



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)
Mr S Bird (Vice Chairman)
Cllr N Barber
Cllr S Gallant
Cllr Jan Garfield

Cllr Jon Garfield
Cllr M Jepson
Cllr G Newman
Cllr D Savage
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 16 January 2019** at **9.15 am** for the transaction of the following business:

A G E N D A

1. Public Question Time

A maximum of 15 minutes will be set aside to enable members of the public to make representation or put questions to the Committee on any Planning & Environment matters. Members of the public wishing to comment on a particular planning application may be invited to do so, at the direction of the Chairman, immediately prior to consideration of the application.

2. Apologies

To receive any apologies for absence.

3. 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.

4. 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.

5. Confirmation of Minutes

To confirm the Minutes of the Planning & Environment Committee meeting held on 19 December 2018 as a true record. **(Pages 4-6)**

6. Comments to Planning Applications Submitted Under Delegated Powers

To note the comments submitted to Suffolk Coastal District Council in accordance with delegated authority for applications received since the date of the previous agenda with a deadline for response prior to the date of this meeting. **(Page 7)**

7. Planning Applications

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

- a) **DC/19/0004/VOC** | Variation of Condition(s) 1 of Planning Permission DC/16/3776/ARM - Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of 197 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space.

Land West Of Ferry Road Residential Centre Ferry Road

Applicant: Generator Optima (Ferry Road) Ltd

[Link to Documents](#)

- b) **DC/18/4989/FUL** | Extensions and alterations to existing building to create a total of four residential units and four shop/office units (Existing workshop to be demolished). Re-submission of previously approved scheme C/10/2097

19 Manning Road

Applicant: Mr Nizam Uddin

[Link to Documents](#)

- c) **DC/18/5097/FUL** | Construction of additional bedroom on first floor above existing rear ground floor extension.

75 Gainsborough Road

Applicant: Mr Mark Varley

[Link to Documents](#)

- d) **DC/18/5231/FUL** | Proposed single storey rear extension

118 Langer Road

Applicant: Mr & Mrs M Beuchet

[Link to Documents](#)

- e) **DC/18/5121/FUL** | Rear extension project with change of the look of the front elevation and front porch

10 Thorn Way

Applicant: Mr Ireneusz Adamski

[Link to Documents](#)

8. 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. **(Pages 8-9)**

9. Suffolk Coastal District Council Local Plan Final Draft Consultation

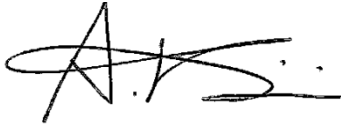
To consider, pending Council approval, Committee's approach to the consultation on the Final Draft of Suffolk Coastal District Council's Local Plan Final Draft which runs from 14 January to 25 February 2019. **(Page 10)**

10. Correspondence

To note any items of correspondence.

11. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 30 January 2019 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
9 January 2019

For information (via email):

All Town Councillors
Local Press
Felixstowe Chamber of Trade & Commerce

Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend

AGENDA ITEM 5: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT** meeting held at Felixstowe Town Hall on **Wednesday 19 December 2018** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr G Newman
Cllr Jan Garfield Cllr D Savage
Cllr Jon Garfield

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

IN ATTENDANCE : Two members of the public

380. PUBLIC QUESTIONS

The Chairman advised that he would invite members of the public to make their representations immediately prior to the application being considered.

381. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber, Cllr S Bird, Cllr S Gallant, Cllr M Jepson** and **Cllr K Williams**.

382. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr D Savage Cllr A Smith	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)
Cllr G Newman	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

383. REQUEST FOR DISPENSATION

There were no requests for dispensation.

384. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 5 December 2018** be signed by the Chairman as a true record.

385. PLANNING APPLICATIONS

At the direction of the Chairman, Committee heard from members of the public attending in relation to application 385(d) below. Committee noted concerns on

the size and proximity of the proposed structure to their property, the window overlooking their property and the proposed removal of trees.

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/18/4978/FUL Two Storey front extension to incorporate new Fire Escape staircase. Internal and elevational alterations. Walton Surgery 301 High Street Walton
Committee recommended APPROVAL	

b	DC/18/4963/FUL New double garage, conversion and extension of existing garage to family annexe 30 Maybush Lane
Committee recommended APPROVAL subject to clear and strict conditions for its use as an annex only and no future use as a separate property.	

c	DC/18/4820/FUL & DC/18/4821/LBC Proposed Replacement Conservatory 2 Cranmer House Maybush Lane
Committee recommended REFUSAL for this inappropriately designed conservatory on this listed building, an iconic element of Victorian Felixstowe. We wholly support remarks of the Conservation Officer and furthermore consider that it would have a jarring effect, disturbing the distinctive character of this façade, destroying the remaining symmetry of the original veranda.	

d	DC/18/4713/FUL Replace Garden Shed, Removal of 2 Overgrown Sycamore Trees in Rear Garden and erection of Wooden Summerhouse. Summerhouse dimensions 6.5 Mtrs x 4.8 Mtrs, Pitched Roof 3.9Mtr Maximum Height at tip of pitch. Roof to be felt and shingles to blend into environment. Villa Bonita, Maybush Lane
Committee recommended REFUSAL; firstly on the grounds of its wholly unacceptable overlooking of 17 Thornley Road and secondly that the provision of a mezzanine floor and its resulting overall size would be inconsistent with the proposed use as a summerhouse (the definition of which being “A small building in a garden used for sitting in during the summer”) leading to an intrusion on the dwellings to the west of the site.	

