

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 16 April 2025 at 9.30am**

PRESENT: Cllr S Bird (Chairman)
Cllr M Morris (Vice-Chairman) Cllr A Folley
Cllr N Barber Cllr C Franklin
Cllr J Candy Cllr B Price

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

IN ATTENDANCE: 1 member of the public (via Zoom)

506. PUBLIC QUESTION TIME

None.

507. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Bennett** and **Cllr S Wiles**.

Cllr N Barber gave apologies in advance of needing to leave the meeting at 11.50am.

508. 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 Members of East Suffolk Council)
Cllr S Bennett Cllr S Bird Cllr S Wiles	All	Other registerable interests (as Members of Suffolk County Council)
Cllr N Barber	510F	Other non-registerable interest (as has been assisting a neighbour to the application site)

509. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 2 April 2025 be confirmed as a true record.

510. 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/25/1434/ADI Illuminated Advertisement Consent - signage including x2 Sainsbury's Fascia Signs, x2 Argos Flex Signs, x1 Store Totem Sign, x1 Pedestrian Totem Sign, x1 ATM Surround Sign, x1 ATM Projecting Sign and various car park signage. East Of England Co-Op Supermarket 189 Hamilton Road
Committee recommended APPROVAL.	

B	DC/25/0907/FUL Construction of a single storey detached building for Felixstowe Sea Cadet headquarters (three existing structures to be demolished) Hall 137 Garrison Lane
Committee strongly welcomed this new facility and recommended APPROVAL.	

C	DC/25/1127/FUL Extension to 9 High Road East 9 High Road East
Committee recommended APPROVAL.	

D	DC/23/0580/FUL Erection of two dwellings to the rear of a extant consent for 10 No. flats approved under C/05/1593. Stowe House Cliff Road
<p>Committee recommended REFUSAL. We believe that this proposal represents an unacceptable intensification and overdevelopment of this site. Firstly, the proposed dwellings will remove amenity space for the consented 10 flats and is therefore contrary to SCLP policy 11.1 e).</p> <p>Furthermore, the proposed dwellings will have an unacceptable impact and loss of amenity for existing dwellings in Cliff Road and Eastcliff and is therefore contrary to SCLP policy para. 11.2 a) and e).</p> <p>Additionally the proposal diminishes the character of Cliff Road which consists of larger residential properties in large plots and is therefore contrary to SCLP policy para. 11.1 c)i and d).</p> <p>Moreover, the proposed access and egress to these proposed properties below the flats represents an unacceptable development in terms of safety and access for emergency vehicles which will not be able to directly access these homes and therefore this is contrary to SCLP policy 11.1 para. a) and f).</p>	

E	DC/25/1272/FUL Demolish store, erect extension to extend kitchen for breakfast area 90 Cobbold Road
Committee recommended APPROVAL.	

At this point, 10:53am, Cllr N Barber left the Chamber.

F	DC/25/1194/VOC Variation of Condition 2 of DC/22/0918/VOC - (Variation of Condition No.2 of DC/21/4457/FUL - Alterations and roof extensions to form additional 3 flats, with associated parking and vehicular access - The alterations to the rear roof are required to provide sufficient headroom for the communal staircases and circulation spaces) - General amendments to window and external door openings - Alterations to external bin store Glenfield Court Glenfield Avenue
<p>Committee recommended REFUSAL. We have significant concerns that the conversion of this building as built detracts from many acceptable features from the originally approved application.</p> <p>The alteration to the fenestration arrangements, particularly the loss of distinctive Juliette balconies is unacceptable.</p> <p>More significantly, we note that the box dormers on the side and rear elevations have been constructed with brick that does not match the existing structure in colour. Furthermore there is patching of brickwork with non-matching bricks, for example on the south elevation. We therefore feel that this application is contrary to SCLP11.1 para. a) and b).</p>	

Cllr Barber returned, 11.13am

G	DC/25/1123/FUL Construction of first floor side extension, replacement windows and cladding to existing elevations 6 The Pines
Committee recommended APPROVAL. We note that there are no PV panels on the proposed extension.	
H	DC/25/1214/FUL Construction of extension to rear of property encompassing single storey and two storey 1 Bredfield Close
<p>Committee recommended REFUSAL. Whilst we accept that this proposal has been designed so that there is no overlooking of neighbours we recognise that this dwelling is one of four properties that are small and on narrow plots. We believe that the proposal represents unacceptable impact on residential amenity in terms of outlook and is therefore contrary to SCLP policy 11.2 para. b) and, in terms, of design is contrary 11.1 para. c)i, ii and iii.</p>	

I	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
Committee recommended APPROVAL.	

J	DC/25/1288/FUL Single storey flat roof extension 118 Chelsworth Road
Committee recommended APPROVAL. However we would ask that it be conditioned that the use of this remain ancillary to the host property.	

At this point, 11.50am, Cllr N Barber, left the meeting.

511. PLANNING DECISIONS

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

512. CORRESPONDENCE

- i. DC/25/4416/FUL 116 Garrison Lane**
Committee noted that the application had been presented to the ESC referral panel on 8th April 2025 as Officers were minded to approve the application contrary to the Town Council's objection. The panel had concluded that there were no material planning considerations warranting further discussion by the district Planning Committee. The decision was therefore delegated to officers.

513. CLOSURE

The meeting was closed at 11.52am. It was noted that the next meeting was scheduled to take place on Wednesday 30th April 2025 at 2.00pm.

Date: _____

Chairman: _____