



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 3 July 2019** 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 19 June 2019 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/19/1762/FUL** | Proposed development of infill site consisting of 4No. one bedroom flats and 3 two bedroom flats (7No. flats in total) over four floors, inclusive of rooms in the roof. Conversion of launderette to extend existing house of multiple occupation to create three additional en suite bedrooms on the ground floor and relocate the kitchen to the basement with new boiler room created
6, 8 And 10 Manning Road
Applicant: Mr Edward Ottley [Link to Documents](#)
- b) **DC/19/2397/DRC** | Discharge of Condition(s) 4,5,6,7,10 of planning permission DC/17/3986/FUL (Proposed dwelling)
Land At Candlet Grove
Applicant: Mr S Tuck [Link to Documents](#)
- c) **DC/19/2462/FUL** | Two storey Front, Rear and Side extension with proposed swimming pool
Marsh End 283 Ferry Road
Applicant: Mr & Mrs M Turner [Link to Documents](#)
- d) **DC/19/2434/OUT** | Outline Application (All Matters Reserved) - Construction of one dwelling on land forming side gardens
Land Adjacent Fourwinds Golf Road
Applicant: Mr & Mrs D Sykes [Link to Documents](#)
- e) **DC/19/2332/LBC** | The installation of a circular glazed lift. Involving the removal of approximately 1m diameter hole in the lounge floor to Unit 10.
Plots B10 & B19 The Bartlet Undercliff Road East
Applicant: Mr & Mrs J Abbott [Link to Documents](#)
- f) **DC/19/2310/FUL** | Rear and side extension
111 St Andrews Road
Applicant: Mr & Mrs D Lindridge [Link to Documents](#)
- g) **DC/19/1524/FUL** | Proposed part two storey/part first floor side extension.
6 Gleneagles Close
Applicant: Mr & Mrs Steven Milland [Link to Documents](#)
- h) **DC/19/2348/FUL** | Single Storey Front and Rear Extensions
22 Roman Way
Applicant: Mr & Mrs R Palmer [Link to Documents](#)
- i) **DC/19/2497/FUL** | Two storey side extension
3 Holbrook Crescent
Applicant: Mr & Mrs Langfield [Link to Documents](#)

- j) **DC/19/2443/FUL** | Front porch
30 St Georges Road
 Applicant: Mr & Mrs Oliver [Link to Documents](#)
- k) **DC/19/2126/FUL** | Replacement of 6 sash windows and 2 doors in UPVC styles match existing
Apartment 9 Martello Place Golf Road
 Applicant: Mr T Jones [Link to Documents](#)
- l) **DC/19/2402/TCA** | Mature Sycamore to rear of Somerton Court - to reduce to previous pruning points (70% reduction) at request of building insurance company.
Somerton Court 10 Hamilton Gardens
 Applicant: Mrs G Hoffacker [Link to Documents](#)
- m) **DC/19/2457/TCA** | 1 No. Ash Tree in the rear garden of the property. I propose to crown reduce this tree by 30% to contain the tree in the space it was planted & allow more light in to neighbouring gardens. This is the only tree in the garden.
22 Barton Road
 Applicant: Mr S Markham [Link to Documents](#)
- n) **DC/19/2469/TCA** | 1 No. Ash tree to be felled and removed. The tree is showing signs of die back and has a large quantity of dead wood in the crown. The tree is located to the left hand side of the building with the sea behind you. It is adjacent to the driveway and pedestrian access.
Hamilton Court 6 Hamilton Gardens
 Applicant: Mr S Markham [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. **(Pages 8-9)**

7. Suffolk Coastal Local Plan Examination

To note the arrangements made for the Planning Inspector's examination of the Suffolk Coastal Local Plan and consider any representation by the Town Council's Planning & Environment Committee. **(Pages 10-11)**

8. Environment Agency Consultation: Draft National Flood and Coastal Erosion Risk Management Strategy

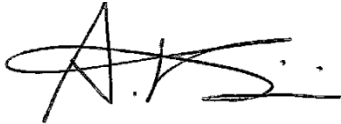
To finalise the Council's response to this consultation, the deadline for submissions being 4th July 2019. **(Pages 12-13)**

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 17 July 2019 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi
Town Clerk
26 June 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 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 19 June 2019** at **9.15am**.

