

Lowestoft Town Council Planning Committee
For the attention of all Committee Members

You are summoned to attend a Meeting of the Planning Committee of Lowestoft Town Council, which will be held at **First Floor, Hamilton House, Battery Green Road Lowestoft, Suffolk, NR32 1DE** at 17:00 on Tuesday 30th November 2021.

The meeting is open to the public and press to attend and those attending the meeting shall be informed that the meeting may be reported on (including recording, photographing and filming). This does not apply to confidential items. Comments can also be submitting regarding any item on the agenda in advance of the meeting. Members of the public can join the meeting remotely via the following link <https://us02web.zoom.us/j/81092146141> . The meeting can also be observed via Youtube on the following link <https://youtu.be/t1ee-q4c4-tuxw-ub91-ar38> . *In providing any comments members of the public accept that, where they are suitable, they may be considered at the meeting and published in our minutes. Any individual submitting the comments should ensure that their name, address and contact details are included in their communication and should note that anonymous submissions will not be accepted. Members of the public accept that their name may be noted and recorded at the meeting. However, their contact details will not be noted and reported publicly.*

The minutes and all public documents associated with this agenda will be published as usual. *In providing any comments members of the public accept that, where they are suitable, they may be considered at the meeting and published in our minutes. Any individual submitting the comments should ensure that their name, address and contact details are included in their communication and should note that anonymous submissions will not be accepted. Members of the public accept that their name may be noted and recorded at the meeting. However, their contact details will not be noted and reported publicly.* Councillors must register relevant interests and also declare them at a meeting if they have such an interest in a matter to be considered. Under the Localism Act 2011 a councillor with a **disclosable pecuniary interest** in a matter on the Agenda cannot take part or vote on that matter, unless they have been granted a dispensation. Under the Council's Code of Conduct a councillor must leave the meeting room if they have such an interest, unless they have been granted a dispensation. There may be other interests or matters in which councillors might be considered to be biased or predetermined in which cases they will need to consider whether they should leave the room.

To help prevent the spread of Covid-19, all attendees should bring their own refreshments, their own pen for signing in, and should dress appropriately given the need for increased ventilation on the site. Every person attending should make their own risk assessment of the advisability of attending and/or any measures they should take individually to ensure their safety.

The Council has a duty to pay due regard to preventing crime and disorder and to conserve biodiversity as part of relevant decisions.

S S Bendix

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Shona Bendix, Clerk
24th November 2021

Lowestoft Town Council

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AGENDA

131. Welcome

To explain the fire evacuation procedure, welcome the meeting, and remind councillors and members of the public right to report.

132. To receive and consider acceptance of apologies for absence

133. Declarations of Interests and dispensations

a. To receive Declaration of Disclosable Pecuniary and Non-Pecuniary Interests from councillors on items on the Agenda

b. To receive and consider written requests for dispensations for Disclosable Pecuniary Interests

134. To consider the draft Minutes of 2 November 2021.

135. To consider any advance comments from the public on any matters on this agenda.

136. Planning applications

a. To consider the following planning applications (all available on www.eastsuffolk.gov.uk) and decide the recommendations of the Council:

Reference	Address and Description	District Ward
DC/21/5068/FUL	65 Pakefield Street - Side extension at first floor level to provide enlarged owner accommodation.	Kirkley and Pakefield
DC/21/5114/FUL	315 London Road South - Change front windows and door.	Kirkley and Pakefield
DC/21/5007/FUL	Store Rear of 12 and 20 All Saints Road - Change of use to residential for single three-bedroom dwelling.	Kirkley and Pakefield
DC/21/5083/FUL	Flint House 80 High Street – In addition to the kitchen in the restaurant, propose to create a wooden structure to accommodate 2 No wood-fired ovens within the enclosed courtyard area at the rear of the property. Dimensions of structure: Length 4 metres x 3 metres width x 2.5 metres high.	Harbour and Normanston
DC/21/4669/FUL	90-94 St Peters Street - Change of use from a vacant tanning and beauty salon (Sui Generis) to a hot food takeaway (Sui Generis) and amalgamation with adjacent takeaway, associated external alterations, and new external compressor.	Harbour and Normanston
DC/21/4664/FUL	Birds Eye Ltd Whapload Road - Re-roof part of our production building (Denes 2). This will require the removal of asbestos roofing system and replace with composite roofing.	Harbour and Normanston
DC/21/5015/FUL	15 - 18 Milton Road East - Development of six two bed dwellings after demolition of existing building.	Harbour and Normanston
DC/21/5044/FUL	9 Glebe Close - Construction of two detached dwellings and all associated works	Gunton and St Margarets
DC/21/4954/FUL	Verge At Foxburrow Hill - Removal of existing 17.5m Hutchison Elara Monopole to be replaced with proposed 20.0m high Hutchison Engineering Orion V2 Streetworks Pole on a new root foundation and associated ancillary development	Gunton and St Margarets
DC/21/5081/FUL	3 Pennygate Drive - Front and side extension, replacement garage and garden room to rear.	Carlton and Whitton

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b. Applications for tree works - To note that the Planning Authority has received the following application for works for trees subject to a tree preservation order (TPO) and/or proposed works to trees within a Conservation Area (TCA) and comment as appropriate.

