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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 9 March 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.

Ash Tadjrishi
Town Clerk
2 March 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 23 February 2022 as a true record. **(Pages 5-8)**

5. **Planning Applications**

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

- a. **DC/22/0266/FUL** | Temporary continuation of change of use for further 1 year to allow adjacent business use of open space. ESC will seek a further application for groundworks but this has not advanced sufficiently. The land will be used for tables and chair as in application DC/21/0808/FUL

Land East Of Bent Hill Undercliff Road West

Applicant: East Suffolk Council

[Link to Documents](#)

- b. **DC/22/0518/FUL** | Proposed single storey rear extension
77 Ranelagh Road

Applicant: Mr & Mrs J Crisp

[Link to Documents](#)

- c. **DC/22/0554/FUL** | A second story built on top of an existing garage at the bottom of the garden

114 Ranelagh Road

Applicant: Mr S Wakefield

[Link to Documents](#)

- d. **DC/22/0578/FUL** | External window alteration to rear elevation from certificate of lawful use to 1st floor conversion one-bedroom flat

First Floor At 84 Hamilton Road

Applicant: Mrs C Binfeld-Jacobs

[Link to Documents](#)

- e. **DC/22/0488/FUL** | Widening of first floor extension and lengthening of single storey rear extension
24 Lansdowne Road
Applicant: Mr C Brooke [Link to Documents](#)

- f. **DC/22/0545/FUL** | Single storey side extension.
Chesterley House Golf Road
Applicant: Mr S Day [Link to Documents](#)

- g. **DC/22/0579/FUL** | Replacement of two front bedroom windows and one rear 3 part bay window to rear.
Apartment 1 Martello Place Golf Road
Applicant: Mr C Ranns C/o FIS Windows Ltd [Link to Documents](#)

- h. **DC/22/0716/TCA** | 2no. Sycamores on rear NE boundary - previously pollarded, now to be felled to allow more light to property.
The Lodge South Hill
Applicant: Mrs D Baldwin [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. **(Pages 9-10)**

7. **Tree Removal**

To consider any response from the Committee in respect of apparent recent tree removal along Candlet Road.

8. **Parking Matters – Resort Development**

To consider any approach to East Suffolk Council on car parking matters as may be affected by ongoing and proposed developments to the south seafront area of the resort.

9. **Correspondence**

To note any items of correspondence.

10. **Closure**

To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 23rd March 2022 at 9.15am.

A	DC/22/0103/FUL Proposed seasonal erection of an Observation Wheel attraction The Promenade Sea Road
<p>While we welcome this addition to Felixstowe’s tourist offer, we could only recommend APPROVAL subject to the following matters being satisfactorily addressed</p> <p>a. The proposed removal of the wave wall at the rear of the promenade, would render the site, and hence adjoining grass areas to the north and south vulnerable to shingle and saltwater incursion from wave action during the period of operation of the wheel, from mid-February until mid-October. High tides and storms can occur at any time and are certainly not limited to the depth of winter. Therefore, it will be essential that a suitable structure of similar height is in place at all times along the wheel frontage, other than at any access point to the wheel. In that area, wave boards should be available for insertion on receipt of storm or flood warnings.</p> <p>b. We note that the application site currently has raised grass areas and retaining walls, which will need to be removed in order to site the wheel and its supports. There is no recognition of these in the drawings supplied. We would request that appropriate properly designed transitions to the unchanged adjacent areas form part of this application, and that the central path would be suitably reinstated during the winter period.</p> <p>c. Sunday and Bank Holiday operating hours should finish at 9pm, as already proposed for Monday – Friday.</p>	

Committee agreed to bring the issue of parking back to Committee at the next meeting, and potentially then to write to East Suffolk Council.

B	DC/22/0382/FUL InstaVolt are proposing to install one rapid electric vehicle charging station within the car park of McDonald's, Felixstowe. One existing parking space will become an EV charging bay, along with associated equipment. Mcdonalds Restaurant Walton Avenue
Committee recommended APPROVAL.	

C	DC/22/0070/FUL Replacement of external stair to Martello Tower U due to existing timber stair being beyond its life span The Martello Tower U The Ferry
Committee recommended APPROVAL.	

D	DC/22/0385/FUL Two storey Side Extension 19 William Booth Way
Committee recommended APPROVAL.	
E	DC/22/0336/FUL Change of use of shop to hot food takeaway restaurant with new shop front and flue to rear 8 Undercliff Road West
Committee recommended APPROVAL but note with concern that there is no mention of this proposal being in a Conservation Area in any of the documentation.	
F	DC/22/0365/FUL Single storey extension to dwelling and application of decorated render to external brickwork of existing dwelling 13 Holland Road
Committee recommended APPROVAL of this application. We understand from the documents that render will only be applied to the rear elevation but we would object to it being applied to the front elevation with this property being in a Conservation Area. We note with concern that the applicant does not refer to the Conservation Area in any document.	
G	DC/22/0474/FUL The existing dwellings 38-44 Maybush Lane has white wooden windows with a mix of sash and casement styles. Due to the proximity to the sea, the full force of the sea air is peeling the paint off the wooden windows. The upkeep of the windows has become impractical hence the need to change to a UPVC variant. We have a selected a some high quality UPVC replacement units which will be sympathetic to the main dwelling. 40 Maybush Lane
Committee recommended APPROVAL for replacement UPVC windows, however we are concerned that no design drawings are shown and therefore recommend that the Conservation Officer is satisfied that the design is appropriate to this building.	
H	DC/22/0258/FUL 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 67 Undercliff Road West
Committee recommended APPROVAL.	

