

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 26 January 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 (*to item 345c*)

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

IN ATTENDANCE: Cllr K Williams (*Zoom*)
14 members of the public (*Zoom*)
1 member of the public (*in person*)

341. PUBLIC QUESTION TIME

The Chairman advised that he would invite any members of the public wishing to make representations on a particular application to do so immediately prior to the application being considered.

342. APOLOGIES FOR ABSENCE

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

Cllr K Williams joined the meeting via Zoom.

Cllr S Gallant gave apologies in advance of leaving the meeting at 11.30am to attend to other business.

343. DECLARATIONS OF INTEREST

| Member(s) | Minute No. | Nature of Interest |
|---|-------------------|---|
| Cllr S Bird Cllr S Gallant Cllr S Wiles | All | Local Non-Pecuniary (as Members of East Suffolk Council) |
| Cllr S Bird Cllr S Wiles | All | Local Non-Pecuniary (as a Member of Suffolk County Council) |

344. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 12 January 2022 be confirmed as a true record.

345. PLANNING APPLICATIONS

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

At the direction of the Chairman, item B below was considered before item A. Committee heard representations from six members of the public on item A below. Objections on this application centred on the impact on amenity from the height and massing of the proposal, inadequate parking and access, the building design not being in keeping with the local area, the immediately adjacent Conservation Area and the aesthetics.

| | |
|---|--|
| B | DC/21/5699/FUL Erection of a three storey 66no. bed care home with associated works. Land At Candlet Road |
| <p>Committee recommended APPROVAL, subject to:</p> <ul style="list-style-type: none">i. further car parking if possible; and,ii. matures trees planted outside the railings on the western boundary to Gulpher Road to reflect the rurality of the environment. <p>The Town Council also supports the comments made by the NHS Ipswich & East Suffolk CCG and requests that a contribution of the CIL funding from this development should be put towards increasing local GP service capacity.</p> <p>Furthermore, we ask the planning authority to seek reassurance from Anglia Water that the drainage plans are adequate, given local knowledge of issues on this site.</p> | |

| | |
|--|---|
| A | DC/22/0043/FUL Mixed use development of leisure/commercial and residential. Adventure Golf Site Sea Road |
| <p>Committee recommended REFUSAL.</p> <p>We believe this application is contrary to policy SCLP12.14 as the site does not promote “high intensity tourist uses” and does not meet the requirement that “proposals should consider the whole site for resort related uses to provide a vibrant mix of activities”.</p> <p>We feel it is contrary to policy SCLP11.1 in respect of design quality, and SCLP11.5 in respect of the Conservation Area. It does not comply with SCLP11.1 para. b) as it does not recognise a clear understanding of the character of the built environment, or SCLP11.1 c) (iii) due to its height and massing. With reference to SCLP11.5 c), we believe that the</p> | |

height and massing of the proposal will have a significant detrimental impact on the Conservation Area, which it immediately abuts.

Though we understand that it is not directly a planning matter we have grave concerns, as have many local residents, about the proposed use of the alleyways to provide shared access, and the fact that this application is dependant on the use of these alleyways to access the site, which may be unviable.

Furthermore, we believe that the proposal is contrary to policy SCLP5.10 in relation to affordable homes, noting that the applicant has submitted a viability study. Were this application be given permission, we would expect a commuted sum towards affordable housing in accordance with the comments of ESC Housing.

At this point in the meeting, 11.30am, Cllr Gallant left to attend to other business.

| | |
|---|--|
| C | DC/21/5479/FUL Beach platform repairs & extension & the provision of 6 new beach hut sites Beach Platform South Beach |
| <p>Committee recommended REFUSAL. The application is contrary to policy SCLP12.14 covering Spa Pavilion to Manor End which states that “additional beach huts in this area will be limited to locations that complement the existing resort uses and do not fill in the important gaps between huts” we feel that the proposal as presented for a row of 22 huts without significant gaps between them will not comply with this policy.</p> <p>We also note that the applicants submitted Flood Risk Assessment at para 1.6 incorrectly refers to SCLP12.12 which relates to the area from the Golf Club to Cobbolds Road, not this location which has a different policy with regards to beach huts.</p> | |

| | |
|--|---|
| D | DC/21/5715/FUL Garage with family accommodation over, revised entrance wall, access and drive Marsh End 283 Ferry Road |
| Committee recommended APPROVAL. | |

| | |
|--|--|
| E | DC/22/0117/FUL Replacement of four windows to first floor flat 4 Cardinals Court Queens |
| Committee recommended APPROVAL. | |

| | |
|---|--|
| F | <p>DC/21/5331/FUL Retrospective planning permission sought for a fence at the bottom of our garden. The land at the back of the property is waste land so the height of the fence does not interfere with any other property. The initial letter from yourselves was written by Dominic Starkey and the reference is ENF/21/0406/DEV</p> <p>110 High Road West</p> |
| <p>Committee recommended APPROVAL.</p> | |

346. PLANNING DECISIONS

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

347. CORRESPONDENCE

None

348. CLOSURE

The meeting was closed at 11.56am. It was noted that the next meeting was scheduled to take place on Wednesday 9 February 2022 at 9.15am.

Date: _____

Chairman: _____