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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 19 April 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>

Our online meeting guidance can be found here: <https://felixstowe.gov.uk/wp-content/uploads/2022/02/Remote-Meeting-Guidelines.pdf>

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
12 April 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, other registerable or non-registerable interest.

4. **Confirmation of Minutes**

To confirm the Minutes of the Planning & Environment Committee meeting held on 5 April 2023 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/23/1144/FUL** | Construction of a 2 Storey Dwelling, Resubmission of approved application DC/15/3519/FUL and subsequent change of condition application DC/17/0638/VOC

40 King Street

Applicant: Mr J Bobbin, James Francis Ltd

[Link to Documents](#)

- b) **DC/23/1294/FUL** | Construction of a two storey side extension

19 Penfold Road

Applicant: Mr M Sais

[Link to Documents](#)

- c) **DC/22/1955/FUL** | Erection of two-bedroom house on plot next to terraced dwellings.

19 Margaret Street

Applicant: Mr D Thiemann

[Link to Documents](#)

- d) **DC/23/1389/FUL** | Extensions and alterations, including alterations to existing vehicular access

106 Garrison Lane

Applicant: Mrs K Riddell

[Link to Documents](#)

- e) **DC/23/1378/FUL** | Two storey side extension with detached garage
11A Arwela Road
Applicant: Mr & Mrs I Turner [Link to Documents](#)
- f) **DC/23/1420/FUL** | Extend property to front enlarging kitchen. Extend to rear for large lounge/family room. Remove flat roof to porch and provide double pitched roof covering kitchen extension. Enlarge skylight to utility.
20 Roman Way
Applicant: Mr N Britnell [Link to Documents](#)
- g) **DC/23/1345/FUL** | Demolish 'open' porch. Erect larger 'enclosed' porch with shower / toilet. Change windows to bedrooms and dining / lounge and rebuild south elevation gable wall. Render and colour magnolia to south and east elevation walls.
1 Rosemary Avenue
Applicant: Mr C Barber [Link to Documents](#)
- h) **DC/23/1304/FUL** | Replacement balcony, patio, railings and access
The Lodge South Hill
Applicant: Mr and Mrs P Brant [Link to Documents](#)
- i) **DC/23/1346/FUL** | First floor balcony to existing dwelling and additional flat room dorma.
95 Western Avenue
Applicant: Mr P Clark [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 3rd May 2023 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES
MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 5 April 2023 at 9.15am

PRESENT: Cllr S Bird (Chairman)
 Cllr A Smith (Vice-Chairman) Cllr M Morris
 Cllr S Bennett Cllr D Savage
 Cllr M Jepson Cllr S Wiles

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

IN ATTENDANCE: 5 members of the public (via Zoom).

484. PUBLIC QUESTION TIME

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

485. APOLOGIES FOR ABSENCE

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

486. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr M Jepson 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)

487. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 22 March 2023 be confirmed as a true record.

488. 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 members of the public on application B below. Concerns were centred on parking capacity, which were described as already being under pressure in this area. Neighbours were concerned that the loss of retail and commercial units in this new proposal, with its

corresponding reduction in allocated parking spaces, would exacerbate things further.

A	<p>DC/22/4418/FUL Placement of 14 beach huts seaward side of the tidal barrier southeast of Martello Park playground, with two areas of beach located seaward side of the tidal barrier east of Martello Tower P maintained for biodiversity mitigation. Felixstowe Sea Front Martello Park</p>
<p>Committee recommended APPROVAL. We believe that this is an improvement on the previous application which it seeks to replace. The beach huts are proposed to be located in a less intrusive location than as previously proposed. We note that the response from Historic England, in their letter dated 19th December 2022, refers to a document dated May 2021, which has since been superseded.</p>	
B	<p>DC/23/0824/FUL Amendment to Development Approved under Planning Permission DC/13/2505/FUL to Include Deletion of ground Floor Commercial Uses (Retail and restaurant) and Provision of 21 Aparthotel Suites The Marlborough Hotel Sea Road 9 High Beach</p>
<p>Committee recommended REFUSAL of this application. We do not accept the revision for this application to that which was approved under DC/13/2505/FUL which provided important resort related usages – including a restaurant and retail units. We regret the proposed removal of these elements in this revised application. We further believe that this is contrary to SCLP 12.14 “proposals will need to maintain active commercial frontages” we further note extremely high demand for parking in this location. This revised application, with further resort accommodation, will put additional pressure on parking.</p>	
C	<p>DC/23/0553/FUL Proposal to carefully demolish existing timber clad bungalow and erect a new 3 bedroom property with 2No. parking spaces 38 Berners Road</p>
<p>Committee recommended APPROVAL we welcome this development and believe it has been sympathetically designed for its location within the Conservation Area.</p>	
D	<p>DC/23/0887/FUL Window repairs (listed building) 3 Cranmer House Maybush Lane</p>
<p>Committee recommended APPROVAL.</p>	

E	DC/23/0819/LBC Listed Building Consent - Repairs to existing windows 3 Cranmer House Maybush Lane
Committee recommended APPROVAL.	
F	DC/23/0893/FUL To change current wooden windows to upvc styles like for like Flat 2 10 Quilter Road
Committee recommended APPROVAL. We note that the applicant does not make reference to the property being within the Conservation Area in any of their documents.	
G	DC/23/0594/FUL Replacement of windows Flat 4 Seagull House 5A Hamilton Gardens
Committee recommended APPROVAL.	
H	DC/23/0975/FUL Replacement windows to the rear and side elevations 4 Felix Court Sea Road
Committee recommended APPROVAL.	
I	DC/23/0814/FUL Increase the width of drop kerb 44 Westmorland Road
Committee recommended APPROVAL.	

489. PLANNING DECISIONS

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

490. CORRESPONDENCE

None.

491. CLOSURE

The meeting was closed at 11.05am. It was noted that the next meeting was scheduled to take place on Wednesday 19 April 2023 at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

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

DC/22/2466/FUL | Demolition and reconstruction of an office annex to Landguard Bungalow.

Wardens House, Office View Point Road

DC/23/0585/FUL | Proposed Single Storey Side Utility Extension
39 Leopold Road

DC/23/0316/FUL | Single storey rear extensions
10 Chaucer Road

DC/23/0507/FUL | Insertion of dormer windows to facilitate loft conversion
11 Picketts Road

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/22/0867/FUL | Two double skinned fuel tanks will be installed on the existing site for the offloading and loading of fuels. These tanks will be installed on new reinforced concrete slabs. An electrical GRP pre-fabricated unit will be installed for the electrical connections. A catchment area around the two tanks will be surrounded by drainage channels to capture any spills and runoff from the loading of trucks. These channels will lead to sumps which will be connected to a full class 1 interceptor. The existing interceptor releases into the nearby canal; therefore the new interceptor will also drain into the canal. The existing drainage network will be connected into the new network where possible, allowing water collected from the site to be sent to the separator.

Haven Filling Station Dock Road The Docks