

MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at TOWN HALL, Felixstowe, on Wednesday 17 November 2021 at 9.15am

PRESENT: Cllr S Bird (Chairman) Cllr S Gallant
Cllr A Smith (Vice-Chairman) Cllr M Morris
Cllr S Bennett

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

IN ATTENDANCE: Six members of Public (*3 in person, 3 via Zoom*)

244. PUBLIC QUESTION TIME

The Chairman advised that he would invite members of the public to make their representations immediately prior to the application being considered.

245. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr M Jepson, Cllr D Savage** and **Cllr S Wiles** requiring to attend to other business.

Cllr S Gallant gave his apologies for needing to leave the meeting at 12.00 to attend to other business.

246. 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	All	Local Non-Pecuniary (as a Member of Suffolk County Council)
Cllr M Morris	248(h)	Local Non-Pecuniary (as neighbour to the applicant)

Though Cllr M Morris declared that their interest was non-pecuniary in nature, they advised that they would withdraw prior to and during consideration of that item.

247. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 3 November 2021 be confirmed as a true record.

248. 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 item A below, at the invitation of the Chairman, 3 members of public expressed concerns and unhappiness over the relocation of the 16 beach huts to the site in front of Martello Park. They offered to bear the cost of purchasing sand to place on the beach so their beach huts could be returned to their current locations.

A	DC/21/4756/FUL Re-siting of 16 Existing huts from current location at the Spa Con Prom to permanent site at manor End - Area between Sea Wall and Promenade Beach Hut Area South Seafront Langer Road
Committee recommended APPROVAL	

B	DC/21/4908/VOC Variation of Condition No. 2 of DC/19/5049/FUL - Redevelopment of site to provide new clubhouse and new public facilities to include cafe, putting green, toilets and viewing platform, improved access, parking, 5 detached dwellings and associated landscaping, relocation of existing watch tower - existing clubhouse and pro-shop buildings to be demolished - Since planning consent was granted a full design team has been instructed and during the progression of the detailed design (including structural design), some minor design changes have been implemented to improve the buildability of the proposed dwellings, include the aligning of structural elements. Other minor fenestration/glazing revisions have also been proposed, which are generally related to feedback received during the marketing of the properties. Felixstowe Ferry Golf Club Ferry Road
Committee recommended APPROVAL.	

C	DC/21/4759/FUL Construction of a side two storey extension and single storey lean-to rear extension. Convert pantry to toilet. Extend parking area. 1 Stour Avenue
Committee recommended APPROVAL.	

D	DC/21/4844/FUL Proposed Two Storey Rear Extension 12 St Edmunds Road
Committee recommended APPROVAL.	

E	DC/21/4898/FUL Alterations and extensions (Revised Scheme). 35 Rosemary Avenue
Committee recommended APPROVAL.	

F	DC/21/3256/FUL Demolition of garage, link structure, porch, chimneys, pantry lean-to and rear conservatory. Erection of two storey side and single storey rear extensions comprising new porch and integral garaging. Insertion of new window openings to ground floor south elevation. Replacement window & door units. Installation of Air Source Heat pump unit. Insertion of rooflights to west roof slope. Installation of photovoltaic panels to south & west roof slopes. Application of insulated render system to existing house. Changes to window openings. 15 St Georges Road
Committee recommended APPROVAL.	

G	DC/21/4830/FUL Remove wide window to left hand bay front elevation and replace with smaller unit. Remove window to South-East face of bed 1 and site on South-West. Provide window to bed 2 on North-West Elevation. Replace 'K' Render to left hand bay on front South-West elevation with light green Hardi-plant. Swap bed 2 with lounge area. 62 Rosemary Avenue
Committee recommended REFUSAL of this application. We consider both the change of fenestration, resulting in two windows, plus the use of green hardi-plank on the front elevation would significantly change this property's appearance which, with its neighbouring properties, form a cohesive street scene in this location. Contrary to SCLP 11.1 (c) iv.	

At this point in the meeting, 10.51am, Cllr M Morris withdrew from the Chamber.

H	DC/21/4629/FUL Single storey rear and side extension 81 Ranelagh Road
Committee recommended APPROVAL but note with considerable concern that the applicant's Design and Access Statement fails to mention that this property is within the Conservation Area. However, we have considered the application in the light of its location in the Conservation Area and feel that the proposal is sympathetically designed.	

