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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 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 14 August 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](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**  
**7 August 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 31 July 2024 as a true record. **(Pages 5-7)**

### 5. **Planning Applications**

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

- a) **DC/24/2048/ARM** | Approval of Reserved Matters for Outline Planning Permission granted under DC/23/0539/VOC (Variation of Condition No. 11 of Hybrid Permission DC/21/0541/FUL) - Appearance, Landscaping, Layout & Scale of the redevelopment and extension of retained sports hall to provide an indoor bowls facility and cricket pitch with pavilion, parking, landscaping and associated works.  
**Former Felixstowe International College Garrison Lane**  
Applicant: Mr T Snook, ESC [Link to Documents](#)
  
- b) **DC/24/1068/VOC** | Variation of Condition Nos. 2, 6 and 7 of DC/22/1292/FUL (Demolition of existing building; Replacement building to be used for commercial use at ground floor and two residential units above). Retrospective alterations to previously approved drawings (condition 2), and discharge of conditions 6 and 7.  
**2 Hamilton Road**  
Applicant: Mr Kubot, Kubot Properties Ltd [Link to Documents](#)
  
- c) **DC/24/2546/FUL** | Front extension and conversion of garage to living accommodation  
**6 Western Avenue**  
Applicant: Mr M Wright [Link to Documents](#)

- d) **DC/24/1244/LBC** | Listed Building Consent - Renewal of old leaking roof with new tiles to match existing. Complete external insulation render and painted. Replacement of old timber windows with new double glazed timber windows to match existing. Demolish existing garage and relocate and build new garage. Internal plastering to ceilings and damaged walls, electrical rewiring and upgrading boiler.  
**362 High Street Walton**  
Applicant: Mrs Y He [Link to Documents](#)
- e) **DC/24/2554/FUL** | French doors and side window restricted by condition  
**1 Park View Langer Road**  
Applicant: Mrs T Yalcin [Link to Documents](#)
- f) **DC/24/2505/VOC** | Variation of Condition No. 2 of DC/23/4051/FUL (Alterations, extensions and erection of new detached garage. Alterations to vehicular access. New front boundary wall.) - Amended internal layout, amended access location, revised boundary wall design, amended windows, and addition of covered bin store adjacent to garage.  
**Rowan Lodge 246 Ferry Road**  
Applicant: Mr & Mrs R Gosling [Link to Documents](#)
- g) **DC/24/2207/FUL** | Porch to front elevation  
**28 The Downs**  
Applicant: Mr V Stagg [Link to Documents](#)
- h) **DC/24/2553/ROC** | Removal of Condition No. 1 of C/91/0614 - Continuation of use of property as five flats, together with renovation works and retention of minor extensions - Occupancy Condition  
**9-11 York Road**  
Applicant: Dominion Property [Link to Documents](#)
- i) **DC/24/2622/FUL** | Replacement of 1 no. PVCu window  
**Flat 4 Landguard Court 58 Sea Road**  
Applicant: Mrs Welch [Link to Documents](#)
- j) **DC/24/2673/TCA** | 1no. Copper Beech (T1 on plan) - Crown reduction by up to 4 metres 1no. Copper Beech (T2 on plan) - Pollard to previous points  
**Gravitas House 64 Brook Lane**  
Applicant: A Davies [Link to Documents](#)
- k) **DC/24/2616/TCA** | Apple tree in the rear garden which is in heavy decline to be felled.  
**Belgrove 3 Ranelagh Road**  
Applicant: Unstated [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 8)**

**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 4<sup>th</sup> September 2024 at 9.30am.

**AGENDA ITEM 4: CONFIRMATION OF MINUTES**  
**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at**  
**TOWN HALL, Felixstowe, on Wednesday 31 July 2024 at 9.30am**

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

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

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

**128. PUBLIC QUESTION TIME**

None.

