

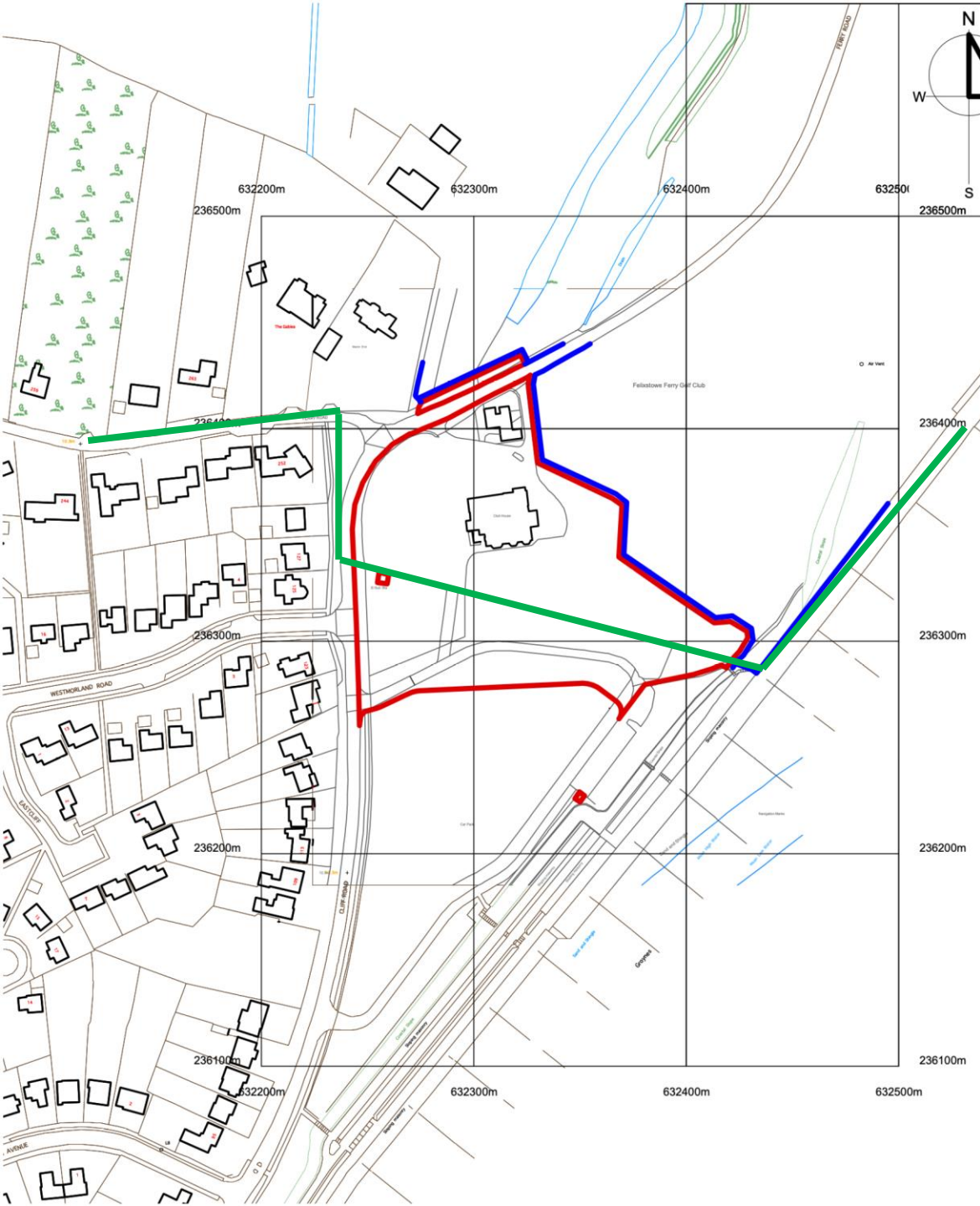
Item 6:

DC/19/5049/FUL

Redevelopment of site to provide new clubhouse and new public facilities to include cafe, putting green, toilets and viewing platform, improved access, parking, 5 detached dwellings and associated landscaping, relocation of existing watch tower - existing clubhouse and pro-shop buildings to be demolished.

Felixstowe Ferry Golf Club , Ferry Road, IP11 9RY

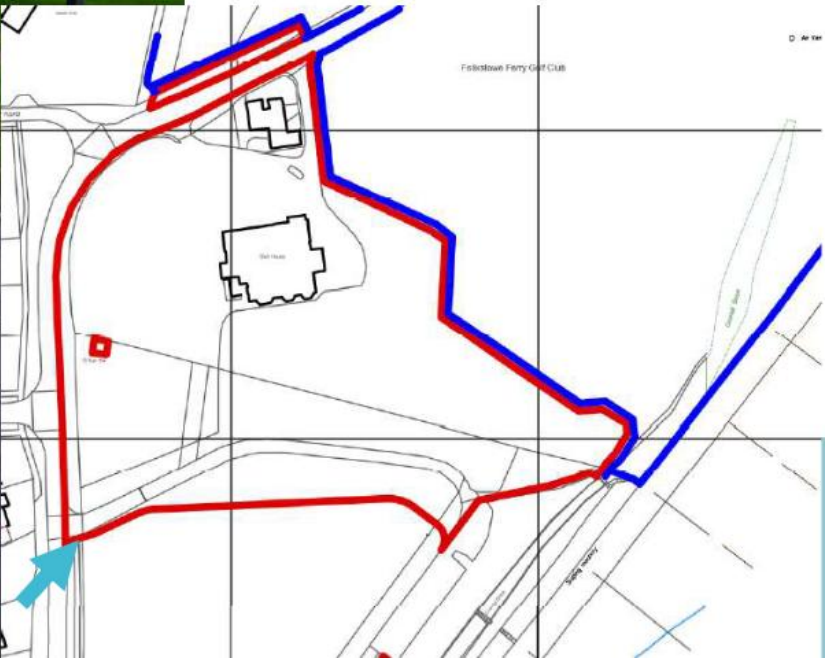




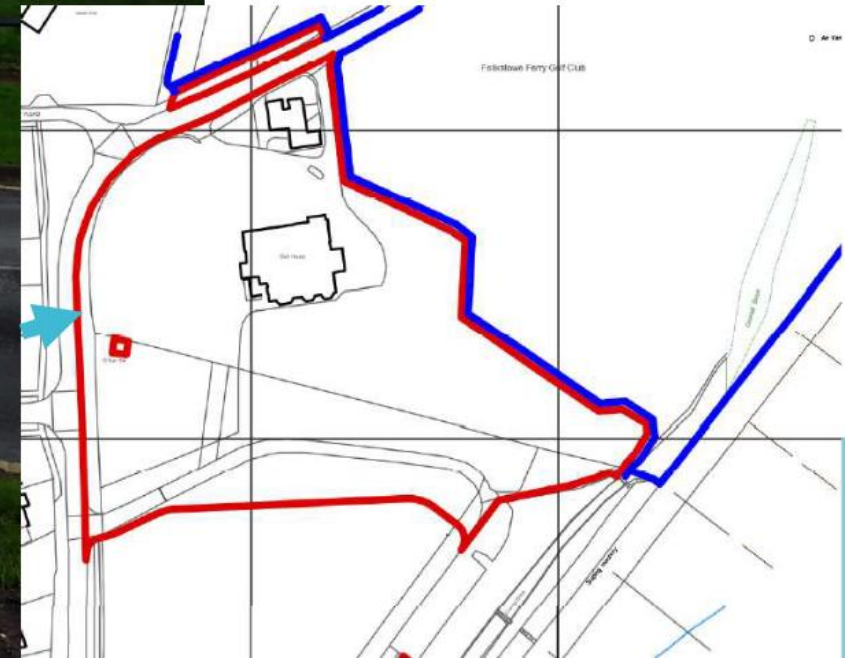
Site location plan

Land to the north of the green line
is within the AONB

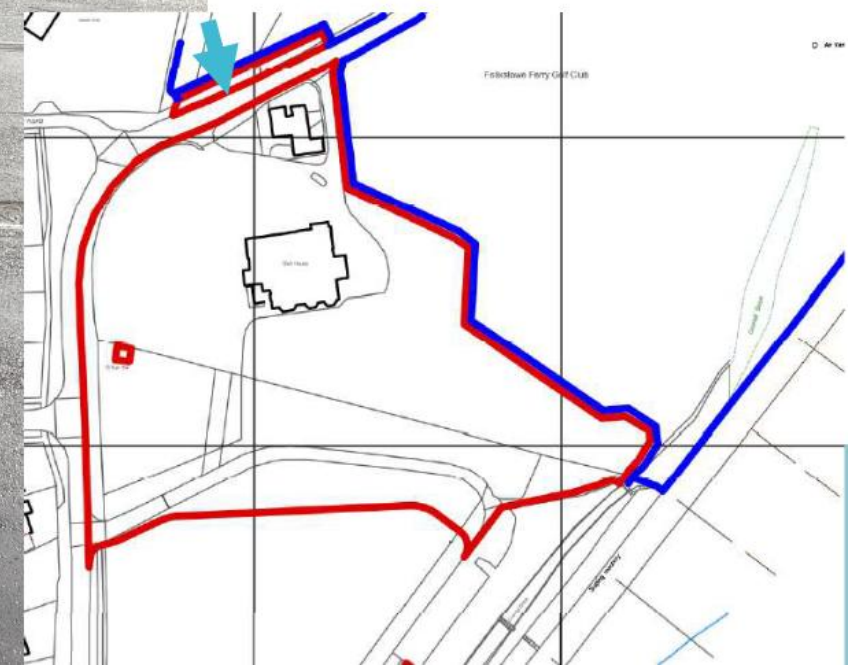
View from Cliff Road across existing (and proposed) access towards clubhouse



View from Cliff Road towards existing clubhouse, pro shop and the coast.

