

Telephone: 01394 282086
Fax: 01394 285920
email: enquiries@felixstowe.gov.uk

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 N Barber
Cllr S Bennett
Cllr J Candy

Cllr A Folley
Cllr C Franklin
Cllr B Price
Cllr S Wiles

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at **TOWN HALL, FELIXSTOWE**, on **Wednesday 14 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
7 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 30 April 2025 as a true record. **(Pages 4-8)**

5. Bloor Homes: Link Road & Development Update

To receive an update from Bloor Homes Eastern on its development on Land North of Walton High Street and the associated link road. **(Presentation)**

6. Planning Applications

To consider the following planning, and other, applications received since the previous agenda:

a) DC/25/1596/FUL | Replacement Dwelling

Ferry Beach Felixstowe Ferry

Applicant: Mr R Whittle

[Link to Documents](#)

b) DC/25/1671/FUL | Replace existing windows with UPVC windows

The Chapel Maybush Lane

Applicant: Mr S Lamb

[Link to Documents](#)

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

Applicant: Mr D Martin, Pulse Design & Build

[Link to Documents](#)

- 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
Applicant: Mr F Benfield, Redvers Graham Property [Link to Documents](#)
- e) **DC/25/1688/TCA | 1no. Honey Locust (red circle on plan) - Fell Beauty Therapy 30 Maybush**
Applicant: Mr S Markham, Ginkgo Tree Surgery Ltd [Link to Documents](#)
- f) **DC/25/1753/TCA | 1no. Eucalyptus (T1 on plan) - Fell Harvest House Cobbold Road**
Applicant: The Manager [Link to Documents](#)
- g) **DC/25/1818/TCA | 1no. Group of European Olives (marked on plan) - Reduce in height by 2 metres 3 Beach Road East**
Applicant: Mr J Tynedale Biscoe [Link to Documents](#)

7. 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 9)**

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 28th May 2025 at 9.30am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES
MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 30 April 2025 at 2.00pm

PRESENT: Cllr S Bird (Chairman) Cllr A Folley
 Cllr S Bennett Cllr C Franklin

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

IN ATTENDANCE: Jason Beck, Principal Planner (Policy and Delivery), ESC
 4 members of the public (via Zoom)

527. PUBLIC QUESTION TIME

None.

528. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber, Cllr J Candy, Cllr M Morris, Cllr B Price and Cllr S Wiles.**

529. 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 A Folley	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)

530. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 16 April 2025 be confirmed as a true record.

531. FELIXSTOWE PENINSULA INFRASTRUCTURE DELIVERY PLAN

Jason Beck, Principal Planner (Policy and Delivery) at East Suffolk Council, outlined the principles behind the newly published Felixstowe Peninsula Infrastructure Delivery Plan. The Plan merges two existing documents – the Housing Land Supply Statement (the annual statement of the five-year housing supply for East Suffolk) and the Infrastructure Funding Statement – to provide an indication of when housing is estimated to be delivered and when associated infrastructure is expected to come forward.

The Delivery Plan area includes parts of other parishes on the peninsula and collates infrastructure expected to be delivered in conjunction with development. This is based on planning permissions and applications currently underway and allocations of housing as identified in the Local Plan.

The data can be viewed via an interactive map, which shows indicative timeframes for delivery.

The range of infrastructure required under the Suffolk Coastal Infrastructure Funding Statement (IFS) has been extracted and included as a Felixstowe Peninsula-specific list in the Felixstowe Peninsula Infrastructure Delivery Plan. The aim is to update the data, in line with the annual review of the IFS.

In response to a question on population projections, Mr Beck undertook to investigate how these are determined and to provide further information following the meeting.

The Plan includes a section on Community Infrastructure Levy (CIL) funding with a link to the Infrastructure Funding Statement. This information is also accessible via the interactive map.

Committee thanked Mr Beck for attending the meeting.

RESOLVED that the presentation on the Felixstowe Peninsula Infrastructure Delivery Plan be noted.

532. 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/25/1312/FUL Construction of new detached visitor toilet building adjacent to North Redoubt, to replace existing portaloos by South Redoubt, including pumped connection to mains drainage, and related works Landguard Fort View Point Road
Committee recommended APPROVAL. We welcome this much needed facility at this tourist destination. We have considered the design carefully and believe that it has been designed in a visually recessive style so as to blend in with this architecturally significant building. We therefore feel that this proposal confirms with SCLP policy 11.4 and the provisions of the Conservation and Listed Buildings Act 1990.	