At this point, 10.58am, Cllr M Morris returned.

I	DC/21/4706/FUL Construction of new balconies to number 3 & 5 South Hill 5 South Hill
<p>Committee recommended APPROVAL. We note with considerable concern that the applicant’s Design and Access Statement fails to mention that this property is within the Conservation Area. However, we have considered the application in the light of its location in the CA and feel that the proposed balconies are acceptable.</p>	
J	DC/21/4130/FUL Large garage in back garden 68 Rosemary Avenue
<p>Committee recommended REFUSAL of this application. Committee believes that the proposal, which would introduce a new vehicular access to the property, would compromise the existing use of the bridleway section along Quinton’s Lane. This bridleway is well used by many, including children accessing the adjacent school.</p>	
K	DC/21/4604/FUL Single storey wooden summerhouse 34 Looe Road
<p>Committee recommended APPROVAL.</p>	
L	DC/21/4772/FUL Creation of dropped kerb 66 High Road West
<p>Committee recommended APPROVAL.</p>	
M	DC/21/5050/TCA Top crown reduce by 30% Silver Birch tree in rear garden 4 College Green
<p>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council’s Arboricultural Officer.</p>	

249. DRAFT SUSTAINABLE CONSTRUCTION SUPPLEMENTARY PLANNING DOCUMENT

The consultation was considered by the Committee. Members noted that the Draft Sustainable Construction SPD appeared to be very well written, highly comprehensive and covered all aspects of sustainable construction insofar as it was possible to tell. Members did query, ref. para 3.26 of the document, as to why sustainable construction guidance would “not apply on permitted development”. The Clerk agreed to seek clarification on this element.

RESOLVED that Members of the Committee should provide any comments on the Draft Sustainable Construction SPD prior to the publication of the next Committee agenda, to which this matter be referred for final consideration at the next meeting.

250. DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

The consultation was considered by the Committee. Members noted that the Draft Affordable Housing SPD appeared to be very well written and highly comprehensive.

RESOLVED that Members of the Committee should provide any comments on the Draft Affordable Housing SPD prior to the publication of the next Committee agenda, to which this matter be referred for final consideration at the next meeting.

251. DRAFT CYCLING AND WALKING STRATEGY

Committee considered the consultation on the Draft Cycling and Walking Strategy which was now underway. The Clerk advised that the Working Group which had been set up to consider cycling and walking routes in Felixstowe, comprising of Cllrs S Bennett, G Newman, M Richardson, A Smith and K Williams, had been working jointly with representatives from the Trimley parish councils and a meeting to consider the Strategy was planned to take place on 3rd December.

It was anticipated that a response to the ESC Draft Cycling and Walking Strategy would be drafted by the Joint Felixstowe and Trimleys Cycling and Walking Group for consideration by the Group's respective parent councils.

The draft response would be able to be considered by Council or the Planning & Environment Committee for formal endorsement in January.

RESOLVED that any draft response from the Joint Felixstowe and Trimleys Cycling and Walking Group to the ESC Draft Cycling and Walking Strategy be presented to the Council or the Planning & Environment Committee for formal endorsement in January.

252. PLANNING DECISIONS

RESOLVED that the decisions on planning applications by East Suffolk Council notified to the Town Council since the previous meeting be noted.

253. CORRESPONDENCE

Committee NOTED the following:

- i) Notification of Appeal, ref. APP/X3540/W/21/3275958, against ESC's decision to refuse DC/18/4989/FUL: Demolition of workshop and replacement with 1no

detached dwelling, alterations and extension to existing building to retain shop/office and provide 2no one bedroom first floor flats and 1no two bedroom dwelling. Amended scheme to previously approved application. 19 Manning Road.

- ii) Revisions to DC/21/3663/ARM – Land North of Walton High Street. Members noted that, as the revisions proposed did not directly address the matters raised by the Committee in its recommendation to refuse the application, there was no need to formally review the Committee’s submission at this time. The Clerk advised that Members would be advised if and when further revisions were submitted, so that the value of bringing to Committee for formal consideration can be assessed.

At 12.19 Cllr S Gallant left the meeting to attend to other business.

254. CLOSURE

The meeting was closed at 12.30. It was noted that the next meeting was scheduled to take place on Wednesday 1st December at 9.15am.

Date: _____

Chairman: _____