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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 5 October 2022** 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, which may be further affected by coronavirus guidance. If you wish to attend in person, please email [townclerk@felixstowe.gov.uk](mailto: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.

*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.*



*The Council kindly asks that anyone planning to attend the meeting in-person to consider car-sharing or low-carbon modes of transport to the Town Hall.*

**Ash Tadjrishi**

**Town Clerk**

**28 September 2022**

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 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 28 September 2022 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/22/3604/VLA** | Variation of Legal Agreement of 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.  
**Land At Candlet Road**  
Applicant: Persimmon Homes Ltd [Link to Documents](#)
  
- b) **DC/21/3418/FUL** | Conversion of the existing garage into a one-bedroom studio  
**Land Adjacent To 4 High Road East**  
Applicant: Mr & Mrs D Baker [Link to Documents](#)
  
- c) **DC/22/3531/FUL** | Flat roof single storey rear/side extension  
**93 Mill Lane**  
Applicant: Ms L Evans [Link to Documents](#)

- d) **DC/22/3651/FUL** | Demolish conservatory, erect single storey rear extension, convert garage into study and ensuite. Remove flat roof to existing garage, provide pitched lean-to. Enlarge existing vehicular parking in front garden, erect balcony to 1st floor rear bedroom

**16 Colneis Road**

Applicant: Ms G O'Donnell

[Link to Documents](#)

- e) **DC/22/3339/FUL** | Addition of solar panels to south facing roof slope

**1 The Churchmans Undercliff Road East**

Applicant: Mr J H Dossor

[Link to Documents](#)

- f) **DC/22/3646/TPO** | W1 of TPO No. 195 / 2006 2no. Sweet chestnut (T1 and T2 on plan) - Reduce in height to half of existing height

**71 Tower Road**

Applicant: Mr P Lewis

[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. **Healthy Environments Supplementary Planning Document**

To provide any comments to ESC on the scope and content of the SPD by 5pm on Monday 7th November 2022. **(Page 9)**

## 8. **Correspondence**

To note any items of correspondence.

## 9. **Closure**

To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 19<sup>th</sup> October 2022 at 9.15am.

## **AGENDA ITEM 4: CONFIRMATION OF MINUTES**

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at TOWN HALL, Felixstowe, on Wednesday 28 September 2022 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 M Jepson

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

**IN ATTENDANCE:** 2 Members of the public (*in person*)  
5 Members of the public (*via Zoom*)

### **178. PUBLIC QUESTION TIME**

The Chairman advised that he would invite representations from members of the public immediately prior to debate on specific applications.

### **179. APOLOGIES FOR ABSENCE**

Apologies for absence were received **Cllrs S Gallant** from **Cllr K Williams**.

**Cllr S Wiles** gave apologies in advance of needing to leave the meeting at 11am.

### **180. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird Cllr M Jepson Cllr S Wiles	All	Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird Cllr S Wiles	All	Non-Pecuniary (as Members of Suffolk County Council)
Cllr A Smith	182(B)	Non-Registerable (as having been previously involved with coastal protection matters in this area)

### **181. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 7 September 2022 be confirmed as a true record.

### **182. PLANNING APPLICATIONS**

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

Committee noted concerns raised by a member of the public in respect of item A below about the loss of amenity for existing hut owners and the risk of flooding damage to relocated huts at this location.

<b>A</b>	<p><b>DC/22/3221/FUL</b>   Creation of a new row of 19 Beach Hut sites to the seaward side of an existing row at Manor Road, Felixstowe. These will provide relocation sites for the 14 displaced huts at the Spa in the row behind.</p> <p><b>Beach Hut Site Manor Road</b></p>
<p><b>Committee recommended REFUSAL.</b></p> <p><b>Committee recognise that huts at this location are increasingly subject to movement and damage due to wave action. To accommodate the new row of huts would necessitate bringing the existing row forward by approximately 5.4m closer to the sea, thereby significantly increasing the risk of damage to these huts and, consequently, the new row of huts behind.</b></p>	
<b>B</b>	<p><b>DC/22/3392/FUL</b>   Construction of a rock armour revetment circa. 130m in length designed to improve the existing coastal flood defence embankment by providing better protection against erosion and scour along the embankment</p> <p><b>Beach Along Part Of Felixstowe Sailing Club Off Ferry Road</b></p>
<p><b>Committee recommended APPROVAL, as flood defences in this stretch are critical both to the immediate community and the wider hinterland.</b></p>	
<b>C</b>	<p><b>DC/22/3374/VOC</b>   Variation of Condition No. 2 of DC/21/2329/FUL - Erection of new veterinary surgery &amp; 3 residential units in two phase - Minor changes to site layout &amp; changes to fenestration during detailed design of the new vets.</p> <p><b>Land At Junction Of Garrison Lane And High Road West</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	
<b>D</b>	<p><b>DC/22/3491/FUL</b>   Cart Lodge in the grounds. Replacement French Doors and Windows to Garden Room (garden room is 1950's extension)</p> <p><b>The Priory 2 Cliff Road</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	
<b>E</b>	<p><b>DC/22/3492/LBC</b>   Listed Building Consent - Cart Lodge in the grounds. Replacement French Doors and Windows to Garden Room (garden room is 1950's extension)</p> <p><b>The Priory 2 Cliff Road</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>F</b>	<b>DC/22/3348/FUL</b>   Remove conservatory, new single storey rear extension, first floor side extension over garage, new windows, doors and external finishes. <b>56 Garrison Lane</b>
<b>Committee recommended APPROVAL.</b>	

