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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 D Aitchison
Cllr N Barber
Cllr S Bennett

Cllr J Candy
Cllr A Folley
Cllr C Franklin
Cllr B Price

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at **TOWN HALL, FELIXSTOWE**, on **Wednesday 28 May 2025 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
21 May 2025

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 May 2025 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/24/0720/FUL | Resort Attractions Park with Ancillary Business Uses
Beach Street Felixstowe Micklegate Road**
Applicant: Beach Street [Link to Documents](#)

- b) **DC/25/1866/FUL | External building alterations, including fenestration amendments, and the erection of an external bicycle and refuse storage unit on the land to the rear
80-86 Hamilton Road And 47 Cobbold Road**
Applicant: C/o Sheet Anchor Evolve Ltd [Link to Documents](#)

- c) **DC/25/1735/FUL | Retrospective planning application for alterations to the shopfront.
228 High Street Walton**
Applicant: M. Masheta [Link to Documents](#)

- d) **DC/25/1814/FUL | First floor side extension above existing garage with ground floor study extension to the rear. Ground floor extension to the existing entrance lobby with replacement pitched roof.
76 Links Avenue**
Applicant: Mr Z Mukhtar [Link to Documents](#)

- e) **DC/25/1863/FUL** | Upgrade of existing dwelling with internal alterations, new windows and two new rooflights
7 Manning Road
Applicant: Ms Willis, KADD Investments Ltd [Link to Documents](#)
- f) **DC/25/1604/FUL** | Placement of charging channel device for electrical vehicles
3 Beach Road East
Applicant: Mrs J Tyndale-Biscoe [Link to Documents](#)
- g) **DC/25/0980/FUL** | To replace 7 sash windows for UPVC white windows
Flat 2 60 Leopold Road
Applicant: M.J Avens [Link to Documents](#)
- h) **DC/25/1654/FUL** | Removal and replacement of 6no. UPVC Casement Windows
Flat 14 Wolsey Court Stanley Road
Applicant: Mr C Harper [Link to Documents](#)
- i) **DC/25/1652/FUL** | Removal and replacement of 5no. UPVC Casement Windows
Flat 12 Wolsey Court Stanley Road
Applicant: Mr & Mrs Wess [Link to Documents](#)
- j) **DC/25/1656/FUL** | Replacement of 7no. UPVC Casement Windows
Flat 16 Wolsey Court Stanley Road
Applicant: Mr C Harper [Link to Documents](#)
- k) **DC/25/1895/FUL** | Installation of air-to-air heat pump
3 Park Court Langer Road
Applicant: Mr R Brown [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 11th June 2025 at 9.30am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held at
TOWN HALL, Felixstowe, on Wednesday 14 May 2025 at 9.30am

PRESENT: Cllr S Bird (Chairman) Cllr J Candy
 Cllr N Barber Cllr C Franklin
 Cllr S Bennett Cllr B Price

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

IN ATTENDANCE: Mr A Clark, Design and Technical Director Bloor Homes Eastern
 Cllr D Aitchison
 1 member of the public (via Zoom)

536. PUBLIC QUESTION TIME

None.

537. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr A Folley, Cllr M Morris** and
Cllr S Wiles.

538. DECLARATIONS OF INTEREST

The following Other Registerable Interests, to which no matters on the agenda were directly related, were noted:

Member(s)	Minute No.	Nature of Interest
Cllr S Bennett Cllr J Candy	All	Other registerable interests (as a Member of East Suffolk Council)
Cllr S Bennett Cllr S Bird	All	Other registerable interests (as Members of Suffolk County Council)

539. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 30 April 2025 be confirmed as a true record.

540. BLOOR HOMES: LINK ROAD & DEVELOPMENT

The Chairman welcomed Mr Alex Clark, Design and Technical Director of Bloor Homes Eastern, and invited him to address the Committee. Mr Clark provided an update on the progress of the North Walton development and the anticipated opening of the Link Road.

Mr Clark noted that his last attendance had been approximately 18 months ago and provided a summary of recent developments, some of which the Committee would have seen through planning updates. These included amendments to the Reserved Matters application and an increase in housing numbers achieved by replacing larger homes with smaller family units.

Mr Clark also referenced changes to the Section 106 Agreement to ensure that the £380,000 contribution remained in place, albeit linked to a lower number of housing completions.

Mr Clark commended the good communication between the developer, contractors, Suffolk Highways, and the Town Council, which had enabled the best possible delivery of the Candlet Road roundabout, despite the disruption it had inevitably caused.

Mr Clark commented on the unusual nature of the highway drainage scheme, which incorporated rain gardens as part of a Sustainable Urban Drainage System (SUDS), offering a more environmentally sustainable solution.

Mr Clark reported that the southern roundabout on Walton High Street was currently undergoing its first-year maintenance review and Road Safety Audit Stage 3 (RSA3). Subject to a satisfactory outcome, the roundabout would be adopted by Suffolk County Council Highways. The audit included assessments during school drop-off and pick-up times.

Mr Clark confirmed that the Link Road would have a 30mph speed limit and that parking would be prohibited along its length.