**129. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr N Barber** and **Cllr J Candy**.

**130. 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<br>Cllr A Folley               | All               | Other registerable interests (as a Member of East Suffolk Council)   |
| Cllr S Bennett<br>Cllr S Bird<br>Cllr S Wiles | All               | Other registerable interests (as a Member of Suffolk County Council) |

**131. CONFIRMATION OF MINUTES**

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

**132. PLANNING APPLICATIONS**

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

|  |   |
|--|---|
| <b>A</b>                               | <p><b>DC/24/2451/FUL</b>   Retrospective Application - Addressing the breach of condition 4 for the approved planning application: C/11/1032 - Unauthorized use of the ground floor extension for residential purposes. - Unauthorized occupancy of first-floor accommodation in extension. Proposed change of use of the approved planning application C/11/1032 for the erection two storey extension providing a restaurant to the ground floor and first floor accommodation restricted to a person employed at the Public House, To Ground floor accommodation to a person/ persons who are employed by the Public House, Manager accommodation &amp; staff room. First floor accommodation to a person employed at the Public House. Removal of the unauthorized Signage advertising "Lorry Parking" and restricting the Public House car park for the customers and employees parking.</p> <p><b>Dooley Inn Ferry Lane</b></p> |
| <b>Committee recommended APPROVAL.</b> |   |

|  |   |
|--|---|
| <b>B</b>                               | <p><b>DC/24/2393/FUL</b>   Single storey front extension and two storey rear extension with raised roof front with front and rear balconies and internal alterations.</p> <p><b>91 Cliff Road</b></p> |
| <b>Committee recommended APPROVAL.</b> |   |

|   |  |
|---|--|
| <b>C</b>  | <p><b>DC/24/2377/FUL</b>   Construction of a two storey rear extension</p> <p><b>26 Nayland Road</b></p> |
| <b>Committee recommended APPROVAL. However, Committee noted that there appears to be an error in the submitted drawings in that there is no internal door providing access to the proposed new bedroom.</b> |  |

|  |   |
|--|---|
| <b>D</b>                               | <p><b>DC/24/2277/FUL</b>   Demolition of conservatory and construction of a single storey rear extension for living and kitchen area</p> <p><b>83 Grange Road</b></p> |
| <b>Committee recommended APPROVAL.</b> |   |

|  |  |
|--|--|
| <b>E</b>                               | <p><b>DC/24/2099/FUL</b>   Retrospective Application - Addition of a wooden pergola with a polycarbonate roof on the outside of our tearoom to offer shelter, shade and an additional seating option.</p> <p><b>111 High Road East</b></p> |
| <b>Committee recommended APPROVAL.</b> |  |

### **133. PLANNING DECISIONS**

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

### **134. CORRESPONDENCE**

**The Clerk reported the following items:**

- i. Pavement Licence application for Clouds of Felixstowe Café, 30 Hamilton Road.  
**Committee supported this licence application.**
- ii. Confirmation from Bloor Homes that the closure of Candlet Road will take place during the period 8<sup>th</sup> September to 11<sup>th</sup> November.  
**Committee noted the information.**

### **135. CLOSURE**

The meeting was closed at 10.33am. It was noted that the next meeting was scheduled to take place on Wednesday 14 August 2024 at 9.30am.

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## **AGENDA ITEM 6: PLANNING DECISIONS**

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

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|--|
| <b>DC/23/4776/FUL</b>   Retrospective - Change of use from car wash to car sales and to keep in place existing canopy and to use a 12ft x 10ft shed as office.<br><b>Land At Platters Road</b>     |
| <b>DC/24/2230/FUL</b>   Single storey side extensions to both sides.<br><b>73 Western Avenue</b>   |
| <b>DC/24/1895/FUL</b>   Replacement of existing timber single glazed bay window to the front elevation with new double glazed timber bay window to match existing size.<br><b>52 Hamilton Road</b> |
| <b>DC/24/1646/FUL</b>   Garden room/conservatory<br><b>4 Leopold Road</b>  |
| <b>DC/24/1496/FUL</b>   Construction of pavement crossing & surfacing of front garden for parking space<br><b>44 Tomline Road</b>  |
| <b>DC/24/2413/TCA</b>   5no. Lime (marked on plan) - Pollard to 3 metres above ground level<br><b>23 Montague Road</b>   |
| <b>DC/24/2378/TCA</b>   1no. Mountain Ash (T1 on plan) - Fell 1no. Cordyline (T2 on plan) - Remove main leader to sub co-dominant stem<br><b>15 Montague Road</b>                                  |

**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):**

|  |
|--|
| <b>DC/24/1142/FUL</b>   Construction of single-storey link-detached dwelling, together with associated alterations to existing dwellings of 4 and 6 The Downs<br><b>Land East Of 4 - 6 The Downs</b>                         |
| <b>DC/24/1132/FUL</b>   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<br><b>Bligh Manor The Ferry</b> |