

Lowestoft Town Council
Meeting of the Planning and Environment Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft NR32 1DE
17:00 on Tuesday 12 March 2019

MINUTES

Present: Cllrs Susan Barnard, Amanda Frost, Alan Green, Peter Knight, and Alice Taylor (Chair).

In attendance: Sarah Foote (Deputy Town Clerk) and Cllr Ian Graham as an observer who left the meeting at 17.23.

Public: There were 12 members of the public in attendance

544. Welcome

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

545. To receive and consider acceptance of apologies for absence

Apologies were received from Cllr Allyson Barron and Cllr Parker. Cllr Knight proposed acceptance of the apologies; seconded by Cllr Frost; all in favour.

546. Declarations of Interests and dispensations

It was noted that Cllr Knight had previously been granted a dispensation to report on items related to developments at the CEFAS site.

547. To consider the accuracy of the Minutes of 26 February 2019

Accepted as accurate. Proposed by Cllr Knight; seconded by Cllr Frost; all in favour.

548. Public Forum

Members of the public, mainly residents of Kirkley, expressed their concern for Planning Application DC/19/0754/FUL and the detrimental effect it would have on the Cleveland Road residential community.

549. Planning applications

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

Reference	Address and Description	Ward
DC/19/0754/FUL	31, 33, 35, 39 and 43 Cleveland Road - Conversion and change of use from five residential dwellings (No. 31, 33, 35, 39 and 43) to provide 14 units of supported housing accommodation with support staff accommodation	Kirkley
<p>It was proposed by Cllr Frost, seconded by Cllr Knight and unanimously agreed to recommend refusal of this application. <u>WLP8.4 Conversion of Properties to Flats. Flat Saturation Zone</u>. States no further conversions will take place in Cleveland Road. This policy alone should result in refusal of the application. The submitted site layout document clearly shows the conversion of these houses to 14 flats. <u>WLP8.39 Conservation Area</u>. The application is for an area within the southern Lowestoft Conservation Area. To date there has been no consultation with the Conservation Officer. There are several matters in the application which would be contrary to the conservation area setting, one being the conversion of wooden windows to PVC. Something the planning authority has refused for other dwellings in this road. To ensure Part M compliance (as detailed in the Design and Access statement) to design and character of these houses would need to change. This is not appropriate in a conservation area. <u>WLP8.30 Housing Design and Density</u>. Seeks to restrict new uses for buildings which would result in substantial harm to a building or its setting. The Town Council feels strongly that this application would be contrary to this policy. Other material considerations are Lack of parking provision in the area to accommodate possibly in excess of 16 vehicles, The cumulative impact of such an application on a 'cul de sac' road, Disturbances created from the largely increased number of residents, and visitors/staff, who would be accessing the flats, Lack of appropriate bin storage.</p>		
DC/19/0722/FUL	Shaftesbury Court, Rectory Road - Demolition of former care home	Kirkley

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	building	
It was proposed by Cllr Knight, seconded by Cllr Green and unanimously agreed to recommend approval of this application. It was requested that a comment be submitted that if the works should proceed they should cease for the weekend of the First Light Festival to prevent disruption and noise nuisance.		
DC/19/0446/FUL	357 London Road South – Change front windows	Kirkley
It was proposed by Cllr Barnard, seconded by Cllr Knight and unanimously agreed to recommend approval of this application.		
DC/19/0793/FUL	Port House, Station Square – Car park	Harbour
It was proposed by Cllr Knight, seconded by Cllr Barnard and unanimously agreed to recommend refusal of this application due to concerns for traffic turning right into the flow of traffic when exiting the car park. There was no provision detailed in the application to managed or prevent this.		
DC/18/5098/FUL	Land at North of Former SLP Engineering Ltd, Gas Works Road - General storage of shipping containers, Vehicles (all types), Trailers(all types), Scrap Metal (50 meters squire) Waste storage (50 Meters squire and non hazard), Erection of Temporary Vehicle shelters (no foundations required). To carry out the maintenance and repair of stored items and not for 3rd party reward.	Harbour
It was proposed by Cllr Barnard, seconded by Cllr Knight and unanimously agreed to recommend refusal of this application. The Committee wished to support the comments made the District Council Regeneration Officer on the impact of the site to the regeneration of this area.		
DC/19/0847/FUL	11 Lynton Gardens - Construction of single and two storey side and rear extensions	Normanston
It was proposed by Cllr Green, seconded by Cllr Knight and unanimously agreed to recommend approval of this application.		
DC/19/0782/FUL	16 Ranworth Avenue - Front alteration - Infill each front corner of property to achieve a uniform Lounge living area. Front to have "plant on bow" and flat windows, cladding and rendering similar to existing	Elm Tree
It was proposed by Cllr Knight, seconded by Cllr Barnard and unanimously agreed to recommend approval of this application.		
DC/19/0675/FUL	17 Winward Way - Remove existing conservatory at the rear of the property and erect an extension (part double storey). Demolish detached garage from side of property and erect a two storey side extension with an integral garage, leaving a clear access and egress to rear garden on both sides	Elm Tree
It was proposed by Cllr Green, seconded by Cllr Knight and unanimously agreed to recommend approval of this application.		
DC/19/0836/FUL	103 Westwood Avenue – change the residential house into a house of multiple occupancy. The property currently has six bedrooms and these will all be retained. No internal layout alterations are proposed	Elm Tree
It was proposed by Cllr Barnard, seconded by Cllr Knight and unanimously agreed to recommend approval of this application.		
DC/19/0881/TPO	30 Uplands Road North - TPO No. 62 - G2 - trees number as per application T1 Oak - Clean stem of epicormic growth, selectively prune growth to retain the current shape of the crown. T2 Oak Located in the next door property number 32 Uplands Road North - Clean stem of epicormic growth, selectively prune growth to retain the current shape of the crown.	Elm Tree

