

Telephone: 01394 282086  
Fax: 01394 285920  
email: enquiries@felixstowe.gov.uk

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 (Chairman)

Cllr A Smith (Vice Chairman)

Cllr S Bennett

Cllr S Gallant

Cllr M Jepson

Cllr M Morris

Cllr D Savage

Cllr S Wiles

Cllr K Williams

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at **TOWN HALL, FELIXSTOWE**, on **Wednesday 6 October 2021** at **9.15am**.

**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](mailto:townclerk@felixstowe.gov.uk) to confirm capacity.*

**Public are very welcome join via Zoom using the following link:**

<https://us02web.zoom.us/j/82892513980>

Alternatively, you may join via the meeting ID 828 9251 3980 or over the telephone by calling 0131 460 1196.

---

**Ash Tadjrishi**

**Town Clerk**

**30 September 2021**

For information (via email):

All Town Councillors

Local Press

Felixstowe Chamber of Trade & Commerce

*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.*

## 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.

**4. Confirmation of Minutes**

To confirm the Minutes of the Planning & Environment Committee meeting held on 22 September 2021 as a true record. **(Pages 5-10)**

**5. Planning Applications**

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

- a. DC/21/4083/FUL** | The Lions Club of Felixstowe is a registered charity. One of its activities is to store, maintain and erect the Christmas Lights in Felixstowe town centre. This work is currently carried out in the Sports Hall of the old Deben School site. This is a temporary home and East Suffolk Council have indicated that a permanent home could be accommodated next to the FACTS Bus Buildings in the Garrison Road Car Park. The proposed development includes a demountable workshop (currently the Fitness Centre building at the Deben High School site) and three, 40ft containers (to store the Christmas Lights), this will be contained within a fenced area that will include the FACTS buildings. There will be parking for the Lions van and parking for 6 cars within the fenced area so there will be no reduction in the capacity of the public car park.

**Car Park Garrison Lane**

Applicant: Mr G Phelps

[Link to Documents](#)

- b. DC/21/4417/FUL** | Construction of a single storey side and rear extension  
**12 Lynwood Avenue**

Applicant: Mr and Mrs P Sheehan

[Link to Documents](#)

- c. **DC/21/4311/VOC** | Variation of Condition 2 of DC/20/1973/FUL - Proposed single storey and two storey front extensions, replacement roof structures incorporating first floor accommodation and alterations - New plans reducing the overall G.I.A. to less than 100sq metres, proposed airing cupboard/storage changed to loft only  
**208 Ferry Road**  
Applicant: Miss R Woodrow [Link to Documents](#)
- d. **DC/21/4404/FUL** | Single storey rear and side extension with second storey infill between double gable roof  
**27 Langer Road**  
Applicant: Mr and Mrs Richardson [Link to Documents](#)
- e. **DC/21/4374/FUL** | Single storey rear extension with loft conversion  
**14 Sunray Avenue**  
Applicant: Unstated [Link to Documents](#)
- f. **DC/21/4252/VOC** | Variation of Condition No.2 of DC/21/2111/FUL - Change of use of salon and flat over to one dwelling with rear extension - design changed (reduced) to suit updated requirements  
**47 Orwell Road**  
Applicant: Mr & Mrs C Greening [Link to Documents](#)
- g. **DC/21/2816/FUL** | Extension on rear for kitchen/ family area and utility. Alterations throughout existing bungalow and provide toilet in rear of garage. Provide hardi-plank cladding to extensions and 'k' render to whole of remainder of bungalow. Enlarge parking area.  
**62 Rosemary Avenue**  
Applicant: Mr C Bore [Link to Documents](#)
- h. **DC/21/4270/TPO** | TPO SCDC 06 00195 T1 Sweet Chestnut standing in adjacent rear garden - remove 3 lowest limbs back to main trunk (equivalent to 10m. crown lift) to reduce overhang and shading.  
**72 Garrison Lane**  
Applicant: Mrs S Hurley [Link to Documents](#)
- i. **DC/21/4395/TCA** | Fell the dying Sycamore tree in the corner Fell three Sycamore trees in the middle of the back woodland area Fell one Holly tree. Remove one limb from a Sycamore tree overhanging the neighbour's garden. Remove the dead wood form one Holm Oak tree. Fell five Holm Oak trees in the front garden. Pollard Holm Oak trees near the trampoline. Pollard one Holm Oak tree by the boundary wall.  
**Ridley House Maybush Lane**  
Applicant: Unstated [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 11)**

**7. Letter to Highways Authorities and Other Agencies**

To consider any update following gridlock issues experienced on Thursday 2<sup>nd</sup> September and approve a letter to highways authorities and agencies.

