



TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr S Gallant
Cllr Jon Garfield (Vice Chairman)	Cllr G Newman
Cllr N Barber	Cllr D Savage
Cllr S Bird	Cllr S Wiles
Cllr Jan Garfield	Cllr K Williams

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at the **Town Hall, Felixstowe** on **Wednesday 7 October 2015** at **9.15am** for the transaction of the following business:

A G E N D A

1. Apologies

To receive any apologies for absence.

2. Declarations of Interest

Members and officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the meeting if it becomes apparent that this may be required when a particular item or issue is considered.

3. Requests for Dispensation

Councillors with a pecuniary interest in an item on this agenda, who wish to remain, speak and/or vote during consideration of that item, may apply for a dispensation in writing to the Town Clerk prior to the meeting. Applications may also be considered at the meeting itself should the nature of the interest become apparent to a Councillor at the time of the meeting.

4. Confirmation of Minutes

To confirm the minutes of the Planning & Environment Committee meeting held on 23 September 2015 as a true record. **(Pages 3-6)**

5. Planning Applications

To consider the following planning applications received since the previous agenda:

- a) DC/15/3512/PN3** | Change of use of the above site from offices (Use Class B1a) to residential use (Use Class C3) under Class O of the General Permitted Development Order 2015. | **Anzani House, Anzani Avenue**
Applicant: The Exilarch's Foundations
[Link to documents](#)

- b) **DC/15/3576/FUL** | Reprofiting of the promenade and improvement access to the front of the Pier from the Leisure Centre car park |
Felixstowe Leisure Centre Undercliff Road West
Applicant: Mr Stanley Threadwell
[Link to documents](#)
- c) **DC/15/3589/FUL** | Conversion of ground floor offices of addresses 91 and 93 Undercliff Rd West from B1 Offices into A3 Restaurant and/or A5 Hot Take Away Food Establishment. Conversion of upper floors of addresses 91-95 Undercliff Road from B1 Vacant Offices to 3no C3 Flats. Proposal to include an extension to and a new pitched roof over the second floor accommodation of 91 Undercliff Road. | **91 Undercliff Road West**
Applicant: Mr Jeremy Goddard
[Link to documents](#)
- d) **DC/15/3519/FUL** | Erection of a two storey dwelling |
Part Side Garden Of 40 King Street
Applicant: Mrs Christine Howard
[Link to documents](#)
- e) **DC/15/3829/FUL** | Porch extension | **66 Roman Way**
Applicant: Mr Matthew Goodwin
[Link to documents](#)

6. Planning Decisions

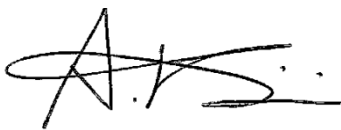
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 7)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 21 October 2015 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk

30 September 2015

For information (via email): All Town Councillors
Local Press

226. PLANNING APPLICATIONS

Committee considered the following planning applications received since the last meeting and **RESOLVED** to submit the following observations to Suffolk Coastal District Council:

a)	DC/15/3542/TPO T1 Lime - To be felled because of heavy lean towards house and lifting of root flare. T2 Sweet Chestnut - 2 -2.5m. crown reduction, crown lift to 4m. to reduce risk of windthrow and allow better garden clearance. 1 Cliff Court
Committee recommended APPROVAL subject to all work taking place under the supervision of the District Council's Arboricultural Officer.	

b)	DC/15/3318/TCA 2 Alders and 1 Oak tree - Height reduction of up to 3 metres. Trees are all in a group adjacent to my boundary 5 Brownlow Road
Committee had no objections to the works.	

c)	DC/15/3235/FUL Convert swimming pool to garden room with tiled skylight roof. Remove roof to existing study and replace with higher tiled roof. 2A Rosemary Avenue
Committee recommended APPROVAL.	

d)	DC/15/2906/FUL Replacement dwelling Gilrest The Ferry
Committee recommended REFUSAL for the following reasons: a) the proposals are contrary to policy DM3 (para. a) in relation to the scale of replacement buildings in the countryside; and, b) in terms of the strong, although eclectic, character of this row of dwellings we feel that the bulk, mass and height of the proposed dwelling would be over-dominant and thereby unacceptably intrusive and damaging to that character.	

e)	DC/15/3469/FUL Convert a victorian house back to domestic use 3A Constable Road
Committee recommended APPROVAL.	

