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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 18 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 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
12 September 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 4 September 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/24/2863/FUL** | Erection of double garage and entrance hall. Provide parking and turning area. Construct crossover to roadway.

115 Grange Road

Applicant: Mr S Shepperd

[Link to Documents](#)

- b) **DC/24/2722/VOC** | Variation of Condition No. 2 of 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. - amendment to two of the window dimensions on the southern façade

1A Bent Hill

Applicant: Mr I Cochran

[Link to Documents](#)

- c) **DC/24/2939/VOC** | Variation of Condition No. 1 of C/06/1246 - Retention of decking and seating area & erection of fence - Extend the balcony use from 9am - 6pm

1 Bent Hill

Applicant: Ms L Allen, Bent Hill Catering, T/A Rubys [Link to Documents](#)

- d) **DC/24/3054/FUL** | Alterations to conservatory to create garden room

14 Kentford Road

Applicant: Ms M Freeth

[Link to Documents](#)

- e) **DC/24/3096/FUL** | Proposed single storey rear extension
29 Lynwood Avenue
Applicant: Mr & Mrs G Hills [Link to Documents](#)
- f) **DC/24/2747/FUL** | Retention of development as constructed and installation of 5 self storage containers.
Felixstowe Truckstop Walton Avenue
Applicant: Felixstowe Truckstop [Link to Documents](#)
- g) **DC/24/3068/VOC** | Variation of Condition No. 12 of C/94/0217 (Erection of petrol filling station and all ancillary works, revised scheme) -Variation to opening hours.
Morrison Supermarket Grange Farm Avenue
Applicant: Motor Fuel Group Ltd [Link to Documents](#)
- h) **DC/24/2556/ROC** | Removal of Condition No. 1 of C7637 (Continuation of use of property as two flats together with renovation works) - Removal of occupancy restriction.
39 Highfield Road
Applicant: Dominion Property [Link to Documents](#)
- i) **DC/24/3174/TCA** | 1no. Holm oak (T1 on plan) - Remove 3 lower branches 1no. Holm oak (T2 on plan) - Coppice 2no. Scots pine (T3 and T4 on plan) – Fell
Ridley House Maybush Lane
Applicant: Mr Weir [Link to Documents](#)
- j) **DC/24/3034/TCA** | 1no. Beech (T029 on plan) - Crown reduce by 2 metres 1no. Sycamore (T024 on plan) - Monolith to 4 metres
St Johns Court Princes Road
Applicant: Mr M Middleton, Garden Care [Link to Documents](#)
- k) **DC/24/3051/TCA** | 1no. Leylandii (marked on plan) – Fell
The Cottage Martello Lane
Applicant: Mr P Baskerville [Link to Documents](#)

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)**

6. Correspondence

To note any items of correspondence.

7. Closure

To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 2nd October 2024 at 9.30am.

147. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 14 August 2024 be confirmed as a true record.

148. PLANNING APPLICATIONS

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

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
Committee recommended APPROVAL.	

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
Committee recommended APPROVAL.	

C	DC/24/2941/FUL Rear extension 18 Chepstow Road
Committee recommended APPROVAL.	

D	DC/24/2765/FUL Construction of single storey rear extension, outbuilding, solar panels, cladding to dwelling 6 William Booth Way
Committee recommended APPROVAL.	

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
Committee recommended APPROVAL.	

At this point, it being 10.30am, Cllr J Candy left the meeting.

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
Committee recommended APPROVAL.	

G	DC/24/2762/FUL To install an open fronted tempastore warehouse building. Builders Yard Recreation Lane
Committee recommended APPROVAL.	

H	DC/24/2957/TCA Rear garden - 2x holly trees, one to be felled, the other to be trimmed and reshaped. 42 Victoria Street
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

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
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

149. PLANNING DECISIONS

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

150. CORRESPONDENCE

The Clerk reported the following items:

- i) Pavement Licence for All Things Nice at 79 Hamilton Road.
Committee supported this licence application.
- ii) Pavement Licence for Rubys on Bent Hill.
Committee supported this licence application.
- iii) North Falls Offshore Wind Farm located in the Outer Thames Estuary given permission the Secretary of State for Housing, Communities and Local Government.
Committee noted the DCO Consultation.
- iv) ESC Consultation on the Pre-Application Advice Service
Committee responded briefly, in favour of publishing Pre-Application Advice.

At this point, it being 11.20am, Cllr A Folley left the meeting.

- v) Consultation on the National Planning Policy Framework (NPPF).The Chairman gave a summary of the proposed changes
Committee noted the consultation, which would end on 24 September. The Clerk would encourage Councillors to visit the SALC website to familiarise themselves with the consultation and respond as individual Councillors should they wish.

151. CLOSURE

The meeting was closed at 11.46pm. It was noted that the next meeting was scheduled to take place on Wednesday 18 September 2024 at 9.30am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/23/4679/FUL | Demolition of existing detached dwelling and erection of a pair of semi-detached dwellings|
5 Rosebery Road

DC/24/2099/FUL | 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.
111 High Road East

DC/24/2277/FUL | Demolition of conservatory and construction of a single storey rear extension for living and kitchen area|
83 Grange Road

DC/24/2616/TCA | Apple tree in the rear garden which is in heavy decline to be felled.|
Belgrove 3 Ranelagh Road

DC/24/2370/FUL | Erection of single storey rear extension, insertion of roof windows to the east elevation and replacement roof lantern window to the hall.
15 Victoria Road

DC/24/2059/TCA | 3no. Elm (T1, T2 and T3 on plan) - Fell 2no. Sycamore (T4 and T5 on plan) - Fell
Cotman House Garfield Road

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

Refused (and recommended for Refusal by this Committee): None

Approved (and recommended for Refusal by this Committee):

DC/24/1925/FUL | Two storey side extension and single storey rear extension (amended scheme to DC/23/0804/FUL)
6 Lansdowne Road

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