However, should the application be approved we strongly request a condition that the window to the mezzanine at the rear of the property be fully obscured and non-opening.

e	<p>DC/18/4794/FUL This relates to a previous application DC/17/4377/FUL. Whereby approval was granted of the sub-division of 28 Lindley House to form 4 residential flats. Demolition of an outhouse in the rear of the property was included in this scheme. This Proposal seeks to retain the outhouse to rear of the site for use as an additional residential dwelling at first floor.</p> <p>Lindley House 28 Leopold Road</p>
<p>Committee recommended REFUSAL on the basis the proposed revised plan would prevent cars manoeuvring on site. The original application was approved on the grounds of the removal of the building.</p>	

g	<p>DC/18/4839/TCA To re-pollard multi-stemmed Lime; tree in rear left corner of garden.</p> <p>Braemar 13 Montague Road</p>
<p>Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.</p>	

386. PLANNING DECISIONS

RESOLVED that the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

387. CORRESPONDENCE

None.

388. CLOSURE

Committee noted the delegated authority arrangements for the Town Clerk, in conjunction with the Chairman/Vice-Chairman, to submit a response on behalf of the Town Council to any planning applications or consultations for which the consultation period ends before the next Committee meeting on 16th January 2019.

The meeting was closed at 10.23am. The date of the next meeting was noted as being Wednesday 16 January 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING COMMENTS SUBMITTED UNDER DELEGATED POWERS

The following comments were submitted to SCDC on 28 December 2018 in accordance with approved delegation arrangements (*Minute #388 of 2018/19 refers*):

**DC/18/4786/FUL | Separation of annexe from curtilage to create new dwelling
50 Manning Road**

Consultation Deadline: 28 December 2018

Comment:

The Council has considered a range of issues in regard to the somewhat unusual circumstances of this case, including the apparent age of the annexe, much of which appears to be of a similar date to the host dwelling, issues of limited but historical and unchanged amenity space and of car parking, noting especially that the annexe includes a garage capable of holding 2 cars, despite the Highways Authority response. The property is a characteristic part of the Conservation Area, and remains largely as built, as a joint residential and business property (a bakery). The formal creation of the annexe as a separate dwelling would appear likely to result in a significant upgrading of the current run-down appearance and in both the above respects would thereby both conserve and enhance the Conservation Area.

Accordingly the Town Council recommends that the application be **approved**.

FTC also suggests that if possible a condition be attached requiring separate and discrete bin storage for each property in order to enhance the Conservation Area.

AGENDA ITEM 8: PLANNING DECISIONS

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

DC/18/4791/PNH | Householder Prior Notification - Proposed kitchen
49 Links Avenue

DC/18/4167/FUL | To erect bay window extension with pitched roof
76 Quilter Road

DC/18/4087/FUL | Change existing shop front to replace existing awnings to a fixed veranda within our boundary.
151 Hamilton Road

DC/18/4305/PN3 | Conversion of upper floor offices to 3 self contained flats.
Anglia House 22-24 Hamilton Road

DC/18/4087/FUL | Change existing shop front to replace existing awnings to a fixed veranda within our boundary.
151 Hamilton Road

DC/18/4255/FUL | Single Storey Rear Extension
11 Goyfield Avenue

DC/18/4174/CLE | Use of Cowpasture Farm house as a C3 dwellinghouse in breach of condition 5 of planning permission C6583 (agricultural occupancy condition)
Cowpasture Farmhouse Gulpher Road

DC/18/3737/FUL | Replacement of five windows and two pairs of french doors to first floor flat
11 Martello Place Golf Road

DC/18/3735/FUL | Two storey rear extension and associated internal alterations
70 Valley Walk

DC/18/4335/FUL | change of use of dental surgery to residential including new frontage
9 Cobbold Road

DC/18/4596/FUL | Single storey rear extension
6 Lawn Way

DC/18/3717/FUL | Provision of 17 New Beach huts on boat park area and the construction of a water sports parking area through the creation of a hardstanding (as local authority permitted development works)
The Dip Cliff Road

DC/18/3576/FUL | To change window to enlarge and introduce skylights to proposed Dining Area 2
Merryfields 7 Mill Lane

DC/18/4839/TCA | To re-pollard multi-stemmed Lime; tree in rear left corner of garden.
Braemar 13 Montague Road

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):

DC/18/4243/FUL | Proposed new boundary fence | **28 Upperfield Drive**

AGENDA ITEM 9: SUFFOLK COASTAL DISTRICT COUNCIL LOCAL PLAN FINAL DRAFT CONSULTATION

The Final Draft Local Plan was approved for publication by Suffolk Coastal District Council at their meeting on 3rd January. The Plan is being published for 6 weeks from Monday 14th January until Monday 25th February 2019, during which time representations will be invited in relation to legal and procedural requirements and the soundness of the Plan (Regulation 19).

The Regulation 19 stage is a formal stage where stakeholders and members of the public get a final chance to make representations on whether they support the plan or not. The legal and procedural tests include passing the 'duty to cooperate' test in relation to addressing cross boundary strategic issues, consultation, sustainability appraisal, habitat regulations assessment and compliance with the 2012 Local Planning Regulations.

The tests of soundness, set down in the National Planning Policy Framework 2018, are as follows:

- a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.

At the Ordinary Council Meeting of 9th January, Council was requested to consider delegating authority to the Planning & Environment Committee to submit a response to the consultation.

Committee is scheduled to meet on two further occasions before the consultation deadline: 30th January and 13th February.

Pending confirmation of the authority delegated by Council, Committee is requested to consider the consultation on the Final Draft of Suffolk Coastal District Council's Local Plan which runs from 14 January to 25 February 2019.