f)	DC/15/2469/VOC Variation of Condition 2 of Planning Consent DC/14/1054/VOC incorporating design amendments to the scheme approved, including a reduction in the size of the building and an additional area of timber open deck on the southern side. The Pier Undercliff Road West
Committee recommended APPROVAL.	

g)	DC/15/3478/FUL HGV Depot with Vehicle Maintenance Unit and associated parking Plateau C Clickett Hill Road Trimley St Mary
Committee recommended APPROVAL and strongly welcomes this enhancement to Felixstowe's logistics offer.	

h)	DC/15/3630/FUL Removal of double concrete sectional garage and replacing it with log type wooden garage. Same dimensions but new one higher roof line. 8 St Edmunds Road
Committee recommended APPROVAL.	

i)	DC/15/3522/FUL Proposed Single Storey Rear Extension 22 Penfold Road
Committee recommended APPROVAL.	

j)	DC/15/2935/FUL Removal of defective conservatory, although with retention of walls/floor, and erection of replacement sunroom The Coach House Hamilton Gardens
Committee recommended APPROVAL.	

k)	DC/15/2887/FUL Proposed new dwelling to side of existing flats 18 Beatrice Avenue
<p>Committee noted the amendments to the external finishes and small increase to the side access width to 850mm but see no reason to change it opinion to the comments previously submitted.</p> <p>Committee therefore recommended REFUSAL on the basis that:</p> <p>a) Beatrice Avenue has distinctive architecture and we believe the proposed development is contrary to Policies SP15 Landscape and Townscape and DM21 in that it does not sit comfortably in the distinctive and attractive street scene of Beatrice Avenue, a gateway to the town. The proposed extension is cramped in form</p>	

and would damage the architectural balance of the existing purpose-built design forming the two maisonettes.

b) It would be an unacceptable loss of residential amenity to both the existing maisonettes at ground and first floor levels by virtue of loss of light and also by an overbearing presence in respect of the limited curtilage of the No 22 Beatrice Avenue.

c) We believe the very narrow access way to the proposed unit which appears to scale at some 850mm is inadequate both in terms of safe access and egress, disabled access and the ability to move large pieces of furniture and equipment.

227. PLANNING DECISIONS

Committee **NOTED** the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda.

228. FELIXSTOWE PENINSULA AREA ACTION PLAN

The Clerk advised that the public consultation for the Preferred Options stage of the Area Action Plan had been announced as being 19 October – 30 November 2015. Committee would therefore be able to consider any the document at its meeting of 21 October and make any recommendations to Council to consider at its meeting of 11 November.

RESOLVED that the update on the Felixstowe Peninsula Area Action Plan be noted.

229. CORRESPONDENCE

Following Committee's comments on application DC/15/0931/FUL (Development of 13 No New Dwellings plus Parking and Amenity Space at Adastral Close), revised plans had been submitted. The new plans had addressed Committee's concerns in regard to the pair of semi-detached bungalow but not the pair of semi-detached maisonettes. The Chairman advised that he had reiterated the importance of this with the planning officer.

Committee **NOTED** the correspondence received and action taken.

230. CLOSURE

The meeting was closed at 11.35am. The date of the next meeting was noted as being Wednesday 7 October 2015, 9.30am at Felixstowe Town Hall.

Date: _____

Chairman: _____

AGENDA ITEM 6: PLANNING DECISIONS

Approved (and recommended for Approval by this Committee):

DC/15/3161/ARM | Approval of reserved matters of DC/14/0060/OUT - Outline application for one dwelling on land to the East and one dwelling on land to the West of 19 Cliff Road. | **19 Cliff Road**

DC/15/2471/FUL | Proposed 3 storey block of 18 flats over ground floor retail space including the demolition of existing buildings. | **23 And 25 Crescent Road**

DC/15/2967/FUL | Installation of 3 new wall mounted charge points within existing parking area for electric cars. | **Custom House View Point Road**

DC/15/3455/OUT | Outline application for one dwelling on land adjacent 17 Rosebery Road | **Part Side Garden 17 Rosebery Road**

DC/15/2986/DRC | Discharge of condition no. 4 of DC/14/2168/LBC - Alterations/Conversion of Basement (Part) to provide 3 two bed dwellings in lieu of 2 approved three bed dwellings (Revised Scheme) | **The Bartlet Undercliff Road East**

DC/15/2760/DRC | Discharge of condition no. 4 of DC/14/2167/FUL - Alterations/Conversion of Basement (Part) to provide 3 two bed dwellings in lieu of 2 approved three bed dwellings (Revised Scheme) | **The Bartlet Undercliff Road East**

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

None.
