

Telephone: 01394 282086
Fax: 01394 285920
email: enquiries@felixstowe.gov.uk

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 M Morris (Vice Chairman)

Cllr N Barber

Cllr S Bennett

Cllr J Candy

Cllr A Folley

Cllr C Franklin

Cllr D Underwood

Cllr S Wiles

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at **TOWN HALL, FELIXSTOWE**, on **Wednesday 5 July 2023** 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. 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>

Our online meeting guidance can be found here: <https://felixstowe.gov.uk/wp-content/uploads/2022/02/Remote-Meeting-Guidelines.pdf>

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
28 June 2023

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, other registerable or non-registerable interest.

4. **Confirmation of Minutes**

To confirm the Minutes of the Planning & Environment Committee meeting held on 21 June 2023 as a true record. **(Pages 5-8)**

5. **Planning Applications**

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

- a) **DC/22/3182/ARM** | Approval of Reserved Matters relating to Outline Planning Consent DC/15/1128/OUT - Phase 2 - Residential (305 Dwellings, open space and supporting services and infrastructure), Land off Candlet Road, Felixstowe

Land North Of Candlet Road, Phase 2

Applicant: Mr McAdam, Persimmon Homes Ltd

[Link to Documents](#)

- b) **DC/23/2349/FUL** | Two double skinned fuel tanks will be installed on the existing site for the offloading and loading of fuels. These tanks will be installed on new reinforced concrete slabs. An electrical GRP pre-fabricated unit will be installed for the electrical connections. A catchment area around the two tanks will be surrounded by drainage channels to capture any spills and runoff from the loading of trucks. These channels will lead to sumps which will be connected to a full class 1 interceptor. Existing underground tanks to be foam filled.

Haven Filling Station Dock Road The Docks

Applicant: Mr N Rimmer Certas Energy

[Link to Documents](#)

- c) **DC/23/2360/OUT** | Outline Application (All Matters Reserved) - Construction of 2no. 1 bed dwellings
Land Adjacent To 130 Mill Lane
 Applicant: Mr Spink [Link to Documents](#)
- d) **DC/23/2341/FUL** | Front extension and alterations
19 Western Avenue
 Applicant: P Robinson [Link to Documents](#)
- e) **DC/23/2285/FUL** | Erection of garden room
246 Ferry Road
 Applicant: Mr & Mrs R Gosling [Link to Documents](#)
- f) **DC/23/2392/FUL** | New single storey side and rear extensions. New porch to the front of the property. New dropped kerb and vehicle crossing.
91 Western Avenue
 Applicant: Mr N Day [Link to Documents](#)
- g) **DC/23/2249/VOC** | Variation of Condition No 3 of DC/21/0478/FUL - Part demolition, alteration and change of use of nursing home to provide 6no. apartments, together with 3no. new build houses - materials & finishes
St Marys Nursing Home Undercliff Road East
 Applicant: Mr B Smith, JaeVee SPV 1028 Ltd [Link to Documents](#)
- h) **DC/23/2474/TCA** | Side of building T1 Holm Oak - Re-pollard to previous pruning points. Reason: due to close proximity to building and public footpaths
Former Bartlet Hospital And Grounds Undercliff Road East
 Applicant: Mrs P Todd [Link to Documents](#)
- i) **DC/23/2353/TCA** | 1no. Apple (T5 on plan) - Reduce limbs overhanging pergola by up to 1 metre 2no. Apple (T7 and T8 on plan) - Reduce lateral, overextended branches by 1 metre 2no. Rowan (T9 and T11 on plan) - Reduce crown by 1 metre on all aspects
Homeorr House Felix Road
 Applicant: Mr M Wade [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 9)**

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 19th July 2023 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 21 June 2023 at 9.15am**

PRESENT: Cllr S Bird (Chairman) Cllr A Folley
 Cllr M Morris (Vice Chairman) Cllr C Franklin
 Cllr J Candy Cllr S Wiles (*until item 81F*)
 Cllr S Bennett (*from item 81C*)

OFFICERS: Mrs D Frost (Deputy Town Clerk)
 Mrs S Morrison (Planning Administration Assistant)

IN ATTENDANCE: 10 Members of the Public
 3 Member of the public (*via Zoom*)

76. PUBLIC QUESTION TIME

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

77. APOLOGIES FOR ABSENCE

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

78. 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)

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.

79. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 7 June 2023 be confirmed as a true record.

80. PLANNING APPLICATIONS

Committee considered the following planning applications received since the last meeting and **RESOLVED** to submit the following observations to East Suffolk Council, the order was rearranged to suit attendees and attendance of the Suffolk Day flag raising event :

Committee noted the presentation from beach hut owners with regard to the heritage value of the beach huts and heard with interest of their intent to develop heritage boards reflecting the history of beach huts in Felixstowe, and heritage colours for the painting of the 14 beach huts.

A	DC/23/2089/FUL Relocate removed earlier 14 huts from promenade into new location between shelter building and spa pavilion area. The wooden platforms will be erected on the beach next to the promenade. 14 Beach Huts Undercliff Road West
	Committee recommended APPROVAL. We are satisfied that this application is policy compliant, specifically in relation to SCLP 12.14 which supports tourist related uses in this location. This approval would be subject to East Suffolk Council granting the necessary licenses for these huts and their being satisfied as to the safety requirements of the installation of the huts.

