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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 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](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**

**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 30<sup>th</sup> November 2022 at 9.15am.

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

**MINUTES** of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held at **TOWN HALL, Felixstowe**, on **Wednesday 2 November 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:**                      4 members of the public (*in person*)  
    3 members of the public (*via Zoom*)

### **252. PUBLIC QUESTION TIME**

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

### **253. APOLOGIES FOR ABSENCE**

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

### **254. 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 a Member of Suffolk County Council)

### **255. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 19 October 2022 be confirmed as a true record.

### **256. 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 three members of the public in respect of item A below about the loss of amenity for nearby residents, insufficient parking, access issues and the impact of commercial units on the locality.

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><b>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.</b></p> <p><b>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”.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>	

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

## 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.

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

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

<b>DC/22/2354/FUL</b>   Two storey rear extension and porch extension. <b>1 Chaucer Road</b>
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<b>DC/22/3429/FUL</b>   Erection of new, higher lean-to roof over existing single-storey rear lobby and utility room and insertion of first floor side window <b>6 Church Road</b>
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<b>DC/22/3001/FUL</b>   Internal changes to form 2 dwellings <b>9 Manor Road</b>
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<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>
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<b>DC/22/3426/FUL</b>   Insertion of replacement window and door units <b>Kerensa 20 Manning Road</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

**Withdrawn**

<b>DC/22/3743/VOC</b>   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. <b>Former Routemaster Hotel And Offices Walton Avenue</b>
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