**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 20<sup>th</sup> October 2021 at 9.15am.

## **AGENDA ITEM 4: CONFIRMATION OF MINUTES**

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at TOWN HALL, FELIXSTOWE, on Wednesday 22 September 2021 at 9.15am**

**PRESENT:** Cllr S Bird (Chair) Cllr S Gallant (to #149J)  
Cllr A Smith Cllr M Morris  
Cllr S Bennett (to #149L) Cllr D Savage

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

**IN ATTENDANCE:** 1 Member of Public  
3 Members of Public (via Zoom)  
Mr J Bailey, representing Bloor Homes (via Zoom).  
Mr J Evans, representing Bloor Homes (via Zoom).  
Mr T Corcoran, representing Bloor Homes (via Zoom).

### **145. PUBLIC QUESTION TIME**

The Chairman advised that he would invite any members of the public wishing to make representations on a particular application to do so immediately prior to the application being considered

### **146. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr M Jepson, Cllr S Wiles** and **Cllr K Williams**

**Cllr S Gallant** and **Cllr S Bennett** gave apologies in advance of needing to leave the meeting at 12.30 and 12.45am respectively to attend to other business.

### **147. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird Cllr S Gallant	All	Local Non-Pecuniary (as a Member of East Suffolk Council)
Cllr S Bird	All	Local Non-Pecuniary (as a Member of Suffolk County)
Cllr D Savage	149(N)	Local Non-Pecuniary (as a near neighbour)

### **148. CONFIRMATION OF MINUTES**

**It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 8 September 2021 be confirmed as a true record.**

## 149. PLANNING APPLICATIONS

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

In respect of item A below, at the invitation of the Chairman, a member of public expressed concerns over the impact of the development on Walton High Street, from construction traffic access, highways works and the loss of parking as a consequence of additional crossings and bus stop locations.

In response to Members' queries, representatives from Bloors clarified the boundary treatment of the LEAP play area and location of the gated access.

<b>A</b>	<b>DC/21/1322/ARM</b>   Approval of Reserved Matters (layout, scale, appearance and landscaping) in relation to the construction of 368 dwellings, public open space, play area, sustainable drainage features and associated infrastructure following the approval of Hybrid Planning Permission DC/16/2778/OUT. The development is not EIA development. The Hybrid Planning Permission was the subject of an EIA Screening Opinion (EIA). <b>Land North Of Walton High Street</b>
<p><b>Committee recommended REFUSAL.</b></p> <p><b>Committee was extremely disappointed to learn that the long-standing, and soundly-based, desire of the Town Council and local community - that the Candlet Road roundabout should be provided before commencement of the development, to enable construction traffic to access the site from the north, rather than via Trimley or Walton – is precluded by the S106 agreement with SCC.</b></p> <p><b>However, on behalf of many elements of the community of the town that we represent, we strongly assert that this remains the only acceptable course.</b></p> <p><b>Therefore, the development should not commence until that roundabout is provided.</b></p> <p><b>Committee is concerned that there remains a shortage of informal open space and regrets that the location of the LEAP play area remains alongside the spine road. Committee requests that the entrance to the LEAP to the north should be relocated away from its road-facing position. Focus should be given towards the ability of trees and foliage along the spine road to help reduce the risk of pollution from traffic.</b></p>	

**Committee welcome the improved cycling and walking provisions, and the priority given to cyclists over vehicular traffic. However, we request that the entrance and egress from the development at the South-West corner from the High Road, and access through to Treetops, be shared pedestrian and cycling routes up to the boundary of the site. We look forward to the new access on the Candlet Road being developed to the South-East by the County Council.**