B	DC/25/1313/LBC Construction of new detached visitor toilet building adjacent to North Redoubt, to replace existing portaloos by South Redoubt, including pumped connection to mains drainage, and related works Landguard Fort View Point Road
Committee recommended APPROVAL. We welcome this much needed facility at this tourist destination. We have considered the design carefully and believe that it has been designed in a visually recessive style so as to blend in with this architecturally significant building. We therefore feel that this proposal confirms with SCLP policy 11.4 and the provisions of the Conservation and Listed Buildings Act 1990.	
C	DC/25/1358/FUL Single storey side extension 6 Foxgrove Lane
Committee recommended APPROVAL.	
D	DC/25/1485/FUL New porch, side porch, extensions to garage roof and walls. 9 Brook Lane
Committee recommended APPROVAL.	
E	DC/25/1373/FUL Single storey rear extension and internal alterations 33 Holmhill Drive
Committee recommended APPROVAL.	
F	DC/25/1278/FUL Two storey rear extension to facilitate conversion of 3 storey dwelling house to 5 flats. 85 Queens Road
Committee recommended APPROVAL. From a detailed knowledge of this location, Members considered the impact on the street scene and neighbouring amenity of this well-designed conversion and therefore feel the proposal is compliant with SCLP policies 11.1 and 11.2.	
G	DC/25/1532/FUL Minor refurbishment of the restaurant with elevation changes to include the redecoration of fascia soffits, window frames and doors. The relocation of one drive thru booth, with both booths to have new glazing and the installation of a new high level window with associated works to the site. McDonalds Restaurant Haven Exchange
Committee recommended APPROVAL.	

H	<p>DC/25/1392/FUL Single storey extension to rear forming new dining room and kitchen. Small extension to porch cover at entrance to property. Removal of masonry balustrade to 1st floor balcony and replace with glass balustrade. Replacement of velux roof windows to front and back, and replace with Dormers as per drawing. Additional window to 1st floor landing. Enlarged windows to bedroom 1 and 1st floor landing. Replacement of existing windows to house with modern windows of similar style and materials.</p> <p>2 Western Avenue</p>
<p>Committee recommended APPROVAL.</p>	

I	<p>DC/25/1473/FUL Installation of 12 replacement windows into existing opening apertures.</p> <p>Flat 3 The Hermitage Undercliff Road East</p>
<p>Committee recommended APPROVAL, subject to the ESC Conservation Officer being satisfied that the replacements are like-for-like in design.</p>	

J	<p>DC/25/1377/FUL Window change of existing wood windows to sympathetic upvc units. The new windows will replicate the look of traditional sash/casement windows but with modern technology to help with sustainability of the dwelling.</p> <p>2 Quilter Road</p>
<p>Committee recommended APPROVAL, subject to the ESC Conservation Officer being satisfied that the replacements are like-for-like in design.</p>	

533. PLANNING DECISIONS

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

534. CORRESPONDENCE

- i. ESC Planning Committee South 22nd April 2025 - DC/25/0142/FUL- 2 Queens Road.
The Chairman reported having attended the meeting to present the Committee's recommendation of approval, to which the Planning Committee South Members then voted in favour.
- ii. ESC Planning Committee South 22nd April 2025 – DC/24/0823 – Churchill Retirement Complex, 39 Mill Lane.
Cllr Folley reported having attended the meeting as a Ward Member and had echoed the concerns raised by the Planning & Environment

Committee, however the Planning Committee South Members voted in favour of approving the application.

- iii. Orwell Bridge Works - Notice to replace the two westbound expansion joints on the A14 Orwell Bridge.

Members noted that construction work is expected to start in mid to late June 2025 and would take approximately seven weeks to complete.

535. CLOSURE

The meeting was closed at 3.59pm. It was noted that the next meeting was scheduled to take place on Wednesday 14th May 2025 at 9.30am.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/25/0730/FUL Single storey rear extension 19 Park Avenue
DC/25/0761/FUL New front bay window and lean-to roof canopy 20 Ferry Road
DC/25/0429/FUL First floor extension on top of existing ground floor 132 Grange Road
DC/25/0142/FUL Demolish garage. Two storey side extension. 2 Queens Road
DC/24/2863/FUL Erection of double garage and entrance hall. Provide parking and turning area. Construct crossover to roadway. 115 Grange Road
DC/25/1164/TCA 2no. Sycamore (marked on plan) - Pollard to previous pollard points 18 Barton 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):

DC/24/4553/FUL Garage for private car storage (non-commercial) for 13 St Andrews Road and construction of vehicular access onto Bridge Road and associated access ramp 13 St Andrews Road
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