PRESENT: Cllr D Savage (in the Chair) Cllr M Morris
 Cllr S Bennett Cllr S Wiles
 Cllr S Gallant

OFFICERS: Mrs D Frost (Deputy Town Clerk)
 Mrs S Morrison (Planning Administration Assistant)

IN ATTENDANCE: One member of public

In the absence of the Chairman and Vice-Chairman, Cllr D Savage was elected as chairman for this meeting by those Members present.

65. PUBLIC QUESTION TIME

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

66. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Bird, Cllr M Jepson, Cllr A Smith** (Chairman), **Cllr K Williams**.

67. DECLARATIONS OF INTEREST

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

As no Pecuniary declarations were made, there were no requests for dispensation.

68. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 5 June 2019** be signed by the Chairman as a true record.

69. 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/19/1989/FUL New dwelling with parking and amenity space, rear garden of 48 Princes Road. New parking arrangement for host dwelling. 48 Princes Road
Committee recommended REFUSAL. Committee felt the concerns of Highways needed to be addressed regarding the host parking area distance from the busy Mill Lane junction. The Committee noted the parking arrangements were at variance from the outline plans which had been approved.	
b	DC/19/2268/FUL Construction of a new two storey dwelling 19 Margaret Street
Committee recommended REFUSAL. Committee felt the proposals would be contrary to the streetscene regarding scale and character of the surroundings, particularly height, massing and form DM 21(a) and DM23 (e)	
c	DC/19/2019/FUL Conversion and ground floor extension of existing garage to create ancillary accommodation and an additional studio/bedroom. First floor side extension over existing garage to create ensuite and dressing room. New front entrance porch roof. Internal alterations to existing house. New windows & doors to existing rear facade at ground floor. 22 Foxgrove Lane
Committee recommended APPROVAL.	
d	DC/19/2049/FUL Single storey extension of Bungalow. 3 Sunray Avenue
Committee recommended APPROVAL, but Committee requested the property should not be bright yellow!	
e	DC/19/2261/FUL Retrospective Application - Conversion of our detached garage to a habitable space for the sole use of our family 26 Keswick Close
Committee recommended APPROVAL.	

70. 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.

71. CORRESPONDENCE

a) Environment Agency consultation: draft national flood and coastal erosion risk management strategy

The Deputy Town Clerk reported that Cllr A Smith would prepare a response to the consultation, to be presented at the next meeting.

b) SCC/0042/19SC – SCC Colneis School – Proposal for the construction of a multi-use games area.

Committee noted and welcomed this new facility.

72. CLOSURE

The meeting was closed at 10.17 am. The date of the next meeting was noted as being Wednesday, 3 July, 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/19/0889/FUL | To remove roof to garage and replace with higher gabled roof with dormer window. To erect extension to enhance kitchen area. Remove chimney to rear of property.
30 High Road East

DC/19/1470/FUL | Remove white UPVC double glazed window and replace with white UPVC double glazed French doors
17A Beatrice Avenue

DC/19/1527/FUL | Rear single storey flat roof extension to detached dwelling
68 Langer Road

DC/19/1186/FUL | Change of use from annex of dwelling to holiday let unit.
246 Ferry Road

DC/19/1393/ARM | Approval of Reserved Matters on application DC/18/1825/OUT (Outline proposal for one dwelling on side gardens)
25 Springfield Avenue

Refused (and recommended for Refusal by this Committee):

DC/19/1476/FUL | Two flats with amenity space
3 Margaret Street

DC/18/5140/FUL | Erection of first floor extension over cafe to accommodate two flats with entrance hall off Undercliff Road West
47 Undercliff Road West

Approved (and recommended for Refusal by this Committee):

DC/19/1932/FUL | WC block
Posh Car Wash Langer Road

DC/19/1554/FUL | Retrospective Application for side and rear extensions to bungalow.
102 Garrison Lane

Refused (and recommended for Approval by this Committee):

DC/19/0984/FUL | Proposed apartment and garaging
The Bartlett Undercliff Road East

DC/19/1272/PN3 | Prior Notification Application - Conversion of offices on first and second floor only to two self contained flats - no external fenestration changes
First And Second Floor 104 Hamilton Road

