

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 22 September 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 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

15 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 8 September 2021 as a true record. **(Pages 5-9)**

5. **Planning Applications**

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

- a. **DC/21/1322/ARM** | 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).

Land North Of Walton High Street

Applicant: Mr S Lee, Bloor Homes Eastern

[Link to Documents](#)

- b. **DC/21/4172/FUL** | Construction of two new houses
Part Side Garden Tehidy House 65 Orwell Road

Applicant: Robert Allerton Ltd

[Link to Documents](#)

- c. **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

Applicant: Generator Optima (Ferry Road) Ltd

[Link to Documents](#)

- d. **DC/21/3878/FUL** | Single storey detached dwelling and new driveway connection to un-adopted access road
Land To The Rear Of 9 To 15 York Road
Applicant: Mr P Cobbold [Link to Documents](#)
- e. **DC/21/4185/FUL** | Alterations and extensions to form additional 6 flats on ground and first floor, with associated parking and vehicular access
Police Station 32 High Road West
Applicant: Pinn Homes Ltd [Link to Documents](#)
- f. **DC/21/4223/FUL** | Change of use of golf driving range to stables, tack room/store and office/rest room, erection of agricultural store and construction of menage.
Golf Driving Range Cowpasture Farm Gulpher Road
Applicant: Miss H Stennett [Link to Documents](#)
- g. **DC/21/4119/FUL** | Demolition of the existing rear extension and alterations to the existing lower ground floorspace to create 1no. residential unit
7 Sea Road
Applicant: Mr J Gulson, Sea Road Development Ltd [Link to Documents](#)
- h. **DC/21/4000/FUL** | Proposed alterations & single storey side extension
42 Glemsford Close
Applicant: Mr & Mrs Turpin [Link to Documents](#)
- i. **DC/21/3966/FUL** | Rear extension & new parking space
2A Sunray Avenue
Applicant: Mr & Mrs Leverett [Link to Documents](#)
- j. **DC/21/4021/FUL** | First floor rear extension
1 Queens Road
Applicant: Mr R Waldron [Link to Documents](#)
- k. **DC/21/4073/FUL** | Proposed alterations and extension to provide larger kitchen with toilet off.
122 High Road West
Applicant: M J Lowdell [Link to Documents](#)
- l. **DC/21/3970/FUL** | Rear of dwelling extension of single storey
8 Chaucer Road
Applicant: Mr C Chapman [Link to Documents](#)
- m. **DC/21/4128/FUL** | Single storey front and rear extensions and alterations
1A Foxgrove Gardens
Applicant: Mr and Mrs G Matthews [Link to Documents](#)

- n. **DC/21/4025/FUL | Side Extension
14 High Beach**
Applicant: C Newsom & J Newsom [Link to Documents](#)
- o. **DC/21/4209/FUL | Balcony to front of house
37 Norman Close**
Applicant: Mr I Gray [Link to Document](#)
- p. **DC/21/3979/FUL | Erection of timber post and rail fencing - retrospective
Suffolk Sands Caravan Park Carr Road**
Applicant: Suffolk Sands Caravan Park [Link to Documents](#)
- q. **DC/21/4202/TCA | 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.
Beech House 20 Buregate Road
Applicant: Unstated [Link to Documents](#)
- r. **DC/21/4203/TPO | Beech Tree in the rear garden of 20 Buregate Road
Felixstowe; reduction overall 30% and maintenance of tree previously
consented underDC/18/4133/TPO but never carried out. Tree is now
overhanging, thickly, neighbours garden.**
Beech House 20 Buregate Road
Applicant: Unstated [Link to Documents](#)
6. **Highways Consultation: Proposed 40mph Speed Limit – Candlet Road**
To consider any response (by 4th October) to SCC Highways consultation on a reduced speed limit, considered necessary for the safety of pedestrians and road users in and around Candlet Road. **(Appendix A)**
7. **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 10)**
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 6th 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 8 September 2021 at 9.15am

PRESENT: Cllr A Smith (in the Chair) Cllr M Morris
 Cllr S Bennett Cllr D Savage
 Cllr M Jepson

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

IN ATTENDANCE: 3 Members of Public (*via Zoom*)

105. 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

106. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Bird, Cllr S Gallant, Cllr S Wiles** and **Cllr K Williams**

107. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr M Jepson	All	Local Non-Pecuniary (as a Member of East Suffolk Council)

108. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 18 August 2021 be confirmed as a true record.

