

Lowestoft Town Council

Meeting of the Planning and Environment Committee

**Riverside, Waveney District Council Offices, 4 Canning Road, Lowestoft NR33 0EQ
16:00 on 26 June 2018**

MINUTES

Present: Cllrs Sue Barnard, Allyson Barron, Amanda Frost, Alan Green (left 17.00), Dick Houghton (arrived 16.20) Peter Knight, Graham Parker, and Alice Taylor (Chair).

In attendance: Sarah Foote (Clerk) and Cllr Ian Graham as an observer. Public: two members (one being Lowestoft Journal)

335. Welcome

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

336. Apologies for absence

Apologies were received and accepted from Cllrs Carlton, and Eastwood.

337. Declarations of Interests and dispensations

338. To consider the accuracy of the Minutes:

5 June 2018 – agreed as accurate. Proposed: Cllr Barron; Seconded: Cllr Houghton. The minutes were duly signed by Cllr Taylor.

339. Public Forum

a) **SPEAKER – Mr Rod Curtis, Community Speedwatch Scheme** - -this item was postponed due to cancellation by the speaker.

b) A parishioner commented on the Old Hospital Site and asked for a joint meeting including Foundation Trust members to be called.

340. Planning applications

The following planning applications were considered (all available on www.eastsuffolk.gov.uk) and the recommendations of the Council were agreed as follows:

Reference	Address and Description	Ward
DC/18/1925/FUL	Brooke Peninsula and Jeld Wen Sites, Waveney Drive Lowestoft - Discharge of Condition Nos. 9, 10, 11, 12, 15, 26, 27, 29, 37, 38, 39, 40, 43, 45 and 46 of DC/13/3482/OUT - Demolition of existing industrial units and residential-led mixed use redevelopment, for residential use (use Class C3) of up to 850 dwellings or 950,000 sqft (whichever is the greater) up to 1774sqm commercial use (use Classes A1-A5), marina building (sui generis), 1.5 form entry primary school, together with associated infrastructure including a new spine road access and open space (as amended) - Energy Statement, provision and implementation of water, energy and resource efficiency measures, scheme for the provision and implementation of rainwater harvesting, building standards, Habitat Management Plan, Construction Environmental Management Plan (incorporating a Health and Safety Management Plan), mitigation measures, implementation of a programme of archaeological, external materials and finishes, details of fire hydrant provision, foul water strategy, surface water management strategy, details of the travel arrangements to and	Kirkley(part)

	from the site for residents, employees and customers in the form of a Travel Plan(s), details of the siting and design of housings for Public Utilities (e.g. Electricity Sub Stations and Gas apparatus etc) and playing field provision plan.	
The discharge of these conditions was noted by the Committee.		
DC/18/2329/TCA	30 St Peter's Road - Rear Garden - 1 x Whitebeam - Crown reduce and shape canopy by approx. 0.5m to keep tree to manageable size in garden and prune back overhang from neighbours	Kirkley
It was proposed by Cllr Knight, seconded by Cllr Frost and agreed to recommend approval of this application.		
DC/18/2109/COU	1a Ipswich Road, Change of use of existing annex into self-contained dwelling	Harbour
It was proposed by Cllr Taylor, seconded by Cllr Parker and agreed this this application could not be considered as an incorrect application form had been submitted (refer to Environmental Protection comments).		
DC/18/2169/FUL	1 Homefield Avenue – construction of a bungalow	Elm Tree
It was proposed by Cllr Barron, seconded by Cllr Barnard and agreed (seven votes in favour, one abstention (Cllr Houghton)) to recommend refusal of the application due to over development of the site. The application does not meet the criteria set by Suffolk Highways and conditions relating to parking would be unenforceable therefore it would be unreasonable to impose them.		
DC/18/2244/FUL	Part of rear garden of 25 Gunton Cliff – construction of dwelling and garage	Gunton
It was proposed by Cllr Barron, seconded by Cllr Barnard and unanimously agreed to recommend refusal of the application due to over development of the site. The amount of useable land is considerably less than the original application and the development would result in a loss of trees.		
DC/18/2041/ADN	Angel Hair, 11 Station Square – non illuminated advertisement consent. Painted mural of a Broadland wildlife species found at Carlton Marshes nature reserve.	Harbour
It was proposed by Cllr Barnard, seconded by Cllr Parker and unanimously agreed to recommend refusal of the application as it did not meet conservation officer advice. If permission was given a scheme of maintenance for upkeep and removal at the applicants' cost should be in place.		
DC/18/2140/FUL	4 Pakefield Road – change of use of B&B guest home status to residential home status.	Kirkley
It was proposed by Cllr Knight, seconded by Cllr Barron and unanimously agreed to recommend approval of the application.		
DC/18/2195/FUL	1 Corton Road – extension to provide enhanced facilities for existing patients.	Gunton
17.00 Cllr Green left the meeting. It was proposed by Cllr Barron, seconded by Cllr Houghton and agreed (six votes in favour, one against ((Cllr Parker)) to recommend refusal as the proposed extension was not in keeping with the original building and there was inadequate provision for parking. The Committee fully supported residents' comments regarding parking in the area.		
DC/18/2160/FUL	46 Grayson Avenue – Construction of a two storey side extension	Pakefield
It was proposed by Cllr Knight, seconded by Cllr Barron and unanimously agreed to recommend refusal of the application due to overdevelopment of the property and the terracing effect the development would make.		
DC/18/2117/DEM	Prior Notification – Demolition of Number 7 Kendal Road, Lowestoft and five garages to the rear of the building	Pakefield
It was proposed by Cllr Knight, seconded by Cllr Barron and agreed (six votes in favour, one against		