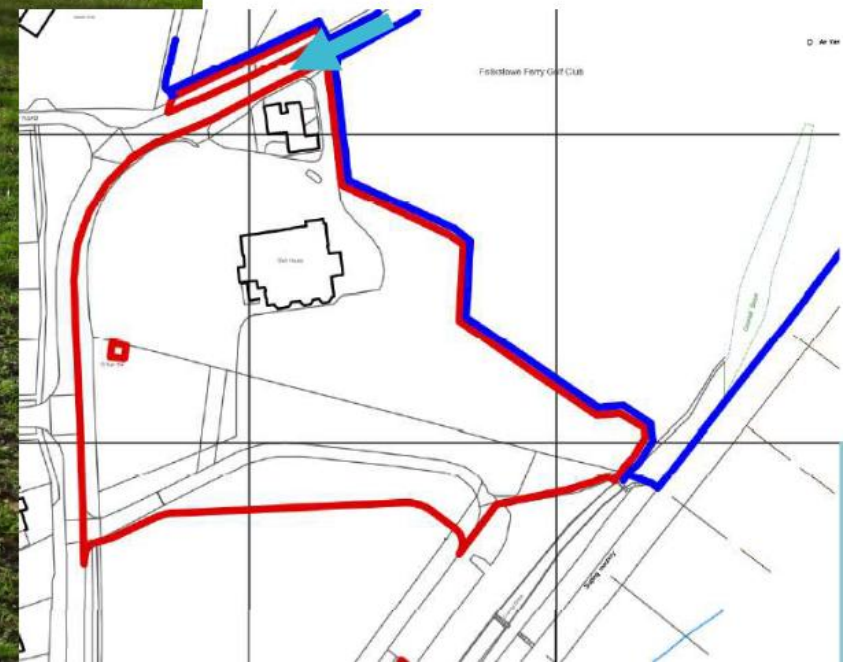


Existing golf club entrance off
Ferry Road

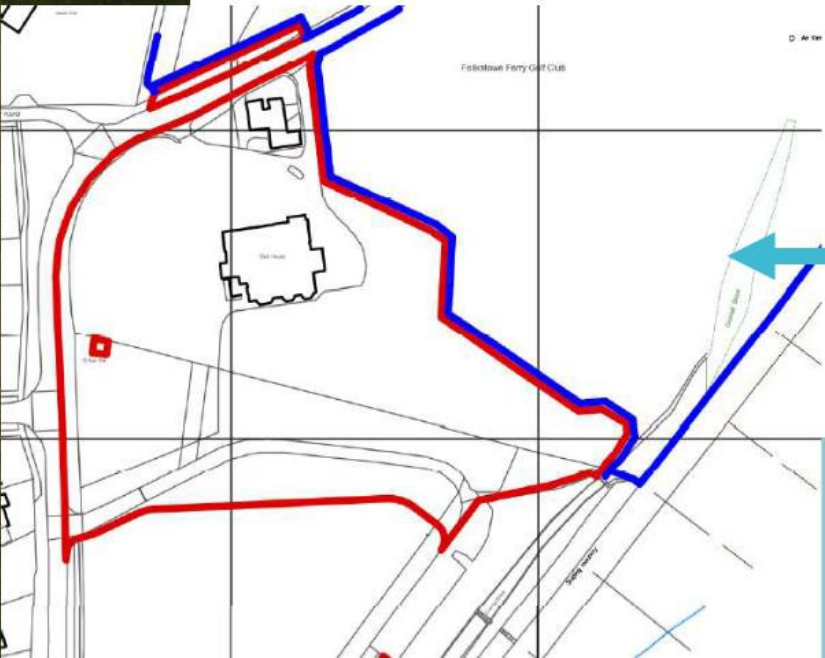




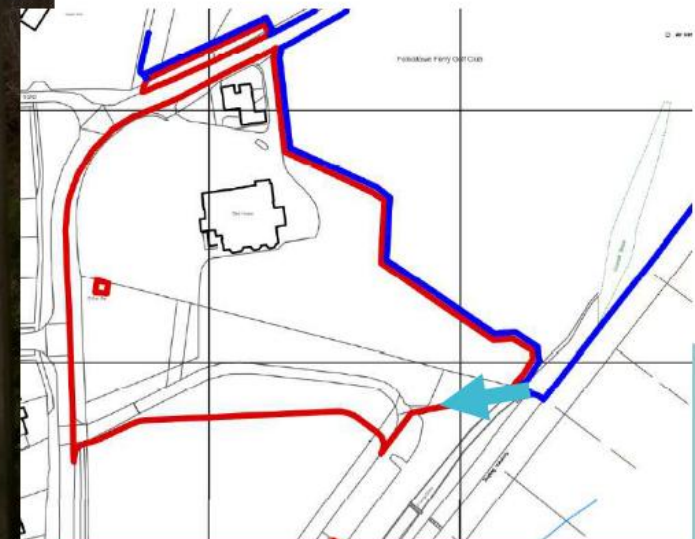
View from Ferry
Road back
towards Cliff
Road



Long view from coast path looking over golf course towards existing clubhouse and pro shop

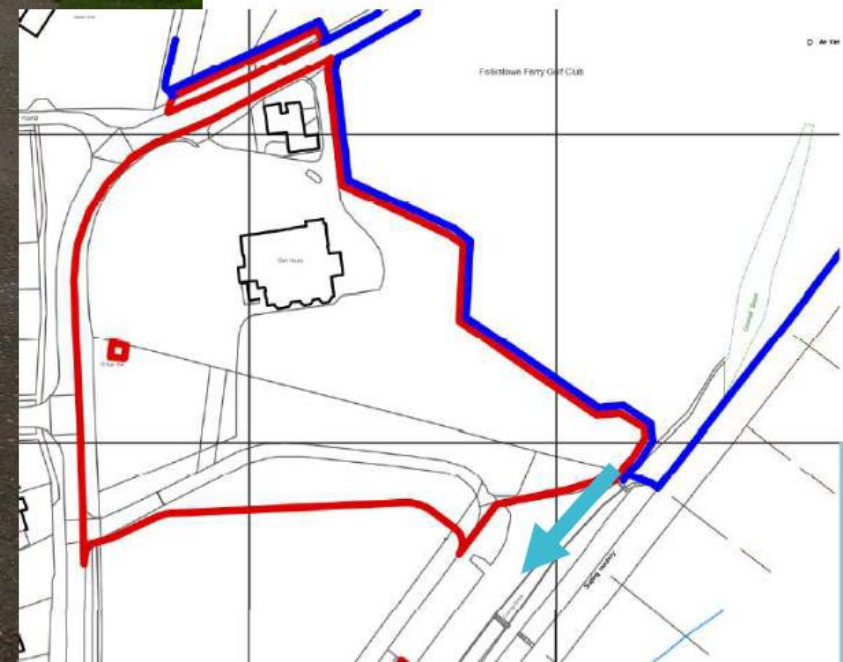


View from top of coastal path
steps facing Clifflands car park
and Cliff Road with existing
CoastWatch mast in foreground



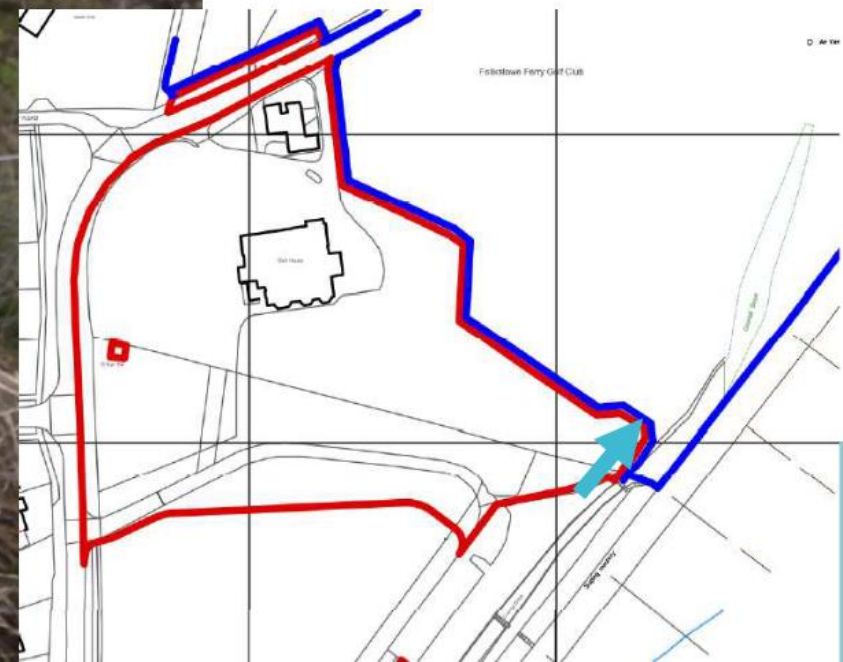


View from top of
coastal path steps
towards location
of proposed
CoastWatch mast





View across
proposed viewing
platform towards
Felixstowe Ferry
and Bawdsey





Existing Site Layout

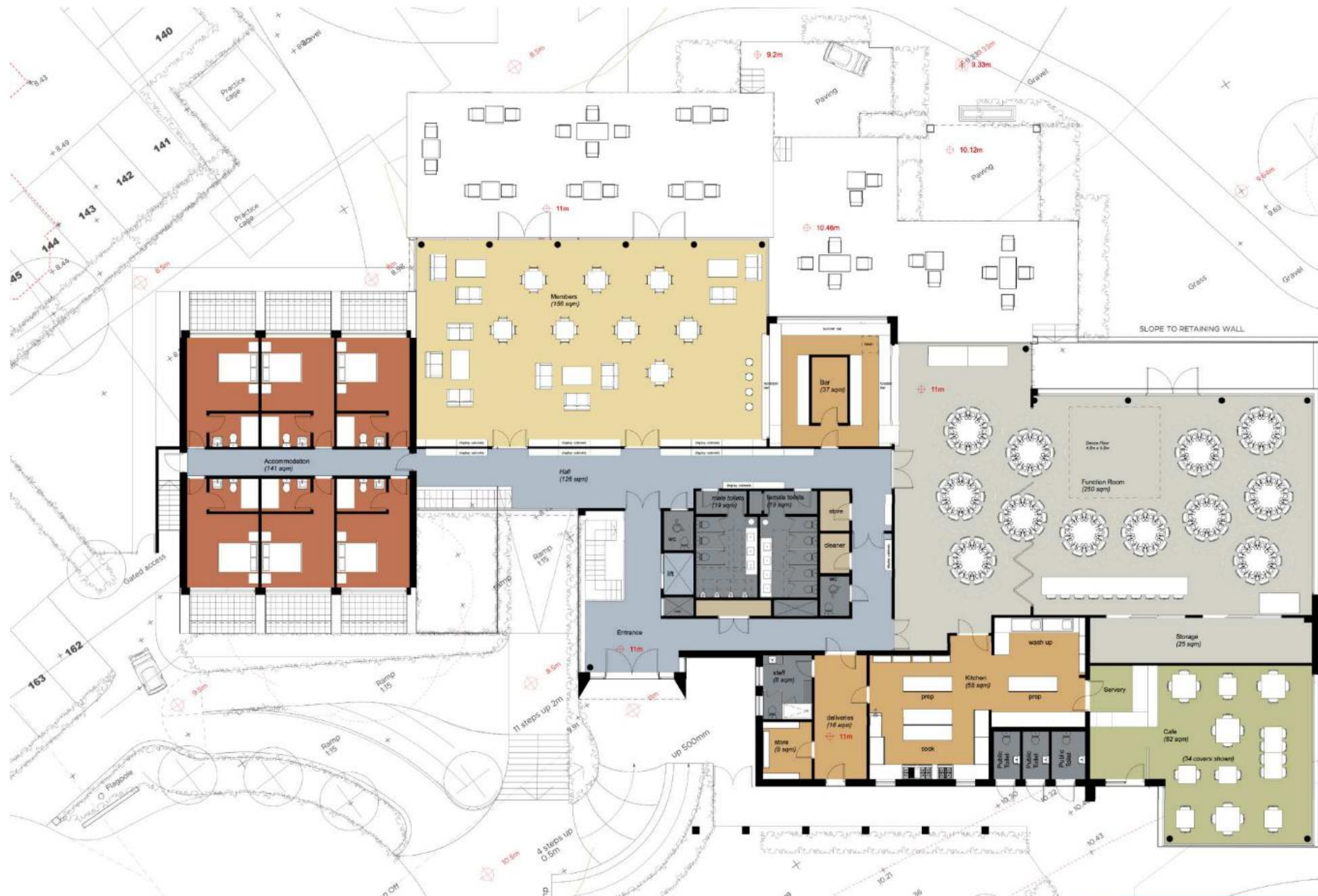


Proposed Site layout

Proposed Site layout plan

Existing buildings indicated by red dotted lines





Proposed
clubhouse –
ground floor
plan

Proposed clubhouse – lower ground floor plan



Proposed Clubhouse - Elevations



Proposed clubhouse - Elevations



North east (facing golf course)



South West (public entrance)



Proposed residential plot layout

Proposed elevations



Plot 5



Plot 3



Plot 1

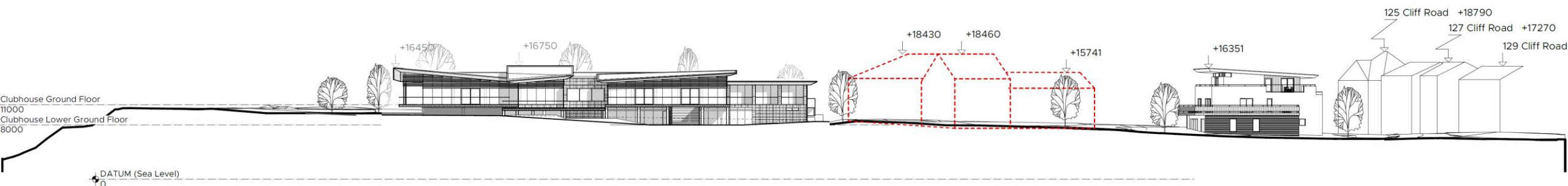


Plot 4

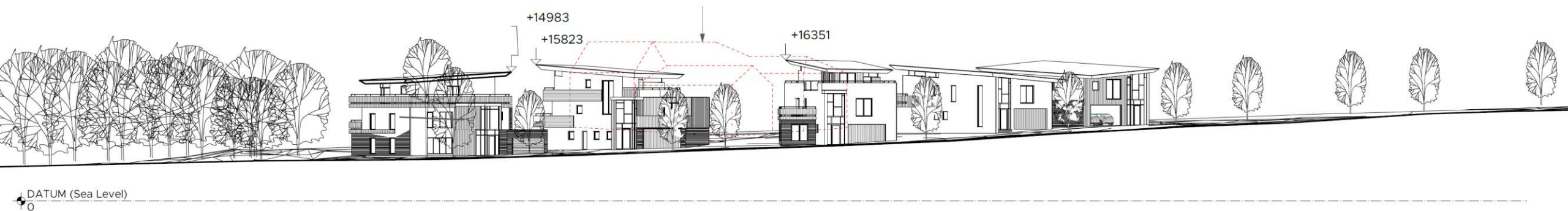


Plot 2

Maximum heights
Plot 1 - 16280
Plot 2 - 15790
Plot 3 - 16351
Plot 4 - 15823
Plot 5 - 14983



