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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 4 September 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**  
**28 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 14 August 2024 as a true record. **(Pages 4-7)**

### 5. Planning Applications

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

- a) **DC/24/2067/VOC** | Variation of Condition 1 of DC/24/1230/VOC (amended scheme to that approved under Outline DC/16/2778/OUT, (as varied under DC/24/1230/VOC)) and Conditions 1, 2, 3, 5, 6, 7, 8, 11, 12, 39 of DC/21/1322/ARM to amend approved plans - (revisions to design and layout of 12no. dwellings previously approved and additional 3no. dwellings proposed).

**Land North Of Walton High Street**

Applicant: Ms R Lord, Bloor Homes Eastern

[Link to Documents](#)

- b) **DC/24/2764/FUL** | Demolition of the existing bungalow and to be replaced with a new chalet bungalow (self build). The existing garage to be removed and replaced with a new garage. Size, scale, layout and appearance to match that of the current approved scheme DC/24/0527/VOC.

**32 Roman Way**

Applicant: Mr D Smith

[Link to Documents](#)

- c) **DC/24/2941/FUL** | Rear extension  
**18 Chepstow Road**

Applicant: Mr & Mrs A Minter

[Link to Documents](#)

- d) **DC/24/2765/FUL** | Construction of single storey rear extension, outbuilding, solar panels, cladding to dwelling  
**6 William Booth Way**

Applicant: Mr Doyle

[Link to Documents](#)

- e) **DC/24/2820/FUL** | New walls and house access Creation of ramped access to aid access due to raised level of house.

**48A Brook Lane**

Applicant: Mrs J Parker

[Link to Documents](#)

- f) **DC/24/2696/VOC** | Variation of Condition No. 2 of DC/22/3983/FUL - Two storey side extension, single storey rear extension & first floor front extension. New detached garage. Render to front elevation. Front wall. - Garage Design

**68 Links Avenue**

Applicant: Mr & Mrs Boyle

[Link to Documents](#)

- g) **DC/24/2762/FUL** | To install an open fronted tempastore warehouse building.

**Builders Yard Recreation Lane**

Applicant: Mr M Hay

[Link to Documents](#)

- h) **DC/24/2957/TCA** | Rear garden - 2x holly trees, one to be felled, the other to be trimmed and reshaped.

**42 Victoria Street**

Applicant: Mr A Delaune

[Link to Documents](#)

- i) **DC/24/2953/TCA** | 1 No. Hawthorn tree in the front garden to be sectionally felled and removed as requested by owner. The tree has outgrown its surroundings and the owner is worried about the roots and footings

**20 Cobbold Road**

Applicant: Mr S Markham, Gingko Tree Surgery Ltd

[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 18<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 14 August 2024 at 9.30am**

**PRESENT:** Cllr S Bird (Chairman)  
Cllr M Morris (Vice Chairman)      Cllr A Folley (*to item #140D*)  
Cllr N Barber      Cllr C Franklin  
Cllr S Bennett      Cllr B Price  
Cllr J Candy      Cllr S Wiles (*to item #140F*)

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

**IN ATTENDANCE:** 2 members of the public (via Zoom)

### **136. PUBLIC QUESTION TIME**

None.

### **137. APOLOGIES FOR ABSENCE**

None.

**Cllr A Folley** gave apologies on leaving the meeting at 10.51am.

**Cllr S Wiles** gave apologies on leaving the meeting at 11.24am.

### **138. 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 Cllr S Wiles	All	Other registerable interests (as a Member of Suffolk County Council)
Cllr J Candy	140J	Applicant is a friend.

### **139. CONFIRMATION OF MINUTES**

**It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 31 July 2024 be confirmed as a true record.**

#### 140. 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>	<b>DC/24/2048/ARM</b>   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. <b>Former Felixstowe International College Garrison Lane</b>
<b>Committee recommended APPROVAL.</b>	

<b>B</b>	<b>DC/24/1068/VOC</b>   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. <b>2 Hamilton Road</b>
<p><b>Committee recommended REFUSAL. The drawings as submitted for this application appear to show no external access to the courtyard other than via the commercial premises. Therefore, we conclude that the residents of the two dwellings will have no means of accessing their home or of presenting their rubbish bins for collection on the street. There is a comment from a neighbour that access to the courtyard would be across land in their ownership, however the plan submitted does not even show this means of access.</b></p> <p><b>The previous application showed an external door to the street and a passageway to the side of the shop, both of which are omitted from the latest submitted drawings.</b></p> <p><b>Committee also object to the loss of cycle racks for customers to the shop.</b></p>	

