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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 (Chair)

Cllr C Franklin (Vice-Chair)

Cllr D Aitchison

Cllr S Bennett

Cllr J Candy

Cllr A Folley

Cllr T Gale

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 26 August 2026 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/remote-meeting-guide>

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
19 August 2026

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 5 August 2026 as a true record. **(Pages 5-7)**

5. Planning Applications

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

- a) **DC/26/2621/DEM** | Prior Notification - Demolition of three buildings within the Port of Felixstowe - Walton House, Trimley House and South Engineering workshop.

The Port Of Felixstowe Dock Road The Docks

Applicant: Mrs J Albins, The Felixstowe Dock & Railway Co.

[Link to Documents](#)

- b) **DC/26/2683/VOC** | Variation of Condition No. 2 and Discharge of Conditions Nos., 3, 4, 5, 6, 7 of DC/25/0907/FUL - Construction of a single storey detached building for Felixstowe Sea Cadet headquarters (three existing structures to be demolished) - 2. Amendment to plans and elevations and discharge of - 3. Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS)- 4. Site investigation - 5 and 6. Remediation Strategy. - 7. contamination verification report

Hall 137 Garrison Lane

Applicant: Mr P Lafflin, Build to Plans

[Link to Documents](#)

- c) **DC/26/2609/FUL** | Proposal: Single storey front and side extensions and works to driveway

127 St Andrews Road

Applicant: Mrs J Harrison

[Link to Documents](#)

- d) **DC/26/2722/FUL** | Replacement Garage and Garden Room and External Alterations
Conifers 11 High Beach
 Applicant: Mr & Mrs Hammond [Link to Documents](#)
- e) **DC/26/2788/FUL** | Single storey rear extension
27 Wentworth Drive
 Applicant: Mr D Combe [Link to Documents](#)
- f) **DC/26/1613/FUL** | External redecoration of the building (like-for-like) and replacement of the side section of the bay window on the Orwell Road elevation; and the small sash window above the decorative railings on the Leopold Road elevation
Edward Cordy House Orwell Road
 Applicant: Mrs C Cox, Bespoke Property Mgmt. Ltd [Link to Documents](#)
- g) **DC/26/2863/TCA** | 1no. Cherry (marked on plan) - Overall crown reduction by 2 metres
45 Bath Road
 Applicant: Mr Elliott, Elliott Landscapes Ltd [Link to Documents](#)
- h) **DC/26/2677/TCA** | 2no. Japanese Spindle Trees (*Euonymus Japonica*) (marked 1 & 8 on submitted plan) - Fell 1no. Red Robin tree/shrub (marked 2 on submitted plan) - Fell 1no. Elderberry (marked 3 on plan) - Fell 3no. Buddleia (marked 4, 5 & 6 on submitted plan) - Fell 1no. Rowan (marked 7 on submitted plan) - Fell
26 Cavendish Road
 Applicant: Mr R Wright [Link to Documents](#)
- i) **DC/26/2752/TCA** | 1 no. Oak (marked T1 on plan) - Reduce crown by 25% and shape to clear BT line
St Felix Church Gainsborough Road
 Applicant: Pauls Tree Services [Link to Documents](#)
- j) **DC/26/2779/TPO|ESCC/64/00051** - W1 1 no. Scots Pine (red circle on submitted map) - Remove deadwood, thin crown by 20%
6 The Pines
 Applicant: Mr S Ginkgo Tree Surgery Ltd [Link to Documents](#)
- k) **DC/26/2724/TPO** | SCDC/00/00140 - G1 1no. Holm Oak (marked T1 on plan) - Reduce east side of crown back to boundary away from neighbouring garage
11 Foxgrove Gardens
 Applicant: Mrs Sutherland [Link to Documents](#)

6. 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 8)**

7. National Planning Policy Framework – Implications for Felixstowe

To note the revised National Planning Policy Framework and its implications for Felixstowe, and to agree the approach to future consultation responses.

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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 9 September 2026 at 9.30am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES
MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 5 August 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 S Bennett Cllr S Wiles

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

IN ATTENDANCE: 1 member of the public.

119. PUBLIC QUESTION TIME

None.

120. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr J Candy**.

121. 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 S Bennett 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.

122. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 22 July 2026 be confirmed as a true record.

123. 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/25/3196/FUL Demolition of an existing dwelling and construction of a three-storey building containing 5 x 2-bedroom flats (Use Class C3). Riby House 9 Riby Road
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Committee recommended APPROVAL We welcome provision of cycle storage. We would however ask that two conditions are added to any approval. Firstly, that the applicant submit a landscape planting plan which will meet the requirement for a 10% BNG. Secondly, we ask that a written construction management plan, to be agreed, which would minimise any potential traffic issues for neighbouring properties during the construction period

B	DC/26/1113/VOC Application to vary condition 9a (approved plans) of DC/24/0773/VOC (amended scheme to that approved under DC/21/0541/FUL) in relation to the design and layout of the roofs of the apartments and dwellings (to reduce the extent of solar PV and green roof provision). Variation of all conditions relating to the Outline consent of DC/24/0773/VOC and condition 1 (approved plans), condition 2 (cricket building materials), condition 4 (green roofs) and condition 9 (operation hours) of the Reserved Matters consent DC/24/2048/ARM to amend the approved plans and drainage strategy (by substituting the green roof of the cricket pavilion for alternative drainage strategies) and amend the operation hours (to allow for operation of the cricket club between 09:00hrs to 23:00hrs inclusive). Former Deben High School Garrison Lane
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Committee recommended APPROVAL.