Site Section



Site section



View from Clifflands Car park



View from the beach

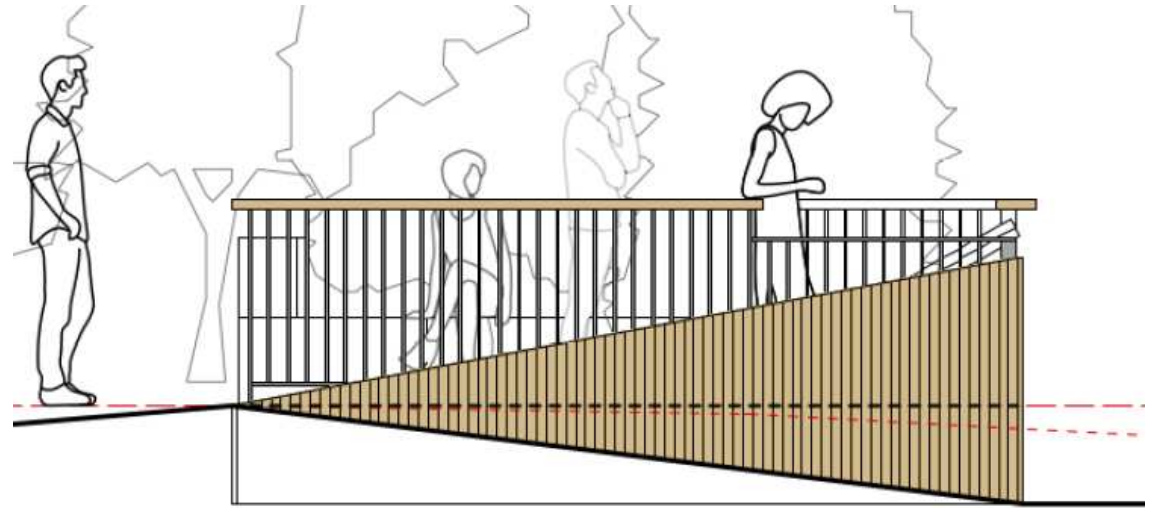
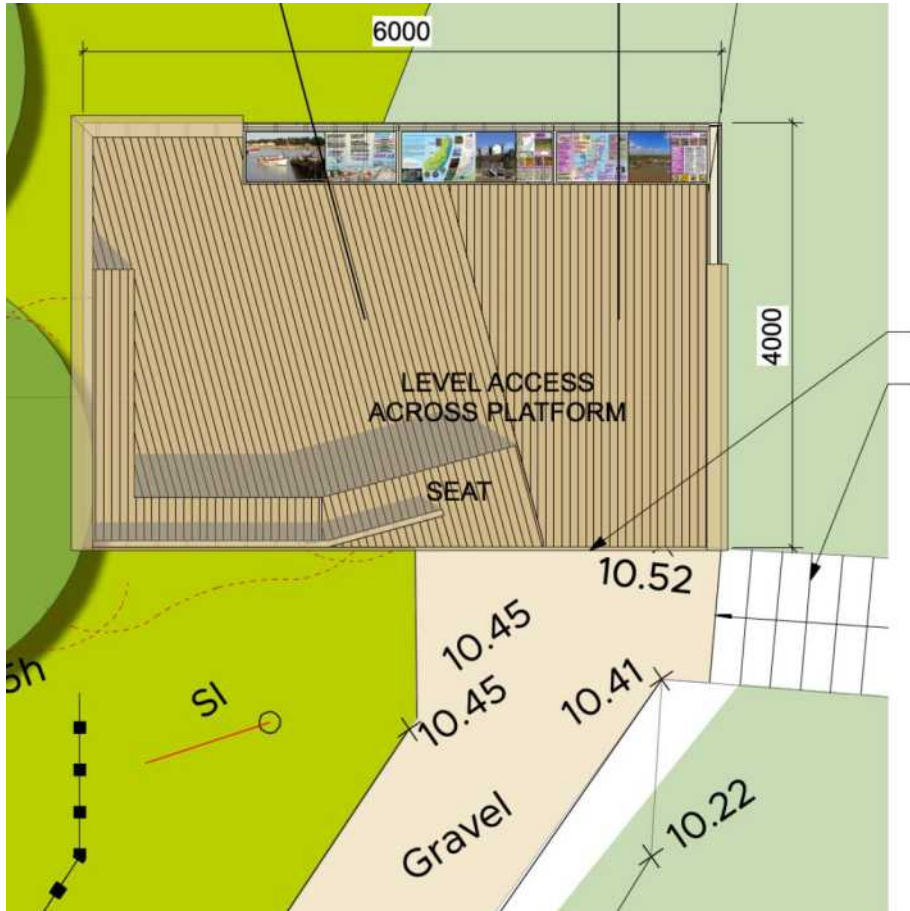


View east from Ferry Road



View south from Ferry Road


Proposed viewing platform





Existing mast – to be relocated

Key Issues

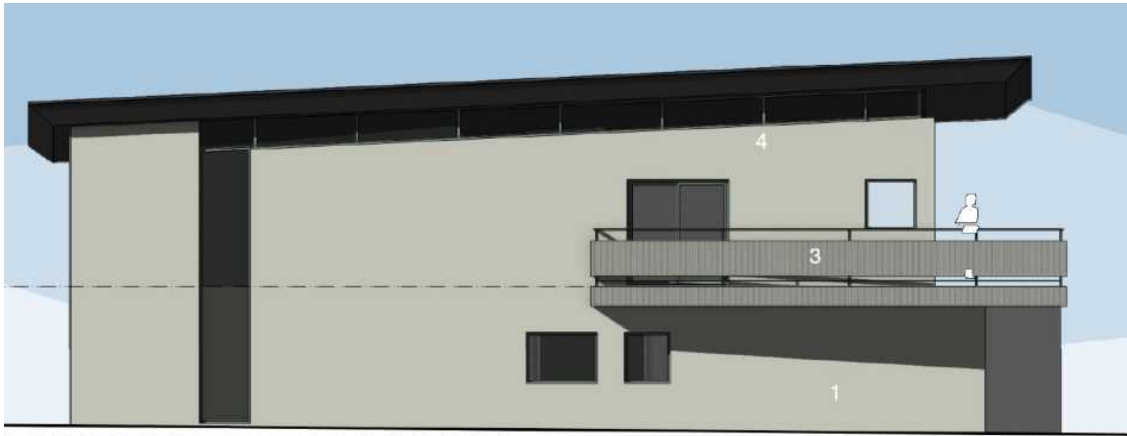
- Principle of Enabling Development
 - Design and Layout
 - Landscape Impact
 - Heritage Impact
 - Impact on Residential Amenity
 - Highways
 - Ecology
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is located in the bottom right corner of the slide.

Recommendation

APPROVE subject to controlling conditions as set out in the report and summarised below:

- Standard Time limit
- Approved Plans
- Materials as submitted
- Eaves and verge details
- Completion of public facilities
- Operating scheme
- Historic Building Record
- Landscaping scheme
- Lighting Strategy
- Ecological Appraisal Compliance
- No demolition or removal of trees that may be used by breeding birds.
1st March-31st August
- Protection of Ecological receptors
- Ecological Enhancement Strategy
- Noise levels
- Details of fixed plant
- Extract ventilation details
- Opening hours
- Construction Management Plan
- Surface water disposal
- Land contamination
- Construction Environmental Management Plan
- Demolish existing buildings
- Drainage
- Visitor signage
- Gateway entrance
- Provision of footway
- Bin storage
- Discharge of Surface Water
- Visibility Splays
- Pedestrian crossing
- Access
- Visitor signage
- Drainage
- Demolish Existing
- Construction Environmental Management Plan
- Land contamination
- Surface Water Disposal

