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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 11 January 2023** 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.

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
4 January 2023

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 14 December 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/22/4367/FUL** | Change of use to allow continuation by local business use of the open space. The land will be used for tables and chairs as in previous applications. N. B. Development of this site for groundworks have temporarily been put on hold because of cost restraints. This may be revisited as part of a future application in due course.

Land East Of Bent Hill Undercliff Road West

Applicant: Mr C Philips, East Suffolk Council

[Link to Documents](#)

- b) **DC/22/4767/FUL** | Change of Use from Residential Maisonette Flat to 5 Bedroom HMO.

8 Orwell Road

Applicant: Mr P Watts, Dominion Property Ltd

[Link to Documents](#)

- c) **DC/22/4734/FUL** | Proposed loft conversion with proposed rear Juliet balcony and 4no. rooflights

37 Beatrice Avenue

Applicant: Mr & Mrs D Wood

[Link to Documents](#)

- d) **DC/22/4899/FUL** | Single storey front, side and rear extensions, partial garage conversion and alterations including replacement roof
65 Links Avenue
Applicant: Mr J Collier [Link to Documents](#)

- e) **DC/22/4773/FUL** | Demolish conservatory and replace with sun room as extension to house. Replace flat roof to side extension, with pitched roof. Change UPVC roofed covered ways with tiled
89B Princes Road
Applicant: Mr T Pearson [Link to Documents](#)

- f) **DC/22/4814/FUL** | Single storey erection of extension to toilet as utility/shower area
174 Chelsworth Road
Applicant: Mrs D Thompson [Link to Documents](#)

- g) **DC/22/4803/FUL** | Change of Use of HMO comprising of 7 no. bedrooms (Sui Generic) to HMO comprising of 9 no. bedrooms) (Sui Generis)
Kerensa 20 Manning Road
Applicant: Mr G Williamson GW Rentals [Link to Documents](#)

- h) **DC/22/4750/FUL** | Construction of an annexe (amendments to previously approved application DC/22/1892/FUL)
165 Grange Road
Applicant: Mr S Barratt [Link to Documents](#)

6. Proposed Upgrade to Existing Radio Base Station Installation at High Street, Walton.

To consider any comments the Committee wishes to make on a proposed upgrade to an existing mobile phone mast at High Street, Walton.

(Appendix A)

7. 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.

(Pages 8-9)

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 25th January 2023 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at TOWN HALL, Felixstowe, on Wednesday 14 December 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 S Gallant

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

IN ATTENDANCE: 1 member of the public (in person)
 4 members of the public (via Zoom).

321. PUBLIC QUESTION TIME

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

322. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr M Jepson** and **Cllr K Williams**.

323. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr S Wiles	All	Other registerable interests (as Members of East Suffolk Council)
Cllr S Bird Cllr S Wiles	All	Other registerable interests (as a Members of Suffolk County Council)

Cllr Gallant drew attention to his involvement, as Leader of East Suffolk District Council, with the relocation of the Spa Pavilion Beach Huts.

324. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 30 November 2022 be confirmed as a true record.

325. 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 heard from three members of the public on application A, below. The public commented in support of the application, which placed a focus

on the measures being proposed to, not simply protect, but enhance the biodiversity of the coastal vegetation which had been a matter of previous ecological concern. Public comments referred to the recently submitted ecology impact assessment, the low-impact of the roped-off area, the opportunity to educate on the importance of the vegetation and asserted there would be a net benefit to the biodiversity habitat at this location.

A	DC/22/4418/FUL Infront of the playground, in Martello Place, we are proposing to locate 7 beach huts on one side and 7 beach huts on the other side of the footpath from playground. The special care will be present for the biodiversity on the site. Felixstowe Sea Front Martello Park
Committee recommended APPROVAL. We strongly welcome this application and additionally support the measures to enhance and preserve the valuable vegetative shingle in this location.	

B	DC/22/4203/FUL Ground floor extension to extend existing flat and first floor rear extension to create additional flat. Chicago Express Pizza 226 High Street
Committee recommended APPROVAL.	

C	DC/22/4544/FUL Replacement loft conversion, single storey rear extension and alterations 123 Colneis Road
Committee recommended APPROVAL.	

Cllr D Savage left the Chamber briefly and was not present for the vote on the item below.

D	DC/22/4662/FUL Rear single storey extension and extension of existing dropped kerb. 39 Leopold Road
Committee recommended APPROVAL.	

Cllr Savage returned to the Chamber.

E	DC/22/4723/FUL Rear Extension. 15 Sunray Avenue
Committee recommended APPROVAL.	