(Cllr Houghton) to recommend approval of the application.		
DC/18/1653/FUL	Nisa 2, Terminus Building Pakefield Street - Retention of an ATM installed through the shop front window to the left of the glazed entrance as a through glass installation. Wincor 2050 ATM fascia with illuminated black and green polycarbonate surround signage with white lettering "free cash withdrawals and balance enquiries" and "cash zone" Illuminated lettering and halo illumination to the polycarbonate surround signage. ATM green acrylic fascia sign with illuminated white lettering and accepted card logos.	Pakefield
It was proposed by Cllr Knight, seconded by Cllr Houghton and unanimously agreed to recommend approval of the application.		
DC/18/1654/ADL	Nisa 2, Terminus Building, Pakefield Street - illuminated Advertisement Consent - Illuminated polycarbonate black and green surround signage with illuminated white lettering "free cash withdrawals and balance enquiries" and "cash zone" Halo illumination to polycarbonate surround signage. Illuminated signage to ATM fascia. Green acrylic sign with white lettering "cashzone" and accepted card logos.	Pakefield
It was proposed by Cllr Houghton, seconded by Cllr Knight and unanimously agreed to recommend approval of the application.		
DC/18/2361/FUL	Inbur House, 412 London Road South – extension	Kirkley
It was proposed by Cllr Barnard, seconded by Cllr Knight and unanimously agreed to recommend approval of the application.		
DC/18/2331/FUL	1 Shaftesbury Court, Rectory Road – demolition of existing building	Kirkley
It was proposed by Cllr Barron, seconded by Cllr Knight and unanimously agreed to recommend approval of the application.		
DC/18/2359/FUL	Hamilton House Business Centre, Battery Green Road – Front façade alterations, rear façade alterations, roof altered, south single storey and building. Render south façade of main building	Harbour
It was proposed by Cllr Barron, seconded by Cllr Knight and agreed (Six votes infavour, one against (Cllr Parker)) to recommend approval of the application. Cllr Parker felt that an abstention from opinion by the whole Committee would be appropriate as the Town Council were occupying a area of the building.		
DC/18/2316/FUL	20 Clovelly Rise – construction of a single storey rear extension	St Margarets
It was proposed by Cllr Barron, seconded by Cllr Barnard and unanimously agreed to recommend approval of the application.		
DC/18/2246/FUL	Part of rear garden of 42 Elm Tree Road – construction of 3 dwellings with garages	Elm Tree
It was proposed by Cllr Barron, seconded by Cllr Barnard and unanimously agreed to recommend refusal of the application as they felt it was over development of the site. The Committee would give favourable consideration to a development of two houses with a plan for the preservation of the Oak Tree on site and a considerate construction plan being in place to protect the residential amenity. 17.15 member of the public left the meeting.		
DC/18/2360/FUL	57 Cranesbil Road – side extension, including demolition of existing garage	Pakefield
It was proposed by Cllr Houghton, seconded by Cllr Knight and agreed to recommend approval of the application. Cllr Parker had left the meeting during this consideration and therefore did not vote.		
DC/18/2376/TPO	Faversham Court, Silverwood Close Lowestoft - row of Holm	Pakefield