C	DC/26/2625/TCA - 1no. Lime (T1 on plan) - Overall crown reduction by 30% Silvermere Martello Lane
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Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.

D	DC/26/2612/TCA 4no. Lime (marked on plan) – Fell 33A And 35A Quilter Road
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Committee OBJECTS to the proposed felling of these trees. We believe that these trees play a significant part of the amenity of the Conservation Area. We understand that these four trees have been successfully pollarded in 2018 and 2023 and we believe that appropriate tree management should be carried out rather than felling.

124. PLANNING DECISIONS

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

125. CORRESPONDENCE

a) Proposed Permanent Parking Order – Undercliff Road East & Surrounding Roads

The Clerk reported on the proposed permanent Traffic Regulation Order (TRO) for Undercliff Road East and surrounding roads, noting that the draft permanent order largely replicates the existing experimental measures, subject to the following adjustments made in response to public feedback and ongoing operational monitoring:

- Maybush Lane: Implementation of additional 'No Waiting at Any Time' (double yellow line) restrictions to resolve driveway access issues for local residents.
- Fludyers Arms Area: Provision of an additional 33 metres of motor car parking bays on the north side of Undercliff Road East.
- Brook Lane Junction (South Side): Conversion of the former motorcycle parking bay into motor car parking bays.
- Undercliff Road East (North Side): A minor reduction in the length of the 'No Waiting at Any Time' restriction near Brook Lane.

Members noted that any formal representations or objections must be submitted in writing to Suffolk County Council by 19 August 2026.

Following discussion, it was RESOLVED that:

- i. **the proposed permanent Traffic Regulation Order be welcomed and supported in principle;**
- ii. **clarification be sought from Suffolk County Council regarding Blue Badge parking provisions for motorhomes; and**
- iii. **Suffolk County Council be requested to confirm 'No Waiting at Any Time' (double yellow line) restrictions to protect dropped kerbs along the Promenade.**

126. CLOSURE

The meeting was closed at 10.52m. It was noted that the next meeting was scheduled to take place on Wednesday 26 August 2026 at 9.30am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/26/1152/FUL Installation of new 1no. Gas Cooler, 1no. De-superheater and 1no. Refrigeration Pack onto a new concrete plinth at ground floor level within the service yard Morrisons Supermarket Grange Farm Avenue
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DC/26/1630/FUL Retrospective Application - Shingle driveway and parking space 29/29A High Road East
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DC/26/1529/FUL Replacement door, and soffits and guttering to front and rear of house 8 Red Hall Court

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/26/1681/FUL Retrospective application for front boundary walls, gates and replacement railings at 30 High Road East 30 High Road East

AGENDA ITEM 7: NATIONAL PLANNING POLICY FRAMEWORK – IMPLICATIONS FOR FELIXSTOWE

The Ministry of Housing, Communities and Local Government has published a revised National Planning Policy Framework (NPPF), which replaces the previous December 2024 Framework. The revised National Planning Policy Framework can be found here: <https://www.gov.uk/guidance/national-planning-policy-framework>

The revised NPPF introduces a more detailed set of national decision-making policies, with particular emphasis on increasing housing delivery, making more efficient use of land and supporting development in sustainable locations. The Framework is an important material consideration when planning applications are determined, alongside the development plan.

Key Changes and Implications for Felixstowe

The revised Framework is likely to have a particular impact on the consideration of development within Felixstowe in the following areas:

- **Development within settlements:** There is now a stronger national presumption in favour of development within existing settlements, subject to the benefits and adverse impacts of individual proposals being assessed against national planning policies. This is likely to increase pressure for infill, redevelopment and intensification within Felixstowe.
- **Density and use of land:** Greater emphasis is placed on making effective use of previously developed and under-utilised land, with residential and mixed-use development within settlements generally expected to contribute to increased density. However, considerations such as character, design, privacy, daylight, sunlight and residential amenity remain relevant.
- **Sustainable locations:** The Framework places greater emphasis on directing development towards sustainable locations and making effective use of land, including higher-density development where appropriate. While the specific national density provisions around well-connected railway stations are unlikely to apply to Felixstowe Railway Station, these wider principles will remain relevant to development proposals in accessible parts of the town.
- **Port and freight development:** The Framework provides specific support for the modernisation and improvement of marine ports and associated freight and logistics development. Given the importance of the Port of Felixstowe, this is likely to be particularly relevant locally. At the same time, proposals must continue to address their effects on matters such as highways, noise, air quality, landscape and the marine environment.
- **Environmental considerations:** The stronger presumption in favour of development does not remove national protections relating to flooding, coastal change, biodiversity, heritage, landscape and other environmental considerations. These remain important material considerations when assessing individual proposals.

The practical implication for the Town Council is that consultation responses should continue to identify specific planning impacts and, where appropriate, relate these to relevant national or East Suffolk Local Plan policies. Concerns regarding density, design or the character of an area remain valid, but are likely to be more effective where the particular planning harm is clearly identified rather than expressed as a general objection to development.

It is recommended that the Planning & Environment Committee notes the revised National Planning Policy Framework and its implications for planning within Felixstowe; and, agrees that future consultation responses should continue to focus on relevant material planning considerations, having regard to the revised national planning policies and the East Suffolk Local Plan.