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9 am to 4 pm Mondays to Fridays



TOWN HALL
FELIXSTOWE
SUFFOLK
IP11 2AG

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 18 August 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
11 August 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 4 August 2021 as a true record. **(Pages 4-9)**

5. **Planning Applications**

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

- a. **DC/21/3662/ARM** | 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.

Land North Of Walton High Street

Applicant: Mr S Lee Bloor Homes Eastern

[Link to Documents](#)

- b. **DC/21/3486/FUL** | Erection of buildings for use within Classes B2 and B8 together with access and servicing arrangements, vehicle parking, landscaping and associated works.

Orwell Crossing Truck Stop A14 Nacton East Bound Nacton Heath Ipswich

Applicant: Orwell Truck Stop Ltd

[Link to Documents](#)

- c. **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 Trail And Volley Ball Area Sea Road

Applicant: Ms L Hack, ESC

[Link to Documents](#)

- d. **DC/21/1638/FUL** | Single storey wrap around extension

17 Manwick Road

Applicant: Mr L Tancock

[Link to Documents](#)

- e. **DC/21/3742/FUL** | Replacement roof to garage

44 Beatrice Avenue

Applicant: Mr & Mrs Minns

[Link to Documents](#)

- f. **DC/21/3785/TCA** | In rear garden: Bay tree to be felled - tree is causing blockage of drains. Rowan tree to be felled - tree is overhanging neighbour's garden and causing them problems with their garden.

85 Ranelagh Road

Applicant: Unstated

[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 10)**

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 8th September 2021 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held at **TOWN HALL, Felixstowe, on Wednesday 4 August 2021 at 9.15am**

PRESENT: Cllr S Bird (Chairman)
Cllr A Smith
Cllr S Bennett
Cllr M Jepson (*left after #92e returning during #92i*)
Cllr M Morris
Cllr D Savage

OFFICERS: Mrs D Frost (Deputy Town Clerk)
Mrs S Morrison (Planning Administration Assistant) (via Zoom)
Miss H Miles (Communications Apprentice)

IN ATTENDANCE: 7 Members of Public (3 in person / 4 via Zoom)

88. 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. No members of the public raised their hand or made note in the chat of wanting to speak about any planning applications.

A member of the public requested to speak on item 7 in support of the application of Community Asset Registration for The White Horse Public House, 33 Church Road. It was requested that consideration be made to the architecture currently on that road and also the links it makes to the Edwardian heritage of the town. Speaking of how other supermarkets in the centre of town, in their opinion had been let down by planners. The public house was a major asset and amenity to those in North Felixstowe and the member of public wanted to impress upon the Committee that the Council should assist in trying save the White Horse Public House.

89. APOLOGIES FOR ABSENCE

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

Cllr M Jepson gave apologies in advance of leaving the meeting at 10.30am to attend other business.

90. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
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)
Cllr D Savage	#92 f.	Local Non-Pecuniary (Cllr Savage informed Committee that the resident of 2 Ferry Road had contacted her to discuss procedure but Cllr Savage had not expressed any views to the applicant.
Cllr M Morris	#92 h.	Local Non-Pecuniary (as a neighbour living 2 doors away – this application will make no impact to Cllr Morris' own property).

91. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 21 July 2021 be confirmed as a true record.

92. 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/21/3438/FUL Alterations and extensions to the Spa Pavilion to form a ground floor extension with first floor balcony to the North Sea-facing elevation and entrance canopy to the primary Theatre entrance. Spa Pavilion Undercliff Road West
Committee recommended APPROVAL and expect that HGV access to the rear and public pedestrian access will be maintained.	

B	DC/21/3437/FUL Alterations to shopfront and installation of glazed door to rear to facilitate subdivision of ground floor of premises to 3 retail units. 54 Hamilton Road
Committee recommended APPROVAL	

C	DC/21/3418/FUL New Dwelling In Lieu of Redundant Garage Used for General Storage Land Adjacent To 4 High Road East
Committee recommended REFUSAL on the grounds of overdevelopment of the site, on design quality SCLP 11.1 Design Quality c i) and ii) relating to overall scale, character and layout which is not in keeping with existing dwellings, iii) the height and massing of the development is not well related to the surroundings. 11.1.e) & 11.2 a) the new dwelling would have an injurious effect on the amenity of its neighbours and would affect their privacy/overlooking.	

D	DC/21/3494/FUL Construction of two-storey extension. Existing conservatory to be demolished. 29A Quilter Road
Committee recommended APPROVAL, a sympathetic addition in a Conservation Area.	

E	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 REFUSAL. Committee believe because of the size of the extension this would have a particular impact on the neighbour with the height of the side extension. SCLP 11.1 ci) iii) and iv) the overall scale and character, height and massing and effect on the street scene, with 11.2c. access to daylight are applicable.	

At this point, 10.30am, Cllr M Jepson left to attend to other business.

The meeting resumed following a 5-minute break.

F	DC/21/3328/FUL 2 storey residential annexe, single storey rear extension and new dormer window 202 Ferry Road
Committee recommended REFUSAL as believe it is contrary to Policy SCLP 5.13 d) and g) Visual design not appropriate, the cladding for the annex is not well related to the host dwelling and this would have an adverse effect on the visual amenity and street scene 11.1 c iv.	