Withdrawn

DC/19/1329/VOC | Variation of Condition No(s) 2 & 3 on Application Reference Number: DC/17/4377/FUL Date of Decision: 22/12/2018 Parking configuration changed and to keep the existing outbuilding following a meeting on site with Grant Heal - agreed on a VOC application to change the drawings that condition 2 and 3 refer to, from drawing 3823-0101 P02 to the revision 3823-0101 P04. In addition we have provided the drawing 3823-0605 P02 to show the storage use for the now retained outbuilding. Parking configuration changed and to keep the existing outbuilding following a meeting on site with Grant Heal - agreed on a VOC application to change the drawings that condition 2 and 3 refer to, from drawing 3823-0101 P02 to the revision 3823-0101 P04. In addition we have provided the drawing 3823-0605 P02 to show the storage use for the now retained outbuilding.
Lindley House 28 Leopold Road

AGENDA ITEM 7: SUFFOLK LOCAL PLAN EXAMINATION

The Suffolk Coastal Local Plan was submitted to the Secretary of State for independent examination on 29 March 2019. Mr Philip Lewis has been appointed as the Planning Inspector by the Secretary of State for Housing, Communities and Local Government to examine the soundness of the Plan and whether it meets the requirements of the Planning and Compulsory Purchase Act and associated Regulations.

The Planning Inspector has published a Guidance Note ([H5 - Guidance Notes for the Examination](#)) which is also provided at **Appendix A** to this agenda for information.

This documents have been added to the [Examination Document Library](#) alongside the following other documents:

[H6 - Initial Matters, Issues and Questions](#)

[H7 - Draft Programme for the Hearings.](#)

[H3 - Council Response to Inspector Questions – H1 \(16/05/19\)](#)

[H4 - Council Response to Inspector Questions – H2 \(20/05/19\)](#)

[Additional questions from the Inspector \(H2\)](#)

[Inspector's questions \(H1\)](#)

The Examination webpage gives further information and provides links to additional documents:

<https://suffolkcoastallocalplan.inconsult.uk/consult.ti/SuffolkCoastalExamination2019/viewContent?contentid=389043>

Of interest to Committee will be the opportunity to submit a Hearing Statement or attend one of the Hearings being held by the Inspector as part of his examination of the Local Plan. The Inspector has advised that [H6 - Initial Matters, Issues and Questions](#) will form the basis of the discussion at the Hearing sessions.

At this stage, Committee should consider whether it wishes to exercise the right to attend any of the hearings – and if so, who should attend, which session and on what Matters. The Inspector has advised that written Hearing Statements can be provided in lieu of attending a Hearing session and that written or oral representations carry equal weight.

Key dates are as follows:

Weds 3 rd July	P&E Committee
Mon 8 th July	Deadline to indicate wish to attend a hearing session
Weds 17 th July	P&E Committee
Weds 31 st July	P&E Committee
Fri 2 nd August	Deadline for submission of Hearing Statements

Hearings will take place on selected dates between Tuesday 20 August and Friday 20 September. The [hearing sessions](#) page gives more information.

The Planning Inspector has advised that it is not usual for those supporting the Local Plan to be heard at a hearing session, unless specifically invited, and therefore representations should be specifically related to what changes are thought to be necessary to make it sound.

As such, in line with the Town Council's representation to the Final Draft Local Plan consultation ([Final-Draft-Local-Plan-Consultation-Response.pdf](#)) and previous submissions, the following matters raised in the Inspector's [H6 - Initial Matters, Issues and Questions](#) have been identified as potentially relevant for the Town Council, although Members are advised to review the documents for completeness:

- 1.9: Climate Change
- 2.17: SCLP3.1 Growth Strategy
- 2.22: Employment land
- 2.35: SCLP2.2 Infrastructure
- 2.36: SCLP2.2 criterion (j), net gains in biodiversity
- 3.3: SCLP12.2 The Strategy for Felixstowe
- 3.4: to 3.12 SCLP12.3 North Felixstowe Garden Neighbourhood
- 3.21: SCLP12.16 Felixstowe Leisure Centre
- 3.48, 3.49, 3.50: SCLP35 Land at Innocence Farm.

Accordingly, the Hearing Sessions of potential interest to FTC may be:

Day 1: Tues 20th August (AM) Climate Change.

