

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 8 July 2026 at 9.30am**

PRESENT: Cllr S Bird (Chair) Cllr A Folley
Cllr C Franklin (Vice-Chair) Cllr T Gale
Cllr D Aitchison Cllr B Price
Cllr J Candy Cllr S Wiles

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

IN ATTENDANCE: 2 Members of the public.

88. PUBLIC QUESTION TIME

None.

89. APOLOGIES FOR ABSENCE

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

90. DECLARATIONS OF INTEREST

The following interests were noted. Where a specific item on the agenda was directly related to any Members' declared interest, their participation was restricted in accordance with the Code of Conduct:

Member(s)	Minute No.	Nature of Interest
Cllr J Candy Cllr A Folley	All	Other Registerable Interest (as Member of East Suffolk Council)
Cllr T Gale	All	Other Registerable Interest (as Member of Suffolk County Council)

Members were advised that, should any matters arise in the meeting that directly relate to any of their interests, they should make appropriate declarations at that time.

91. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 24 June 2026 be confirmed as a true record.

92. 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/26/2109/FUL Redevelopment for 61 retirement living apartments including communal facilities, access, car parking and landscaping Royal British Legion Club Mill Lane
	Committee recommended REFUSAL. We note the changes in design from previously approved applications. We remain supportive of the principle of retirement living provision at this location, and we are generally supportive of the design and layout. However, we have significant concerns which remain from those stated previously. Firstly, the parking provision is wholly inadequate, 31 parking spaces will not be sufficient for residents, visitors and contractors. Furthermore - particularly in a residential unit wholly allocated to older residents - three disabled spaces is not enough. We further believe that there should be more than one lift provided within the building. Lastly, we note that the Biodiversity Net Gain report shows that there will be an 8.49% BNG, which does not meet the provisions of the Environment Act 2021. We question how the calculation was made; did it use, as a base figure, the vegetation currently on site, or the position prior to demolition, when we understand that there were significantly more trees on site? Secondly, this is a large site with adequate amenity space, within which, further planting could be achieved. We would ask that a landscaping plan is provided producing a 10% Net Gain on site rather than off-site planting.
B	DC/26/1630/FUL Retrospective Application - Shingle driveway and parking space 29/29A High Road East
	Committee recommended APPROVAL.
C	DC/26/1454/OUT Outline Application - Construction of single-storey dwelling to the rear gardens of 3 and 4 Pond Close. Access from Cricket Hill Road to the rear. 4 Pond Close
	Committee recommended APPROVAL. We support the principle of one dwelling on this severed plot as proposed. We recognise that this is an outline application only, dealing purely with the principle of a dwelling and the access arrangements. We note comments about the potential of an air source heat pump and the Biodiversity Net Gain requirements but we understand that those are matters which will be dealt with under a subsequent approval of reserved matters application.

D	DC/26/1529/FUL Replacement door and soffits and guttering to front of house 8 Red Hall Court
Committee recommended APPROVAL.	

E	DC/26/2179/TCA 1no. Beech (T001 on plan) - Prune branches overhanging The Beeches by 2 metres 1no. Bay (T002 on plan) - Prune branches overhanging The Beeches by 2 metres. The Beeches Martello Lane
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

F	DC/26/2181/TCA 1no. Lime (T001 on plan) - Prune back to boundary line to a height of 6 metres above ground 1no. Conifer (T002 on plan) - Prune back to boundary line The Beeches Martello Lane
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

G	DC/26/2225/TCA 3no. Beech (marked Beech plan) - Reduce branches overhanging 3 Northcliffe Court by 4 metres to fence line 1no. Beech (marked dead Beech on plan) - Fell 3 Northcliffe Court
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

93. EAST SUFFOLK COUNCIL NEW LOCAL PLAN: SCOPING CONSULTATION

Following discussion, it was **RESOLVED** that the Clerk would collate the Committee's initial feedback into a structured working document. This document will be circulated to Committee Members for further consideration, with the aim of formally agreeing the final submission at the next meeting prior to sending it to East Suffolk Council.

During the discussion, the Committee highlighted the following key principles and priorities to be included in the response:

Infrastructure & Housing Delivery

- **Phasing of Infrastructure:** Infrastructure must be delivered concurrently with new housing developments, rather than retrospectively.

- **Masterplanning:** A mandatory requirement for comprehensive masterplanning should be enforced for any proposed development exceeding nine dwellings.
- **Community Integration:** Focus must be placed on creating cohesive, sustainable communities rather than simply constructing housing estates.

Environment & Sustainability

- **Renewable Energy:** The plan should insist on the installation of solar photovoltaic (PV) panels on new builds and actively promote communal energy schemes.
- **Natural Assets:** Existing hedgerows must be retained.
- **Biodiversity Net Gain (BNG):** The Committee strongly advocates that any BNG requirements are met strictly on-site, rather than permitted via off-site offsetting.
- **Public Amenity Space:** Calculations for public amenity space must be based strictly on genuinely usable public space, explicitly excluding unusable areas such as roadside verges.
- **Sustainable Materials:** Sustainable construction methods should be prioritised, with an emphasis on avoiding the use of concrete where viable alternatives exist.

Economy, Education & Skills

- **Economic Growth:** Clear strategies are required to foster local business creation and support economic development.
- **Town Centre Vitality (Box 16):** Encourage the creation of vibrant town centres that people want to visit, aiming for a balanced mix of uses (e.g., a target of 50% retail and 50% alternative commercial or community uses).
- **Skills & Higher Education:** Support the establishment of a post-16 education and skills centre, and develop stronger links with universities to cultivate postgraduate career and research opportunities within the area.

Housing Diversity & Community Services

- **Alternative Housing Models:** The Local Plan should actively support and allocate space for self-build projects and modular housing initiatives.

- **Supportive Living:** There is an urgent need to plan for and increase the provision of supportive living accommodation.
- **Educational Capacity:** Future planning must adequately account for and secure sufficient high school places to match population growth.
- **Public Transport:** Provisions must be made to secure more affordable and accessible public transport links.

94. **PLANNING DECISIONS**

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

95. **CORRESPONDENCE**

None

96. **CLOSURE**

The meeting was closed at 11.50am. It was noted that the next meeting was scheduled to take place on Wednesday 22nd July 2026 at 9.30am.

Date: _____

Chairman: _____