G	DC/21/3405/FUL Construction of a single storey extension 22 Ferry Road
Committee recommended APPROVAL	

H	DC/21/2967/FUL Single storey side and rear extension 83 Ranelagh Road
Committee recommended APPROVAL. Committee feel this is a well designed extension within the Conservation Area, but would like to point out that there is no mention in the applicant's documents of the property being in the Conservation Area, which Committee believe to be a serious omission.	

At this point, 11.16am, Cllr M Jepson rejoined to the meeting.

I	DC/21/3383/FUL Proposed single storey front & rear extension 11 Western Avenue
Committee recommended APPROVAL	

J	DC/21/3188/FUL Minor internal modifications, first floor rear extension, ground floor front extension 5 The Pines
Committee recommended APPROVAL	

K	DC/21/3296/VOC Variation of Condition No. 3 of DC/15/0924/FUL - Proposed 3 Bedroom Detached Dwelling on Land Adj 20 Rosebery Road - To change external wall cladding material from Brick to Eternit Weatherboard Cladding 20 Rosebery Road
Committee recommended APPROVAL	

I	DC/21/3412/VOC Variation of Condition 2 of DC/19/4589/FUL - Construction of two-storey detached dwelling, new vehicular access, associated landscaping 53 Rosemary Avenue
Committee recommended APPROVAL	

M	DC/21/3368/FUL Proposed installation at ground floor of 1no. pair of french doors (with fanlights over) and 14no. replacement windows into existing openings to front and rear of flat 3 Cranmer Cliff Gardens
<p>Committee recommended APPROVAL. Committee considered the application in the light of it being in a Conservation Area and are satisfied the windows and door will not be inappropriate and are sympathetic in this regard, but Committee would like to point out that there is no mention in the applicant's documents of the property being in the Conservation Area, which Committee believe to be a serious omission.</p>	

N	DC/21/3196/FUL To replace existing sash windows with upvc mock sash opening outwoods windows to keep them in character and look of sash windows. Also to remove a scruffy old dead ivy bush that's overgrown and replace with a matching feather board fence, adding to the existing 1 meter fence to the existing 6 ft fence that's already in place 1 The Courts
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Committee recommended APPROVAL

O	DC/21/3433/FUL Replacement of seven windows & two door sets 4 Red Hall Court
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Committee recommended APPROVAL. Committee considered the application in light of it being in a Conservation Area. Committee are satisfied the replacement windows and doors preserve the appearance of these well designed houses. Committee would like to point out that the Design and Access Statement makes no mention of it being a Conservation Area, which is believed to be a serious omission.

P	DC/21/3490/FUL Retrospective Application - New replacement aluminium windows, doors and screens, and replacement of existing balcony. 18 South Hill
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Committee recommended APPROVAL

93. 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.

94. APPLICATION FOR COMMUNITY ASSET REGISTRATION – THE WHITE HORSE PUBLIC HOUSE, 33 CHURCH ROAD

Committee discussed the White Horse Public House’s amenity value to the residents in North Felixstowe and the role the building plays in this location opposite the listed church and the Georgian cottages. Committee strongly supported the application for Community Asset Registration and felt that this would reflect the feeling in the local community and protect the value of this building.

The amenity is of great value to not only existing properties in the region but also the projected new developments within the town.

IT WAS AGREED the Clerk would write a submission to East Suffolk Council in support of the application for it to be added to the Community Asset Register before 9 September.

95. CORRESPONDENCE

The Committee noted the following.

- i) The Chairman informed the Committee he had been appointed to the position of Vice Chairman of Planning Committee (South) at ESC. Committee gave their congratulations to Cllr S Bird on this appointment.

- ii) Cllr A Smith reported that the Sizewell C application was still in process with the Planning Inspector, with two new hearings to be instigated. Committee would be kept updated and informed should anything pressing arise.

96. CLOSURE

The meeting was closed at 12.13pm. It was noted that the next meeting was scheduled to take place on Wednesday 18th August at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/21/0670/VOC | Variation of condition(s) 27 & 29 - DC/15/1128/OUT - Application for Outline Planning Permission for up to 560 dwellings, including a Local Community Centre, a 60 Bedroom extra Care Home and 50 Assisted Living Units, 2 small Business Units and open space provision with associated Infrastructure - to allow the junction (and the road and proposed cycle way) to be realigned whilst allowing for the retention of trees and vegetation along the north side of Candlet Road.

Land At Candlet Road

DC/21/0838/FUL | Alterations and extension to form mixed use development comprising Commercial (Use Class E) and 9 self contained flats (Use Class C3)

Police Station 32 High Road West

DC/21/0478/FUL | Part demolition, alteration and change of use of nursing home to provide 6no. apartments, together with 3no. new build houses.

St Marys Nursing Home Undercliff Road East

DC/21/2792/FUL | Single storey rear extension

Chesterley House Golf Road

DC/21/2406/FUL | Construction of single storey, pitched roof rear extension.

37 Looe Road

DC/21/2643/FUL | Change of Use from Home Office (C3) to a small Barber Shop (A1), and will be operated by applicant as a sole practitioner.

10 Reedland Way

DC/21/2152/FUL | Retention of Garden Room

99 Colneis Road

DC/21/1640/FUL | Two storey side extension and single storey rear extension

21 Fleetwood Avenue

Refused (and recommended for Refusal by this Committee):

DC/21/2249/FUL | Single storey rear extension with loft conversion. Front elevation change from hip to gable.

14 Sunray Avenue

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

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