Proposed elevations – Plot 1



South



North

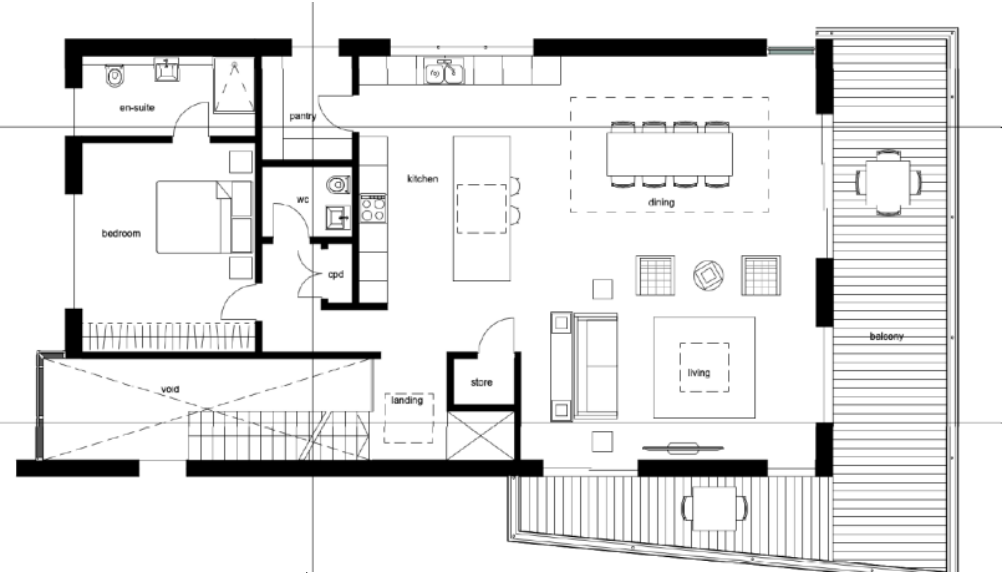


West

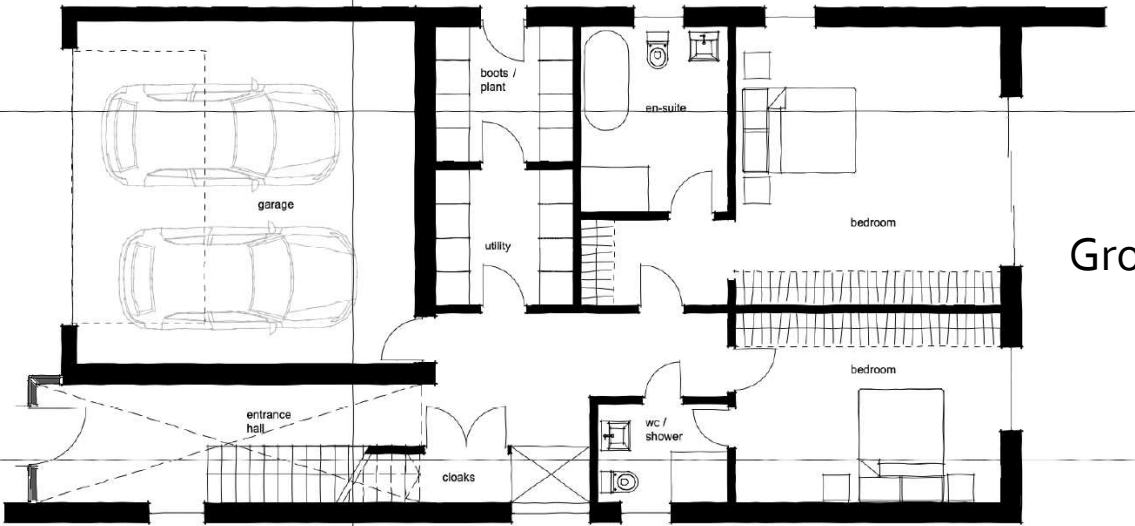


East

Plot 1



First



Ground

Plot 2



South Elevation



North elevation

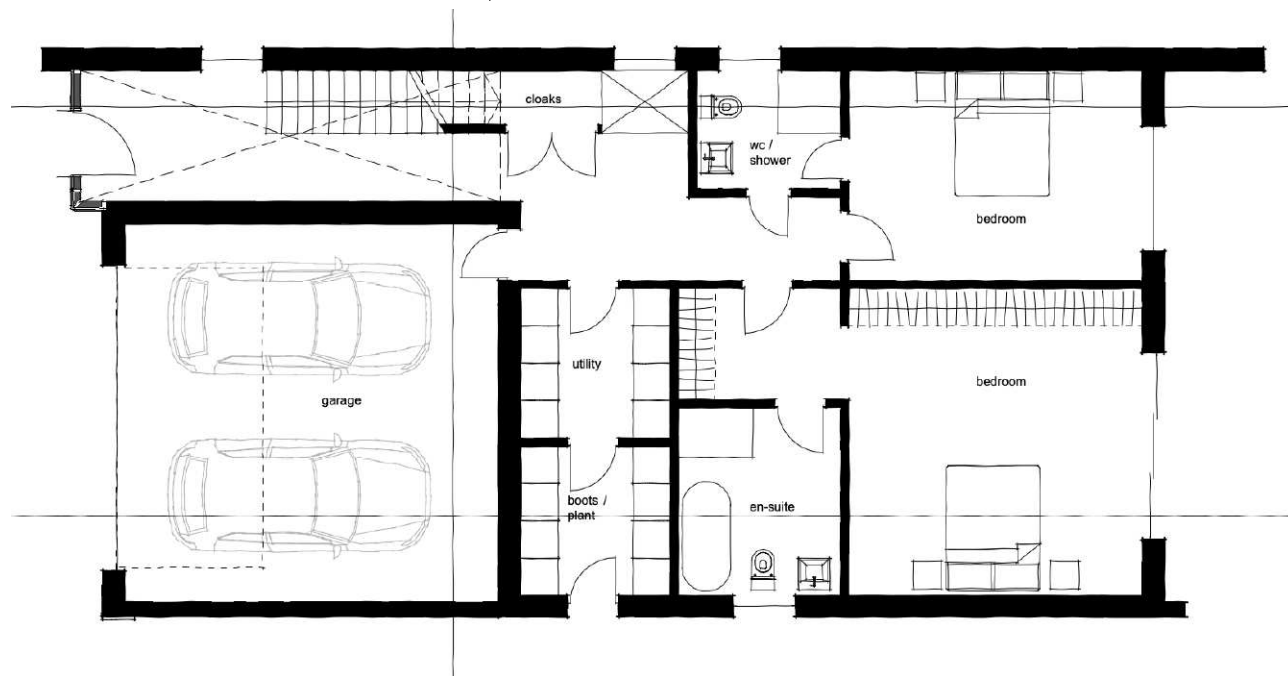
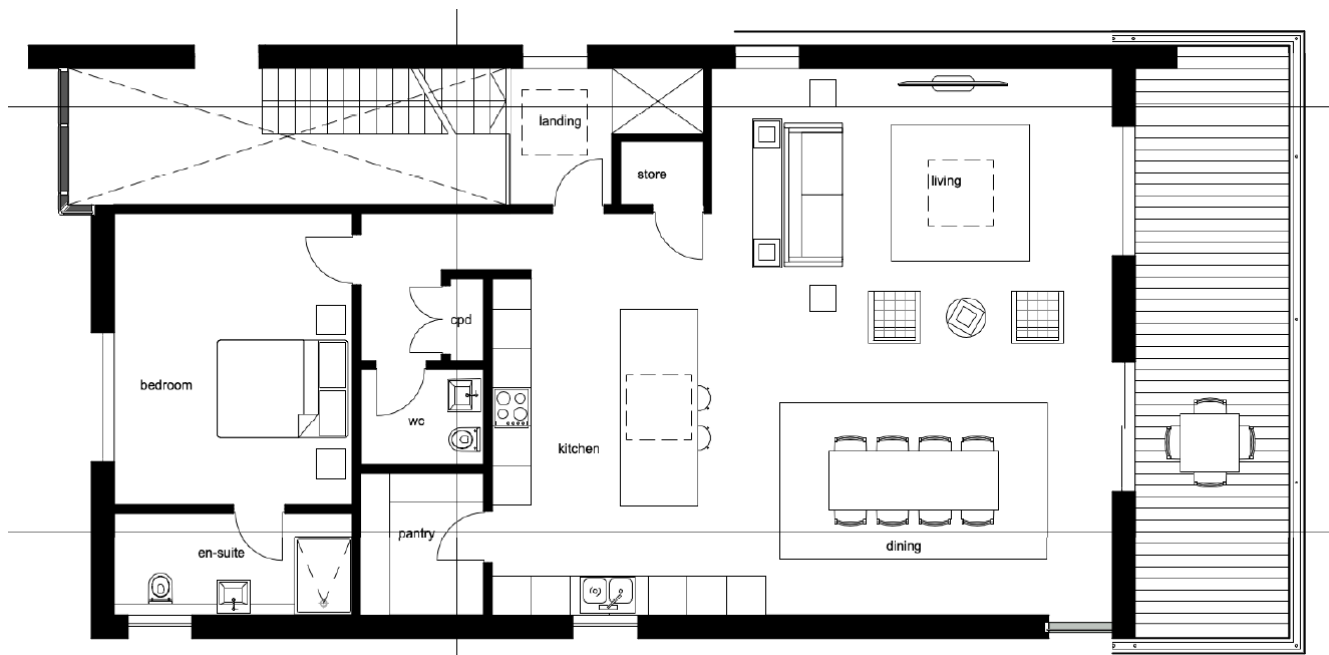


East elevation



West elevation

Plot 2



Plot 3



South elevation



North elevation

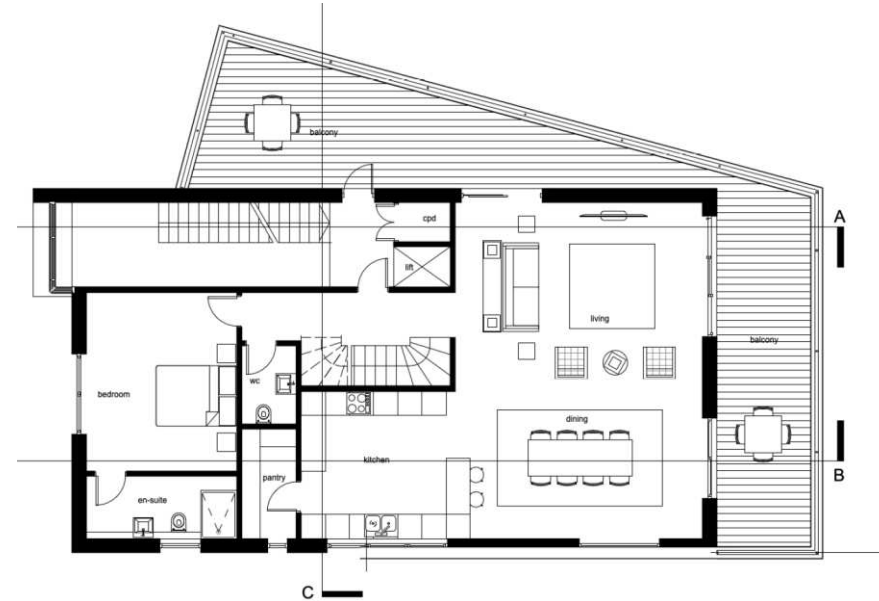
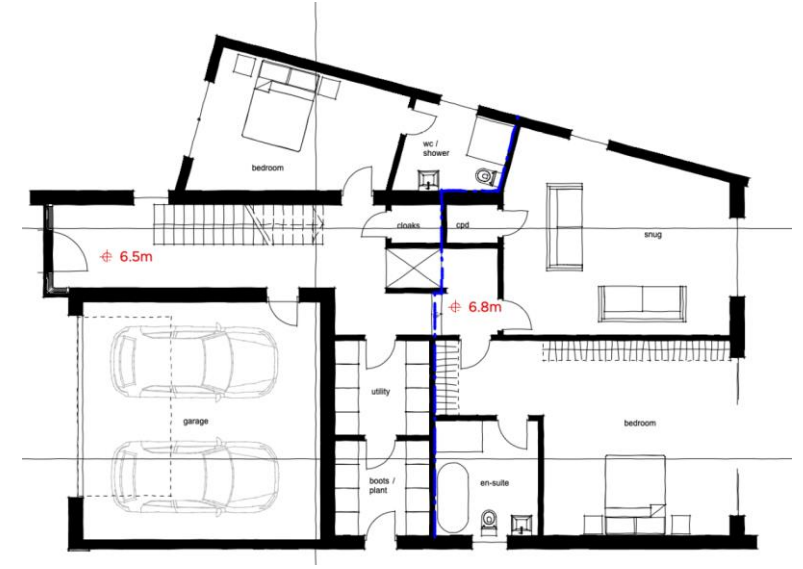
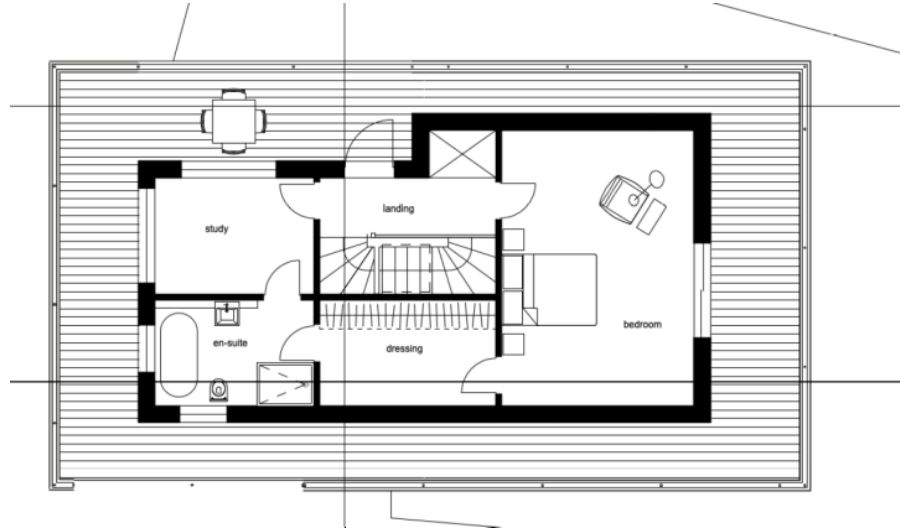