Reference	Address and Description	District Ward
DC/21/5194/TCA	Land Rear Of 31 To 39 Lyndhurst Road And 5 To 20 North Parade (trees are located at the west end of the green area) - 3 x Limes - Reduce height to approx. 6ft below previous points and reduce laterals to previous points. Reason: These Lime trees have been left to grow by previous residents and now constitute a hazard due to their height. 1 x Silver Birch - Fell to ground level. Reason: spindly poor quality tree.	Gunton and St Margarets
DC/21/5072/TPO	Play Area The Parklands Lowestoft Suffolk-ESC TPO/047/2021 G6 Play area behind 11 The Parklands 1 x Oak - Crown reduce & shape by up to 30%. Reason: There is a split in the top of lower lateral which is showing signs of decay.	Carlton and Whitton

c. To note that the Planning Authority has received the following applications for repair/replacement windows within a Conservation Area and this will be assessed in line with East Suffolk Councils window policy scoring system.

<https://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/value-your-historic-windows/window-policy-scoring-system>

Reference	Address and Description	District Ward
DC/21/5119/LBC	Fairhavens 8 Wellington Esplanade - three windows on the right side of the rear elevation be replaced with double glazed sash box windows in Sapele hardwood to match original mouldings etc as closely as possible. The First-floor window will be a sliding sash window, four over four. The second-floor window will be a sash box window, two over two and the third-floor window will also be two over two. Windows will match the pattern of No. 9 Wellington Esplanade. Windows to have brass pulleys, cords, and brass fitches and be double-glazed with Slimlite double glazed units with toughened glass where applicable. Work includes making good linings to inside. All windows supplied with three coats of paint (White Gloss) prior to installation.	Kirkley and Pakefield
DC/21/5118/FUL	Fairhavens 8 Wellington Esplanade - three windows on the right side of the rear elevation be replaced with double glazed sash box windows in Sapele hardwood to match original mouldings etc as closely as possible. The First-floor window will be a sliding sash window, four over four. The second-floor window will be a sash box window, two over two and the third-floor window will also be two over two. Windows will match the pattern of No. 9 Wellington Esplanade. Windows to have brass pulleys, cords, and brass fitches and be double-glazed with Slimlite double glazed units with toughened glass where applicable. Work includes making good linings to inside. All windows supplied with three coats of paint (White Gloss) prior to installation.	Kirkley and Pakefield
DC/21/4921/FUL	317 London Road South - Replace existing windows to UPVC	Kirkley and Pakefield

d. To note reports from the East Suffolk Council Referral Panel

i. DC/21/3750/FUL - first floor extension at Dairy Cottage, 2 Nightingale Road, Lowestoft.

The application was referred to referral panel, as the Town Council comments were contrary to the officer recommendation of refusal, due to the impact on the character and appearance of the Area, amenity of neighbouring residents, impact on highways, and lack of a Coastal Erosion Vulnerability Assessment. At the referral panel it was agreed by the Chair and Vice Chair of both Development Control Committees, that the application could remain at officer delegated level with the recommendation of refusal.

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ii. DC/21/4637/FUL 147 Stradbroke Road - Proposed Two Storey Side Extension.

The above application was presented to the Referral Panel, due to the positive recommendation of Lowestoft Town Council conflicting with the officers 'minded to' recommendation of refusal. Members concluded that the application did not need to be referred to Planning Committee for determination and it has therefore been REFUSED under Delegated Authority to the Head of Planning. Officers considered that the revised scheme did not overcome the previous refusal reasons, as upheld by the Planning Inspectorate in the recent appeal decision.

e. DC/21/3697/FUL – 9 Gunton Church Lane. To note that an application has been made to the Planning Inspectorate against the East Suffolk Council decision to refuse planning permission for front garage extension.

137. Highways

a. To consider making an approach to Suffolk Highways to make Rant Score a no-entry Zone from west to east.

138. Consultations

To consider the following consultations:

a. East Suffolk Council Draft Sustainable Construction Supplementary Planning document

b. East Suffolk Council Draft Affordable Housing Supplementary Planning document

c. East Suffolk Council Draft Cycling and Walking Strategy

139. Date and time of the next meeting – to be agreed but provisionally set for 16:30 on Tuesday 14th December 2021.

140. Items for the next Agenda.