

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 3 April 2024 at 9.30am**

PRESENT: Cllr S Bird (Chairman)
 Cllr M Morris (Vice-Chairman) Cllr C Franklin
 Cllr N Barber (*to item #492*) Cllr A Folley
 Cllr S Bennett (*from item #491*) Cllr B Price
 Cllr J Candy Cllr S Wiles (*to item #491f*)

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

IN ATTENDANCE: 1 member of the public (in person)
 1 member of the public (via Zoom)

487. PUBLIC QUESTION TIME

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

488. APOLOGIES FOR ABSENCE

None.

Apologies for lateness were received from **Cllr S Bennett**.

Cllr S Wiles gave apologies in advance of having to leave the meeting at 11.30am.

Cllr N Barber gave apologies in advance of having to leave the meeting at 11.50am.

489. 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 S Bennett Cllr J Candy Cllr A Folley	All	Other registerable interests (as Members of East Suffolk Council)
Cllr S Bennett Cllr S Bird Cllr S Wiles	All	Other registerable interests (as Members 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.

490. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 20 March 2024 be confirmed as a true record.

491. PLANNING APPLICATIONS

At the direction of the Chairman, item B was brought forward and considered first.

Committee heard from a member of the public, being a neighbour to item B below, concerned with the limited number of on-site parking spaces and a lack of proximate on-street parking, together with the consequential impact of increased vehicular movements due to the intensification of the use of the site.

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

B	DC/24/0823/FUL Redevelopment for 58 retirement living apartments including communal facilities, access, car parking and landscaping 39 Mill Lane
Committee recommended REFUSAL. We are not against the principle of this type of development on this site. Indeed, we recognise the need for this sort of accommodation for older people to downsize or move to. However, we have serious concerns as to the parking provision. We recognise that, under the SCC parking guidance 2023, p.49 this form of accommodation should provide one car space per residential unit and two visitor spaces per 8 units. Whilst some departure from policy may be acceptable, in this case the provision of only 21 car parking spaces is woefully inadequate. We believe that there should be considerably more spaces provided.	
A	DC/24/0773/VOC Variation of Condition Nos. 4 (materials) and 9a (approved plans for residential development) of DC/23/0539/VOC (Variation of Condition No. 11 of DC/21/0541/FUL [Hybrid Application - Full Application for the construction of 45 apartments and maisonettes and 16 houses in buildings ranging in height from 2 to 3 storeys, conversion of retained assembly hall to provide 250m2 community space, 16 residential car parking spaces, 1 car park space for community hall, 137 cycle parking spaces, highways and public realm works, hard and soft landscaping, access and associated works and Outline application (with all matters reserved except for access, use and scale) for redevelopment and extension of retained sports hall to provide indoor bowls facility and cricket pitch with pavillion, 32 car parking spaces, 24 cycle spaces, landscaping and associated works. All matters reserved

	except for access, use and building heights] - alter the number of affordable homes.) Changes to materials for residential units and amendments to approved plans including changes to elevations and revisions to site layout and parking. Former Deben High School Garrison Lane
Committee recommended APPROVAL.	

C	DC/24/0720/FUL Regularisation of unauthorised works including: Retention of revised layout across complete site Retention of Marquee cover over units 19 & 20 Retention of "square" container unit 20A Retention of Axe throwing area unit 7 Retention of Pagoda outbuilding (canopy) between units 17 & 19 Change of hot food to Radio Station outside Beach Street and in the Amusement Park building Retention of Advertising along railings on Micklegate Road Retention of changes of layout for unit 20 Retention of new location of WC block and cycle store Retention of amended and additional colours Change of use of unit 12 to retail Change of use of unit 1 to machine gaming centre Change of use of units 8, 9, 11, 13, 14, 15,18,19, 23, 24, to hot food prep and takeaway/eat in, hot and cold Change of use of unit 16,17 to yoga and retail Change of use of unit 2 to barbers Retention of extraction equipment to units 18, 23, 24 All matters as described in Design & Access statement. Beach Street Felixstowe Micklegate Road
Committee recommended APPROVAL.	

At this point in the meeting, 11am, Committee adjourned. The meeting resumed at 11.10am.

D	DC/24/0997/FUL Single storey side and rear extension with dropped kerb and new driveway 18 Fairfield Avenue
Committee recommended APPROVAL.	

E	DC/24/0821/FUL Demolish rear kitchen extension lean-to and erect two storey rear extension. 18 Chepstow Road
<p>Committee recommended REFUSAL. We feel that this 3.7m deep two-storey rear extension is unacceptable. We believe that this will cause unacceptable loss of light amenity to rear windows of No.16 to the north and is therefore contrary to SCLP 11.2 paras. c) and e). We also feel that, as this will become a four-bedroom property under this proposal, SCC parking guidance requires that this would need three off-street parking spaces, whereas it currently has none.</p>	

At this point, 11.36am, Cllr Wiles left the meeting.

F	DC/24/0110/FUL Full planning application (previous application C12/1810/ expired) for continued siting and use. No change to the use or additions to existing buildings previously agreed. Application site area houses two portakabins used for office and storage facilities for community transport services operated by Felixstowe Area Community Transport Scheme (FACTS), registered charity number 1098025. Portakabin Rear Of Car Park Ordnance House 1 Garrison Lane
Committee recommended APPROVAL.	

G	DC/24/0950/FUL Retrospective Application - Proposed single storey front extension for new porch and storage/garage 111 Mill Lane
Committee recommended APPROVAL.	

H	DC/24/0833/FUL Change the old wooden windows to double glazed PVC windows. Flat 4 91 Ranelagh Road
Committee recommended APPROVAL.	

I	DC/24/1005/TPO T2 of TPO No. 174 / 2004 1no. Sweet chestnut (T1 on Plan and T2 on Order) - Crown reduce by up to 1 metre to previous pruning points 1 Cliff Court
Committee had NO OBJECTION to the work proposed, subject to East Suffolk Council's Arboricultural Officer being satisfied as to the significant extent of the size reduction of this tree.	

At this point, 11.50am, Cllr Barber left the meeting.

492. PLANNING DECISIONS

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

493. CORRESPONDENCE

Committee NOTED the following correspondence:

- i. Confirmation from East Suffolk Council that application DC/23/4805/FUL for the seasonal erection of the observation wheel

was approved with conditions with regards to the hours of operation to operate during the following times:
Monday-Thursday: 10.00-21.00
Friday-Sunday (including Bank Holidays): 10.00-22.00.

- ii. Copy of Pre-Application Advice submitted in respect of DC/24/0557/FUL- Maytree House 60 Maybush Lane. Committee noted the pre-application advice and made no further comment.

494. CLOSURE

The meeting was closed at 12.01pm It was noted that the next meeting was scheduled to take place on Wednesday 17 April 2024 at 9.30am.

Date: _____

Chairman: _____