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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 C Franklin
Cllr D Aitchison
Cllr N Barber

Cllr S Bennett
Cllr J Candy
Cllr A Folley
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 25 February 2026 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
18 February 2026

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 11 February 2026 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/26/0426/FUL** | Alterations and single storey rear extension

119 Cliff Road

Applicant: Mr & Mrs Davey

[Link to Documents](#)

b) **DC/26/0286/FUL** | Single story rear extension to existing dwelling

42 High Road East

Applicant: Mrs D Primmer

[Link to Documents](#)

c) **DC/26/0520/FUL** | First floor side extension, ground floor front extension, alterations to window and door details|

36 Links Avenue

Applicant: Mr L Rudd

[Link to Documents](#)

d) **DC/26/0525/TCA** | 2no. Sycamore and 1no. Norway maple (T1-T3 on plan) - Crown reduce from 4.5 metres to 3 metres 1no. Yew (T4 on plan) - Trim and shape 1no. Holm oak (T5 on plan) - Reduce lateral branches over lawn by 1.5 metres

Marden House Martello Lane

Applicant: Mr E Barham

[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 March 2026 at 9.30am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES
MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at TOWN HALL, Felixstowe, on Wednesday 11 February 2026 at 9.30am

PRESENT: Cllr S Bird (Chair)

Cllr C Franklin

Cllr N Barber

Cllr S Bennett

Cllr J Candy

Cllr A Folley

Cllr B Price

OFFICERS: Mr A Tadjirishi (Town Clerk)

Mrs S Morrison (Planning Administration Assistant)

IN ATTENDANCE: 3 members of the public (*in the Chamber*)

371. PUBLIC QUESTION TIME

Having established that the members of the public present wished to speak in respect of two applications on the agenda, the Chair advised that an opportunity to make representations to the Committee would be provided immediately following the officer's presentation on those items.

372. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr D Aitchison**.

373. DECLARATIONS OF INTEREST

The following Other Registerable Interests were declared and noted:

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

The Chair highlighted application at Minute #375I below, an application by the Town Council. All Members had a registerable interest by virtue of being Members of Felixstowe Town Council (the applicant).

The Clerk advised that all Members had submitted a written request for a dispensation and that a dispensation had been duly granted under Section 33 of the Localism Act 2011, on the grounds that, without it, the Committee would be inquorate and unable to provide informed local comment on the application.

All Members declared their interest in application DC/25/4876/FUL at Minute #375I below and confirmed that they were participating and voting by virtue of the dispensation granted by the Proper Officer. Members further confirmed

that their consideration of the item would be strictly limited to material planning considerations.

374. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 28 January 2026 be confirmed as a true record.

375. PLANNING APPLICATIONS

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

The Committee heard from a member of the public, a beach hut owner on Brackenbury Cliffs since 1989, who raised concerns that the site description stated that existing parking facilities would not be affected, although informal parking for approximately ten additional vehicles would be lost due to the installation of bollards. Reference was also made to the number of beach huts currently on the market, which the speaker considered indicated a lack of demand for additional huts.

A	DC/25/1682/RG3 Creation of 7 new beach hut plots, 3 x plot row adjacent to Nut No 319 and 4 x plot row extension adjacent to Hut No 331B. Brackenbury Fort Car Park Golf Road
Committee recommended APPROVAL.	

The Committee heard from a member of the public, the applicant, who explained that the proposal sought to return three previously displaced beach huts to their historic location, resolving the final element of a long-standing programme to relocate 44 huts formerly situated near the Spa. It was noted that approval would result in a total of 17 huts at this location, representing an overall reduction compared to the historic arrangement. It was further noted that two of the huts were heritage structures and that the proposed platform design, flush with the promenade, would allow disabled access without alteration to the rear of the huts.

B	DC/26/0076/FUL The erection of beach huts and associated wooden platforms located on the beach between the shelter and Spa Pavilion, an area where beach huts were previously located. Part Beach At Undercliff Road West
Committee recommended APPROVAL and strongly welcomed this thoughtful proposal to resolve a longstanding issue relating to beach huts at this location.	