109. 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	DC/21/4017/FUL Conversion of former care home into 9no. residential apartments The Former Leopold Road Nursing Home 17 Leopold Road
Committee recommended APPROVAL. We are pleased to see the provision of good quality apartments in the town centre, fulfilling a recognised housing need.	

B	DC/21/1608/FUL Single storey entrance porch extension, first floor DC extension over existing garage, and single-storey rear extension 41 Westmorland Road
<p>Committee recommended REFUSAL on following grounds:</p> <p>The proposal appears to be contrary to SCLP11.1 para. (b) as it does not demonstrate a clear understanding of, or complement, the local character and distinctiveness of this estate.</p> <p>Furthermore, with reference to SCLP para. (c) i iv, the proposal does not relate well to the scale and strong character of its immediate surroundings; will impact the existing neighbourhood layout; and, due to its massing and design, does not relate well to the street scene at Westmorland Road and Wrens Park.</p> <p>We are also concerned about the impact on residential amenity, with reference to SCLP11.2 para. (e) and its physical relationship with other properties.</p> <p>Committee was also concerned that the proposed ensuite bathroom to the south-east corner of the first floor does not appear to be linked to a bedroom, and also noted that the roof structure for the single storey rear extension includes a central support beam marked “Triple posijoists to support first floor walls.” ESC should seek clarification and carefully monitor this. We are concerned that any later second storey addition would further overlook Wrens Park. ESC should seek clarification and monitor carefully.</p> <p>If ESC is minded to approve the application Committee has noted that the domestic hallway appears to be divided into two; one element being titled “Foyer”, leading to “Gym / Games Room . Committee therefore asks that clarification be sought from the applicant as to any intended business use prior to the determination of this application. Care must be taken to ensure that any business or other use of the property does not impinge on residential amenity.</p>	

At 10.10am the meeting was adjourned.

The meeting resumed at 10.17am.

C	DC/21/3860/FUL Construction of two residential dwellings Land At Brackenbury House Marcus Road
<p>Committee recommended APPROVAL. We have considered the revised layout and the amenity to the two proposed houses and the adjacent property at Brackenbury House.</p>	

D	DC/21/3854/FUL Demolition of existing detached dwelling and construction of 2 pairs of semi-detached dwellings Riby House 9 Riby Road
Committee carefully considered that this application for four modest well-designed dwellings at this location and recommended APPROVAL. However, Committee had concerns about the practicalities of the build in view of the steeply rising ground levels on the site, which are not indicated in the drawings, and which would require significant excavation to achieve a build at street level, as apparently indicated. There are also locally-known subsidence issues in this area and Committee asks that this issue is fully investigated and confirmed as satisfactory prior to determination.	
E	DC/21/3989/FUL Retrospective application - two storey front/side extension The Priory 2 Cliff Road
Committee carefully considered the recent changes to this property and, in the context of many preceding changes, our view is that there is no significant negative impact to the listed building. Committee therefore recommended APPROVAL.	
F	DC/21/3990/LBC - two storey front/side extension (retention of works already undertaken). The Priory 2 Cliff Road
Committee carefully considered the recent changes to this property and, in the context of many preceding changes, our view is that there is no significant negative impact to the listed building. Committee therefore recommended APPROVAL.	
G	DC/21/3812/ADI Advertisement Consents - Illuminated Fascia Signage 120 Hamilton Road
Committee recommended APPROVAL.	
H	DC/21/3983/FUL Proposed Alterations and Extensions To Dwelling Including Conversion Of Existing Garage 8 Ennerdale Close
Committee recommended APPROVAL.	

