

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 B Price
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 22 May 2024** at **9.30am**.

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
16 May 2024

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 1 May 2024 as a true record. **(Pages 5-9)**

5. **Planning Applications**

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

- a) **DC/24/1365/VOC** | Variation of Condition No. 2 of DC/22/2082/FUL - Extensions, Alterations & Remodelling - To reorient roof pitch to reduce impact on Ferrymans Haul and to allow for rooms in roof void with views to the West across the golf course. To change approved drawing numbers 2808.21.101 and 2808.21.102A to the drawings submitted within this application 1204-24/001B, 1204-24/002C and 1204-24/005
Moonfleet The Ferry
Applicant: Mr Woolf and Miss White [Link to Documents](#)

- b) **DC/24/1699/VOC** | Variation of Condition No. 2 of Planning Permission DC/23/1389/FUL - Extensions and alterations to dwelling - To revert back to a two storey extension
106 Garrison Lane
Applicant: Mr & Mrs Flowers [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: Ms R Lord, Bloor Homes Eastern [Link to Documents](#)

- d) **DC/24/1462/FUL** | Single storey side and rear extension, Internal Alterations. New Detached Garage. New Front boundary wall Render to front elevation Front bay window. Timber cladding to front door with new pitch roof over. Render to front elevation.
68 Links Avenues
Applicant: Mr Boyle [Link to Documents](#)
- e) **DC/24/1342/ADN** | Non Illuminated Advertisement - Amended design - in lieu of approved consent (ref:DC/23/0534/ADN). Consent for the display of advertising, with the erection of twelve non-illuminated billboards, at boundary of a retail site (currently occupied by a company trading as Homebase) that adjoins Felixstowe railway, sited opposite Felixstowe station platform.
Homebase Great Eastern Square
Applicant: Mr Coleridge, Addison Projects Ltd [Link to Documents](#)
- f) **DC/24/1417/FUL** | To relocate the existing fire escape stair from the rear elevation to the north elevation, creating an access door at first floor level. Single storey cavity wall extension to create an accessible shower room at ground floor level, incorporating a pitched slate roof continued in glass to form a covered seating area. Minor amendments to the primary entrance, creating a small lobby space at ground floor level, with direct access from the driveway.
37 Leopold Road
Applicant: Mr Witts [Link to Documents](#)
- g) **DC/24/1441/FUL** | Rear extension designed to be in keeping with the original dwelling
17 Dellwood Avenue
Applicant: Mr Foulger [Link to Documents](#)
- h) **DC/24/1479/FUL** | Demolition of toilet and lobby to rear of premises. Erect rear extension to accommodate larger kitchen with toilet and lobby/utility.
39 St Andrews Road
Applicant: M Hayter [Link to Documents](#)
- i) **DC/24/1646/FUL** | Garden room/conservatory
4 Leopold Road
Applicant: Mr & Mrs Inman [Link to Documents](#)
- j) **DC/24/1496/FUL** | Construction of pavement crossing & surfacing of front garden for parking space
44 Tomline Road
Applicant: Mr Orr [Link to Documents](#)

- k) **DC/24/1603/FUL** | To replace current wooden windows with like for like white upvc windows

5 Quilter Road

Applicant: Mr Casey, RMC Windows

[Link to Documents](#)

- l) **DC/24/1505/FUL** | To replace 15 sash windows from single glazing to double glazing on a 'like for like' basis at ground floor level.

Flat 1 Broadwater Court 9 Hamilton Gardens

Applicant: Mr Boast

[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 10)**

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 5th June 2024 at 9.30am.

490. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 17 April 2024 be confirmed as a true record.

491. PLANNING APPLICATIONS

The Chairman said that Committee would look at 542d first as there were two members of public wishing to speak on this item.

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

D	DC/24/1196/FUL Erection of replacement dwelling Marenia The Ferry
Committee recommends REFUSAL we have concerns that this dwelling is not a like for like replacement as described in the application We understand that the footprint of the proposed dwelling is larger than the existing dwelling. Furthermore, the proposed side window overlooking the neighbouring property (Knol Cottage) will be in a different position and will cause unacceptable overlooking to the neighbour and is therefore contrary to policy SCLP 11.2 para a. We understand that the new dwelling will use an existing septic tank shared with the neighbour originally this was designed to take foul water from toilets only, but will now be used for all foul water from the proposed dwelling which we are concerned will exceed its capacity. Additionally, it is alleged that the new dwelling maybe used as a holiday let and not a residential dwelling as described.	
A	DC/24/1230/VOC Variation of Condition 4 of DC/16/2778/OUT to delay the construction of the new Candlet Road junction and roundabout from 100 dwelling occupations to 150 dwelling occupations. This is in order to avoid road closures during the summer season and instead ensure those works can be during a period of lower traffic. Condition 4 to be amended to state: Prior to the occupation of the 100th dwelling, details of the Candlet Road roundabout junction are to be submitted and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved Candlet Road roundabout junction shall be laid out and constructed in its entirety prior to the occupation of the 150th dwelling. Land North Of Walton High Street
Committee recommended APPROVAL.	

