

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at  
TOWN HALL, Felixstowe, on Wednesday 11 December 2024 at 9.30am**

**PRESENT:** Cllr S Bird (Chairman) Cllr J Candy  
Cllr M Morris (Vice Chairman) Cllr B Price  
Cllr N Barber Cllr A Folley  
Cllr S Bennett Cllr C Franklin

**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)

**310. PUBLIC QUESTION TIME**

None.

**311. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr S Wiles**.

**312. 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 S Bennett Cllr J Candy Cllr A Folley	All	Other registerable interests (as a Member of East Suffolk Council)
Cllr S Bennett Cllr S Bird	All	Other registerable interests (as a Member of Suffolk County Council)

**313. CONFIRMATION OF MINUTES**

**Subject to a correction to record Cllr A Folley, rather than Cllr C Franklin, as attending, it was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 27 November 2024 be confirmed as a true record.**

**314. PLANNING APPLICATIONS**

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

At the direction of the Chairman, item F below, was considered first.

Members heard from the applicant in respect of item F below, confirming that the variation in the conditions was to address a neighbour's concerns on potential overlooking.

<b>F</b>	<b>DC/24/4064/VOC</b>   Variation of Condition 2 of DC/23/3641/FUL - Single storey front extensions (including balcony overlooking sea), reconstruction of single storey pool house (linking to dwelling) and installation of external insulation with render/metal cladding to all elevations - To simplify visual appearance/ arrangement of cladding materials, and to provide privacy to and from neighbour by raising the side wall of the previously approved balcony <b>High Ridge 16 South Hill</b>
<b>Committee recommended APPROVAL.</b>	

<b>A</b>	<b>DC/24/3689/FUL</b>   Change of use to lounge/kitchen area to hold yoga classes on Mondays at 6.30pm until 7.30pm and Saturdays 9.30am until 10.30am. <b>41 Westmorland Road</b>
<b>Committee recommended APPROVAL. However, we would ask that the following conditions are attached: 1. That the use remain at the two classes per week as stated. 2. The sessions be limited to a maximum of 8 attendees.</b>	

<b>B</b>	<b>DC/24/3987/FUL</b>   Conversion of existing three storey house into two flats, to include replacement of window with double French Doors, raising of height of rear single storey extension and erection of steel balustrade above, insertion of new Velux rooflight, replacement of front ground floor window with new windows, and associated development <b>7 Manning Road</b>
<b>Committee recommended REFUSAL. Whilst we are not against the principle of sub-division into flats at this address, we have two major concerns. Firstly, the proposed roof terrace will cause unacceptable loss of privacy and overlooking to several neighbouring residential properties and is therefore contrary to SCLP 11.2 paras. a) and d). Secondly, the proposed ground floor flat will have no internal means of escape to upper floors and, as this property is located in Flood Risk Zone 2, this is wholly unacceptable and contrary to SCLP 9.5 para c).</b>	

<b>C</b>	<b>DC/24/4061/FUL</b>   Ground floor infill extension to form Plant Room; alterations including extension to balconies, replacement external stairs, Juliet balcony and changes to fenestration <b>Ferrymans Haul The Ferry</b>
<b>Committee recommended APPROVAL.</b>	

<b>D</b>	<b>DC/24/4207/FUL</b>   Proposed rear single storey extension, cladding of the front and rear elevations and new windows <b>3 Victoria Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>E</b>	<b>DC/24/1710/FUL</b>   Conversion and extension of the existing building to create nine residential units (retaining the existing one residential unit) and two commercial units on part of ground floor level and basement including retention of existing gym following demolition of store building and removal of dormer window at rear, changing window to door on corner of southern and eastern elevation and replacement windows, together with associated works and landscaping <b>18 Hamilton Road</b>
<p><b>Committee recommended APPROVAL. We recognise the need for small residential units in the town centre. We are sympathetic to the objection from the neighbouring church with regards to the solar panels. However, we feel that the benefits of this scheme far outweigh any perceived harms. In terms of the Conservation Area, we believe that the existing appearance of the rear of this building is unattractive and that the proposed second floor extension will significantly enhance its appearance in the Conservation Area and is therefore compliant with SCLP11.5.</b></p> <p><b>We concur with the conditions proposed by the ESC Arboricultural Officer.</b></p>	

### **315. PLANNING DECISIONS**

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

### **316. CORRESPONDENCE**

- i. Forthcoming changes to ESC’s scheme of delegation which will affect some items reaching Referral Panel and Committee.**

Committee noted the changes and the recommendation to qualify recommendations of approval in such cases where the Committee felt strongly in support of an application.

**ii. Consultation on the renewal of dog related Public Space Protection Orders relating to dogs on leads at Martello Park, in front of the Town Hall, Felixstowe Seafront Gardens and Exclusion of dogs at Langer Park.**

Committee noted the consultation on PSPOs and recommended that they be renewed.

**iii. West Felixstowe Walking, Wheeling & Cycling Improvements**

Committee noted a Suffolk County Council consultation on the above that was due to conclude on 20<sup>th</sup> December. The Clerk was asked to request that the consultation period be extended, and to invite SCC to present the proposals at the next meeting to enable the Committee to consider and respond appropriately.

**317. CLOSURE**

The meeting was closed at 11.11am. It was noted that the next meeting was scheduled to take place on Wednesday 8<sup>th</sup> January 2025 at 9.30am.

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Date: \_\_\_\_\_

Chairman: \_\_\_\_\_