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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 16 November 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 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

9 November 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 2 November 2022 as a true record. **(Pages 4-6)**

5. **Planning Applications**

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

- a) **DC/22/3983/FUL** | Two storey side extension, single storey rear extension & first floor front extension. New detached garage. New front and side boundary walls. Render to front elevation.

68 Links Avenue

Applicant: Mr B Boyle

[Link to Documents](#)

- b) **DC/22/4122/FUL** | Part single storey/part two storey rear extension and alterations

5 Links Avenue

Applicant: Mrs M Boast

[Link to Documents](#)

- c) **DC/22/4322/FUL** | Two storey rear extension, single side/front infill extension and construction of a front porch

York Cottage 17 Lansdowne Road

Applicant: Mr P Cotterell

[Link to Documents](#)

- d) **DC/22/4181/FUL** | Conversion of existing dwelling to five residential apartments, including external alterations and extension and formation of new access.

Tehidy House 65 Orwell Road

Applicant: DKB Property Development Ltd

[Link to Documents](#)

- e) **DC/22/4101/ADN** | Non Illuminated Advertisement - New large advertising sign below existing clock feature, positioned on the rear of the clock tower Cotman House (previously Lodge) Care Home, Sign 1750 mm x 1750mm square, formed from 50mm deep aluminium tray powder coated white. Text from 3mm applied acrylic to match PMS 282c, to be fixed to wall on centreline of clock panel

Cotman House Garfield Road

Applicant: Ms V Clarke, Caring Homes Group

[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 7)**

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 30th November 2022 at 9.15am.

A	<p>DC/22/3980/FUL Commercial and Leisure spaces at ground floor and 14 flats on upper floors Adventure Golf Sea Road</p>
<p>Committee recommended REFUSAL. We believe that this application is contrary to SCLP 12.14 which states “Proposals should consider the whole site for resort related uses to provide a vibrant mix of activities” clearly this application does not fulfil this criterion.</p> <p>In the Planning Statement at paragraph 5.9 the applicant states “The Council has supported proposals elsewhere along this section of Sea Road involving commercial uses at ground floor level with residential accommodation above”.</p> <p>That is a fundamental misuse of the phrase “this part of Sea Rd”. The change of land use and hence urban character at the site boundary is because the area was created some 130 years ago as a resort, and the frontage southwards maintained in that way for many years, supported by planning policies for many decades. The area to the north of this site and Buregate Rd supported the resort by being developed for holiday accommodation. Those two land uses are mutually necessary and supportive and essential for the future of the resort. This is a fundamental flaw in the application, in the context of SCLP12.14 as above.</p> <p>We note that a Flood Risk Assessment has now been submitted, however we would seriously dispute the contentions and claims made within that assessment. This site is subject to a risk of flood and the applicant has not adequately addressed this issue.</p> <p>Access and Parking: Whilst it is not a planning issue, we would dispute the use of the shared alleyway to serve as the access for this site. We further believe that the access - particularly with a height restricted entrance and tight turning circle - will be inadequate for commercial vehicles. Whilst we note the applicant’s comparison with the former North Sea Hotel site, nonetheless we believe that the provision for only 10 parking spaces for both residential and commercial occupiers, is totally inadequate and does not comply with SCC parking guidance. We recognise that parking in this busy seafront location is already at a premium and therefore on-street parking will not be a viable alternative for the residential units in this application and will detract from available visitor parking.</p> <p>We also believe that this application is contrary to SCLP 11.2 a) in that it will cause unacceptable loss of privacy and overlooking for several nearby residential properties in Arwela Road.</p> <p>Affordable units: We dispute the applicant’s claim in paragraphs 9.2 and 9.3 of their viability assessment that it is not financially viable to provide affordable dwellings in this location. We would request that, if the application is approved, the appropriate level of affordable units is provided.</p>	

B	DC/22/4027/FUL Single storey rear extension, loft conversion, and associated works 125 Colneis Road
Committee recommended APPROVAL.	
C	DC/22/3931/FUL Retrospective Application for a previously built ancillary annex adjoined to applicants workshop. Journeys End Marsh Lane
Committee recommended APPROVAL, subject to it being conditioned that this annexe should remain ancillary to the main dwelling.	
D	DC/22/3151/FUL Retrospective Application - Retention of cladding and rear single storey extension and dormer 19 Kemsley Road
Committee recommended APPROVAL.	
E	DC/22/4071/TCA 1no. Silver birch (marked '1' on plan) – Fell Belgrove 3 Ranelagh Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

257. PLANNING DECISIONS

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

258. CORRESPONDENCE

None.

259. CLOSURE

The meeting was closed at 10.47am. It was noted that the next meeting was scheduled to take place on Wednesday 16 November 2022 at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/22/2354/FUL Two storey rear extension and porch extension. 1 Chaucer Road

DC/22/3429/FUL Erection of new, higher lean-to roof over existing single-storey rear lobby and utility room and insertion of first floor side window 6 Church Road

DC/22/3001/FUL Internal changes to form 2 dwellings 9 Manor Road

DC/22/3522/FUL Single storey extension to front of bungalow, and replacement (steeper) roof over existing bungalow 28 Roman Way
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DC/22/3426/FUL Insertion of replacement window and door units Kerensa 20 Manning Road
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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

Withdrawn

DC/22/3743/VOC Variation of Condition 2 and 3 of DC/19/0042/FUL - Substitute approved drawing 4470-PL1 Rev A with proposed drawing 4470-PL1 Rev B to accommodate site connectivity with site immediately adjacent to the north-west. Former Routemaster Hotel And Offices Walton Avenue
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