I	DC/21/3769/FUL Proposed single storey part rear/part side extension and alterations 1 Kemsley Road
<p>Committee considered the height and depth of the extension immediately adjacent to the neighbouring garden and took the view that this would be intrusive to the neighbour’s amenity and cause overshadowing of the garden, in contravention of SCLP 11.2 (b) outlook; (c) access to daylight and sunlight; and, (e) physical relationship to other properties. Committee therefore recommended REFUSAL.</p>	

J	DC/21/3386/FUL To change current windows and doors to UPVC. Like for like in style 2 Red Hall Court
<p>Committee recommended APPROVAL subject to the detailed design being to a similar level of detail to previous replacement windows in this location.</p>	

K	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
<p>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council’s Arboricultural Officer.</p>	

L	DC/21/3957/TCA Front garden, immediately to right of double garage 1 x <i>Gleditsia triacanthos</i> (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
<p>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council’s Arboricultural Officer.</p>	

110. 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.

111. CORRESPONDENCE

Committee noted the following correspondence received:

- i) Confirmation from ESC that DC/21/2210/FUL, Ranelagh Road, had been considered by the Planning Referral Panel and delegated to officers for determination.
- ii) Notice of an appeal APP/X3540/W/21/3273329 made to the Secretary of State against the decision of ESC to refuse application DC/20/1666/FUL, Former Itron Factory. Committee reviewed its recommendation to refuse the application and made no further comment.
- iii) Notification from the Local Government Boundary Commission for England (LGBCE) advising that its final recommendations for electoral arrangements for Suffolk County Council had been published. Members noted that there were no changes relevant to Felixstowe since the draft recommendations. The Clerk advised that the LGBCE intends the Order to make provision for parish elections at the next normal election date in May 2023.
- iv) ESC Design and Conservation advice in respect of DC/21/2318/FUL, White Horse Public House, Church Road, that the building meets six of the ten criteria for Non-Designated Heritage Assets, confirming that it is a heritage asset of moderately high significance. The Clerk advised that this status would therefore need to be taken into account by ESC planning officers when determining the application.
- v) Notification that the National Planning Policy Framework (NPPF) was revised on 20 July 2021, setting out the government's planning policies for England and how these are expected to be applied. The Clerk would share a summary of the changes with Members.
- vi) Local highways works. Committee noted a news article highlighting that traffic controls at Candlet Road were set to continue until December, with a two-week total closure during October. Members felt that it was unacceptable for Candlet Road to be fully closed to traffic, particularly with ongoing highways works impacting traffic flow along other main roads. Noting a recent oil spill on the A14 which had caused gridlock, Members also felt that police resources should be immediately available to manage such acute traffic issues. The Clerk would write to the County Council Cabinet Members for Highways to outline Members concerns and ask that consideration be given to a revised plan to mitigate the extent of the impact on traffic.

112. CLOSURE

The meeting was closed at 11.38am. It was noted that the next meeting was scheduled to take place on Wednesday 22nd September at 9.15am.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/21/2662/FUL | Side extension, which is also linked to the existing outbuilding.
196 Grange Road

DC/21/3189/FUL | Replacement staircase and enclosure
Palace Bingo Club Hamilton Road

DC/21/2864/FUL | Proposed single storey rear extension with bay window
81 Cobbold Road

DC/21/2481/FUL | Single storey side extension to rear of property. New Dormer Window to roof of house fronting Quilter Road. New flat roof dormer to rear of house to form Ensuite Shower Room
50 Quilter Road

DC/21/3171/FUL | Retrospective Application - Erection of 2m high timber panel fence fronting a highway
Suffolk Sands Caravan Park Carr Road

Refused (and recommended for Refusal by this Committee):

DC/21/3328/FUL | 2 storey residential annexe, single storey rear extension and new dormer window
202 Ferry Road

Approved (and recommended for Refusal by this Committee):

DC/21/2210/FUL | Rear and side extension
77 Ranelagh Road

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

Withdrawn

DC/21/0971/FUL | Proposed seasonal erection of a Ferris wheel attraction and associated Hot / Cold food and drink kiosk with raised decking area for public seating.
Felixstowe Promenade Sea Road Felixstowe Promenade Sea Road