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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 20 July 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.



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

13 July 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 6 July 2022 as a true record. **(Pages 4-7)**

5. **Planning Applications**

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

- a) **DC/22/2547/OUT** | Outline Application (All Matters Reserved) - Demolition of two flats, construction of two houses and two bungalows, new access with existing access stopped up.

29 High Road East

Applicant: Algonquin Ltd

[Link to Documents](#)

- b) **DC/22/2351/FUL** | Change of use from 7-8 bed house in multiple occupation (HMO) (staff accommodation) (sui generis) to 7-8 bed house in multiple occupation (HMO) (sui generis)

Kerensa 20 Manning Road

Applicant: Mr Palmer, Christchurch Holland (New Homes) Ltd

[Link to Documents](#)

- c) **DC/22/2354/FUL** | Two storey rear extension and porch extension.

1 Chaucer Road

Applicant: Mr Lynsey

[Link to Documents](#)

- d) **DC/22/2470/FUL** | Single storey rear extension

43 Exeter Road

Applicant: Mr & Mrs Hedley

[Link to Documents](#)

- e) **DC/22/2352/FUL** | Rear extension, new garden store, juliet balcony
8 Pretyman Road
Applicant: Mrs Smith [Link to Documents](#)
- f) **DC/22/2413/FUL** | Front extension
34 Dovedale
Applicant: Mr Stennett [Link to Documents](#)
- g) **DC/22/2507/FUL** | Single storey rear extension
2 Sunningdale Drive
Applicant: Mr Smith [Link to Documents](#)
- h) **DC/22/2494/FUL** | Two storey and single storey extensions with attached garage
76 Links Avenue
Applicant: Mr Muktaar [Link to Documents](#)
- i) **DC/22/1955/FUL** | Erection of two-bedroom house on plot next to terraced dwellings.
19 Margaret Street
Applicant: Mr Thiemann [Link to Documents](#)
- j) **DC/22/2536/FUL** | Change of use from Class C3 (residential dwelling house) to Class C2 (residential children's home for 2 children)
6 York Road
Applicant: Ms Livermore, CF Social Work [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 8)**

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 August 2022 at 9.15am.

area proposed for development, which had suffered from flooding on multiple occasions since the development had commenced; the height of the proposed fence and its consequential impact on light amenity for the neighbours at Brinkley Way and Estuary Drive; and the unadopted footpath that is shown to potentially provide access through to Rushmeadow Way.

A	DC/22/2295/FUL Construction of a pair of three bedroom houses South East Corner Laureate Fields Land West Of The Ferry Road Residential Centre Ferry Road
<p>Committee recommended REFUSAL.</p> <p>We have considered this application carefully, but Committee remain of the view that we took in 2019 on an almost identical application for this site. In addition to the comments that we made on that occasion (included below) we further stress that we believe that there is a flood risk at this site and we question whether there are adequate measures to deal with surface water in extreme weather events. We recognise that since development on this site commenced there have been two significant flooding issues affecting neighbouring properties in Brinkley Way from this site. Whilst we recognise that the applicant has permission for 197 dwellings under the Reserved Matters approval on this site, we believe that the two proposed dwellings in this particular location are unsatisfactory for a number of reasons.</p> <p>We believe that the proposed first floor rear window of the left-hand semi-detached property will cause unacceptable overlooking at the properties at 18 Estuary Drive and 25 Brinkley Way, the proposed 2.4m boundary fence will cause unacceptable loss of light at the windows at 25 Brinkley Way and create an intrusive affect.</p> <p>We also believe that development of this land will result in the loss of potential informal public open space, now that the proposed drainage basin is said to be no longer required in this location. Also this area provides a valuable open vista in this very built-up development. We also support the Arboricultural Officer’s comments concerning the loss of vegetation, habitat and planting at this location.</p> <p>We therefore conclude that this application is contrary to SCLP 11.1 para. (c) i and ii, and SCLP 11.2 para. (a) (c) (e).</p> <p><i>FTC Comment to previous application DC/19/4079/FUL</i></p> <p><i>Committee recommended REFUSAL.</i> <i>The Committee were very concerned by the application overall, and also wider issues of flooding in this area. Whilst we accept that DC/17/5394/DRC removed the specific need for the infiltration basin and soakaway in the area in regard to highways, we question the reality that:</i></p>	

i) the permeable surface will be an effective mechanism in the case of severe storms, which is commonly accepted are becoming more frequent; and,

ii) recent experience following a relatively modest rain storm flooded adjacent land with flows partially from the site in question.

