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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 28 September 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

21 September 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 7 September 2022 as a true record. **(Pages 5-9)**

5. **Planning Applications**

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

- a) **DC/22/3221/FUL** | Creation of a new row of 19 Beach Hut sites to the seaward side of an existing row at Manor Road, Felixstowe. These will provide relocation sites for the 14 displaced huts at the Spa in the row behind.

Beach Hut Site Manor Road

Applicant: ESC

[Link to Documents](#)

- b) **DC/22/3392/FUL** | Construction of a rock armour revetment circa. 130m in length designed to improve the existing coastal flood defence embankment by providing better protection against erosion and scour along the embankment

Beach Along Part Of Felixstowe Sailing Club Off Ferry Road

Applicant: B Sheldrake, Environment Agency

[Link to Documents](#)

- c) **DC/22/3374/VOC** | Variation of Condition No. 2 of DC/21/2329/FUL - Erection of new veterinary surgery & 3 residential units in two phase - Minor changes to site layout & changes to fenestration during detailed design of the new vets.

Land At Junction Of Garrison Lane And High Road West

Applicant: BP Ryder-Davis & J Steventon

[Link to Documents](#)

- d) **DC/22/3491/FUL** | Cart Lodge in the grounds. Replacement French Doors and Windows to Garden Room (garden room is 1950's extension)
The Priory 2 Cliff Road
Applicant: D Watson [Link to Documents](#)
- e) **DC/22/3492/LBC** | Listed Building Consent - Cart Lodge in the grounds. Replacement French Doors and Windows to Garden Room (garden room is 1950's extension)
The Priory 2 Cliff Road
Applicant: D Watson [Link to Documents](#)
- f) **DC/22/3348/FUL** | Remove conservatory, new single storey rear extension, first floor side extension over garage, new windows, doors and external finishes.
56 Garrison Lane
Applicant: J Hockley [Link to Documents](#)
- g) **DC/22/3493/FUL** | Proposed two storey part side/part rear extension, single storey rear extension and alterations
54 Looe Road
Applicant: Mr & Mrs Watts [Link to Documents](#)
- h) **DC/22/3372/FUL** | Alterations & extensions - (re-submission of previous application DC/17/2617/FUL)
Friarscroft Marcus Road
Applicant: M Blake [Link to Documents](#)
- i) **DC/22/3522/FUL** | Single storey extension to front of bungalow, and replacement (steeper) roof over existing bungalow
28 Roman Way
Applicant: Mr & Mrs Tiler [Link to Documents](#)
- j) **DC/22/3397/FUL** | Proposed single storey side extension
45 Exeter Road
Applicant: Mr & Mrs Clune [Link to Documents](#)
- k) **DC/22/3429/FUL** | Alterations
6 Church Road
Applicant: Mr & Mrs Head [Link to Documents](#)
- l) **DC/22/3141/FUL** | Change of Use from Waste Land to Residential
26 The Downs
Applicant: Unstated [Link to Documents](#)

m) **DC/22/3384/FUL** | Balustrading to existing second floor dormer folding windows (reinstatement of that previously approved under C10/ 1735)

6 Kiligarth Court Wolsey Gardens

Applicant: Mr & Mrs Chesworth

[Link to Documents](#)

n) **DC/22/3426/FUL** | Insertion of replacement window and door units

Kerensa 20 Manning Road

Applicant: Mr Williamson GW Rentals

[Link to Documents](#)

o) **DC/22/3520/TCA** | 1no. Acacia (T1 on plan) - Fell

Drift Wood Martello Lane

Applicant: Mr Lieto

[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 10)**

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 5th October 2022 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held at **TOWN HALL, Felixstowe**, on **Wednesday 7 September 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)

IN ATTENDANCE: Three members of the public (*via Zoom*)

151. PUBLIC QUESTION TIME

None.

152. APOLOGIES FOR ABSENCE

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

Cllr S Wiles gave apologies in advance of needing to leave the meeting at 10.45am.

153. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr M Jepson Cllr S Wiles	All	Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird Cllr S Wiles	All	Non-Pecuniary (as Members of Suffolk County Council)
Cllr A Smith	155N	Non-Registerable Interest (as a neighbour to the applicant property)

Cllr Smith advised that he would leave the Chamber for the duration of the Committee's consideration of item 115N.

154. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee meeting held on 17 August 2022** be confirmed as a true record.

155. 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	<p>DC/22/3182/ARM Approval of Reserved Matters of DC/15/1128/OUT - Application for Outline Planning Permission for up to 560 dwellings, including a Local Community Centre, a 60 Bedroom extra Care Home and 50 assisted Assisted Living Units, 2 small Business Units and open space provision with associated Infrastructure – Land North Of Candlet Road, Phase 2</p>
<p>Committee recommended REFUSAL of this application.</p> <p>We recognise several positive aspects of this application, notably the interesting and varied designs and the increase to six different character areas. We welcome the 33% provision of affordable homes via different tenures and distribution throughout the site. We also welcome the provision of several bungalows.</p> <p>However, we have a number of concerns:</p> <p>There is no detail in the application documents as to the compliance with building regulations M4(2), M4(1) and M4(3) in terms of disability access requirements.</p> <p>We note that a number of roads have no footpaths – requiring pedestrians to share a road with vehicles, with consequent safety concerns.</p> <p>Whilst we accept that renewable energy provisions, such as PV panels and ground source heat pumps, are not a planning requirement, we regret that the developer has not sought to make provision of these within the application.</p> <p>We are concerned that the buffer between the development and the Grove woodland is particularly narrow in the central section where housing directly abuts the woodland – which we estimate to be only around 5m.</p> <p>Concerning the provision of POS, whilst we accept that this meets the requirements of the outline consent, we note that the total given includes such things as the perimeter around the drainage basins. We are also concerned that POS provision is not evenly distributed throughout the site and that the site overall only contains one equipped Play area.</p> <p>Most importantly we feel it is unacceptable that there is still not an approved surface drainage strategy for this site, as highlighted by the LLFA submission. Our concerns are well-founded given a variety of known flooding issues on, or adjacent to, different parts of this site.</p>	

B	DC/22/2930/FUL Erection of new Office Accommodation Building (for a temporary period of two years) Land Off Walton Avenue
Committee recommended APPROVAL.	

C	DC/22/2379/FUL Proposed installation of Photo Volatic Arrays on the existing roof Felixstowe Mega Distribution Centre Land At Clickett Hill Road
Committee recommended APPROVAL and strongly welcomed this application.	

D	DC/22/2963/ADN Non Illuminated Advertisement - Totem pole sign 5.300m high approx. Beach Village Sea Road
Committee recommended APPROVAL.	

E	DC/22/3266/VOC Variation of Condition No. 3 of DC/22/1996/FUL - Replacement beach side kiosk adjacent to promenade - Operational hours Kiosk Site Near Bent Hill The Promenade Undercliff Road West
Committee recommended APPROVAL.	

At this point, 10.45am, Cllr S Wiles left the meeting.

F	DC/22/3001/FUL Internal changes to form 2 dwellings 9 Manor Road
Committee recommended APPROVAL, having considered the proximity of public transport.	

G	DC/22/2962/FUL Rear first floor extension. Alteration to consented position of two windows to side elevations 41 Westmorland Road
Committee recommended REFUSAL on following grounds: The proposal appears to be contrary to SCLP11.1 para. (b) as it does not demonstrate a clear understanding of, or complement, the local character and distinctiveness of this estate. Furthermore, with reference to SCLP11.1 para. (c) iiv, the proposal does not relate well to the scale and strong character of its immediate surroundings; will impact the existing neighbourhood layout; and, due to its massing and design, does not relate well to the street scene at Westmorland Road and Wrens Park. We are also concerned about the impact on residential amenity, with reference to SCLP11.2 para. (e) and its physical relationship with other properties.	