West elevation



East elevation

Plot 3



Plot 4



South elevation



East elevation

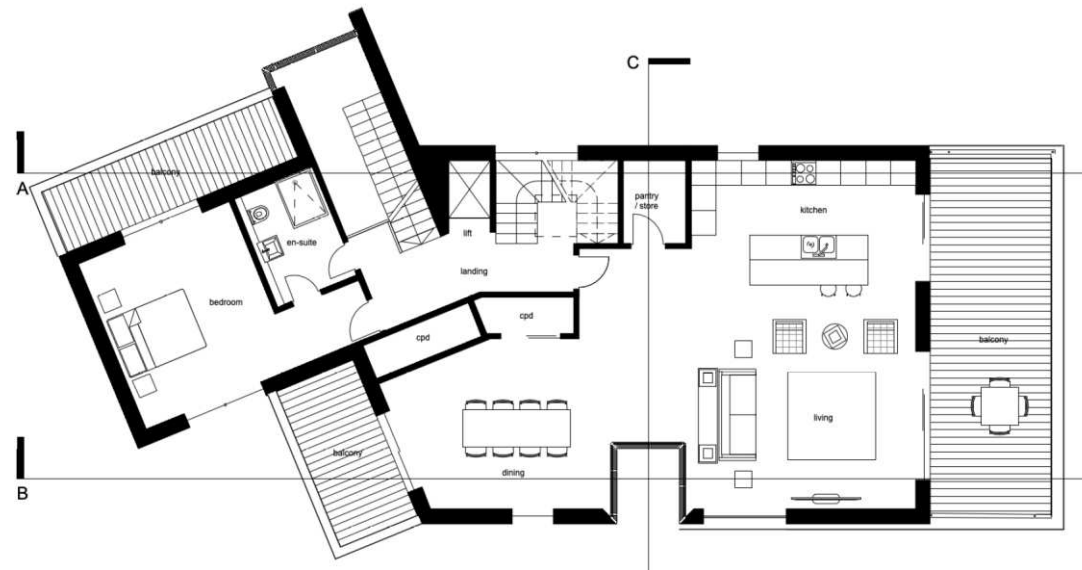
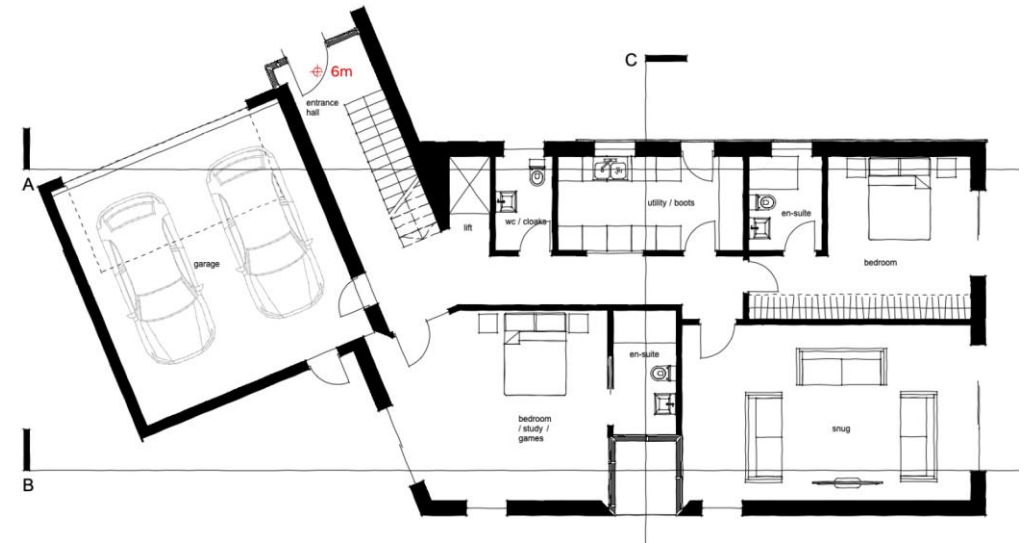
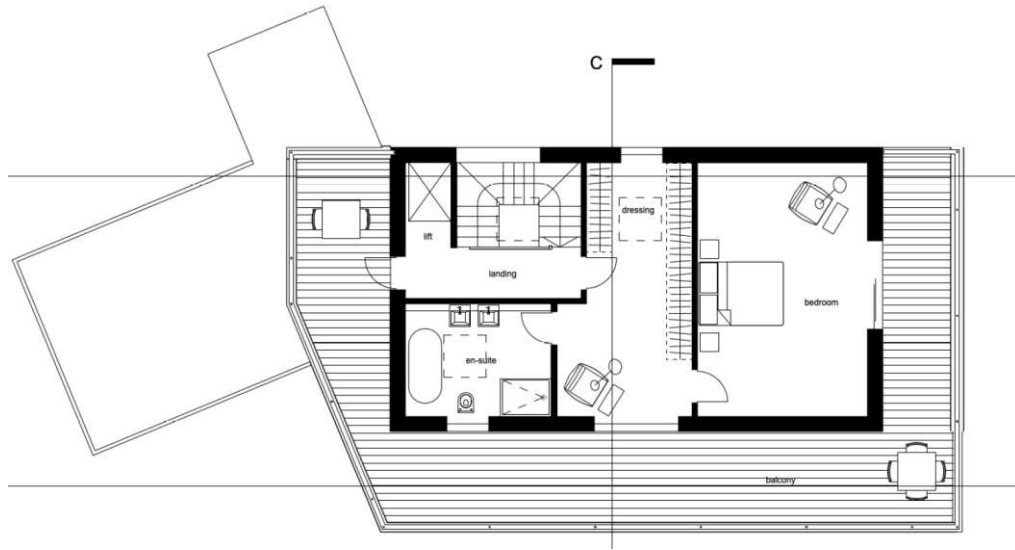


North elevation



West elevation

Plot 4



Elevations – Plot 5



South



East

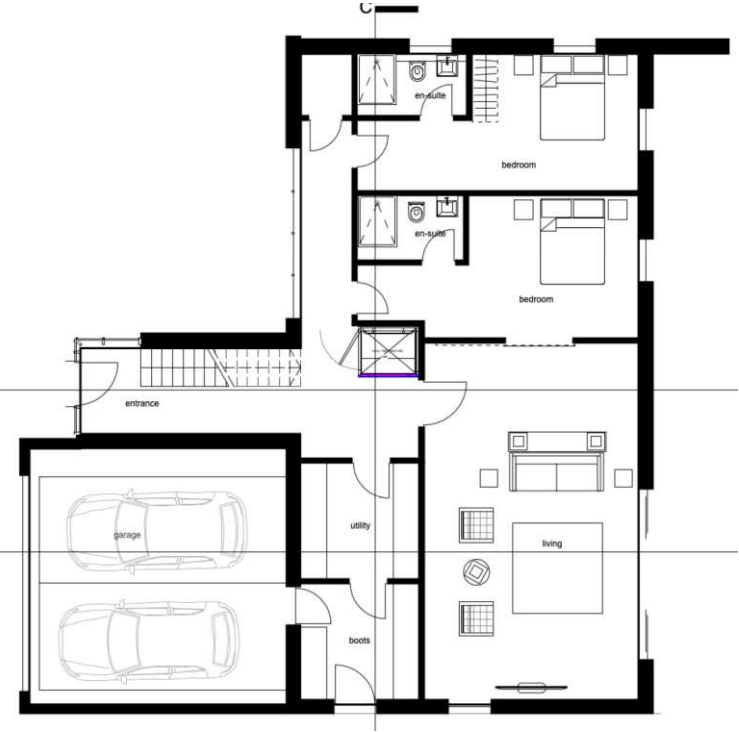


North

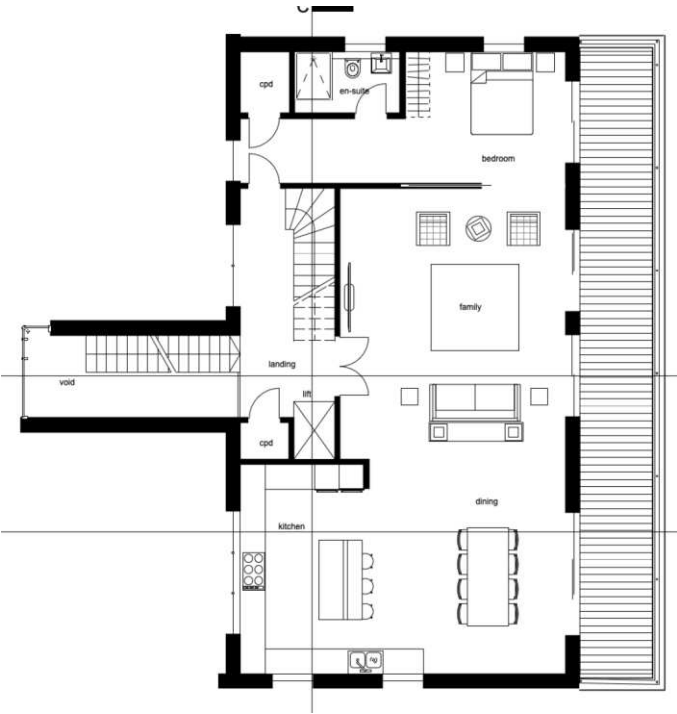


West

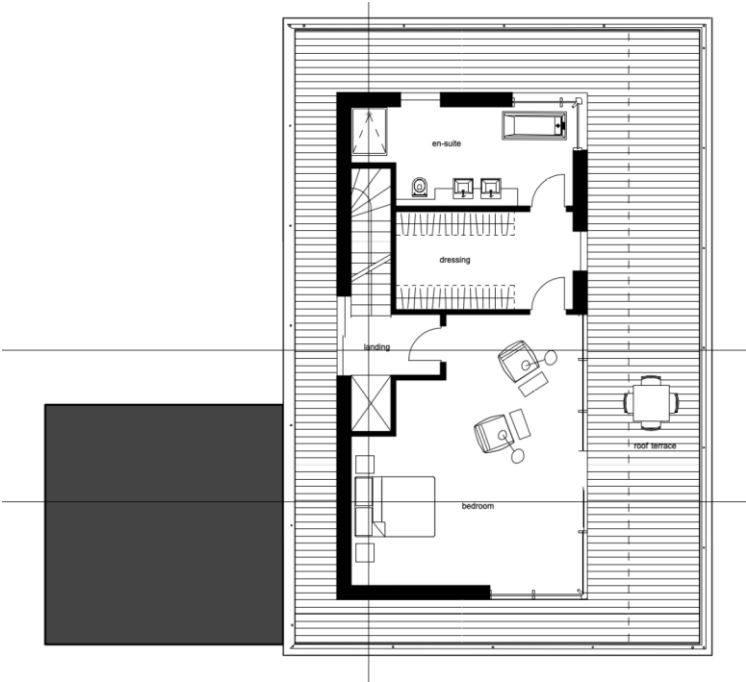
Plot 5



Ground



First



Second

Item 7

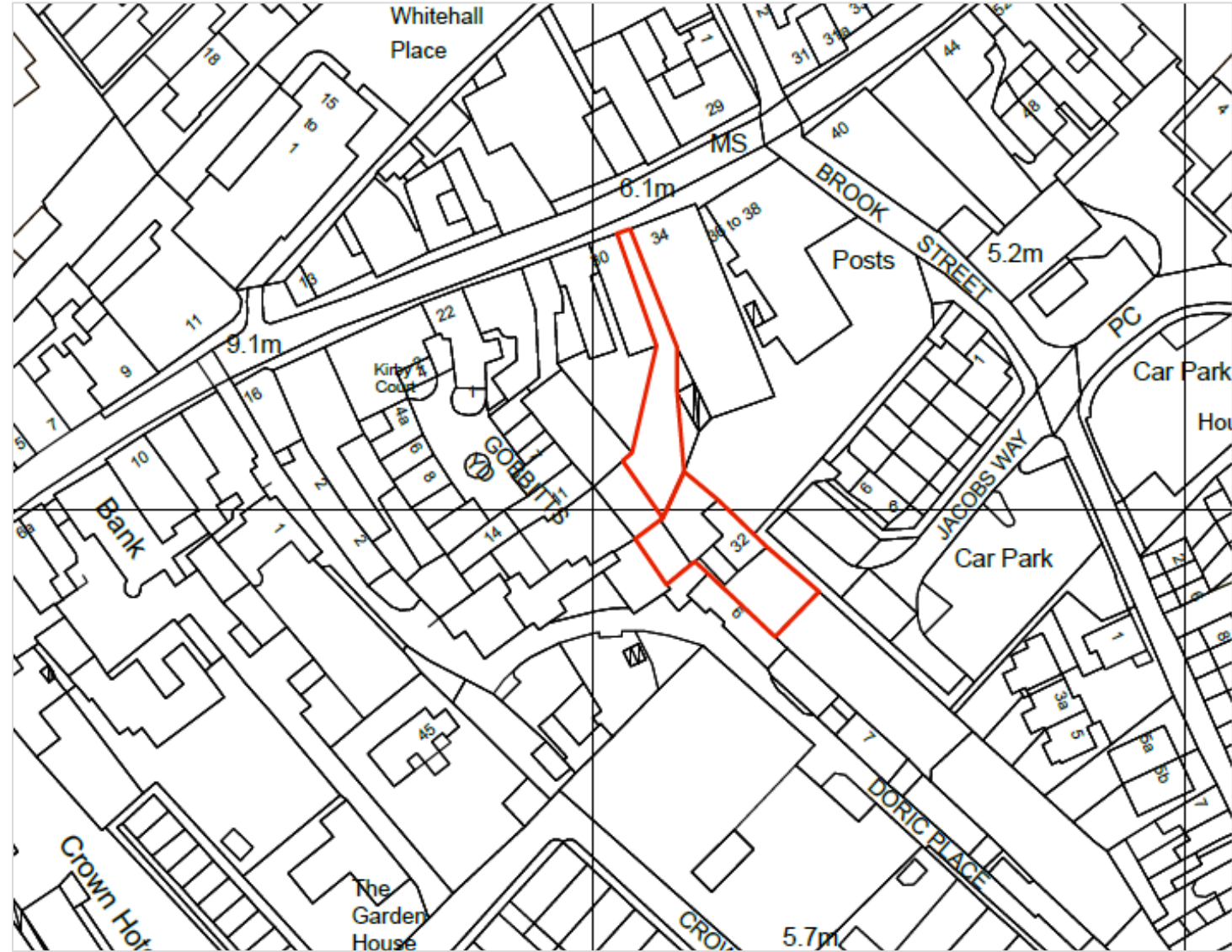
DC/20/0952/FUL

Demolition of existing dwelling and associated garage structure,
and construction of replacement dwelling.