At direction of the Chairman, item C below was moved up the agenda to be considered. Committee noted the neighbour concerns with regard to the height and mass and overlooking from the proposed block of flats.

At 10.05am Cllr S Bennett arrived.

C	DC/23/1986/FUL Demolition of existing garages and erection of 6 flats with associated external works and access Glenfield Court Glenfield Avenue
	Committee recommended REFUSAL. Whilst we are not against the provision of more smaller residential units in principle, Committee have strong objections to this particular scheme. We believe it will result in totally unacceptable overlooking and loss of outlook for several residential properties in High Road West, Glenfield Avenue and Fairfield Avenue. This proposal is for a three storey building which at its closest is only 2 metres away from a boundary in High Rd West and 1 metre away from a boundary in Glenfield Avenue, the properties concerned will either have overlooking from at least four new flats or will be looking onto a three storey blank wall. We therefore feel that this application is contrary to SCLP11.2 paragraph a, b and e. Furthermore, whilst we accept that the SCC parking guidance is not mandatory we feel the introduction of 6 additional residential units in this location with no parking provision is unacceptable.

F	DC/23/2291/TCA 1no. Oak (marked on plan) - Reduce to a single standing stem 109 Undercliff Road West
Committee OBJECT to the work proposed on this tree, we believe it has been misnamed as a Holm Oak and understand that it is a Bay tree we therefore feel that this undermines and negates the reasons given for the work proposed. Subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

The meeting was adjourned at 10.50, Cllr S Wiles left the meeting to attend to other business. The meeting was readjourned at 11.28 due to attendance of members at the Suffolk Day flag raising event.

B	DC/21/3486/FUL Erection of 1no. warehouse (Class B8) together with access and servicing arrangements, vehicle parking, landscaping and associated works Orwell Crossing Truck Stop A14 Nacton East Bound Nacton Heath Ipswich
Committee recommended APPROVAL. We welcome this revised and reduced scheme which we understand now allows for a potential HGV facility on this site which previously was not possible. In addition we fully support the comments from Network Rail regarding a pedestrian and cycle access from Felixstowe Road. We would therefore ask that any approval be conditioned that the developer provides the necessary pedestrian/cycle bridge over the railway line providing a safe pedestrian/cycle route.	

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 REFUSAL. We do not object in principle to the conversion of the garage to habitable rooms, we are satisfied that the property will still have sufficient parking space and we find the window replacement to be acceptable. However, the proposed design incorporating a mono pitched roof and the 4.5 m high ridge which will extend for 5 m will cause unacceptable loss of light to the neighbour both in terms of rooms within their property and their rear amenity space. We therefore feel that this application is contrary to SCLP 11.2 para a, b and c.	

E	DC/23/0528/FUL Retrospective Application - Change of use of land to garden curtilage. 16 Manwick Road
Committee recommended REFUSAL. We understand that a number of neighbouring properties have had longstanding free access to their rear amenity spaces via this rear cartway. If this development were to be allowed, it prevents that access from both ends of the cartway and	

could set a precedent for other properties to do the same, which would result in total loss of access for some or all properties. We therefore feel this proposal is contrary to SCLP 11.1 para e.

Members requested that East Suffolk Council's Arboricultural Officer be invited to attend a future Planning & Environment Committee meeting to give some clarification for Members on tree applications.

81. PLANNING DECISIONS

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

82. CORRESPONDENCE

Members considered dates for a site tour of Candlet Road development Phase 2. The Planning Assistant will let Persimmon Homes know that the best date for the tour would be Friday 28 July and PPE would be required, steel cap boots will hopefully be sourced in-house by members of P&E.

It was confirmed that DC/23/3182/ARM – Land North of Candlet Road Phase 2 has just been published and will be part of the applications for the Planning and Environment Agenda for 5 July.

83. CLOSURE

The meeting was closed at 12.58 pm. It was noted that the next meeting was scheduled to take place on Wednesday 5 July 2023 at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/23/1725/FUL Part two-storey front extension including ground floor store and deck extension Alexandra Cottage Undercliff Road West
DC/23/1144/FUL Construction of a 2 Storey Dwelling, Resubmission of approved application DC/15/3519/FUL and subsequent change of condition application DC/17/0638/VOC 40 King Street
DC/23/1304/FUL Replacement balcony, patio, railings and access The Lodge South Hill
DC/23/0868/FUL Retention of dormer window with Juliette balcony and replacement windows to eastern side elevation 3 Beach Station Road
DC/23/1389/FUL Extensions and alterations to dwelling 106 Garrison Lane
DC/23/1449/FUL New French doors replacing small window Flat 1 19 Constable Road
DC/23/1683/FUL 2no. external window awnings 22 - 24 Hamilton Road

Refused (and recommended for Refusal by this Committee): None

Approved (and recommended for Refusal by this Committee): None

DC/23/1346/FUL First floor balcony to existing dwelling and additional flat roof dormer. 95 Western Avenue

Refused (and recommended for Approval by this Committee): None