

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 12 October 2023

MINUTES

Present: Cllrs Wendy Brooks, Alan Green, Jen Jones (Chair) and Andy Pearce

In Attendance: Sarah Foote (Deputy Town Clerk)

82. Welcome

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

83. To receive and consider acceptance of apologies for absence

Apologies were received from Cllr Newsome with reasons provided. Cllr Green proposed approval; seconded by Cllr Pearce; all in favour.

Apologies were received from Cllr Smith with reasons provided. Cllr Pearce proposed approval; seconded by Cllr Green; three votes in favour and one vote against.

84. Declarations of Interests and dispensations

a. To receive declarations of Disclosable Pecuniary, Other Registerable and Non-Registerable Interests from councillors on items on the agenda - Cllr Green declared an Other Registerable Interest in an East Suffolk Council application DC/23/3635/RG3 and would leave the chamber for its consideration. Cllr Pearce declared he was Chair of the Gunton Resident's Association.

b. To consider written requests for dispensations and note dispensations granted - There were none.

85. Public Forum

a. To consider any advance comments from the public on any matters on this agenda - No members of the public were in attendance. Advanced comments in relation to DC/23/3356/FUL had been received and reviewed by members of the Committee.

86. Minutes

a. To consider the draft Minutes of 14 September 2023 - Approval was deferred to the next meeting.

87. Planning applications

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

Table 1 - List of East Suffolk Planning Applications

Reference	Address and Description	District Ward
DC/23/3638/FUL	Land To Rear Of 111 And 113 Elm Tree Road - <u>Construction of a new two bedroom bungalow.</u>	Carlton and Whitton
It was proposed by Cllr Pearce to recommend approval of the application subject to Suffolk Highways having no objections after considering neighbour comments; seconded by Cllr Jones; three votes in favour (Cllrs Pearce, Jones and Green) and one vote against (Cllr Brooks) due to loss of habitat and overdevelopment.		
DC/23/3668/FUL	13 Clover Way - <u>Retrospective Application - Single Storey Rear Extension. Conversion Front roof hip to form Gable and open covered front porch</u>	Gunton and St Margarets
As there was no application form, it was proposed by Cllr Pearce; seconded by Cllr Brooks and unanimously agreed to obtain a copy of the planning applications and then decide via delegated authority.		
DC/23/3027/FUL	39 London Road North - <u>Retrospective Application - Retention of shop front and roller shutters</u>	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application in support of the comments made by the Heritage Action Zone officer and due to concerns that the application was not in keeping with the area.		

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Reference	Address and Description	District Ward
DC/23/3677/FUL	Kingdom Hall Of Jehovah's Witnesses Ethel Road - <u>External alterations comprising of infilling of first floor windows, new windows at ground level, replacement external doors, replacement fire escape stair, replacement external render and alterations to boundary walls and railings.</u>	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Green and unanimously agreed to recommend approval of the application.		
DC/23/2592/FUL	113 Kirkley Run - <u>Construction of an outbuilding to use as an annexe ancillary to the dwellinghouse</u>	Kirkley and Pakefield
It was proposed by Cllr Green; seconded by Cllr Brooks and unanimously agreed to recommend approval of the application.		
DC/23/3356/FUL	Fen Park Primary School Lovewell Road - <u>Redevelopment of existing playground and construction of a terrace of 8no. dwellings</u>	Kirkley and Pakefield
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application as it was considered overdevelopment of the area that would have a detrimental effect on the neighbourhood. The additional information as being requested by Suffolk Highways and the Environmental Protection Officer would be required before Lowestoft Town Council could further consider the application.		
DC/23/3644/FUL	35 Kirkley Gardens - <u>Proposed rear extension - single storey</u>	Kirkley and Pakefield
It was proposed by Cllr Green, seconded by Cllr Brooks and unanimously agreed to recommend approval of the application.		
DC/23/3654/VOC	198-206 London Road South - <u>Variation of Condition No 2 of DC/21/4024/FUL - (Shop refurbishment and the forming two additional first floor flats)</u>	Kirkley and Pakefield
It was proposed by Cllr Green to recommend approval of the application, subject to the Design and Conservation team agree there would be no adverse implications on the original design and access statement and that there is sufficient bin and cycle provision; seconded by Cllr Pearce; three votes in favour (Cllrs Green, Pearce and Jones) and one abstention (Cllr Brooks).		
DC/23/3635/RG3	Jubilee Parade - <u>Temporary siting of WC facilities and cafe on Jubilee Parade for duration of construction works to new two storey facility. Temporary relocation of beach huts as indicated on drawings</u>	Kirkley and Pakefield
As the meeting would not be quorate, due to Cllr Green's ORI for this application, it was agreed to make a recommendation under delegated authority.		
DC/23/3191/FUL	Land Between Hall Lane And, Union Lane - <u>Hybrid Planning Application on 8.27 hectares of land to the north of Hall Lane and south of Union Lane, seeking outline planning permission for 163 no. dwellings, associated infrastructure, public open space and a preschool site (if required). Together with full application for 34 no. dwellings, vehicular access, associated infrastructure, and public open space</u>	Oulton

