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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 23 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](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.*

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**Ash Tadjrishi**

**Town Clerk**

**16 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 9 March 2022 as a true record. **(Pages 5-7)**

### 5. **Planning Applications**

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

- a. **DC/22/0624/FUL** | Ground floor front and rear extension. First floor demolition, extension & internal layout alterations, including repositioning stairs. Second floor addition of dormer to create shower room.

**3 Beach Station Road**

Application: Mr Kanesanithey

[Link to Documents](#)

- b. **DC/22/0659/FUL** | Construction of a single storey rear extension & single storey front extension with balcony over

**Casa Volare 6 Arwela Road**

Applicant: Mr and Mrs Wood

[Link to Documents](#)

- c. **DC/22/0769/FUL** | Single storey wrap around extension to side and rear of existing dwelling

**18 Fairfield Avenue**

Applicant: Mr S Dodd

[Link to Documents](#)

- d. **DC/22/0689/FUL** | Conversion of single dwelling into 2No. 2 bedroom flats

**9 Manor Road**

Applicant: Ms N Owen

[Link to Documents](#)

- e. **DC/22/0881/FUL** | Retrospective application - Proposed 3no. rooflights to rear of ground floor extension, rooflight to first floor landing, additional patio area with hard/soft landscaping to side boundary

**1 College Green**

Applicant: Mr and Mrs G Aguilar-Millan

[Link to Documents](#)

**6. Control of Dogs - Renewal of Public Space Protection Orders**

To consider proposals to renew six Public Space Protection Orders (PSPOs) in East Suffolk. The deadline for comment is 15 April 2022. **(Pages 8-9)**

**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. **(Page 10)**

**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 6<sup>th</sup> April 2022 at 9.15am.

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

**MINUTES** of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held at  
**TOWN HALL, Felixstowe, on Wednesday 9 March 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) (*Zoom*)

**IN ATTENDANCE:** 3 members of the public (*Zoom*)

### **393. PUBLIC QUESTION TIME**

None.

### **394. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr S Gallant** and **Cllr K Williams**, for reasons of attending to other business.

### **395. 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	Local Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird Cllr S Wiles	All	Local Non-Pecuniary (as Members of Suffolk County Council)
Cllr M Jepson	397(A)	Local Non-Pecuniary (as business owner affected by application is known to him)
Cllr M Jepson	397(C)	Local Non-Pecuniary (as applicant is known to him)
Cllr M Morris	397(B)	Disclosable Pecuniary Interest (as the applicant is an immediate neighbour)

Having declared that that her interest in item **397(B)** was Pecuniary in nature, Cllr Morris advised that she would leave the Chamber prior to, and during, consideration of that item.

### **396. CONFIRMATION OF MINUTES**

**It was RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 23 February 2022 be confirmed as a true record.

### 397. PLANNING APPLICATIONS

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

<b>A</b>	<b>DC/22/0266/FUL</b>   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 <b>Land East Of Bent Hill Undercliff Road West</b>
<b>Committee support the temporary use of this site as proposed and recommended APPROVAL, subject to retention of the green area; appropriate enhancement of the area to mitigate the loss of the flower bed; and public access to the site being preserved.</b>	

At this point in the meeting, 9.30am, Cllr M Morris left the Chamber.

<b>B</b>	<b>DC/22/0518/FUL</b>   Proposed single storey rear extension <b>77 Ranelagh Road</b>
<b>Committee recommended APPROVAL, subject to the work proposed to trees in the Conservation Area being considered by the East Suffolk Council's Arboricultural Officer.</b>	

Cllr M Morris returned to the Chamber, 9.35am.

At this point in the meeting, 9.35am, Cllr M Jepson left the Chamber.