<b>C</b>	<b>DC/24/2546/FUL</b>   Front extension and conversion of garage to living accommodation <b>6 Western Avenue</b>
<b>Committee recommended APPROVAL.</b>	

**At this point in the meeting, 10.51am, Cllr A Folley left the Chamber.**

<b>D</b>	<p><b>DC/24/1244/LBC</b>   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.</p> <p><b>362 High Street Walton</b></p>
<p><b>Committee recommended APPROVAL, with the following comment:</b></p> <p><b>We note that the applicant states that the windows will be like-for-like timber replacement, however one of the submitted drawings shows the windows with a different fenestration pattern and design, plus the same document contains small print referring to aluminium framed windows. Because this is a Grade II* listed building we would expect like-for-like replacements in timber.</b></p>	

<b>E</b>	<p><b>DC/24/2554/FUL</b>   French doors and side window restricted by condition 1 Park View Langer Road</p>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>F</b>	<p><b>DC/24/2505/VOC</b>   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.</p> <p><b>Rowan Lodge 246 Ferry Road</b></p>
<p><b>Committee recommended REFUSAL. We believe that due to the height of the proposed front and side wall pillars, and the inclusion of solar lights, the proposal is injurious to the street scene and the amenity of the neighbour at no.248. We therefore feel that this application is contrary to SCLP11.1 paras. c) ii and e) and SCLP 11.2 paras. b) and e).</b></p>	

At this point in the meeting, 11.24am, Cllr S Wiles left the Chamber.

<b>G</b>	<p><b>DC/24/2207/FUL</b>   Porch to front elevation <b>28 The Downs</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>H</b>	<b>DC/24/2553/ROC</b>   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 <b>9-11 York Road</b>
<b>Committee recommended APPROVAL.</b>	
<b>I</b>	<b>DC/24/2622/FUL</b>   Replacement of 1 no. PVCu window <b>Flat 4 Landguard Court 58 Sea Road</b>
<b>Committee recommended APPROVAL.</b>	
<b>J</b>	<b>DC/24/2673/TCA</b>   1no. Copper Beech (T1 on plan) - Crown reduction by up to 4 metres 1no. Copper Beech (T2 on plan) - Pollard to previous points <b>Gravitas House 64 Brook Lane</b>
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b>	
<b>K</b>	<b>DC/24/2616/TCA</b>   Apple tree in the rear garden which is in heavy decline to be felled. <b>Belgrove 3 Ranelagh Road</b>
<b>Committee feel that there was insufficient information provided to make a comment.</b>	

#### **141. PLANNING DECISIONS**

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

#### **142. CORRESPONDENCE**

The Clerk reported the following items:

**Persimmon Homes Suffolk Felixstowe Footpath 024 (part): 280metres south westbound from Felixstowe Footpath 018 for a further 100metres south westbound. Start date for closure: 10/09/2024 and finish date for closure:09/03/2025**

#### **143. CLOSURE**

The meeting was closed at 11.53am. It was noted that the next meeting was scheduled to take place on Wednesday 4 September 2024 at 9.30am.

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

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

**DC/24/2258/FUL** - Rear extension in an L shape to form a new kitchen and dining area.  
**7 Park Avenue**

**DC/24/1284/FUL** | To change current bedroom French doors. to allow top light to be opening. Doors will be wooden to match as closely as possible to current doors. all to install secondary glazing to three sash windows.  
**Flat 1 South Beach Mansion Bent Hill**

**DC/23/4505/LBC** | Listed Building Consent - existing casement and sash windows to be replaced with like for like casement and sash windows. Glazing and material to match existing  
**The Old Vicarage 90 Grange Road**

**DC/23/4504/FUL** | Existing casement and sash windows to be replaced with like for like casement and sash windows. Glazing and material to match existing.  
**The Old Vicarage 90 Grange Road**

**Refused (and recommended for Refusal by this Committee):**

**DC/23/4170/FUL** | Retrospective Application - Siting of In Post Parcel Locker  
**221 High Street Walton**

**Approved (and recommended for Refusal by this Committee):** None

**Refused (and recommended for Approval by this Committee):** None

**Withdrawn**

**DC/24/2035/TPO** | W1 of TPO No. 51 / 1964 1no. Pine (T1 on plan) - Fell  
**8 The Pines**