

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

Member(s)	Minute No.	Nature of Interest
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:

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
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.	

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

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

Cllr M Morris returned to the Chamber, 9.35am.

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

C	DC/22/0554/FUL A second story built on top of an existing garage at the bottom of the garden 114 Ranelagh Road
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). In addition, we believe that this proposal contravenes SCLP 11.5 in relation to the Conservation Area. Specifically, its proposed height of 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

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
Committee recommended APPROVAL. We note that there was no mention of the fact that this proposal affects a property within the Felixstowe Conservation Area.	

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

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

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
Committee recommended APPROVAL, subject to the proposed designs being like-for-like replacement six-pane windows.	

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
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council’s Arboricultural Officer.	

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.

Date: _____

Chairman: _____