

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 19 July 2023 at 9.15am**

PRESENT: Cllr S Bird (Chairman) Cllr A Folley
 Cllr S Bennett Cllr C Franklin
 Cllr J Candy Cllr S Wiles

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

IN ATTENDANCE: 3 members of the public (*in person*)
 2 members of the public (*via Zoom*)

115. PUBLIC QUESTION TIME

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

116. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber, Cllr M Morris** and **Cllr D Underwood**.

117. DECLARATIONS OF INTEREST

The following Other Registerable Interests, to which no matters on the agenda were directly related, were noted:

Member(s)	Minute No.	Nature of Interest
Cllr J Candy Cllr A Folley Cllr S Bennett	All	Other registerable interests (as Members of East Suffolk Council)
Cllr S Bird Cllr S Bennett Cllr S Wiles	All	Other registerable interests (as a Member of Suffolk County Council)

Cllr A Folley declared a Non-Registerable Interest in item 119(B) due to being closely known to those related to the application. Having declared this Non-Registerable Interest, Cllr Folley advised that they would leave the meeting prior to any debate and decision on the item.

Members were advised that, should any matters arise in the meeting that directly relate to any of their interests, they should make appropriate declarations at that time.

118. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 5 July 2023 be confirmed as a true record.

119. PLANNING APPLICATIONS

At direction of the Chairman, item B below was moved up the agenda to be considered first.

Committee noted concerns from members of the public in respect of item B below on access, loss of amenity, overdevelopment of the site and out of character with the surroundings.

At this point, 9.20am, Cllr Folley left the meeting.

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

B	DC/23/2466/OUT Outline Application (All Matters Reserved) - Construction of two three storey plus basement dwellings 9 Manor Road
<p>Committee recommended REFUSAL. Committee believes that the proposals are contrary to SCLP5.7 (b) (c) and (d). Whilst we recognise that this is an outline application and the drawings submitted are purely indicative the severed plot as indicated would provide sufficient amenity space for the proposed properties, but would leave totally insufficient amenity space for the host property at number 9.</p> <p>Three storey properties in this location would be wholly unacceptable in terms of overlooking and privacy to properties 7, 9, and 11 Manor Road. Furthermore, whilst we accept that land ownership and access are not material planning considerations, the proposed access to the intended properties would be unacceptable in terms of crossing private land which was designed to provide parking spaces for properties in Old Fort Road.</p>	

Cllr Folley returned to the meeting.

A	DC/23/2406/VOC Variation of Conditions 2 & 14 of DC/23/0232/FUL - Formation of new lorry parking and annexe portable office - Vary Condition 2 for changing drawings. Vary Condition 14 changes to the number of HGVs parked on that site from 20 to 50. Former Gasworks Site Walton Avenue
<p>Committee recommended REFUSAL for this Variation of Condition application. We fully concur with the comments from Suffolk County Council Highways that the additional proposed HGV parking will prevent the safe forward-facing entrance and exit of HGVs from this site. We accept that their comment is based on industry recognised swept-path analysis. Furthermore, we consider the addition of 30 HGV spaces will put undue pressure on the surrounding area and Walton Avenue in particular.</p> <p>We therefore feel that this application is contrary to NPPF para. 111 in relation to highway safety.</p>	

C	DC/23/2527/FUL Single storey side return extension and addition of a rear dormer 37 Ranelagh Road
Committee recommended APPROVAL.	
D	DC/23/2045/FUL Renovation of existing detached 1970s building with replacement of UPVC windows and conversion of garage to studio/bedroom 34 Maybush Lane
Committee recommended APPROVAL.	
E	DC/23/2504/FUL Loft conversion with proposed rear juliet balcony and flat roof dormers - dormers within 50m3 permitted development 37 Beatrice Avenue
Committee recommended APPROVAL.	
F	DC/23/2587/FUL Garage conversion to living space/study. Garage door to be removed and bricked up in a similar style to the rest of the property. Window to be added, the same size as the living room window on the opposite side of the front door. Access will be via an inside door from the utility room. 29 Tomline Road
Committee recommended APPROVAL.	
G	DC/23/2533/FUL Two bay cartlodge and modified driveway and garden wall. Old Thurlow Golf Road
Committee recommended APPROVAL.	
H	DC/23/2570/FUL Single storey porch to front of existing two storey semi-detached dwelling. 60 Orwell Road
<p>Committee recommended REFUSAL. Whilst we recognise that, to an extent, this proposed extension has been sympathetically designed in the Conservation Area, we feel that it is of excessive size. We feel that this application is therefore contrary to SCLP11.1(c) iii in relation to height and massing and contrary to the requirement for development in the Conservation Area to preserve or enhance the appearance. Additionally, we believe that this proposal will cause overshadowing to the neighbour's front window. We would ask that the 45 degree test under SPG16 is conducted. We feel that this proposal is contrary to SCLP11.2 para. (b) in terms of outlook and (c) in terms of access to daylight and sunlight.</p>	

I	<p>DC/23/2685/TCA 1no. Cherry (T1 on plan) - Fell (dead) 3no. Conifers (T2, T3 and T4 on plan) - Fell 1no. Conifer (T5 on plan) - Reduce height and spread by up to 1.5 metres 1no. Unknown species (T6 on plan) - Fell (dead) 1no. Sycamore (T7 on plan) - Repollard back to historic pruning points 1no. Lime (T8 on plan) - Repollard back to historic pruning points 1no. Beech (T9 on plan) - Prune overextended branches by up to 1.2 metres 1no. Sycamore (T10 on plan) - Repollard back to historic pruning points</p> <p>15 Bath Road</p>
<p>Committee OBJECTED to this notification. Specifically, we object to the removal of three conifers with no reason given for felling which have public amenity value. We would also request that pruning be conducted rather than pollarding on the other tress described in the notice. We have no objection to the felling of the dead trees. We also request that the work proposed is subject to the guidance of the East Suffolk Council’s Arboricultural Officer.</p>	

It being 11.15am, in accordance with Standing Order 3(x), Committee agreed to extend the meeting beyond the two-hour limit.

120. PLANNING DECISIONS

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

121. CORRESPONDENCE

Committee NOTED the following correspondence:

- i)** Application for a Pavement Licence from All Things Nice Cafe, 79 Hamilton Road seeking approval for 15 chairs and 6 tables.
Committee supported and welcomed this licensing application.

- ii)** Application for a Pavement Licence from Wimpy Restaurant, 77 Hamilton Road seeking approval for 8 chairs and 4 tables.
Committee supported and welcomed this licensing application.

122. CLOSURE

The meeting was closed at 11.25am. It was noted that the next meeting was scheduled to take place on Wednesday 2 August 2023 at 9.15am.

Date: _____

Chairman: _____