

**Lowestoft Town Council**  
**Meeting of the Planning Committee**  
**First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE**  
**18:45 on Tuesday 3 January 2023**

**MINUTES**

**Present:** Cllrs Sonia Barker, Wendy Brooks, Peter Knight (Chair), David Le Grice, Christian Newsome and Andy Pearce

**In attendance:** Lauren Elliott (Project and Committee Clerk)

**Public:** There were no members of the public in attendance (either in person or remotely via Zoom webinar)

**144. Welcome**

The fire evacuation procedure and public right to report were explained and the meeting was welcomed.

**145. Apologies for absence**

Apologies were received from Cllrs Alan Green and Peter Lang, who had both provided reasons. Cllr proposed approval of the apologies received; seconded by Cllr; all in favour.

**146. Declarations of Interests and dispensations.**

a. Declarations of Disclosable Pecuniary, Other Registerable and Non-Registerable Interests from councillors on items on the Agenda – Cllrs Brooks and Pearce declared a non-registerable interest in item 150 but confirmed, when asked by the Chair, that they were not pre-determined on this matter. Cllr Barker declared she is a member and volunteer for Suffolk Wildlife Trust.

b. Written requests for dispensations and note dispensations granted – There were none.

**147.** The draft Minutes of 20 December 2022 – It was noted the previous meeting was on 13 December and not 20 December. Cllr Brooks proposed approval of the minutes; seconded by Cllr Barker; all in favour.

**148. Public Forum**

No advance comments had been received and no members of the public were in attendance.

**149. Planning applications**

a. Consideration of the following planning applications (all available on [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk)) and deciding the recommendations of the Council:

*Table 1 - List of East Suffolk Planning Applications*

Reference	Address and Description	District Ward
DC/22/4786/FUL	475 London Road South - Single storey rear extension.	Kirkley and Pakefield
It was proposed by Cllr Brooks; seconded by Cllr Newsome and unanimously agreed to recommend approval of this application.		
DC/22/4693/FUL	38 Birds Lane - Demolish existing dwelling house and construct replacement chalet bungalow together with new vehicular access	Kirkley and Pakefield
It was proposed by Cllr Brooks to recommend refusal of this application, due to overdevelopment of the site, loss of biodiversity, unnecessary demolition and lack of justification for demolition of the existing property. In light of the consultee responses from East Suffolk Council's Ecology Team and Suffolk County Council as the Highway Authority, Cllrs Barker and Pearce requested further information before this Committee considers making a recommendation. Cllr Pearce proposed supporting Suffolk County Council's holding objection and for this Committee to defer a decision pending receipt of the information requested by Suffolk County Council and the ecological assessment, and to ask East Suffolk Council to consider deferring a decision itself for the same reasons. Cllr Brooks seconded the proposal and all Councillors voted in favour.		

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Reference	Address and Description	District Ward
DC/22/4790/LBC	Norfolk and Suffolk Yacht Club Royal Plain - Listed Building Consent - Changes to the entrance gate and associated works to enable access for materials, vehicles and plant for construction of the Tidal Flood Walls Scheme, along with the proposed Tidal Barrier in the future.	Kirkley and Pakefield
DC/22/4789/FUL	Norfolk and Suffolk Yacht Club Royal Plain - Changes to the entrance gate and associated works to enable access for materials, vehicles and plant for construction of the Tidal Flood Walls Scheme, along with the proposed Tidal Barrier in the future.	Kirkley and Pakefield
The Committee agreed to consider applications DC/22/4790/LBC and DC/22/4789/FUL together. It was proposed by Cllr Pearce; seconded by Cllr Brooks and unanimously agreed to recommend approval of this application, subject to the Planning Authority being satisfied that the design of the replacement gates is in keeping with the Conservation Area.		
DC/22/4859/FUL	7 Fritton Close - Single storey front extension	Oulton Broad
It was proposed by Cllr Brooks; seconded by Cllr Barker and unanimously agreed to recommend approval of this application.		
DC/22/4854/FUL	1 Fairfield Road -New garage	Carlton and Whitton
It was proposed by Cllr Brooks; seconded by Pearce and unanimously agreed to recommend approval of this application.		

b. The following applications for tree works were noted:

*Table 2 - List of East Suffolk Planning Applications*

Reference	Address and Description	District Ward
DC/22/4791/TPO	Flat 1 2 Gunton Cliff Lowestoft Suffolk NR32 4PE- WDC TPO 162 1 x row of Holly trees (approx. 17) - Reduce to previous pruning points approx. 3/4 ft of growth will be removed. Reason: The trees are causing shading to the bottom flat.	Gunton and St Margaret's
DC/22/4792/TPO	Premier Inn Yarmouth Road - ESC TPO/142/2022Vegetation located long side boundary with 255 Yarmouth Road and rear boundary of Nos. 76 and 78 Blyford Road. W1 - Clear all vegetation including lifting shrubs and trees as required to ensure a 2m clearance from the fence and cut down all small self-set saplings, below 75mm in diameter. Including removal of Ivy on and around fence, Poplar trees and Holly trees. Reason: to give a clear view and assessment of the existing fence.	Gunton and St Margaret's

**150.** Noting the current scheme of delegation for planning decisions

(<https://www.eastsuffolk.gov.uk/assets/Your-Council/East-Suffolk-Council-Constitution.pdf>) and considering East Suffolk Council's decision to grant permission for application DC/22/1392/FUL (Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD)6 and Play Frame (Class E/Sui Generis). (ii) Outline Planning Application (All Matters Reserved) - Installation of 8 EV Charging – Whilst appreciating that a decision had been made, Cllr Pearce had some concerns regarding the methodology for doing so, and requested an explanation as to why there was no opportunity for

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Committee consideration, given the high public interest and objections from a Parish Council and a high profile charity, which therefore denied members of the public the opportunity to raise their concerns directly with the Committee. Additionally, East Suffolk Council had expected to be involved with the Town Hall project and was disappointed not to have been consulted on the Town Council's application to remove trees from the Triangle Market, despite not offering reciprocal opportunities with regard to similar applications and projects. Cllr Brooks expressed concern that the process had not been democratic, and approval of the application was contrary to several aspects of the Waveney Local Plan. Cllr Pearce understood the officer delegations to have been approved as a temporary measure only during lockdown restrictions. The Nolan Principles should be overriding, which includes ensuring openness and accountability. Cllr Pearce proposed to ask East Suffolk Council that given the public interest and recommendations for refusal from both the relevant Parish Council and the environmental charity which manages the nature reserve next to the site, why it was deemed appropriate not to refer this application to Committee, therefore removing the opportunity for anyone to address the Committee directly, how this process can be reconciled with the Nolan Principles and how East Suffolk Council can demand to be consulted on applications relating to land owned by the Town Council when it does not offer a reciprocal arrangement. Cllr Knight queried whether this process had potentially gone against East Suffolk Council's constitution and whether this matter should be referred to the Scrutiny Committee and Monitoring Officer. Cllr Barker noted that East Suffolk Council members had also been denied the opportunity to represent the electorate. The Committee agreed that the response from East Suffolk Council should be referred back to this Committee to decide any further action and this was added to the proposal. Cllr Pearce noted that the scheme of delegations had been amended during lockdown restrictions, as necessitated by the public health situation at the time. The situation has since changed and Cllr Pearce queried whether those same delegations should therefore still apply. It was agreed to add this to the proposal. Cllr Brooks seconded the proposal and all Councillors voted in favour.

**151.** Correspondence from East Suffolk in relation to the consideration of biodiversity in planning decisions – Cllr Brooks requested deferral of this item to allow more time to consider the information received. Ecological assessments are not required as standard but the Committee would like to understand the process for determining when these are required or not. Cllr Pearce proposed deferring this item to give the Committee an opportunity to read the relevant policy and understand what is included regarding representation, accountability and enforcement; seconded by Cllr Le Grice; all in favour.

**152. Consultations**

a. Noting Suffolk County Council (Various Roads, Lowestoft) (Prohibition of Motor Vehicles, One-Way Traffic and Revocation) Order 202 – The Project and Committee Clerk advised that the consultation closes on 6 January. This item was noted by the Committee.

**153.** Date and time of the next meeting - Tuesday 17 January 2023 at 17:00

**154.** Items for the next agenda (noting there will be a presentation from the Hornsea Three Community Fund immediately before the next meeting) – There were no requests for items to be added to the next agenda, other than those deferred from this meeting. It was noted that the Hornsea Three Community Fund presentation would be taking place at 15:00, ahead of the next meeting.

The meeting was closed 19:26.

Signed: .....

17 January 2023