C	DC/26/0214/FUL Rear/side, single storey extension. 128 St Andrews Road
Committee recommended APPROVAL.	
D	DC/26/0172/FUL Two-storey and single-storey rear extensions and single storey side extension. 52 Seaton Road
Committee recommended APPROVAL.	
E	DC/26/0005/FUL Conversion of an existing unused garage to a ground floor bedroom with en-suite shower. Thistleton 8 Crescent Road
Committee recommended APPROVAL.	
F	DC/25/4816/FUL Erection of carport with solar panels. 6 Ferndown Road
Committee recommended APPROVAL. We note the concerns given in the pre application advice with regards to visual prominence. However we feel that the applicant has adequately addressed this in the reduction of height. We further believe that this proposal provides a significant contribution to sustainable energy with the provision of PV panels and therefore in accordance with SCLP Policy 9.1.	
G	DC/26/0013/FUL Replacement of six windows & two external doors to flat (in existing openings). 5 Cranmer Cliff Gardens
Committee recommended APPROVAL, subject to ESC Design and Conservation being content with the proposed design.	
H	DC/25/4807/FUL Proposed front boundary wall and vehicle gates 'Free go' application to replace previously withdrawn application DC/25/3156/FUL. 39 High Road East
Committee recommended REFUSAL. We note the proposed change from the previously withdrawn application in terms of the replacement of solid wooden panels with proposed slatted panels. However, Committee feel that none of its previous concerns have been addressed. We feel that this proposal will be unacceptable in terms of its jarring and visually intrusive appearance. Additionally the proposal will be incongruous to the street scene where front boundaries in this area are, in the main, open or consisting of hedging. We therefore believe that this contravenes SCLP 11.1 a), b) and c)iii and iv; and also, SCLP 11.2 e).	

I	DC/25/4876/FUL Replacement windows (11 in total) 274 High Street Walton
Committee recommended APPROVAL.	
J	DC/25/4777/FUL Replace all ground floor sash windows in the front bay to the right of the front door Flat 2 4 Montague Road
Committee recommended APPROVAL, subject to ESC Design and Conservation being content with the proposed design.	
K	DC/26/0089/FUL Removal of existing timber framed double glazed windows and french doors to rear conservatory and replacement with UPVC double glazed windows and french doors. 10 Red Hall Court
Committee recommended APPROVAL, subject to ESC Design and Conservation being content with the proposed design.	
L	DC/26/0230/TCA 1no. Apple (T6 on plan) - Fell 1no. Group of Willow (G1 on plan) - Remove 5 stems closest to building. Dinsdale Court Undercliff Road West
Committee OBJECTS to the felling of the apple tree. Committee requests that East Suffolk Council's Arboricultural Officer considers, subject to confirming its sustainability, putting a Tree Protection Order on the apple tree as it contributes significantly to the amenity of the public realm in this location. Committee had no objection to the maintenance work proposed to the willows.	

At this point, 12.04pm, Cllr Price left the meeting.

376. PLANNING DECISIONS

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

377. CORRESPONDENCE

None.

378. CLOSURE

The meeting was closed at 12.07pm. It was noted that the next meeting was scheduled to take place on Wednesday 25th February 2026 at 9.30am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/25/4594/ADI Illuminated Advertisement Consent - One Fascia Sign & One Projecting Sign 85 Hamilton Road
DC/25/4687/P3MA Prior Notification - Commercial to Dwelling - Change of use from commercial, business and service use to a two-bedroom flat 154 Hamilton Road
DC/25/4584/FUL Retrospective Application - Change of part of roof from pitched to flat Flat 226 High Street Walton
DC/25/4260/FUL Single storey side/rear extension. 56 Looe Road
DC/25/4690/FUL Two storey side extension and single storey rear extension 32 Exeter Road
DC/25/4562/FUL Retrospective Application - Erection of a Cycle Store Tehidy House 65 Orwell Road
DC/26/0038/TCA 2no. Sycamore and 1no. Walnut (T1-T3 on plan) - Prune back side branches going towards houses numbered 12 to 16, prune back by 2 to 2.5 metres Flat 12 Beach Place Undercliff Road East

Approved by ESC (recommended for Refusal by this Committee):

DC/25/4882/TCA 1no. Acer Platanoides (Norway Maple) (marked on submitted plan) - Reduce crown by 30% Monkridge 103 Bath Road

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

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