

E	DC/21/4374/FUL Single storey rear extension with loft conversion 14 Sunray Avenue
<p>Committee recommended REFUSAL.</p> <p>The drawings as shown do not clearly specify whether there will be an increase in roof height. That notwithstanding we are still concerned as to the significant changes to the otherwise homogenous street scene in particular the addition of Velux windows and the loss of the distinctive chimney. Whilst we recognise that this application is different from the previously refused application DC/21/2249/FUL we still feel that this is in contravention of SCLP 11.1 c) (ii) layout and (iv) street scene and SCLP 11.2 e) physical relationship with other properties.</p>	
F	DC/21/4252/VOC Variation of Condition No.2 of DC/21/2111/FUL - Change of use of salon and flat over to one dwelling with rear extension - design changed (reduced) to suit updated requirements 47 Orwell Road
<p>Committee recommended APPROVAL. In addition, we do welcome the removal of the prominent previously proposed side extension. We feel that the revised application is more sympathetic to the Conservation Area than the previous.</p>	
G	DC/21/2816/FUL Extension on rear for kitchen/ family area and utility. Alterations throughout existing bungalow and provide toilet in rear of garage. Provide hardi-plank cladding to extensions and 'k' render to whole of remainder of bungalow. Enlarge parking area. 62 Rosemary Avenue
<p>Committee recommended REFUSAL.</p> <p>We welcome the removal of the porch element from this revised application, but we repeat our concerns from the previous application concerning the loss of light amenity to no. 60. Whilst we recognise that the current occupier of the host property may reach agreement with the current occupier of no. 60, we are concerned about the impact on the future occupier of no. 60 and are still of the view that this is contrary to SCLP 11.2 c).</p>	
H	DC/21/4270/TPO TPO SCDC 06 00195 T1 Sweet Chestnut standing in adjacent rear garden - remove 3 lowest limbs back to main trunk (equivalent to 10m. crown lift) to reduce overhang and shading. 72 Garrison Lane
<p>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer</p>	

I	<p>DC/21/4395/TCA Fell the dying Sycamore tree in the corner Fell three Sycamore trees in the middle of the back woodland area Fell one Holly tree. Remove one limb from a Sycamore tree overhanging the neighbour's garden.</p> <p>Remove the dead wood form one Holm Oak tree. Fell five Holm Oak trees in the front garden. Pollard Holm Oak trees near the trampoline. Pollard one Holm Oak tree by the boundary wall.</p> <p>Ridley House Maybush Lane</p>
<p>Whilst we are sympathetic to the problems in managing diseased trees, and to the problems that can occur with some sycamores, there is no available plan of where the affected trees are situated and therefore which of the trees are visible from the public highway.</p>	

172. 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.

173. LETTER TO HIGHWAYS AUTHORITIES AND OTHER AGENCIES

Committee reviewed a draft letter from the Mayor of Felixstowe to the Suffolk County Council Cabinet Member for Highways, National Highways and other agencies, in respect of the gridlock issues experienced on Thursday 2nd September. It was noted that the local MP had also taken up this matter and a letter in response from National Highways was reviewed.

With some minor amendments, Committee RESOLVED that the letter be sent by the Mayor on behalf of Felixstowe Town Council.

174. CORRESPONDENCE

None.

175. CLOSURE

The meeting was closed at 11.22 am. It was noted that the next meeting was scheduled to take place on Wednesday 20th October at 9.15am.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/21/3279/FUL | The reconfiguration of the drive thru lane, car park and kerb lines to incorporate side by side ordering, with the introduction of an island for signage and associated works to the site. The removal of the existing remote bin store with a new corral formed at the rear of the store. The installation of a Goal Post height restrictor and 2 no. Customer Order Displays (COD). The relocation of existing signage and the installation of new signs.

Mcdonalds Restaurant Walton Avenue

DC/21/3280/ADI | Illuminated Advertisement Consent - The reconfiguration of existing signs and installation of new signage: 3 no. Existing freestanding signs to be relocated with 2 no. New freestanding signs to be installed and 1 no. Click & serve directional. The 15" digital booth screen is to be retained as existing - shown on the plan for context.

Mcdonalds Restaurant Walton Avenue

DC/21/3281/ADI | Illuminated Advertisement Consent - The installation of a new freestanding Totem sign.

Mcdonalds Restaurant Walton Avenue

DC/21/2967/FUL | Single storey side and rear extension
83 Ranelagh Road

DC/21/3742/FUL | Replacement roof to garage
44 Beatrice Avenue

DC/21/3139/FUL | Reposition vehicular access requiring removal and replacement of one tree

Manor Court 9 The Courts

DC/21/2231/FUL | Apply 90mm of External Wall Insulation , Grey enhanced EPS to solid brick sections of the building, consisting of 8 social housing flats. The finish will be Johnstones Stormshield silicone enhanced render 1.5mm and render colour of choice, usually neutral white or cream colour. We are seeking permission due to the bottom section currently being of a brick finish, we propose to change this to a render finish. There are cavity wall sections of the building which will be insulated but left as a brick finish.

117 Langer Road

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

Approved (and recommended for Refusal by this Committee):

DC/21/2608/FUL | Construction of a porch over the front door
64 Orwell Road

DC/21/2816/FUL | Extension on rear for kitchen/ family area and utility. Alterations throughout existing bungalow and provide toilet in rear of garage. Provide hardi-plank cladding to extensions and 'k' render to whole of remainder of bungalow. Enlarge parking area.

62 Rosemary Avenue

Refused (and recommended for Approval by this Committee): None