Day 3: Thurs 22nd August (AM) Infrastructure.

Day 4: Tues 2nd September (AM) North Felixstowe Garden Neighbourhood and (PM) All other Felixstowe allocations

Day 6: Thurs 5th September (PM) Rural Areas

Committee is requested to note the arrangements made for the Planning Inspector's examination of the Suffolk Coastal Local Plan and consider any representation by the Town Council's Planning & Environment Committee.

AGENDA ITEM 8: ENVIRONMENT AGENCY CONSULTATION: DRAFT NATIONAL FLOOD AND COASTAL EROSION RISK MANAGEMENT STRATEGY

We are all aware of many of the issues becoming apparent in the context of climate change. Similarly, government policies and funding for managing Flooding and Coastal Change have been evolving rapidly over the past 15 years.

In this context, the Environment Agency (EA) have recently published a consultation on a new “Draft National Flood and Coastal Erosion Risk Management Strategy for England”, looking forward to 2050. The consultation is currently live, with a closing date for responses of 4th July 2019.

The Chairman was asked to present a draft response to Committee for consideration (*Minute #46 of 2019/20 refers*).

The consultation documents are available online at: <https://consult.environment-agency.gov.uk/fcrm/national-strategy-public/>. A copy of the draft strategy will be printed for Committee Members.

The coast of England, and not least Suffolk, has been subject to flooding or coastal erosion for thousands of years, which have been managed in a variety of ways since at least the middle ages, irrespective of climate change. This is equally true of the both the coastline and the Deben and Orwell estuaries affecting Felixstowe. By far the most significant event affecting the town was of course the 1953 floods, when the town was flooded, not from the sea, but by a catastrophic failure of a flood bank on the river Orwell,, beneath what is now the site of the Trinity Terminal of the Port of Felixstowe. The Langer Road area was flooded to a depth of approximately 2 metres and 41 lives were lost, as is now annually commemorated at the flood memorial in Langer Road. Also, erosion of the soft cliffs in front of the higher areas of the town is also a permanent potential danger, with a major collapse near the Dip in 1986 and smaller events near Brackenbury and behind the Spa Pavilion in the 1990s

The town is currently fortunate to have exceptionally good defences on our entire tidal frontage, with major protection schemes at The Dip 1986/7, South Felixstowe in 2008 and Central Felixstowe in 2012, while the EA have built or improved flood defences progressively since 1953. The frontage to the Orwell estuary is now well protected by the presence of the port quays at much higher levels than existed in 1953.

However, all traditional thinking and assumptions on these matters is now needing to be re-evaluated in recognition of climate change. In the context of Flood and Coastal Change Management, climate change is now predicted to have possible significant major effects in 2 ways: a) increased storminess, with extreme storms and tidal surges becoming more common and possibly more severe, and b) in the longer terms potential sea level rise rendering current defences progressively less secure or indeed possibly ineffective or unsustainable, on a 50 or 200 year view. There are many views on the likely scale and timescales on Sea Level Rise, but the Chairman of the EA, Sir James Bevan, has recently proposed that a balanced current target for

consideration of coastal defences or management would be of the order of 0.7m rise between 50 and 100 years hence.

In this context, it is proposed the FTC should submit a response to the EA consultation. However, the Strategy is a complex document, and the consultation process rather intricate.

The Clerk and the Chairman are currently drafting a potential response, which will be circulated to Members for discussion and amendment or approval at the meeting. It is intended that this will be relatively brief to focus on the main principles as they may affect the town, rather than addressing the majority of the fine detail of the latter parts of the document.

In the meantime, Members are encouraged to read the initial, strategic, part of the document, on the “Visions”, and the basic strategy proposed on pages 1 to 15, and then the headline introductions to the 3 “Ambitions”:

- Climate Resilient Places, p. 16,
- Today’s growth and infrastructure – resilient to tomorrow’s climate, p.32
- A nation of climate champions, able to adapt to flooding and coastal change through innovation, p. 44

Committee is requested to note the context of the Environment Agency’s consultation on a new “Draft National Flood and Coastal Erosion Risk Management Strategy for England” and consider the response being prepared by the Clerk and Chairman of the Planning & Environment Committee which is to follow.