**We remain of the view that there should be a mix of bungalow sizes, rather than all being 3 bedroom.**

**This Council is disappointed at the lack of environmental forethought in delivering sustainable energy solutions throughout this development.**

**Committee noted that Anglian Water appear content with the plans as submitted. However, we refute the assertion that there is capacity to discharge into the foul sewer via Walton High Street. We do not accept this and remain concerned that this need to be addressed, noting that meetings with Anglian Water and the LLFA to discuss recent flooding events have not been referred to in this application.**

**We remain concerned about the proliferation and locations of crossings and bus stops proposed along the Walton High Street and the consequential loss of on-street parking.**

**At 11.37am the meeting was adjourned.**

**The meeting resumed at 11.44am.**

<b>B</b>	<b>DC/21/4172/FUL   Construction of two new houses Part Side Garden Tehidy House 65 Orwell Road</b>
<b>Committee recommended APPROVAL. We have considered this application carefully in the light of Conservation Area Policy SCLP 11.5 and feel that the proposed design is extremely sympathetic to, and will preserve and significantly enhance, the appearance of the street scene.</b>	
<b>C</b>	<b>DC/21/4016/AME   Non-material Amendment of DC/20/4372/VOC - Variation of Condition 1 of DC/16/3776/ARM - (Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of up to 197 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space.) - Update to the first floor living room window. Land West Of Ferry Road Residential Centre Ferry Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>D</b>	<b>DC/21/3878/FUL</b>   Single storey detached dwelling and new driveway connection to un-adopted access road <b>Land To The Rear Of 9 To 15 York Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>E</b>	<b>DC/21/4185/FUL</b>   Alterations and extensions to form additional 6 flats on ground and first floor, with associated parking and vehicular access <b>Police Station 32 High Road West</b>
<p><b>Committee recommended APPROVAL. However, whilst we recognise that it is not a policy requirement, Committee is very disappointed to note no voluntary contribution towards affordable housing from the development of this (previously) public building, and the missed opportunity to take an exemplary approach to environmental sustainability.</b></p>	

<b>F</b>	<b>DC/21/4223/FUL</b>   Change of use of golf driving range to stables, tack room/store and office/rest room, erection of agricultural store and construction of menage. <b>Golf Driving Range Cowpasture Farm Gulpher Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>G</b>	<b>DC/21/4119/FUL</b>   Demolition of the existing rear extension and alterations to the existing lower ground floorspace to create 1 no. residential unit <b>7 Sea Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>H</b>	<b>DC/21/4000/FUL</b>   Proposed alterations & single storey side extension <b>42 Glemsford Close</b>
<b>Committee recommended APPROVAL.</b>	

<b>I</b>	<b>DC/21/3966/FUL</b>   Rear extension & new parking space <b>2A Sunray Avenue</b>
<b>Committee recommended APPROVAL.</b>	

**Cllr Gallant left at this point, 12.29pm.**

<b>J</b>	<b>DC/21/4021/FUL</b>   First floor rear extension <b>1 Queens Road</b>
<b>Committee recommended APPROVAL</b>	



<b>K</b>	<b>DC/21/4073/FUL</b>   Proposed alterations and extension to provide larger kitchen with toilet off. <b>122 High Road West</b>
<b>Committee recommended APPROVAL.</b>	

**Cllr Bennett left at this point, 12.42pm.**

<b>L</b>	<b>DC/21/3970/FUL</b>   Rear of dwelling extension of single storey <b>8 Chaucer Road</b>
<b>Committee recommended APPROVAL</b>	

<b>M</b>	<b>DC/21/4128/FUL</b>   Single storey front and rear extensions and alterations <b>1A Foxgrove Gardens</b>
<b>Committee recommended APPROVAL</b>	

<b>N</b>	<b>DC/21/4025/FUL</b>   Side Extension <b>14 High Beach</b>
<b>Committee recommended APPROVAL. We have considered this application in the light of its position in the Conservation Area, and consider this proposal to be very minor and designed in a sympathetic style.</b>	

<b>O</b>	<b>DC/21/4209/FUL</b>   Balcony to front of house <b>37 Norman Close</b>
<b>Committee recommended APPROVAL</b>	