<b>C</b>	<b>DC/22/0554/FUL</b>   A second story built on top of an existing garage at the bottom of the garden <b>114 Ranelagh Road</b>
<b>Committee recommended REFUSAL. We believe that the proposed structure will be contrary to policy SCLP 11.2, specifically the proposed external stairs to this first floor addition will cause unacceptable overlooking of the garden of 112 Ranelagh Road contrary to para. SCLP 11.2a) privacy and overlooking. In terms of its close proximity to the adjacent property in Gainsborough Road the proposed structure will cause unacceptable loss of daylight and sunlight to the ground floor and first floor front elevation bay windows of that property, contrary to SCLP 11.2 c).</b>	
<b>In addition, we believe that this proposal contravenes SCLP 11.5 in relation to the Conservation Area. Specifically, its proposed height of</b>	

5m, in this very prominent position, will be contrary to SCLP 11.5c) in terms of its height and massing.

Furthermore, we believe that the proposed materials for this addition – namely the cladding and aluminium roof sheets - will be contrary to SCLP 11.5e) which refers to the use of high quality materials.

We therefore feel this proposal neither preserves nor enhances the Conservation Area.

Cllr M Jepson returned to the Chamber, 9.52am

<b>D</b>	<b>DC/22/0578/FUL</b>   External window alteration to rear elevation from certificate of lawful use to 1st floor conversion one-bedroom flat <b>First Floor At 84 Hamilton Road</b>
<b>Committee recommended APPROVAL. We note that there was no mention of the fact that this proposal affects a property within the Felixstowe Conservation Area.</b>	

<b>E</b>	<b>DC/22/0488/FUL</b>   Widening of first floor extension and lengthening of single storey rear extension <b>24 Lansdowne Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>F</b>	<b>DC/22/0545/FUL</b>   Single storey side extension. <b>Chesterley House Golf Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>G</b>	<b>DC/22/0579/FUL</b>   Replacement of two front bedroom windows and one rear 3 part bay window to rear. <b>Apartment 1 Martello Place Golf Road</b>
<b>Committee recommended APPROVAL, subject to the proposed designs being like-for-like replacement six-pane windows.</b>	

<b>H</b>	<b>DC/22/0716/TCA</b>   2no. Sycamores on rear NE boundary - previously pollarded, now to be felled to allow more light to property. <b>The Lodge South Hill</b>
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b>	

### **398. PLANNING DECISIONS**

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

### **399. TREE REMOVAL**

Committee raised concerns regarding the apparent loss of a significant number of trees bounding the Bloor Homes Land North of Walton High Road site and Candlet Road. Committee noted that the East Suffolk Planning Committee (South) had recently considered, and voted in favour of approving, the Bloor Homes application for this site.

Members remained concerned that there should be planting to mitigate the loss of trees and vegetation at the boundary.

**RESOLVED that the Clerk would contact Bloor Homes to request a briefing for Committee Members on this matter.**

### **400. PARKING MATTERS – RESORT DEVELOPMENT**

Committee discussed the potential impact of forthcoming developments along the seafront on resort parking capacity. Whilst Members welcomed enhancements and investment in the resort, they shared concerns - also been relayed by residents – that new attractions would bring further vehicles in to an area where there was already high competition for parking.

Committee also noted the issue of motorhome and caravans that freely park along the seafront for days or weeks on end, which reduced the availability of parking for day-trippers.

**RESOLVED that the Clerk would write to East Suffolk Council to seek data on parking capacity and usage; and, to request a meeting with the appropriate ESC Officers, to discuss potential solutions to parking issues and an update on the parking review that had been anticipated for some time.**

**At this point in the meeting, 11.10am, Cllr M Jepson left the Chamber.**

### **401. CORRESPONDENCE**

Committee noted the following correspondence:

- i. Invitation from ESC for a representative from the Town Council to attend a Workshop on the preparation of an SPD on Housing in Clusters and Small-Scale Residential Development in the Countryside.

**Committee NOTED the correspondence.**

### **402. CLOSURE**

The meeting was closed at 11:10am. It was noted that the next meeting was scheduled to take place on Wednesday 23 March 2022 at 9.15am.