<b>G</b>	<b>DC/22/3493/FUL</b>   Proposed two storey part side/part rear extension, single storey rear extension and alterations <b>54 Looe Road</b>
<p><b>Committee recommended REFUSAL. Whilst we are content with all other aspects of the proposals, we feel that, because of the intense demand of on-street parking in Looe Road, with both an increase in the number of bedrooms to this property and loss of the garage - resulting in the property only having one off-street parking space - is unacceptable, in accordance with County Council parking guidance which would require three spaces.</b></p>	

**At this point in the meeting, 10.45am, Cllr Wiles left the meeting.**

**At the direction of the Chairman, the meeting was adjourned for 5 minutes.**

**The meeting resumed at 10:52am**

<b>H</b>	<b>DC/22/3372/FUL</b>   Alterations & extensions - (re-submission of previous application DC/17/2617/FUL) <b>Friarscroft Marcus Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>I</b>	<b>DC/22/3522/FUL</b>   Single storey extension to front of bungalow, and replacement (steeper) roof over existing bungalow <b>28 Roman Way</b>
<b>Committee recommended APPROVAL.</b>	

<b>J</b>	<b>DC/22/3397/FUL</b>   Proposed single storey side extension <b>45 Exeter Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>K</b>	<b>DC/22/3429/FUL</b>   Alterations <b>6 Church Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>L</b>	<b>DC/22/3141/FUL   Change of Use from Waste Land to Residential 26 The Downs</b>
<b>Committee recommended APPROVAL.</b>	
<b>M</b>	<b>DC/22/3384/FUL   Balustrading to existing second floor dormer folding windows (reinstatement of that previously approved under C10/ 1735) 6 Kiligarth Court Wolsey Gardens</b>
<b>Committee recommended APPROVAL.</b>	
<b>N</b>	<b>DC/22/3426/FUL   Insertion of replacement window and door units Kerensa 20 Manning Road</b>
<b>Committee recommended APPROVAL.</b>	
<b>O</b>	<b>DC/22/3520/TCA   1no. Acacia (T1 on plan) - Fell Drift Wood Martello Lane</b>
<b>Committee OBJECTS to the proposed felling of this tree. The two relevant questions on the application form which might have supported felling are answered in the negative. We therefore feel that sensitive tree management rather than felling would be appropriate. Additionally, this tree provides a visually attractive enhancement to the Conservation Area.</b>	

### 183. PLANNING DECISIONS

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

### 184. CORRESPONDENCE

**Committee NOTED** the following correspondence:

- i. An invitation from the developer to suggest a name for redevelopment of Leopold Nursing Home with historical significance to the area.  
**Members suggested Leopold House.**
- ii. The Clerk advised that East Suffolk Council was preparing a new Healthy Environments Supplementary Planning Document (SPD) to which the Committee was invited to comment by 7<sup>th</sup> November.  
**Members agreed that this should be included on agenda for the next meeting on 5<sup>th</sup> October.**

### 185. CLOSURE

The meeting was closed at 11.53am. It was noted that the next meeting was scheduled to take place on Wednesday 5 October 2022 at 9.15am.

## **AGENDA ITEM 6: PLANNING DECISIONS**

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

<b>DC/22/1292/FUL</b>   Demolition of existing building; Replacement building to be used for commercial use at ground floor and two residential units above. <b>2 Hamilton Road</b>
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<b>DC/22/2848/FUL</b>   Single storey and first floor rear extension. <b>21 Grange Road</b>
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<b>DC/22/0258/FUL</b>   Remove existing flue serving fish and chip frying range. Replace with new extract system through flat roof. Installation of sound and odour controls. Modify and clean existing extraction system serving kebab cooking range. Installation of sound and odour control system. <b>67 Undercliff Road West</b>
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**Refused (and recommended for Refusal by this Committee):** None

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

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



## **AGENDA ITEM 7: HEALTHY ENVIRONMENTS SUPPLEMENTARY PLANNING DOCUMENT**

East Suffolk Council is working on the preparation of a new Healthy Environments Supplementary Planning Document (SPD). The SPD will provide guidance to support the application of policies in the adopted Local Plans on how the design of new development can better support our communities' health and wellbeing. Once adopted by East Suffolk Council, the document will be a material consideration when deciding planning applications.

The purpose of this initial consultation is to seek views on the scope and content of the SPD.

Town and Parish Councils are invited to respond to the initial consultation to help ensure that the guidance is informed by the health and wellbeing challenges and priorities of the different communities of East Suffolk.

Town and Parish Councils that are in the process of preparing or reviewing a neighbourhood plan are encouraged to consider and comment on how the content of the SPD may best support them in producing neighbourhood plan policies intended to enhance the health and wellbeing of their communities through development. The consultation document and questionnaire can be viewed and consultation responses submitted via this link:

<https://eastsuffolk.inconsult.uk/healthyenvironmentsspd2022/consultationHome>

Comments are to be submitted by 5pm on Monday 7<sup>th</sup> November 2022. All comments submitted will be considered when drafting the Healthy Environments Supplementary Planning Document. A formal consultation on the draft document will take place in early 2023. Town and Parish Councils will be contacted again at this time to invite them to submit formal comments on the draft SPD.

**Committee is requested to consider any response to East Suffolk Council on the scope and content of the SPD by the deadline of 5pm Monday 7<sup>th</sup> November 2022.**