

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at  
TOWN HALL, Felixstowe, on Wednesday 14 January 2026 at 9.30am**

**PRESENT:** Cllr S Bird (Chair)  
Cllr C Franklin  
Cllr D Aitchison  
Cllr S Bennett  
Cllr J Candy  
Cllr A Folley  
Cllr B Price (*from item 332B*)

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

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

**328. PUBLIC QUESTION TIME**

At the direction of the Chair, the member of the public was invited to address the committee in advance of its considerations for item 332A below.

**329. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr N Barber**.

Apologies for lateness were received from **Cllr B Price**.

**330. DECLARATIONS OF INTEREST**

The following Other Registerable Interests were declared and 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 Members of East Suffolk Council)
Cllr S Bennett Cllr S Bird	All	Other registerable interests (as Members of Suffolk County Council)

**331. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 17 December 2025 be confirmed as a true record.

**332. PLANNING APPLICATIONS**

Committee heard from a member of the public on item A below. Concerns expressed centred on potential antisocial behaviour, instability of the ground from the removal of trees, and the proximity to a pre-existing self-storage facility.

**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/25/4348/FUL</b>   Creation of, and Change of Use of land for a managed storage compound (Use Class B8) and creation of cafe (Use Class E(b)) built from repurposed shipping container materials.  Repositioning of existing hoardings to form new pedestrian walkway between Great Eastern Square and the cafe, alongside landscaping and biodiversity improvements.  <b>Part Land Rear Of The Range Great Eastern Square</b></p>
<p><b>Committee recommended APPROVAL. However we would ask that the pedestrian access be separated from vehicle access through some physical measures (such as wands) and subject to ESC Environmental Protection being satisfied as to the stability of the embankment and sufficient landscaping on that embankment.</b></p>	

**At this point, Cllr B Price joined the meeting.**

<b>B</b>	<p><b>DC/25/4593/FUL</b>   Application for Full Planning Permission - Plant Equipment, Shopfront Alterations and New Signage.  <b>85 Hamilton Road</b></p>
<p><b>Committee recommended APPROVAL, subject to ESC Environmental Protection receiving sufficient information concerning noise and odour from the proposed extraction equipment.</b></p>	

<b>C</b>	<p><b>DC/25/4594/ADI</b>   Illuminated Advertisement Consent - One Fascia Sign &amp; One Projecting Sign  <b>85 Hamilton Road</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>D</b>	<p><b>DC/25/4256/FUL</b>   Change of use from offices to flats  <b>108 Queens Road</b></p>
<p><b>Committee recommended APPROVAL. We support this iconic building being brought back into residential use and welcome the attention to detail in the plans. We believe that the application, if approved, will preserve and enhance the Conservation Area.</b></p>	

<b>E</b>	<b>DC/25/5009/LBC   Listed Building Consent - Change of use from offices to flats 108 Queens Road</b>
<b>Committee recommended APPROVAL. We support this iconic building being brought back into residential use and welcome the attention to detail in the plans. We believe that the application, if approved, will preserve and enhance the Conservation Area.</b>	
<b>F</b>	<b>DC/25/4956/VOC   Variation of Condition No. 2 of DC/24/2393/FUL - Single storey front extension and two storey rear extension with raised roof front with front and rear balconies and internal alterations - Amendments to previously approved drawings 91 Cliff Road</b>
<b>Committee recommended APPROVAL.</b>	
<b>G</b>	<b>DC/25/4562/FUL   Retrospective Application - Erection of a Cycle Store Tehidy House 65 Orwell Road</b>
<b>Committee recommended APPROVAL.</b>	
<b>H</b>	<b>DC/25/4584/FUL   Retrospective Application - Change of part of roof from pitched to flat Flat 226 High Street Walton</b>
<b>Committee recommended APPROVAL.</b>	
<b>I</b>	<b>DC/25/4882/TCA   1no. Acer Platanoides (Norway Maple) (marked on submitted plan) - Reduce crown by 30% Monkridge 103 Bath Road</b>
<b>Committee OBJECTED to the works proposed due the lack of information provided giving justification for this work and in consideration of the Town Council's ambitions towards net zero. Consequently we ask that the East Suffolk Council's Arboricultural Officer consider a TPO for this tree.</b>	

### 333. PLANNING DECISIONS

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

### 334. CORRESPONDENCE

a) **Response to Planning Applications over Christmas**

The Chairman reported that over the Christmas period there were two applications which required a response before this meeting.

DC/25/4719/FUL: 10 Falcon Street for two storey side extension, was recommended for Approval.

DC/25/4331/TCA: 100 Ranelagh Road for Crown reduce by 30% and shape. 1no. Bullace (centre of the rear garden) - Crown thin by 20% and crown raise by 10%, to which a response of No Objection was given.

**b) Statement of Community Involvement**

Committee noted that East Suffolk Council was reviewing its Statement on Community Involvement which sets out how people can be involved in local planning and the principles to be followed in engaging on a new local plan. Members of the public were invited to respond to the consultation by the **24 February** deadline. Committee Members were encouraged to respond as individual Councillors.

**335. CLOSURE**

The meeting was closed at 11.27am. It was noted that the next meeting was scheduled to take place on Wednesday 28<sup>th</sup> January 2026 at 9.30am.

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Date: \_\_\_\_\_

Chairman: \_\_\_\_\_