



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr S Gallant	Cllr D Savage
Cllr S Bird (Vice Chairman)	Cllr M Jepson	Cllr S Wiles
Cllr S Bennett	Cllr M Morris	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 19 February 2020** at **9.15 am** for the transaction of the following business:

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 one minute 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.

4. Confirmation of Minutes

To confirm the Minutes of the Planning & Environment Committee meeting held on 5 February 2020 as a true record. **(Pages 3-6)**

5. Planning Applications

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

- a) **DC/19/4548/FUL** | First floor extension to front of property & single storey rear extension.

Zeewag Martello Lane

Applicant: Mr & Mrs R Osbourne

[Link to Documents](#)

- b) **DC/20/0436/FUL** | Proposed change of use from vacant retail unit (A1) to cafe & restaurant (A3) with installation of extraction flue system on rear elevation.
79 Hamilton Road
Applicant: Mr H Kaymak [Link to Documents](#)
- c) **DC/20/0416/FUL** | To erect extension at rear of property to enlarge dining area for sitting area.
6 Fairfield Avenue
Applicant: Mr & Mrs Boast [Link to Documents](#)
- d) **DC/20/0558/ADN** | Non-Illuminated Advertisement Consent - Replacement of existing ATM header signage to comply with new HSBC branding.
66 Hamilton Road
Applicant: Mr B French [Link to Documents](#)
- e) **DC/20/0552/TCA** | Holm Oak LHS front garden - pollard back to previous pollard points.
Flat 2 Haslemere 21 Victoria Road
Applicant: Miss Harris [Link to Documents](#)

6) Planning Decisions

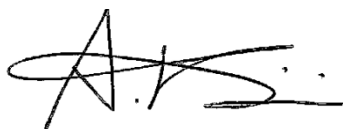
To note the decisions received from Ease Suffolk Council since the date of the previous agenda and up until the date of this agenda. **(Page 7-8)**

7) Correspondence

To note any items of correspondence.

8) Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 4 March 2020 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
13 February 2020

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 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 5 February 2020** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr M Jepson
 Cllr S Bird Cllr D Savage
 Cllr S Bennett Cllr S Wiles

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

IN ATTENDANCE: Cllr D Aitchison
 Mr J Barnes, Generator Optima (Ferry Road) Ltd
 Mr R Abbott
 2 Members of the public

506. PUBLIC QUESTIONS

There were none.

507. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Gallant, Cllr M Morris** and **Cllr K Williams**.

508. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Wiles	All	Local Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird Cllr S Wiles	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

No Pecuniary Interests were declared, and no dispensations were requested.

509. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 22 January 2020** to be signed by the Chairman as a true record.

510. PLANNING APPLICATIONS

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

a	<p>DC/20/0160/FUL The proposal is a 2 storey Public House. On the site of an old GP practice which has been demolished 201 Hamilton Road</p>
<p>Committee warmly welcomed this application and were pleased to note that its previous concerns in respect of proposals for this site have been largely addressed in this latest iteration.</p> <p>Committee therefore recommended APPROVAL, subject to the following considerations:</p> <ul style="list-style-type: none"> i. we would support the Arboricultural Officer’s view that trees should be re-provided on site and replacements be appropriately selected to be best suited for the town centre environment. This should result in no net loss of trees overall, ideally an increase; ii. we seek assurance that, any signage on the northern elevation be non-illuminated; iii. we note that para 7.4 of the Applicant’s Transport Statement says: “Cycle parking provision is proposed for the use and can be provided within the development.” However, we were unable to identify any cycle parking facilities within the plans and would wish to see such provision incorporated, for both staff and customers; and, iv. we note that, at time of consideration, no comment from SCC Highways had been received. Committee seeks assurance that proposed access arrangements will not necessitate delivery vehicles having to take a wide track as they exit the site onto Hamilton Road the site, in order to eliminate potential conflict with oncoming traffic. <p>Overall, Committee was pleased to note that the design of the building was appropriate for the setting, allowing for a positive interface with Gt. Eastern Square. Members look forward to this development commencing, the consequent improvement of this derelict site and additional jobs created as a result.</p>	

b	<p>DC/20/0220/FUL Construction of new dwelling on land forming part of the curtilage of the existing dwelling 5 South Hill</p>
<p>Committee recommended APPROVAL</p>	

