

**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 Tadjrishi (Town Clerk)
Mrs S Morrison (Planning Administration Assistant)

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

373. 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.

374. APOLOGIES FOR ABSENCE

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

375. 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.

376. 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.

377. 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 Hut 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
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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
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Committee recommended APPROVAL.

F	DC/25/4816/FUL Erection of carport with solar panels. 6 Ferndown Road
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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
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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
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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
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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.

378. PLANNING DECISIONS

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

379. CORRESPONDENCE

None.

380. 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.

Date: _____

Chairman: _____