	Oaks and Lime shown on application as G1. Finish off pruning work - reshaping away from No. 19 and lift over footpath - as low canopies causing leaf litter and shading. Previous works not completed - DC/14/2033/TPO - crown lift over footpath to 3.5m and reduce long branches over path by 1m to allow light over public footpath.	
It was proposed by Cllr Barron, seconded by Cllr Knight and unanimously agreed to recommend approval of the application.		
DC/18/2408/FUL	70 Long Road – creation of vehicular access	Pakefield
It was proposed by Cllr Frost, seconded by Cllr Barron and unanimously agreed to recommend approval of the application.		
DC/18/2259/FUL	1 Hildesley Court, Stradbroke Road - The replacement of all external timber doors and windows, with new UPVC doors and windows. Which will include some minor changes to the configuration of some windows	Pakefield
It was proposed by Cllr Houghton, seconded by Cllr Knight and unanimously agreed to recommend approval of the application subject to building regulations regarding fire escape means remaining. A this point in the meeting, the Committee took a five minute break.		
DC/18/2388/LBC	31 and 32 High Street - Replacement of all doors and Windows to Eastern/Rear elevation of both 31 and 32 High Street with new double glazed and draught proof wooden windows etc to match style of existing. Rebuild rear first floor porch to number 31 with new roof and joinery, alter doors to centre french door style, new circular reclaimed metal stair case. Increase depth of second floor window to 31 by 225mm to restore to original depth. New french door style doors to Utility room.	Harbour
It was proposed by Cllr Knight, seconded by Cllr Parker and unanimously agreed to recommend approval of the application subject to adherence to Conservation Officer recommendations.		
DC/18/2457/FUL	85 Walmer Road - Proposed extension and alterations	Pakefield
It was proposed by Cllr Knight, seconded by Cllr Houghton and unanimously agreed to recommend refusal of the application as the works would result in a material change to the area to accommodate the parking spaces.		
DC/18/2481/FUL	30 Windsor Road - Replacement of casement windows with white UPVC vertical sliders. Removal of wooden sill to bedroom and replace with concrete sill. All windows to have a single astragal bar fixed inside and outside. All windows to be set back 100mm. Casement windows in very poor condition.	Kirkley
It was proposed by Cllr Knight, seconded by Cllr Barron and unanimously agreed to recommend approval of the application subject to the sash windows having horns and astragal bars.		
DC/18/2366/FUL	Beach Cottage 7 Saxon Road - Removal of Condition No. 3 of DC/12/0691/COU - Change of use of former public toilet block to form a holiday cottage - remove the holiday accommodation only restriction	Pakefield
It was proposed by Cllr Frost, seconded by Cllr Barron and unanimously agreed to recommend refusal of the application due to the loss of revenue to the tourist economy.		
DC/18/2498/FUL	14 Prospect Place - Construction of a new porch and re-roofing of rear lean-to roof to make complete flat roof.	Pakefield
It was proposed by Cllr Barron, seconded by Cllr Barnard and unanimously agreed to recommend approval of the application. 18.05 Cllr Graham left the meeting.		

341. Planning Determinations

The following planning determination was noted as contrary to the Town Council's recommendation:

DC/18/1847/FUL	Change of use of ground floor shop area to area to be used for meetings. Alterations to first and second floor to form single dwelling at 59A High Street, Lowestoft	Harbour
It was noted that the Town Council recommended refusal of the change of use to meeting rooms as it was contrary to policy DM11, however the policy did not include the High Street and relates only to the town centre and as such it is not contrary to policy. Therefore the proposed change of use and other works had been recommended for approval as it was considered an acceptable use within the High Street.		

342. Neighbourhood Planning

a) Area Designation – the consultation had finished and Oulton Parish Council had raised concerns about the area in the Lowestoft boundary which they had designated in their plan in 2014. Their plan was yet to be adopted. WDC had asked for the Town Council’s response to Oulton Parish Council’s comments and it was agreed that the Town Council would still want to proceed with a plan for the whole parished area of Lowestoft which it was believed under the Town and Country Planning Act the Town Council had to lawful right to do. The Clerk would ask UVE to assist with the response to WDC. The members were sympathetic to the Oulton situated and would like to work with them through sharing the evidence they had already gathered.

b) The reports of the Working Group meetings of 8 and 22 June were noted.

343. Resident infrastructure concerns

A complaint had been received regarding the play equipment in the Britten Road play area and this was being investigated.

Cllr Parker reported that work had been carried out on the potholes in St Margaret’s.

344. Sites under ongoing consideration

Old Hospital Site – A letter had been sent to the Suffolk Leaders Group (c/o Mark Bee) to ask for a mechanism to address the future of the site. To date, no response had been received. As considered earlier a joint meeting would be called.

Dip Farm –Cllr Green was asked to provide the report he had in relation to the future of the site.

CEFAS – Cllr Knight reported that the new building would commence in the next week.

Cllr Houghton asked for further sites to be added to this agenda item and was duly asked to supply them in writing to the Clerk for consideration for the next agenda.

345. Licensing- an application for a mobile shop selling groceries from 10 am til 6 pm was noted and the Committee agreed to support this application. Proposed by Cllr Houghton, seconded by Cllr Parker and unanimously agreed.

346. Consultations :

The Suffolk Highways Consultation on double yellow lines for part of Battery Green Road was noted. The Committee would respond when the full consultation was received

347. Recycling

It was noted that Cllr Taylor had prepared a draft policy and this would be considered by F&G. AGENDA Finance and Governance.

348. Date of the next meeting - 5.00 pm on Tuesday 10 July 2018. Location to be confirmed.

349. Items for the next Agenda. Parking provision throughout the town.

18.47 Meeting Closed

..... Signed

10 July 2018