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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 M Morris (Vice Chairman)  
Cllr N Barber  
Cllr S Bennett

Cllr J Candy  
Cllr A Folley  
Cllr C Franklin  
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 6 September 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](mailto: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  
30 August 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 16 August 2023 as a true record. **(Pages 5-6)**

### 5. TPOs and TCAs

To welcome East Suffolk Council's Principal Landscape and Arboricultural Officer, Mr Nick Newton, to give a brief overview on Tree Protection Orders (TPOs) and Trees in a Conservation Area (TCAs).

### 6. Planning Applications

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

- a) **DC/23/2928/FUL** | Construction of 4 x No.3 bed dwellings, the provision of off-street parking, private gardens and the relocation and upgrading of play equipment.

#### **Land At Adastral Close**

Applicant: Mr M Rodwell, Orwell Housing Assoc. Ltd [Link to Documents](#)

- b) **DC/23/3132/FUL** | Rear extensions over three floors to create additional consulting rooms, display spaces, workshops, stores, laboratories and staff facilities within one accessible building.

#### **90 Hamilton Road**

Applicant: IDRA Property Ltd [Link to Documents](#)

- c) **DC/23/2962/FUL** | Construction of a detached dwelling (revised scheme to that refused under DC/21/2214/FUL)

#### **193 Maidstone Road**

Applicant: Mr & Mrs R Baker [Link to Documents](#)

- d) **DC/23/3039/FUL** | Installation of 14No. Solar Panels to the Southeast and Southwest roof pitches of Landguard Bungalow.  
**Office Wardens House View Point Road**  
Applicant: Mr J Warner [Link to Documents](#)
- e) **DC/23/2476/FUL** | Change of Use from Shop with Maisonette Flat (which included Photography Studio Space), to create/maintain 1 x Live Work Unit at Ground Floor Level, 2 x 1 Bedroom Flats at First Floor Level and 1 x 2 Bedroom Flat at second floor level.  
**8 And 8A Orwell Road**  
Applicant: Mr Watson, Dominion Property Ltd [Link to Documents](#)
- f) **DC/23/3084/FUL** | Erection of new open car port, rear glass sun room and renovation of external facade. Hard and soft landscaping including additional parking and turning head to front garden.  
**Stonethrow 16 Thornley Road**  
Applicant: Mr M Palmer [Link to Documents](#)
- g) **DC/23/2871/FUL** | Installation of an air source heat pump within property boundary under MCS guidelines at house dwelling.  
**96 Maidstone Road**  
Applicant: Mr M Ayres [Link to Documents](#)
- h) **DC/23/3310/FUL** | Rear extension.  
**48 Kings Fleet Road**  
Applicant: J Davies [Link to Documents](#)
- i) **DC/23/2878/FUL** | Ground floor rear extension.  
**2 Lynwood Avenue**  
Applicant: Mr M Savage [Link to Documents](#)
- j) **DC/23/3294/FUL** | Conversion of garage to bedroom plus new roof.  
**35 Westmorland Road**  
Applicant: Mr & Mrs R Extance [Link to Documents](#)
- k) **DC/23/2570/FUL** | Single storey porch to front of existing two storey semi-detached dwelling.  
**60 Orwell Road**  
Applicant: Mr J Hunt [Link to Documents](#)

- l) DC/23/3120/FUL** | Change the existing 7 wooden single glazed windows like for like to wooden double glazed windows and change the existing 3 wooden single glazed balcony doors like for like to wooden double glazed balcony doors.

**Flat 2, 2 Beach Road East**

Applicant: Ms S Perry

[Link to Documents](#)

- m) DC/23/3313/TPO** | T1 of TPO No. 205 / 2006 1no. Beech (T1 on plan) - Crown reduce the top 30% of the main canopy by 2 metres all round.

**1A Brook Lane**

Applicant: Mrs J Riley

[Link to Documents](#)

## **7. 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 7)**

## **8. Correspondence**

To note any items of correspondence.

## **9. Closure**

To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 20<sup>th</sup> September 2023 at 9.15am.

## **AGENDA ITEM 4: CONFIRMATION OF MINUTES**

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at TOWN HALL, Felixstowe, on Wednesday 16 August 2023 at 9.15am**

**PRESENT:** Cllr S Bird (Chairman)  
Cllr M Morris  
Cllr C Franklin  
Cllr S Bennett  
Cllr A Folley

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

**IN ATTENDANCE:** One member of the public (*via Zoom*)

### **132. PUBLIC QUESTION TIME**

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

### **133. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr N Barber, Cllr J Candy, Cllr D Underwood and Cllr S Wiles**

### **134. DECLARATIONS OF INTEREST**

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

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr A Folley Cllr S Bennett	All	Other registerable interests (as Members of East Suffolk Council)
Cllr S Bird Cllr S Bennett	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.

### **135. CONFIRMATION OF MINUTES**

**It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 2 August 2023 be confirmed as a true record.**

### 136. PLANNING APPLICATIONS

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

<b>A</b>	<b>DC/23/3025/TCA</b>   Cherry tree in front garden - reduce in height by 1.2m. and crown width by up to 1m. Small cherry tree in rear garden - reduce height. <b>85 Ranelagh Road</b>
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b>	

<b>B</b>	<b>DC/23/3073/TCA</b>   2no. Lime (T1 and T2 on plan) - Crown raise to 3 metres above ground level and to 5.5 metres above road <b>18-20 Hamilton Road</b>
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b>	

### 137. PLANNING DECISIONS

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

### 138. THE LICENSING ACT 2003 – CONSULTATION ON REVISED STATEMENT OF LICENSING POLICY

Committee considered the revised ESC Statement of Licensing Policy as drafted.

**RESOLVED** that feedback be sent to East Suffolk Council to say that Committee found the document to be very comprehensive and easy to read. It was felt, however, that it would be helpful to view a document that showed how it has been amended from its predecessor.

### 139. CORRESPONDENCE

None.

### 140. CLOSURE

The meeting was closed at 9.40 am. It was noted that the next meeting was scheduled to take place on Wednesday 6 September 2023 at 9.15am.

## **AGENDA ITEM 7: PLANNING DECISIONS**

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

<p><b>DC/23/0539/VOC</b>   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 250m<sup>2</sup> 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. <b>Former Deben High School Garrison Lane</b></p>
<p><b>DC/23/2341/FUL</b>   Front extension and alterations. <b>19 Western Avenue</b></p>
<p><b>DC/23/2527/FUL</b>   Single storey side return extension and addition of a rear dormer <b>37 Ranelagh Road</b></p>
<p><b>DC/23/2392/FUL</b>   New single storey side and rear extensions. New porch to the front of the property. New dropped kerb and vehicle crossing. <b>91 Western Avenue</b></p>
<p><b>DC/23/2533/FUL</b>   Two bay cartlodge and modified driveway and garden wall <b>Old Thurlow Golf Road</b></p>
<p><b>DC/23/2504/FUL</b>   Loft conversion with proposed rear juliet balcony and flat roof dormers - dormers within 50m<sup>3</sup> permitted development <b>37 Beatrice Avenue</b></p>
<p><b>DC/23/2685/TCA</b>   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 <b>15 Bath Road</b></p>

**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):**

<p><b>DC/23/2684/FUL</b>   Two storey pitched roof extension to dwelling <b>62 Western Avenue</b></p>
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