c	<p>DC/19/4528/OUT Residential development of 9 units, alterations to existing vehicular access and associated external works and parking. Land At Junction With Garrison Lane And High Road West</p>
<p>Committee recommended APPROVAL.</p>	
d	<p>DC/20/0282/AME Non-Material Amendment on Application 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</p>
<p>Committee recommended APPROVAL.</p>	
e	<p>DC/20/0250/FUL A rear single storey extension onto existing bungalow 16 Ferndown Road</p>
<p>Committee recommended APPROVAL.</p>	
f	<p>DC/20/0170/FUL Proposed Garage 70 Cobbold Road</p>
<p>Committee recommended APPROVAL.</p>	
g	<p>DC/20/0257/FUL Insert a Dormer window into an attic room at the rear of the house on the 2nd floor 32 Victoria Street</p>
<p>Committee recommended APPROVAL.</p>	
h	<p>DC/20/0232/FUL We plan to host weddings/civil ceremonies and also the wedding breakfast/after parties. This will be using three communal/shared rooms within Harvest House. No changes will be made to extend or alter the building in anyway. Harvest House 1 Cobbold Road</p>
<p>Having considered all relevant matters of concern, including those relating to car parking, Committee recommended APPROVAL.</p>	
i	<p>DC/20/0186/TPO Lime tree next to the Sweet Chestnut tree in the front garden of the property to be re-Pollarded. Pruning cuts will be made just above previous pruning cuts. 48 Tower Road</p>
<p>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</p>	

511. PLANNING DECISIONS

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

512. CONSULTATION: ENGLAND COAST PATH FINAL PROPOSALS – SHOTLEY GATE TO FELIXSTOWE FERRY

Following consideration of the consultation on Natural England's Coast Path Proposals from Shotley Gate to Felixstowe Ferry, Committee **RESOLVED** to submit the follow comments:

Felixstowe Town Council welcomes and supports Natural England's proposed coastal path route within the parish of Felixstowe.

513. CORRESPONDENCE

Committee NOTED the following correspondence:

- i) Refusal ref. APP/X3540/W19/3240116 – Land adjacent 53 Wentworth Drive**
Committee noted the appeal.
- ii) Decision Notice (Refusal) DC/19/2948/FUL – 55-57 Hamilton Road**
Committee were disappointed to note that this application had been refused by ESC and the decision to determine the application under delegated authority, without notification to FTC of a "minded to refuse" submission to the referral panel.
- iii) Decision Notice (Approval) DC/19/4233/FUL Mannings Amusements**
Committee were pleased to note that the decision notice approving the application had conditioned individual Planning Use Classes for each unit on the site, which were either A1, A3 or A5.

514. CLOSURE

The meeting was closed at 11.20am. The date of the next meeting was noted as being Wednesday 19 February 2020, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/19/4802/FUL | Erection of first floor extension, single storey rear extension, porch, and detached garage
28 Glenfield Avenue

DC/19/4761/FUL | To replace all external doors and windows with white UPVC
4 Cranmer Cliff Gardens

DC/19/4835/FUL | Replacement of windows and doors to flats 1-6 Beachcote into existing openings
1-6 Beachcote Undercliff Road East

DC/20/0090/FUL | Proposed single storey rear extension
89 King Street

DC/19/4853/FUL | Construction of a first floor side extension
11 Conway Close

DC/19/4753/FUL | Single storey mono pitched porch extension to form cloakroom - including RC bridge over drains. Demolish original brick/timber porch - replace with brick built porch including toilet and wash basin
46 Kings Fleet Road

DC/19/4314/FUL | Construction of single storey rear extension, Removal of skylight to roof bedroom and erect dormer window.
24 High Road East

DC/19/3549/TCA | Silver Birch to the rear of the property, poorly pruned in the past - proposed to reduce the tree by 30% and shape
4 College Green

Refused (and recommended for Refusal by this Committee):

DC/19/3942/FUL | New dwelling (incorporating existing garage)
1 Sudbury Road

Approved (and recommended for Refusal by this Committee): None

Refused (and recommended for Approval by this Committee):

DC/19/2948/FUL | Proposed refurbishment, extension and part-conversion of existing retail premises to provide a refurbished retail unit at ground floor front and 16 new flats, with associated landscaping and cycle parking. Demolition of ground floor service accommodation fronting Highfield Road, rear walls and roof to existing 2nd floor, and internal alterations.
55-57 Hamilton Road

Withdrawn

**DC/19/4503/FUL | Erection of detached dwelling
Land To The Rear Of Nos 9 To 15 York Road**