I	DC/22/0431/FUL To remove the existing white timber sliding box sash type windows and replace with White P.v.c.u. casement type frames of different material and design. 94A Hamilton Road
Committee recommended APPROVAL.	
J	DC/22/0451/TPO TPO SCDC 00195:2006 T1 - Sycamore - 30% crown reduction - due to excessive shading and tree close proximity to building. T2 & T3 - Lime - 30% crown reduction - reasons as above. 45 Tower Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	
K	DC/22/0452/TCA T1 sycamore - crown reduction by 2.5m due to excessive shading and overhang in adjacent properties. G1 silver maple x 3 - reduce to previous points due to excess shading St Johns Court Princes Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

376. PLANNING DECISIONS

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

377. CORRESPONDENCE

Committee noted the following correspondence:

- i. Advice from the Chairman that the application for Seaside House, Bath Road had gone to referral and had been put forward for consideration by the ESC Planning Committee.
- ii. Notification on behalf of Bloor Homes that construction work was due to commence at Land North of Walton High Street and that roadworks relating to installation of a new sewer on Walton High Street were due to finish by mid-March. Committee asked that a meeting be set up with Bloor Homes to discuss progress of the works.
- iii. Notification that the East Suffolk Council Planning Committee (South) meeting on 7 March would consider DC/21/1322/ARM, as well as planning applications relating to the relocation of beach huts currently sited by the Spa Pavilion. It was agreed that Cllr A Smith should attend the ESC Planning Committee as a Parish Representative to relay the Town Council's recommendations on this application and to also raise the issue of tree care on the A14 and A154 Roundabout.

378. CLOSURE

The meeting was closed at 11.04am. It was noted that the next meeting was scheduled to take place on Wednesday 9 March 2022 at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

<p>DC/21/4908/VOC Variation of Condition No. 2 of DC/19/5049/FUL - Redevelopment of site to provide new clubhouse and new public facilities to include cafe, putting green, toilets and viewing platform, improved access, parking, 5 detached dwellings and associated landscaping, relocation of existing watch tower - existing clubhouse and pro-shop buildings to be demolished - Since planning consent was granted a full design team has been instructed and during the progression of the detailed design (including structural design), some minor design changes have been implemented to improve the buildability of the proposed dwellings, include the aligning of structural elements. Other minor fenestration/glazing revisions have also been proposed, which are generally related to feedback received during the marketing of the properties.</p> <p>Felixstowe Ferry Golf Club Ferry Road</p>
<p>DC/21/3014/ARM Approval of Reserved Matters on planning permission DC/20/4389/OUT- Outline Application (All Matters Reserved) - Demolition of Auction House and erection of 7 dwellings</p> <p>Diamond Mills Auction House Orwell Road</p>
<p>DC/21/4609/FUL Single height extension to the south. Replacement windows in places. Replacement conservatory. Internal alterations.</p> <p>55 Dovedale</p>
<p>DC/21/5270/FUL Proposed single storey rear extension</p> <p>27 Langer Road</p>
<p>DC/21/5320/FUL Ground floor side and rear extensions. Replacing existing garage and conservatory.</p> <p>21 Rosebery Road</p>
<p>DC/21/4772/FUL Creation of dropped kerb</p> <p>66 High Road</p>
<p>DC/21/4083/FUL The Lions Club of Felixstowe is a registered charity. One of its activities is to store, maintain and erect the Christmas Lights in Felixstowe town centre. This work is currently carried out in the Sports Hall of the old Deben School site. This is a temporary home and East Suffolk Council have indicated that a permanent home could be accommodated next to the FACTS Bus Buildings in the Garrison Road Car Park. The proposed development includes a demountable workshop (currently the Fitness Centre building at the Deben High School site) and three, 40ft containers (to store the Christmas Lights), this will be contained within a fenced area that will include the FACTS buildings. There will be parking for the Lions van and parking for 6 cars within the fenced area so there will be no reduction in the capacity of the public car park.</p> <p>Car Park Garrison Lane</p>
<p>DC/21/5446/FUL Construction of a single-storey extension to the rear and detached single-storey workshop (following demolition of existing sheds).</p> <p>74 Cobbold Road</p>
<p>DC/21/5554/FUL Replace all windows in a flat where existing windows are rotten, replacing wood with UPVC but like for like in appearance</p> <p>67 Capel Drive</p>

DC/21/5471/FUL | A wooden pergola built on top of an existing concrete base at the end of rear garden of 2 Foxgrove Gardens.
2 Foxgrove Gardens

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