Ropewalk Cottage, 32 Thoroughfare, Woodbridge, Suffolk IP12
1AQ



Site location plan



Aerial view

Google ©



Aerial view

Google Earth ©



Site photos

View from courtyard



Site photos

View from courtyard
looking towards
Thoroughfare



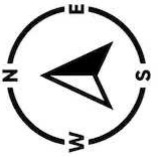
Site photos

Rear of existing
property



Site photos

Front elevation of
existing property



Site photos

View of neighbouring
window



Site photos

View of 6 Doric Place
from rear garden of site



Site photos

View across to Jacobs
Way properties from
rear garden of site



Site photos

View from public car
park (Jacobs Way)



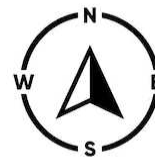
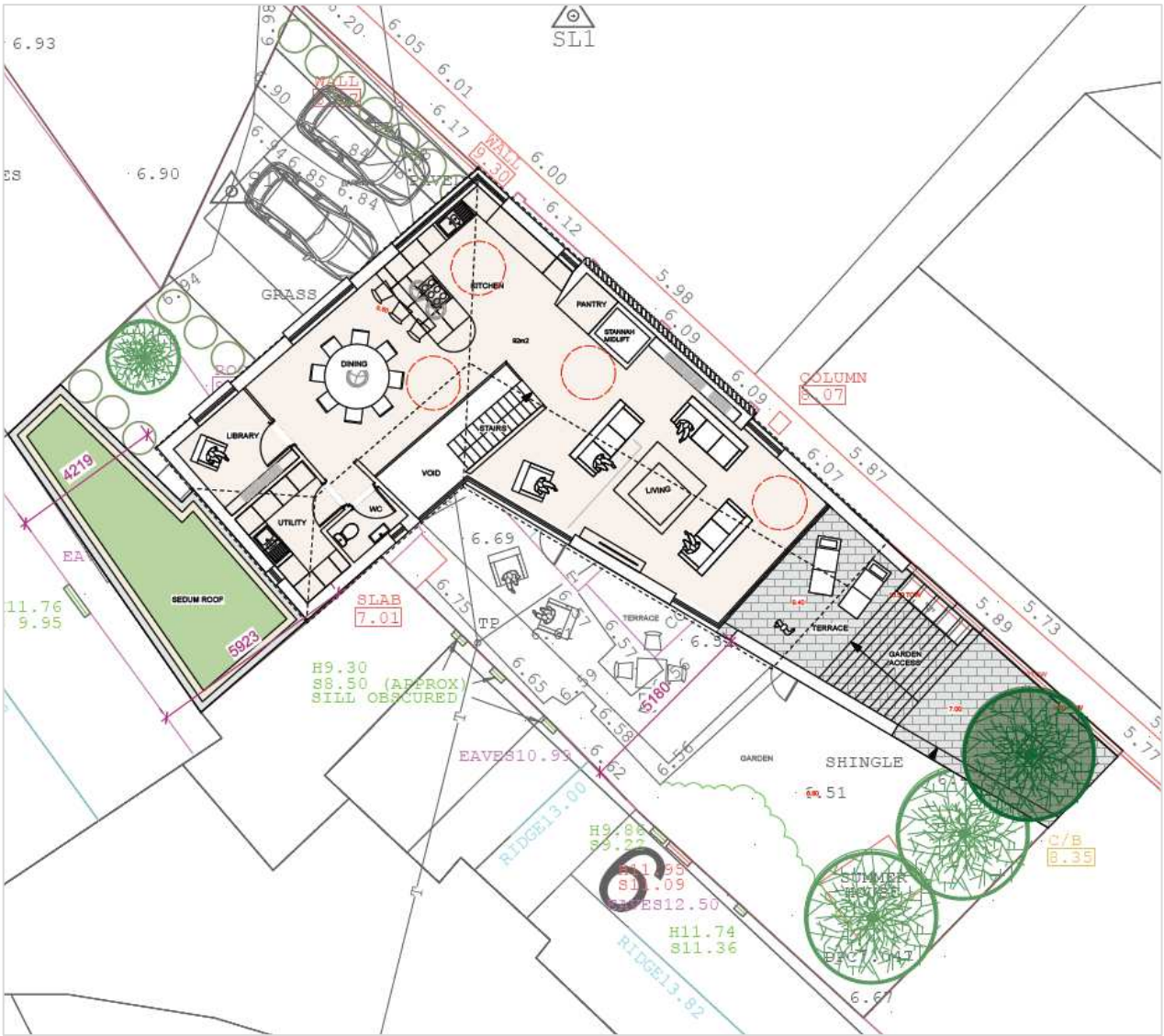
Site photos

View from public car
park (Jacobs Way)



[illegible]