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It was proposed by Cllr Knight, seconded by Cllr Green and unanimously agreed to recommend approval of this application subject to the Tree Officer's opinion.		
DC/19/0756/FUL	John Turner House, Rotterdam Road - Remove existing conservatory and replace with brick and tiles structure. Increase bedrooms with improved facilities from seven to eight.	Normanston
It was proposed by Cllr Green, seconded by Cllr Knight and unanimously agreed to recommend approval of this application.		
DC/19/0771/FUL	25 Willow Road - Extend Existing Garage/Workshop	Pakefield
It was proposed by Cllr Green, seconded by Cllr Barnard and unanimously agreed to recommend approval of this application subject to the building being used for domestic and not commercial purposes.		
DC/19/0731/FUL	1 Stimpson Close - Construction of a two storey extension to house	St Margaret's
It was proposed by Cllr Knight, seconded by Cllr Green and unanimously agreed to recommend approval of this application.		
DC/19/0764/FUL	1 Glemsford Road - Construction of a single storey side extension to create a shower room and new hall entrance	St Margaret's
It was proposed by Cllr Frost, seconded by Cllr Knight and unanimously agreed to recommend approval of this application.		
DC/19/0829/COU	Land adjacent to 3 Squires Walk - Change of Use of a narrow strip of the public amenity land on the corner of Squires Walk/Clover Way currently owned and maintained by W.D.C. to open garden and driveway space to be included into the curtilage of the adjoining property know as 3 Squires Walk, NR32 4LA. The original fence was removed following wind damage over two years ago. Under the proposal, a new and more attractive timber and metal fence of max height 180cm would be erected on the proposed new border, 1.5m from the existing border.	Gunton
It was proposed by Cllr Taylor, seconded by Cllr Knight and unanimously agreed to recommend refusal of this application. There were no details submitted with the application if any public consultation has taken place on the transfer of public amenity land to a private dwelling. The Town Council would ask on what basis a decision to transfer public land to an individual dwelling has been made and why the 'new and more attractive fence' could not be erected in the location of the existing fence i.e. in the existing curtilage of 3 Squires Walk. The Town Council is concerned about the loss of public amenity land this application would result it. This piece of land is earmarked to be protected as open space in the emerging Lowestoft Neighbourhood Plan (NPPF para 100. Para Waveney Local Plan 8.23).		
DC/19/0824/FUL	6 Palmer Close - Construction of single and two storey front extension	Gunton
It was proposed by Cllr Knight, seconded by Cllr Green and unanimously agreed to recommend approval of this application.		

550. Planning Determinations

There were no planning determinations contrary to the recommendations of the Town Council to note.

551. Consultation

571.a Suffolk County Council Highways – Big Yellow Fish project.

It was proposed by Cllr Barnard, seconded by Cllr Knight and agreed to support this initiative in Lowestoft.

571.b Suffolk County Council Highways - proposed parking restrictions at Westwood Avenue.

It was proposed by Cllr Knights, seconded by Cllr Barnard and agreed that there were no comments to submit in relation to this proposal.

571.c Carlton Colville – Neighbourhood Plan area designation was noted by the Committee

Neighbourhood Planning

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The Working Group had met and were progressing the first policy which was the 'Living' policy. . Members were also working on listing sites for designation as areas of Open Space and it was requested that St Margaret's Churchyard be added to the list.

572. Licensing

573.a Parravani's Ice Cream (two vans) any consent street in the Waveney area (renewal)

573.b Iris Ices (ice cream selling bicycle) Between Claremont Pier and The Jolly Sailors Public House along the Upper and Lower Promenades (new application)

The above two applications were considered and it was proposed by Cllr Knights, seconded by Cllr Green and agreed to support both.

574. Sites under ongoing consideration

Kensington Gardens - the Town Council had been asked if the currently temporarily vacant building (former MO Battery in Kensington Gardens) in its ownership could be used for pop-up art installations. This would be pursued further particularly if a change of use planning application would be required. CEFAS – Cllr Knights reported that the walls of the new building were up and the building was taking shape

575. Resident infrastructure concerns

None reported to the Council.

576. Date of the next meeting

16:00 on Tuesday 26 March 2019.

577. Items for the next Agenda

No items were requested for the next agenda.

578. Resolution to close the meeting to the public

There were no confidential matters for consideration.

The Chair closed the meeting 18.32

Signed:
26 March 2019