H	DC/22/3028/FUL Demolition of utility and walls to kitchen and dining area and extend to form kitchen/family room with utility room and toilet 67 Gainsborough Road
<p>Committee recommended REFUSAL. We believe that the extent of this proposed extension is unacceptable in terms of its mass and the consequent impact on the neighbour at no. 65, due to its overbearing nature and the loss of daylight and sunlight to the rear window of no. 65. We therefore feel that this application is contrary to SCLP 11.1(c)3, 11.2(c) and 11.2(e).</p> <p>We note with concern that there is no reference by the applicant to the fact that the property is situated within the Felixstowe Conservation Area.</p>	

I	DC/22/3133/FUL Re-submission to create 30m2 office extension and conversion of one large flat to two smaller flats (scheme previously approved 2018 - ref: DC/18/1446/FUL 156 - 158 Hamilton Road
Committee recommended APPROVAL.	

J	DC/22/2952/FUL A joint application between 175 & 177 to erect an adjoined front porch. 177 Maidstone Road
Committee recommended APPROVAL.	

K	DC/22/3151/FUL Retrospective Application - Retention of cladding 19 Kemsley Road
Committee recommended APPROVAL.	

L	DC/22/3022/FUL To change windows and door to front of property to upvc. styles like for like. 14 Red Hall Court
Committee recommended APPROVAL.	
<p>We note with concern that there is no reference by the applicant to the fact that the property is situated within the Felixstowe Conservation Area.</p>	

M	DC/22/3024/FUL To Replace Existing Wooded Front Door With UPVC 12 Red Hall Court
<p>Committee recommended APPROVAL.</p> <p>We note with concern that there is no reference by the applicant to the fact that the property is situated within the Felixstowe Conservation Area.</p>	

At this point, 11.20am, Cllr A Smith left the meeting.

N	DC/22/2606/TPO 1 no. Copper beech (T1 on plan) Lateral reduction to create a clearance of 3 metres from the dwelling of no.19 Picketts Road The Picketts 15 Picketts Road
<p>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</p>	

At this point, 11.23am, Cllr A Smith returned.

156. PLANNING DECISIONS

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

157. CORRESPONDENCE

Committee NOTED the following correspondence:

- i. Suffolk County Council was developing a series of transport Town Plans to identify the local transport priorities and interventions in 10 strategic towns across Suffolk. The plans were to feed into the Local Transport Plan (LTP), which was being revised, in line with the strategic priorities of the LTP (Decarb; Levelling Up the Economy; Health, Care & Social Inclusion, and; Creating Better Places). The plans would consist of a package of interventions to be delivered over a five-year period and follow the Department for Transport's Hierarchy of Road Users, placing sustainable travel at the forefront. The Town Plans were to be considered as live documents and reviewed annually. The LTP would be issued for public consultation in early 2023 and SCC was seek to meet up with a couple of representatives from the Town Council in September to walk around Felixstowe and help inform the project.
Members agreed that the Town Clerk plus Cllrs S Bennett and A Smith should attend the meeting on behalf of the Committee.

158. CLOSURE

The meeting was closed at 11.28am. It was noted that the next meeting was scheduled to take place on Wednesday 21 September 2022 at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/22/2609/FUL | Infill development consisting of 4No. one-bedroom flats and 3 No. two-bedroom flats (7No. flats in total) over four floors, inclusive of rooms in the roof. Conversion of laundrette to extend existing house of multiple occupation to create three additional en suite bedrooms on the ground floor and additional kitchen. Resubmission following 3 year time elapse of application 19/3342.

6, 8 And 10 Manning Road

DC/22/2704/FUL | Construction of single storey extension to front elevation and single storey extension to rear

18 Foxgrove Lane

DC/22/2082/FUL | Extensions, Alterations & Remodelling.

Moonfleet The Ferry

DC/22/0258/FUL | Remove existing flue serving fish and chip frying range. Replace with new extract system through flat roof. Installation of sound and odour controls. Modify and clean existing extraction system serving kebab cooking range. Installation of sound and odour control system.

67 Undercliff Road West

DC/22/2606/TPO | 1no. Copper beech (T1 on plan) Lateral reduction to create a clearance of 3 metres from the dwelling of no.19 Picketts Road

The Picketts 15 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