First floor plan



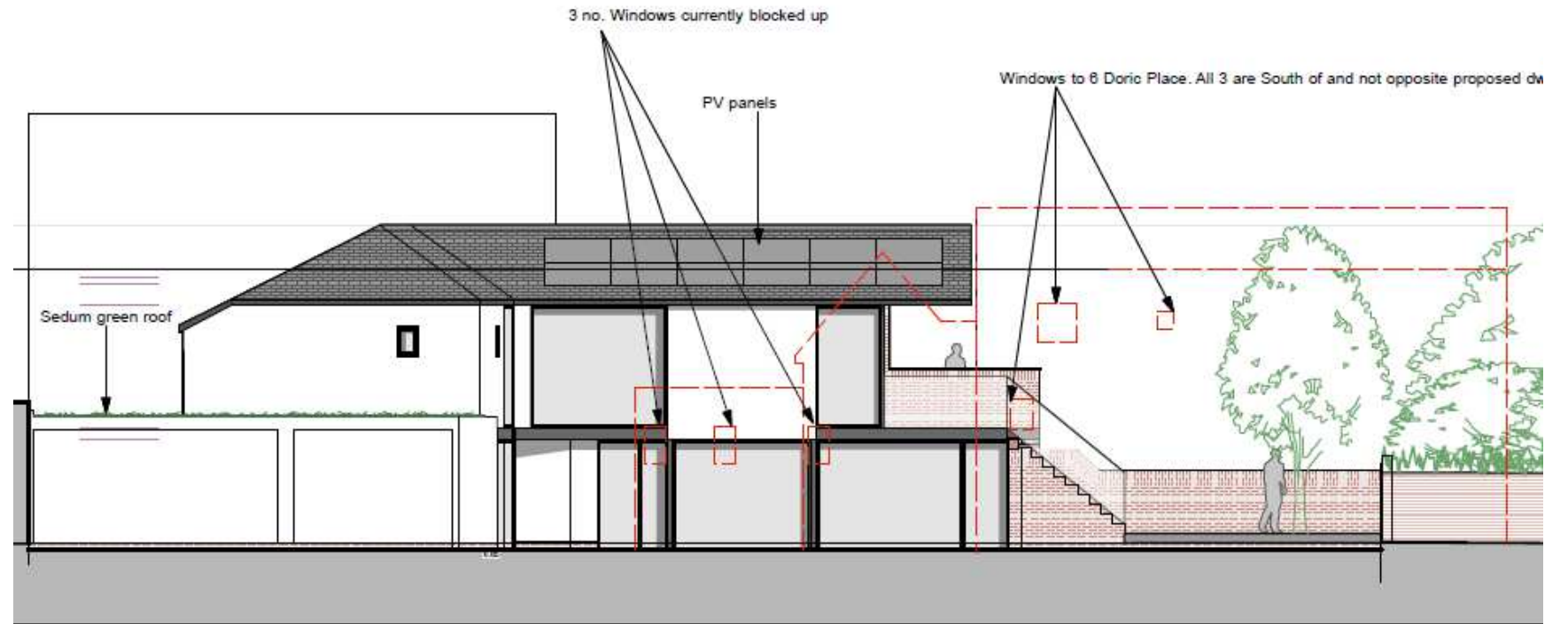
Roof plan



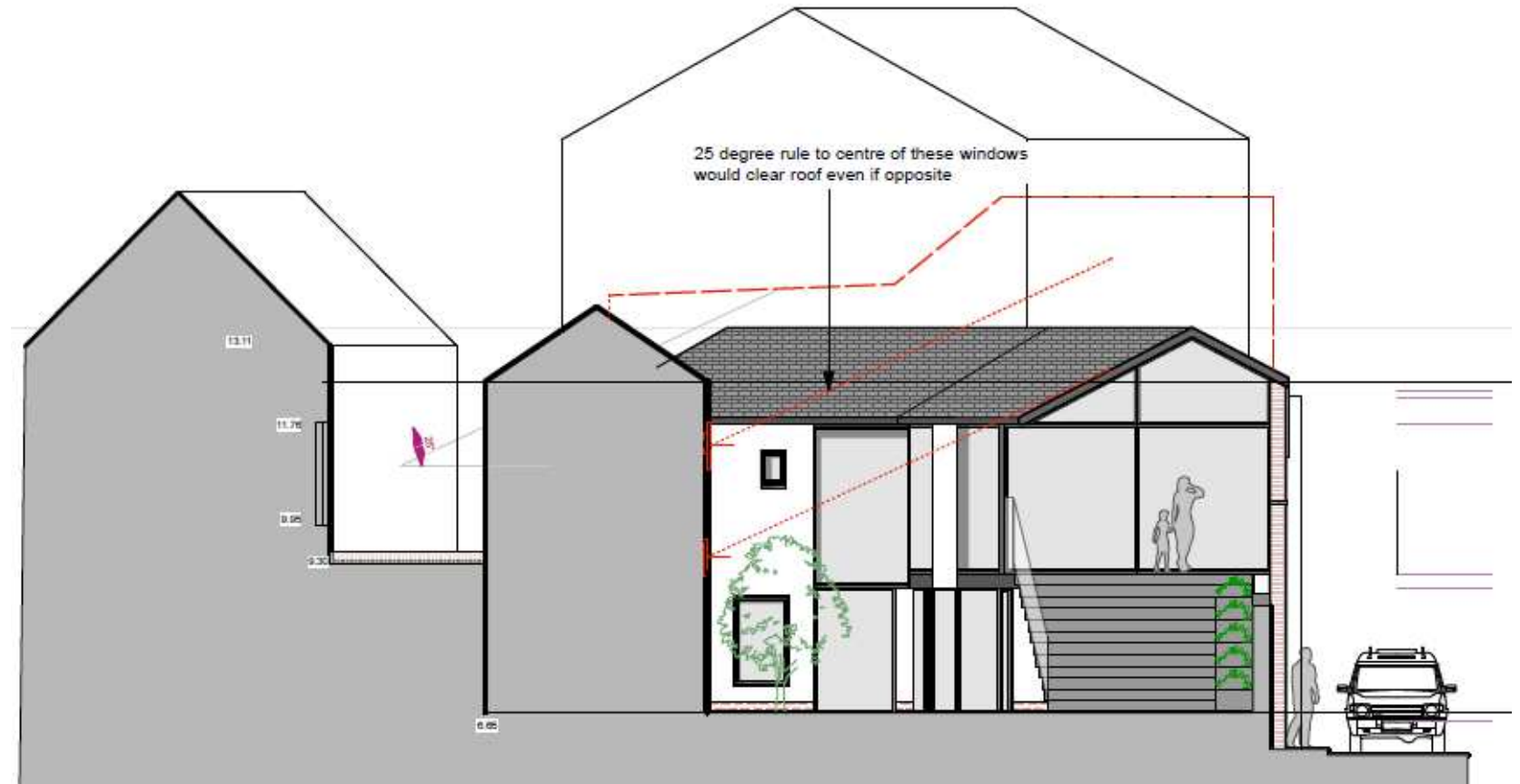
North west elevation



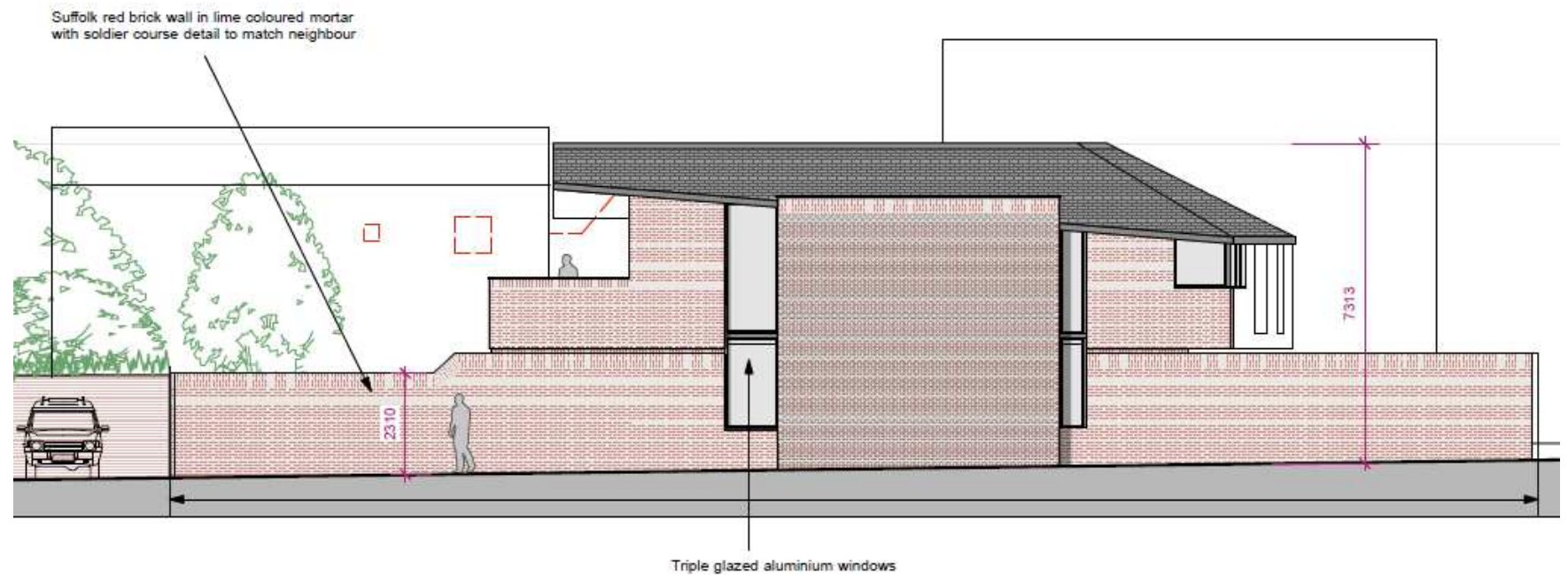
South west elevation



South east elevation



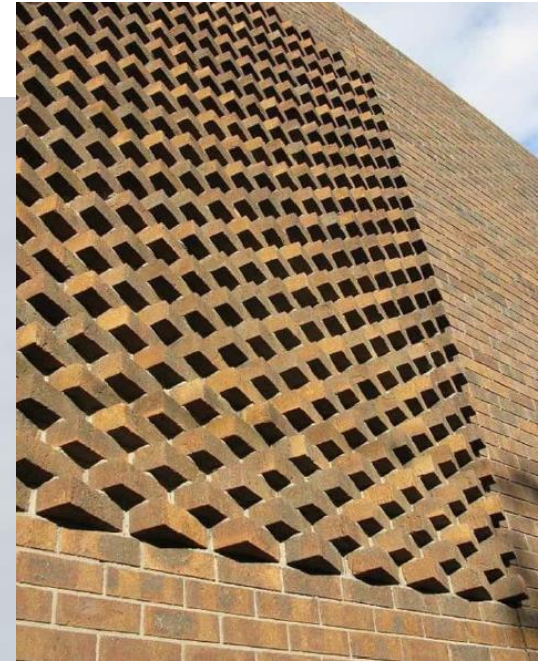
North east elevation



3D
visualisation:
View from courtyard



3D visualisation: View from Brook Street



Featured brick wall with bricks installed at 45 degrees to create textured pattern

3D
visualisation:
View from Jacobs Way



Recommendation

Recommended for approval subject to conditions outlined in the report

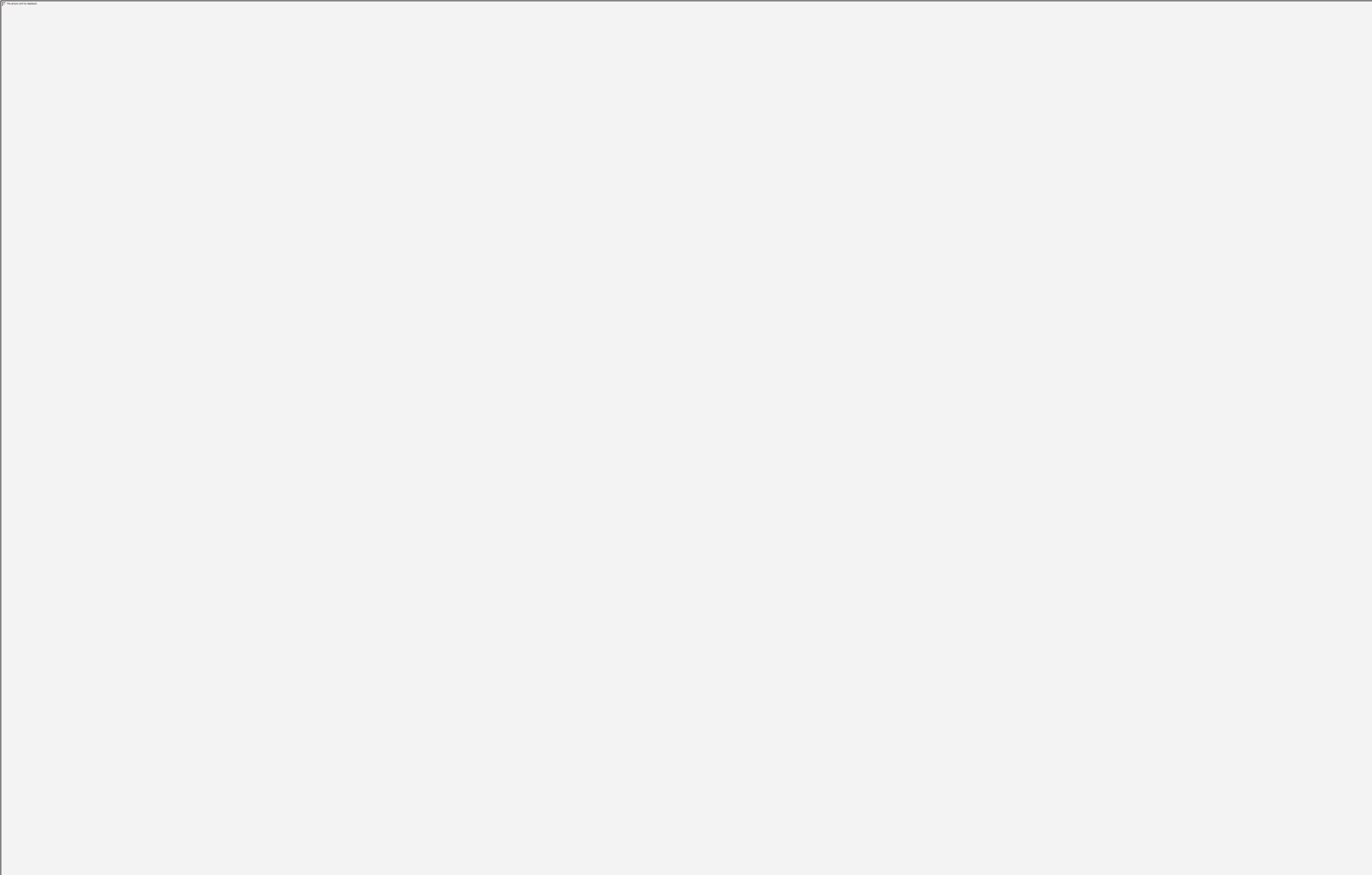
Item: 8

DC/20/1043/FUL

Five new residential houses and associated parking

Land to the east of Water Tower, Spriteshall Lane, Trimley St. Mary, IP11 9QY





<https://www.google.com/maps/@51.9784486,1.3303011,3a,75y,310.68h,93.41t/data=!3m6!1e1!3m4!1soxOooDL5ZhrLv-6hogfMdg!2eo!7i13312!8i6656>

Photographs









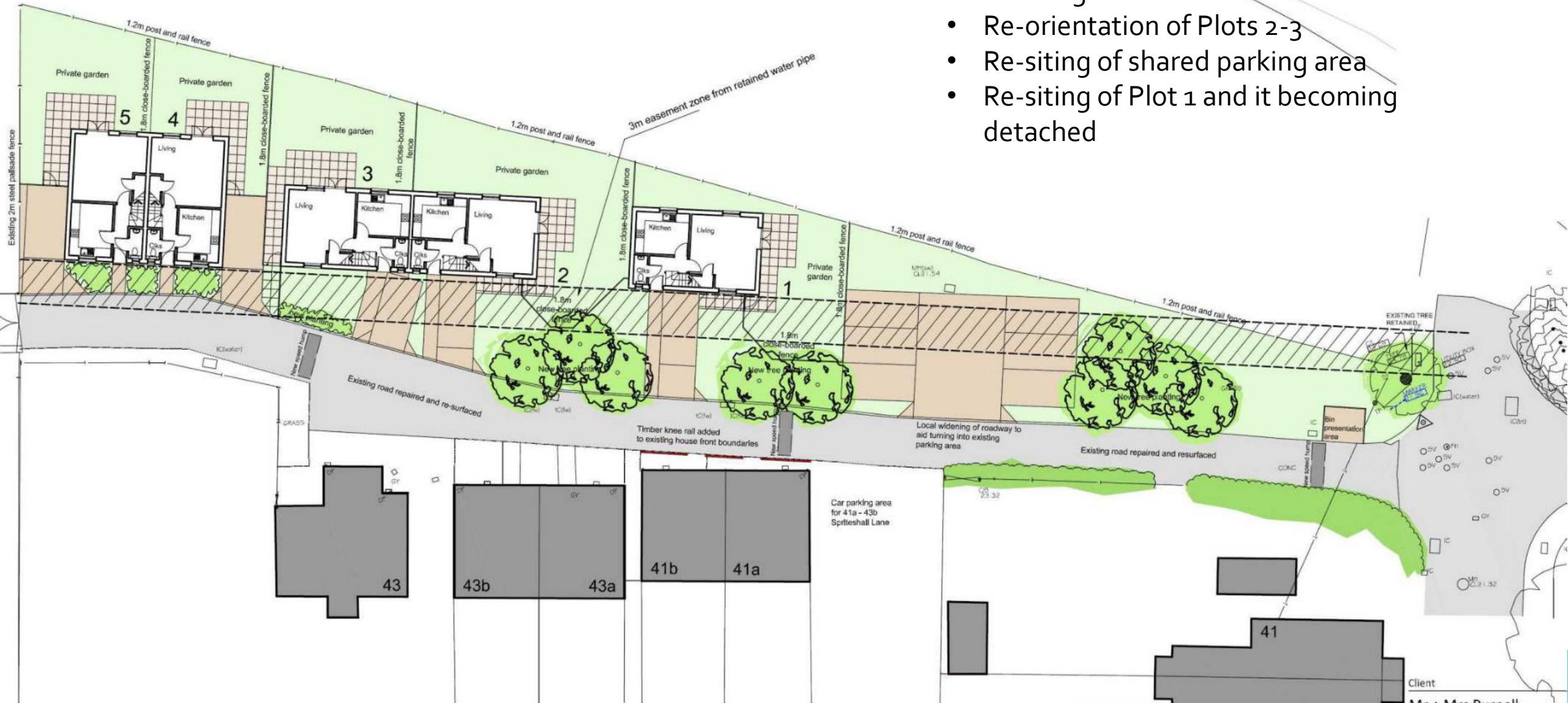
Extant consent layout – 6 dwellings



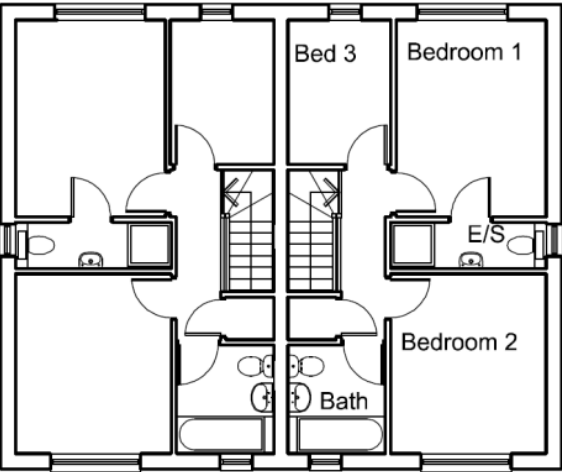
Proposed Block Plan

Main changes:

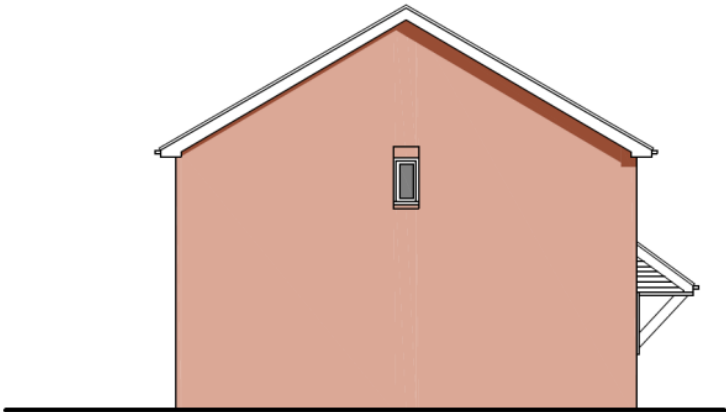
- Re-orientation of Plots 2-3
- Re-siting of shared parking area
- Re-siting of Plot 1 and it becoming detached



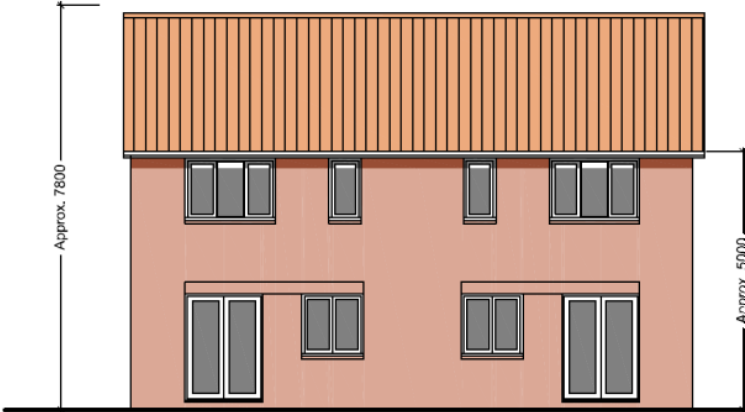
Proposed Plans and Elevations – Type 1



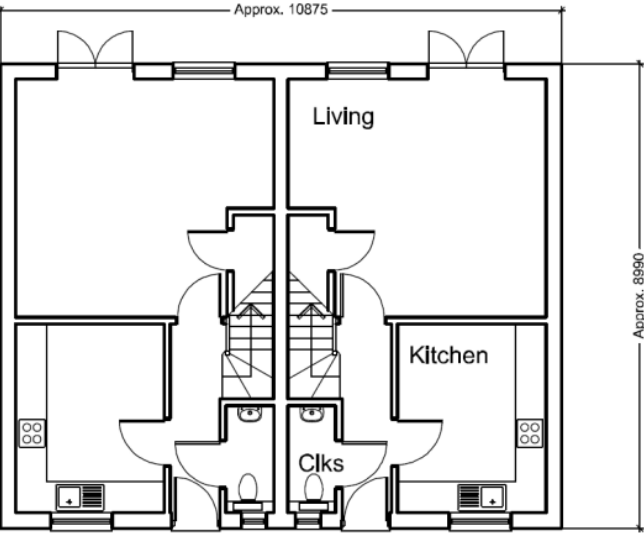
Type I - First Floor



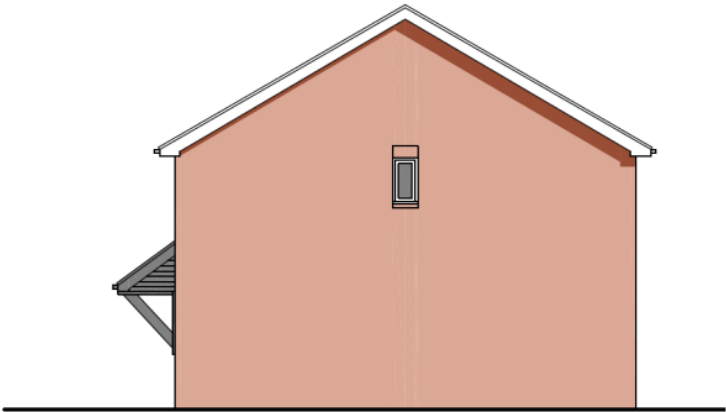
Type I - Side Elevation



Type I - Rear Elevation



Type I - Ground Floor

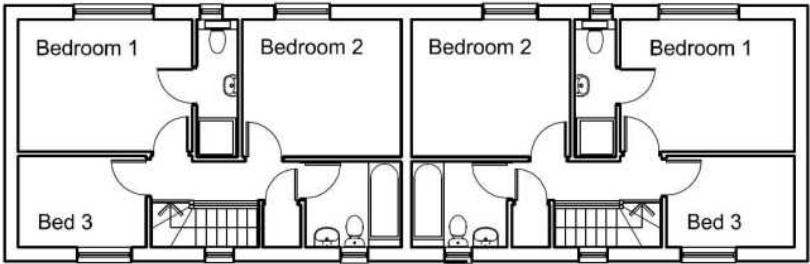


Type I - Side Elevation

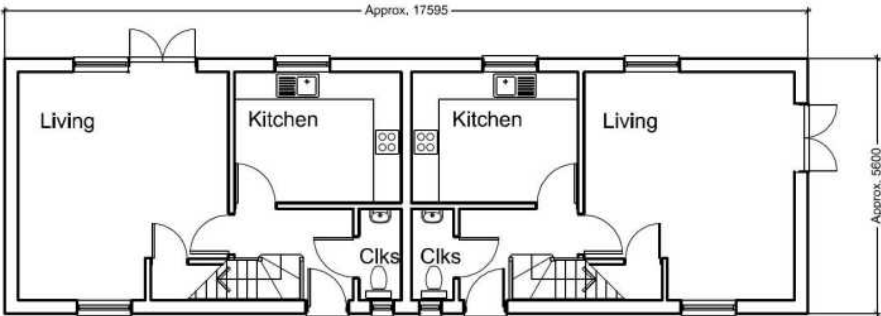


Type I - Front Elevation

Proposed
Plans and
Elevations –
Type 2



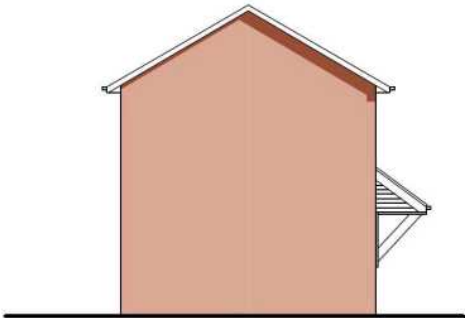
Type 2 - First Floor



Type 2 - Ground Floor



Type I - Side Elevation



Type I - Side Elevation

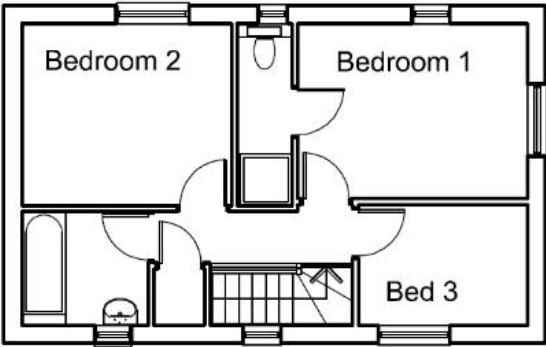


Type I - Rear Elevation

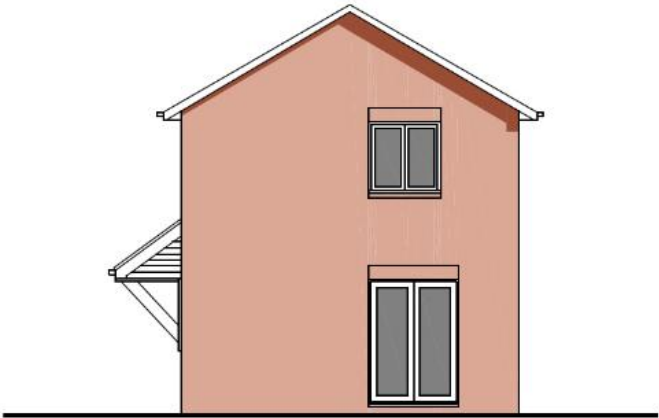


Type I - Front Elevation

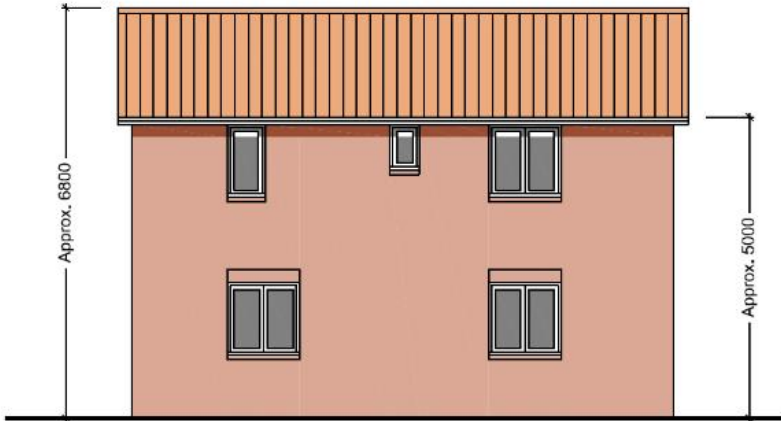
Proposed Plans and elevations – Type 3



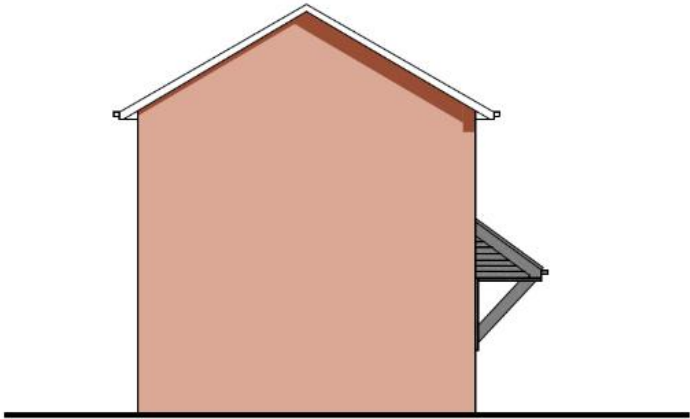
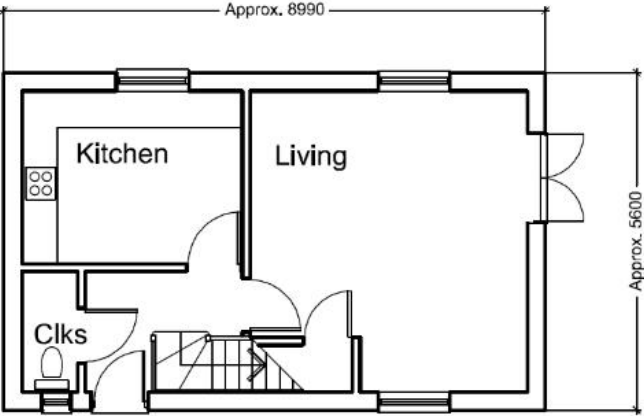
Type 3 - First Floor



Type 3 - Side Elevation



Type 3 - Rear Elevation



Material Planning Considerations and Key Issues

- Change in layout

Recommendation

Approve subject to controlling conditions including

- Standard time limit
- Approved drawings
- Materials as submitted
- Ecological avoidance, mitigation, compensation and enhancement measures
- Ecological Enhancement Strategy
- Land Contamination
- Construction Management Plan
- Archaeology