## **AGENDA ITEM 6: CONTROL OF DOGS – RENEWAL OF PSPOs**

The Committee is invited to give its views on a proposal to renew six Public Space Protection Orders (PSPOs) in the East Suffolk district.

These proposals do not involve any alterations to the existing restrictions other than extending them by three years

Of the six PSPOs, the following four relate to Felixstowe:

- [Requirement for dogs on leads on Martello Park Gardens, Felixstowe](#)
- [Requirement for dogs to be kept on leads on Felixstowe Town Hall Gardens](#)
- [Requirement for dogs to be kept on leads on Felixstowe Seafront Gardens](#)
- [Exclusion of dogs from Langer Park children's play area](#)

In summary:

- a PSPO lasts for 3 years
- the PSPOs listed above were made in 2019 are due to expire imminently
- the existing PSPOs, may be viewed at <https://www.eastsuffolk.gov.uk/environment/environmental-protection/animals/dog-control/public-space-protection-orders/>
- maps setting out the boundaries of the areas to which these PSPOs apply are provided in the existing documents at the link given above
- these proposals do not involve any alterations to the existing restrictions other than extending them by three years

If you wish to comment on these proposals, please do so in time to reach us by close of business on 15<sup>th</sup> April 2022.

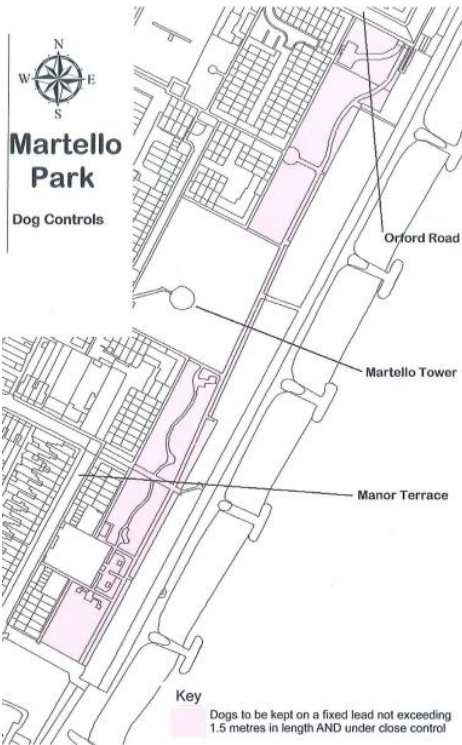
Maps setting out the boundaries of the areas to which these PSPOs apply are provided in the existing documents at the link given above – the maps relating to those areas in Felixstowe are below.







## Felixstowe Seafront Gardens Dog Controls



**Committee is requested to consider the proposed renewal of the four PSPOs relevant to Felixstowe and, if necessary, provide any comments to ESC by close of business on 15th April 2022.**

## **AGENDA ITEM 7: PLANNING DECISIONS**

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

<b>DC/21/5552/FUL</b>   Two storey and single storey extensions with attached garage. <b>76 Links Avenue</b>
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<b>DC/22/0350/TCA</b>   3 x Sycamore to reduce in height from approximately 30ft to 20ft with laterals by approximately 3ft to balance crown. <b>Marden House Martello Lane</b>
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<b>DC/22/0319/TCA</b>   To dismantle holm oak to approximately 10ft. The tree line has a huge amount of decay and rot in the main trunk and also has a large fracture crack present. The tree is heavily weighted towards the bungalow and the residents at Cranmer House are concerned the tree may fall. <b>2 Cranmer House Maybush Lane</b>
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**Refused (and recommended for Refusal by this Committee):** None

**Approved (and recommended for Refusal by this Committee):**

<b>DC/21/5463/FUL</b>   New Garden Room. <b>8 College Green</b>
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**Refused (and recommended for Approval by this Committee):** None