Cllr A Folley left at 10.37.

B	DC/24/1020/OUT Outline Application (All Matters Reserved) - Demolition of Auction House and erection of 7 dwellings Diamond Mills Auction House Orwell Road
Committee recommended APPROVAL.	

Cllr Folley returned at 10.45

C	DC/24/1141/FUL Construction of detached single-storey dwelling and formation of new vehicular access onto Gleneagles Close Land East Of Number 97 Colneis Road
<p>Committee strongly recommends REFUSAL. Whilst we recognize that the proposed dwelling has been designed in such a way that the site could accommodate it, this application fails to recognize the significant amenity value that this open space gives to the immediate residents and the wider community. Specifically, the application does not recognize the character of this housing development as designed with open amenity spaces, we therefore feel that this application is contrary to SCLP 11.1 para b & e and SCLP 5.7 para a & c. Furthermore, the site contains 7 established trees, whilst we recognize that these trees do not have the protection of a TPO or by being located in a conservation area, none the less they are of significant amenity value and support biodiversity. Additionally there is no evidence that any of the trees are diseased or dangerous, therefore, this application is contrary to NPPF para 180 (a) and SCLP 10.1 which covers Biodiversity and Geodiversity.</p>	

Following a ten-minute adjournment, the meeting resumed at 11.12am

E	DC/24/1184/VOC Variation of Condition No. 2 of DC/23/1986/FUL - Demolition of existing garages and erection of 6 flats with associated external works and access. - Installation of air source heat pumps, which require units to be added to the elevations. - Relocation of cycle storage from the ground floor of the building to a detached storage building on the adjacent site. (This is subject to approval of a current planning application DC/24/1055/FUL) Glenfield Court Glenfield Avenue
Committee recommended APPROVAL.	

F	DC/24/1142/FUL Construction of single-storey link-detached dwelling, together with associated alterations to existing dwellings of 4 and 6 The Downs Land East Of 4 - 6 The Downs
Committee recommended APPROVAL.	

Cllr Wiles left the meet at 11.42

G	DC/24/1175/FUL Garage, utility and conservatory extensions 6 Lodge Farm Drive
Committee recommended APPROVAL.	

H	DC/24/1174/ROC Removal of Condition on Planning Permission C7642 (Continuation of use of property as two flats together with renovation works and retention of bathroom extension at first floor level) - Remove condition which states 'The property shall not be used other than as two self contained flats for the beneficiary or beneficiaries of organisations by providing accommodation for the elderly'. 45 Gainsborough Road
Committee recommended APPROVAL.	

I	DC/24/1172/ROC Removal of Condition on Planning Permission C7640 (Continuation of use of property as two flats together with retention of bathroom extensions on both floors) - Remove condition which states 'The property shall not be used other than as two self contained flats for the beneficiary or beneficiaries of organisations by providing accommodation for the elderly'. 9 Felix Road
Committee recommended APPROVAL.	

Cllr S Bennett left at 11.52am.

J	DC/24/1132/FUL Replace roof of the main part of the building with a mansard roof. Change second floor internal layout. Replace the two second floor balconies with a single terrace Bligh Manor The Ferry
Committee recommended APPROVAL.	

K	DC/24/1178/P3MA Change of use only from veterinary practice to residential - no works 83 Queens Road
Committee recommended APPROVAL.	

L	DC/24/0698/FUL Single storey rear and side extension 3 Looe Road
Committee recommended APPROVAL.	

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

None

494. CLOSURE

The meeting was closed at 12.05pm It was noted that the next meeting was scheduled to take place on Wednesday 22 May 2024 at 9.30am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/23/4912/FUL Raising the roof on the existing rear extension to match that of the rest of the building. External works to replace plastic UPVC cladding and improve buildings thermal performance. 1A Bent Hill
DC/24/0698/FUL Single storey rear and side extension 3 Looe Road
DC/24/0697/FUL Demolition of existing timber framed lean-to conservatory and replacement with new flat roof orangery with lantern light. Footprint remains the same. Also replacement of all timber framed double glazed windows (Casement and Sash) with UPVC like for like windows front and rear and installation of new window to en-suite on side elevation. 10 Red Hall Court
DC/24/0566/FUL Removal of ATM 104 Hamilton Road
DC/24/0950/FUL Retrospective Application - Proposed single storey front extension for new porch and storage/garage 111 Mill Lane
DC/24/0690/FUL Single storey rear and side extension 29 Lynwood Avenue
DC/24/0676/FUL Remove windows to rear elevation, enlarge opening to install new doors to garden. 4 College Green
DC/24/1087/TCA 1no. Unknown species (marked on plan) - Fell 10 Orwell Road
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

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): None