<b>P</b>	<b>DC/21/3979/FUL</b>   Erection of timber post and rail fencing - retrospective <b>Suffolk Sands Caravan Park Carr Road</b>
<b>Whilst we greatly regret the loss of the original and iconic manor house wall, we did not identify any planning reasons to refuse the proposed fence, and Committee therefore recommend APPROVAL.</b>	

<b>Q</b>	<b>DC/21/4202/TCA</b>   1x Eucalyptus - To be felled; tree is touching electric wiring. I am advised by a tree surgeon that is too near the house. 1x Cherry - Grown too high and now touching same electric wiring; to be crown reduced up to 30% to more manageable scale. <b>Beech House 20 Buregate Road</b>
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b>	

<b>R</b>	<p><b>DC/21/4203/TPO</b>   Beech Tree in the rear garden of 20 Buregate Road Felixstowe; reduction overall 30% and maintenance of tree previously consented under DC/18/4133/TPO but never carried out. Tree is now overhanging, thickly, neighbours garden.</p> <p><b>Beech House 20 Buregate Road</b></p>
<p><b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b></p>	

**150. PLANNING DECISIONS**

Members present noted 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.

**151. HIGHWAYS CONSULTATION: PROPOSED 40 MPH SPEED LIMIT –CANDLET ROAD**

Committee reviewed the proposed 40mph speed limit for Candlet Road.  
**RESOLVED that the following response be submitted:**

**Committee welcomes the proposal to reduce the speed limit to 40mph. Due to interaction with current planning applications, in particular DC/21/1322/ARM and DC/20/1002/ARM, we request that this be brought into effect at the earliest opportunity.**

**152. CORRESPONDENCE**

Committee noted the following matters:

- i) Committee noted a draft letter from the Town Council to relevant highways authorities and agencies in respect of gridlock issues experienced on Thursday 2<sup>nd</sup> September. It was agreed that this should be brought as an agenda item to Committee meeting on 6<sup>th</sup> October.
- ii) Chairman referred to a recent East Suffolk Council Scrutiny meeting whereby two recommendations were made: a) to increase the local authority housing from 50 to 100 per year; and, b) to take a more proactive approach to taking empty homes back in to use.

**153. CLOSURE**

The meeting was closed at 13.18am. It was noted that the next meeting was scheduled to take place on Wednesday 6<sup>th</sup> October at 9.15am.

## **AGENDA ITEM 7: PLANNING DECISIONS**

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

**DC/21/3412/VOC** | Variation of Condition 2 of DC/19/4589/FUL - Construction of two-storey detached dwelling, new vehicular access, associated landscaping  
**53 Rosemary Avenue**

**DC/21/3405/FUL** | Construction of a single storey extension  
**22 Ferry Road**

**DC/21/3490/FUL** | Retrospective Application - New replacement aluminium windows, doors and screens, and replacement of existing balcony.  
**18 South Hill**

**DC/21/3196/FUL** | To replace existing sash windows with upvc mock sash opening outwoods windows to keep them in character and look of sash windows. Also to remove a scruffy old dead ivy bush that's overgrown and replace with a matching feather board fence, adding to the existing 1 meter fence to the existing 6 ft fence that's already in place

**1 The Courts**

**DC/21/3776/TCA** | Holm Oak (T001) - fell and remove stump. Tree has large areas of decay and significant dead limbs as described in Tree Condition Report attached

**Harvest Court Cobbold Road**

**DC/21/3957/TCA** | Front garden, immediately to right of double garage 1 x Gleditsia triacanthos (Honey locust) - Fell to ground level Reason: The tree has substantial dieback and is located close to pavement and road. The trunk abuts the wall of the of the existing old pre-cast concrete garages and pressure from the trunk is damaging several wall panels and pushing them out of alignment; owner plans to build new garages on the site of the existing garages, which are old and dilapidated.

**11 High Beach**

**Refused (and recommended for Refusal by this Committee):** None

**Approved (and recommended for Refusal by this Committee):**

**DC/21/1608/FUL** | Single storey entrance porch extension, first floor extension over existing garage, and single-storey rear extension  
**41 Westmorland Road**

**Refused (and recommended for Approval by this Committee):** None