In response to a Member's query about the roundabout's capacity, Mr Clark confirmed that it had been built in accordance with Suffolk County Council specifications, with limited scope for deviation.

Members welcomed the level of planting observed on site and asked whether this would be adequately maintained. Mr Clark confirmed that maintenance of the grass and trees would remain the responsibility of Bloor Homes.

Mr Clark advised that the Link Road was expected to open by the end of July, as the main foundations and roofs on the southern side of the development would be complete, eliminating the need for haulage across the road. Any future haulage required for the northern side would be managed accordingly.

Mr Clark undertook to return to the Committee following the opening of the Link Road to provide a further update. Members thanked him for his attendance and the helpful update.

RESOLVED that the update from Bloor Homes Eastern be noted.

541. 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/25/1596/FUL Replacement Dwelling Ferry Beach Felixstowe Ferry
Committee recommended APPROVAL. We have considered this design in detail and believe that this replacement dwelling has been very thoroughly and sympathetically designed. We believe that it will be no more visually intrusive than the previous dwelling and therefore complies with SCLP policy 5.3 para. (c). Furthermore, we welcome the range of flood resilience measures incorporated into the design and therefore feel that this application conforms with SCLP policy 9.5. We also welcome the provision of an air source heat pump and PV panels and therefore feel that the application complies with SCLP policy 9.2.	
B	DC/25/1671/FUL Replace existing windows with UPVC windows The Chapel Maybush Lane
Committee recommended REFUSAL. Whilst we recognise that this is not a listed building, we believe it is a building of significant character and historical importance in the Conservation Area. Furthermore, the application is vague and incomplete and, in particular, does not specifically state whether or how the two stained glass windows are to be replaced. We therefore feel that this application does not comply with SCLP policy 11.5 para. (b), (c) and (e); and the Conservation and Listed Building Act (1990) Section 72.	
C	DC/24/2048/ARM Approval of Reserved Matters for Outline Planning Permission granted under DC/24/0773/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, ball mitigation fencing, parking, landscaping and associated works. Request to discharge conditions 13 (lighting), 16b (noise) and 30b (drainage) of DC/24/0773/VOC for matters relating to the outline consent. Former Felixstowe International College Garrison Lane
Committee recommended APPROVAL.	

D	DC/25/1686/P3MA Prior Notification - Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - We will incorporate the part of the property that was used as a display room - The only work that has already been completed is to reinstate the door connecting the display room to the main house. The old display room will now be used a front hallway / cloak room as it would have been before it was changed. 127 Undercliff Road West
Committee recommended APPROVAL.	

E	DC/25/1688/TCA 1no. Honey Locust (red circle on plan) - Fell Beauty Therapy 30 Maybush
Committee OBJECTED to this notification. Committee believe that there is no valid reason for the felling of this tree.	

F	DC/25/1753/TCA 1no. Eucalyptus (T1 on plan) - Fell Harvest House Cobbold Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

G	DC/25/1818/TCA 1no. Group of European Olives (marked on plan) - Reduce in height by 2 metres 3 Beach Road East
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

542. PLANNING DECISIONS

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

543. CORRESPONDENCE

Committee noted correspondence on a new pavement licence for Hamilton Road Fish and Chips at 175 Hamilton Road. There were no objections.

544. CLOSURE

The meeting was closed at 11.29pm. It was noted that the next meeting was scheduled to take place on Wednesday 28th May 2025 at 9.30am.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/25/1272/FUL Demolish store, erect extension to extend kitchen for breakfast area 90 Cobbold Road
DC/25/1127/FUL Construction of a single storey side extension, a first floor rear extension, a single storey rear extension to replace the existing conservatory and a garage conversion 9 High Road East
DC/25/1192/FUL Construction of a single storey rear extension 6 Garden Field
DC/25/1123/FUL Construction of first floor side extension, replacement windows and cladding to existing elevations 6 The Pines
DC/25/0990/FUL Demolition of outside toilet and conservatory. Erect single storey wrap round extension for garden room, bathroom, utility/porch. 18 Cowley Road
DC/24/1914/FUL Youth support and training facility with multimedia music & digital arts centre Land Adjacent To Manning Amusement Park Micklegate Road
DC/25/0871/FUL Erection of a single storey side extension (following demolition of outbuilding) removal of chimney stack and part cladding of front elevation. 67 Ferry Road
DC/25/0491/FUL Installation of external plant & machinery to service a commercial kitchen to replace existing equipment The Fludyers Hotel Undercliff Road East
DC/25/1798/CON Consultation - New pavement licence for 6 tables and 14 chairs. Times to be Monday to Thursday 11:30 to 20:00, Friday and Saturday 11:30 to 20:30 and Sunday 11:30 to 19:30 175 Hamilton Road

Approved by ESC (recommended for Refusal by this Committee): None

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

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

Withdrawn:

DC/25/1686/P3MA Prior Notification - Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - We will incorporate the part of the property that was used as a display room - The only work that has already been completed is to reinstate the door connecting the display room to the main house. The old display room will now be used as a front hallway / cloak room as it would have been before it was changed. 127 Undercliff Road West