We would suggest therefore, that it is highly likely that the proposal could at the least seriously exacerbate this problem in the future. Committee also believes that the proposal would result in a loss of amenity to adjacent properties, primarily by overlooking 25 Brinkley Way and 10 Estuary Drive, in contravention to DM23(a).

On a wider view, we greatly regret the intensification of use of the overall site as represented by this application, particularly in reference to DM21(f) in this respect. The space in question, even if not technically required for highway drainage purposes, represents a welcome provision of a small open public space to the benefit of future residents. We would request that this be considered by the developer. Furthermore, we remain concerned at the ongoing discovery of changes to this site from the original planning application which have occurred without significant public consultation.

B	DC/22/1983/FUL Placement of a beach hut on The Triangle to be used as a tourist information centre to promote Felixstowe The Triangle Hamilton Road
Committee recommended APPROVAL. We strongly support this initiative and in our view it enhances the Conservation Area.	
C	DC/22/2149/FUL Erection of part single/part two storey rear extension (conservatory to be removed) 7 Queens Road
Committee recommended APPROVAL.	
D	DC/22/2127/FUL Construction of a ground floor extension to rear of property and provide first floor ensuite to bedroom 39 Beatrice Avenue
Committee recommended APPROVAL.	
E	DC/22/2489/TCA 1no. American linden tree (marked on plan) Crown reduction by up to 2 metres 1 College Green

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

F

**DC/22/1892/FUL | Construction of an annexe.
Guitar lodge 165 Grange Road**

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

94. PLANNING DECISIONS

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

95. HOUSING IN CLUSTERS AND SMALL-SCALE RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE – DRAFT SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION

Committee considered Draft Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document.

It was RESOLVED that the Committee would respond as follows:

Having considered the draft document, Members welcome this SPD. We feel that it provides a succinct but valuable interpretation of policy SCLP 5.4 which has proved difficult to interpret in the past.

96. CORRESPONDENCE

Committee NOTED the following correspondence:

- i. Invitation received from Persimmons for a site visit to Trelawney Place.**

It was agreed that the Clerk would respond to advise that Members would welcome a site visit at midday on Wednesday 20th July.

97. CLOSURE

The meeting was closed at 11.20am. It was noted that the next meeting was scheduled to take place on Wednesday 20th July 2022 at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/21/5401/FUL Conversion of 3No Flats to Form 5No Flats 3 Undercliff Road West
DC/21/4172/FUL Construction of two new houses Part Side Garden Tehidy House 65 Orwell Road
DC/22/1651/FUL Demolition of rear conservatory. Construct single storey rear extension to kitchen/dining. Enlarge rear bedroom with dormer construction. 132 Grange Road
DC/22/1809/FUL Construction of a substation in association with an outline planning permission (DC/21/0670/VOC). This substation is require in order to feed electricity to the business units and school attached to the outline permission Land At Candlet Road
DC/22/1422/FUL The proposed works include: - The removal of the existing timber double glazed windows & doors & replacement with UPVC white double glazed windows & doors. Front door grey, remainder white. - Removal of a rear window & brickwork below with the installation of a new patio/french double doorway, colour white. - The removal of brickwork & the installation of lintol & UPVC double glazed window to the side elevation, colour white. - The removal of a central brick pier & two single garage doors. The installation of a new lintol, brickwork over & new electrically operated garage door & frame. White. - To install a 1m high metal estate fence to the LH side front boundary flank to match the front elevation, colour black, oak posts to match. 6 College Green
DC/22/1926/FUL Single storey extension & alterations 33 Upperfield Drive
DC/22/1756/FUL Replace existing white P.v.c.u. windows and doors with windows and doors of the same colour/material and of similar design. 38 High Road West

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/22/1772/FUL Relocation of UKPN sub-station Electricity Sub Station Clifflands Car Park Cliff Road