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Reference	Address and Description	District Ward
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application as it was contrary to Local Plan Policy WLP2.15 (190 dwellings), and local residents had objected to the mass of housing and expressed concern on the impact of flooding, lack of infrastructure and disability access. During the Local Plan consultation, Lowestoft Town Council had raised concerns that the site was part of a former workhouse and burial ground but had yet to receive reassurances of mitigations regarding interments that may be on site.		

b. Applications for tree works - the following applications for works for trees subject to a tree preservation order (TPO) and/or proposed works to trees within a Conservation Area (TCA) were noted.

Reference	Address and Description	District Ward
DC/23/3530/TCA	Beach Garage 325 Whapload Road - <u>1no. Sycamore (T1 on plan) - Crown raise to 4 metres over roof tiles</u>	Harbour and Normanston

c. The following recommendations made under delegated authority when the Planning Committee did not meet as scheduled on 28 September 2023 were noted:

Reference	Address and Description	District Ward
DC/23/3376/FUL	Columbus Building Waveney Road - <u>Replacement windows</u>	Harbour and Normanston
It was recommended that the application be considered in line with the Historic Environment Supplementary Planning document, Window Replacement Guidance as the council were concerned for the loss of the original windows will affect the street scene.		
DC/23/2921/FUL	Abigail Court Park Road - <u>Conversion of the Lower Ground Floor to provide 5 self-contained residential units.</u>	Harbour and Normanston
A recommendation was made for approval of this application subject to the consultee response by Suffolk Fire and Rescue being addressed and clarification sought regarding parking provision. Section 6.9 of the design and access statement suggests that on road parking could be used, there was no adequate on-road parking in Park Road or the surrounding area, therefore, the feasibility of the suggestions in the report should be questioned.		
DC/23/3558/FUL	30 St Peters Road - <u>Internal alterations and rear single storey extension</u>	Kirkley and Pakefield
A recommendation was made for approval of this application.		

88. To receive an update on the Lowestoft Neighbourhood Development Plan – There was no update.

89. To receive an update on the timetable for the review of the Waveney Local Plan - The Local Plan was due to be reviewed in 2024.

90. To consider support for double yellow lines and a 20-mph sign at Myrtle Close - Cllr Pearce proposed to support the implementation of double yellow lines and a 20-mph sign; seconded by Cllr Green; all in favour. It was confirmed that the resident would need to pursue this request via Suffolk Highways and that the Town Council were unable to offer any funding for any scheme which may be introduced. It was recommended that the resident contacts their local County Councillor to request support from the locality highways budget.

91. Date and time of the next meeting - 18.45 Thursday 26 October 2023.

92. Items for the next agenda - An item on the East Suffolk Council referral process was requested.

Signed:

26 October 2023