F	DC/22/4556/FUL To replace current windows like for like with upvc. Apartment 10 Martello Place Golf Road
Committee recommended APPROVAL.	
G	DC/22/4619/TCA 1no. Holly (7 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.	
H	DC/22/4690/TCA 1no. Rowan and 1no. Lime (marked X on plan) - Fell 1-4 Colbourn Court 11 Ranelagh Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

326. PLANNING DECISIONS

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

327. DELEGATED AUTHORITY

RESOLVED that authority be delegated to the Town Clerk in consultation with the Chairman and/or Vice-Chairman, to respond to any planning matters that would otherwise be out of time for a response by the next scheduled meeting.

328. CORRESPONDENCE

Committee NOTED the following correspondence:

- i. DC/22/1341/FUL, 55 Undercliff Road.**
Noted that this application was on the agenda for the ESC Planning Committee South meeting of 20 December. Cllr Smith would attend to speak as representative from the Town Council.
- ii. DC/22/3931/FUL, Journeys End.**
Noted that this application was presented to the referral panel as Officers recommendation of refusal was contrary to the Town Council. The panel concluded that there were no material planning considerations which warranted further discussion by the planning committee. The decision was therefore delegated to officers and the application would be refused
- iii. Equipment stored on grass verge at Sunningdale Drive.**
Noted information from Highways Licensing that a privately-owned grass verge on Sunningdale Drive was being used as a storage space for 2

containers, Heras fencing, plant and other equipment, in association with utility works.

iv. **Five Estuaries Offshore Wind Farm**

Noted that Councillors had been invited to attend a Project Update Briefing Invitation on 2nd February 2023. Cllrs S Bennett and A Smith expressed an interest in attending.

329. CLOSURE

The meeting was closed at 10.50am. It was noted that the next meeting was scheduled to take place on Wednesday 11 January 2023 at 9.15am.

AGENDA ITEM 7: PLANNING DECISIONS

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

<p>DC/21/5699/FUL Erection of a three storey 66no. bed care home (Use Class C2) with associated works. Land At Candlet Road</p>
<p>DC/22/4122/FUL Part single storey/part two storey rear extension and alterations 5 Links Avenue</p>
<p>DC/22/3392/FUL 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. Beach Along Part Of Felixstowe Sailing Club Off Ferry Road</p>
<p>DC/22/3788/FUL Existing flat roof converted to pitched roof on the side of the main dwelling, Front door reinstated to central location on dwelling with canopy over the top, existing garage demolished and new one erected further back. All windows replaced and various other internal changes. 40 St Georges Road</p>
<p>DC/22/3397/FUL Proposed single storey side extension 45 Exeter Road</p>
<p>DC/22/2685/VOC Variation of Condition No.5 of C07/0517 - Change of use from car sales to hand car wash business site - Sundays and Bank Holiday hours to be amended to 09.00 - 17.30. Posh Car Wash At Langer Road Service Station Langer Road</p>
<p>DC/22/4350/FUL Two storey rear extension, single storey rear extension, clad frontage in hardi-plank, remove front projected window to lounge and replace with window flush to wall, render both gable elevations, remove side windows to east elevation and one to west elevation. 5 Cliff Road</p>
<p>DC/21/5396/FUL Installation of air conditioning unit 91 - 93 Undercliff Road West</p>
<p>DC/22/4447/TCA 1no. Palm (P1 on plan) - Remove branch on left hand side. 1no. Holm oak (Ho2 on plan) - Lateral reduction by 1 metre. 1no. Sycamore (S3 on plan) - Lateral reduction by 1 metre. 1no. Sycamore (S4 on plan) - Remove small lower branches back to main stem. 2no. Pine (P5 and P6 on plan) - Lateral reduction on building side by 1 metre. Beach Place Undercliff Road East</p>
<p>DC/22/4375/TCA 1no. Cherry (T1 on plan) - Crown reduce in height by 1.5 metres and lateral spread by 2 metres 45 Bath Road</p>

Refused (and recommended for Refusal by this Committee) :

<p>DC/22/2547/OUT Outline Application (All Matters Reserved) - Demolition of two flats, construction of two houses and two bungalows, new access with existing access stopped up. 29 High Road East</p>

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

Refused (and recommended for Approval by this Committee):

<p>DC/22/1341/FUL Retrospective Application - Change of use from restaurant use (Class E) to drinking establishment (Sui Generis). 55-57 Undercliff Road West</p>

Demolition

<p>DC/22/1300/DEM Prior Notification - Demolition of The Royal British Legion Club 39 Mill Lane</p>
