

Lowestoft Town Council
Meeting of the Planning and Environment Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft NR32 1DE
17.00 on Tuesday 24 March 2020

MINUTES

Present: Cllrs Sue Barnard, Amanda Frost, Alan Green, Jacqueline Hardie, Peter Knight (Chair but left the meeting at 17.11 due to poor connection), Graham Parker (joined at 17.07), Alice Taylor (Chair for the meeting from 17.11) and David Youngman.

In attendance: Sarah Foote Deputy Town Clerk. Cllr Keith Patience joined the meeting as an observer (left the meeting at 17.08).

353. Welcome

The Video Meeting protocol was read and noted.

354. Receipt and consideration of acceptance of apologies for absence

Apologies were received from Cllr Eastwood and accepted. Proposed by Cllr Taylor, seconded by Cllr Hardie.

355. Declarations of Interests and dispensations

Cllr Barnard declared a non-pecuniary interest in agenda item DC/20/0951/FUL.

356. Guidance received from the Planning Authority on the planning and building control functions during the COVID-19 pandemic were noted.

357. The **Minutes of 10 March 2020** were noted and would be approved at a future meeting.

358. Public Forum - due to changes in government advice relating to public meetings it was not possible to facilitate a public forum, however, comments submitted by member of the public in relation to application DC/20/0951/FUL had been circulated to all committee members.

At 17.11 Cllr Knight left the meeting and Cllr Taylor took over as Chair for the remainder of the meeting.

359. Planning applications

The following planning applications were considered and recommendations would be submitted to the Planning Authority.

Reference	Address and Description	District Ward
DC/20/0951/FUL	J D Power Tools, Alexander Road - The demolition of existing commercial buildings and the construction of a residential development of 31-one bedroom flats over 3/4 storeys with undercroft parking and associated works	Harbour and Normanston
It was confirmed that all members had viewed the comments submitted by a member of the public. It was unanimously agreed to recommend refusal of the application (proposed by Cllr Hardie, seconded by Cllr Parker) due to the density of the proposed development. Concern was expressed for the poor standard of environmental design and the environmental impact of such development, including lack of green space and bin storage provision. The lack of accessibility above the ground floor, as per the Town Council's comments when the application was first submitted (DC/19/3520/FUL), was also a factor in the recommendation to refuse the application as submitted.		
DC/20/1051/FUL	21 Yarmouth Road- Demolition of existing outside WC and Coal House to the rear of the property and replacement with new WC and garden room	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Barnard and unanimously agreed to recommend approval of this application.		
DC/20/0648/OUT	Rear Of 17 Yarmouth Road - Outline Application (All Matters Reserved) - demolish the existing double garage on the independant plot of land to the rear of 17 Yarmouth Road Lowestoft and replace it with one single storey dwelling. Access to be provided from Royal Ave.	Harbour and Normanston
It was proposed by Cllr Frost, seconded by Cllr Parker and agreed (one abstention) to recommend approval of this application.		

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DC/20/1125/FUL	113 - 114 High Street - change of use of upper floors to offices to flats/residential	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Barnard and unanimously agreed to recommend approval of this application.		
DC/20/1041/FUL	31 Ontario Road - Convert house into a small two bedroom house and a one bedroom bedsit	Kirkley and Pakefield
It was proposed by Cllr Barnard, seconded by Cllr Frost and agreed (five votes in favour, one abstention and one against) to recommend refusal of this application.		
DC/20/0654/FUL	316 London Road South - Change Front Windows	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Barnard and unanimously agreed to recommend approval of this application subject to the replacement windows being of a heritage style.		
DC/20/1022/FUL	81 Pakefield Street - rear extension	Kirkley and Pakefield
It was proposed by Cllr Taylor, seconded by Cllr Hardie and agreed to recommend approval of this application.		
DC/20/1152/FUL	1 Hornbeam Close - Proposed sunroom and carport	Carlton and Whitton
It was proposed by Cllr Frost, seconded by Cllr Hardie and unanimously agreed to recommend approval of this application.		
DC/20/1173/FUL	Birds Eye, Whapload Road - Denes 4 Co2 storage vessel was first installed in 1993. The design is of a single skin vessel with no external insulation. During hot summer weather, the liquid Co2 in the vessel turns into a gas and pressurises the vessel to a point where a safety relief valve lifts and emits Co2 gas at very high volume in terms of decibels. This proposal seeks planning permission to remove the existing horizontal vessel and install an insulated vertical Co2 Vessel adjacent to the South West elevation of Denes 4 production building. The company who provide the tanks and the liquid Co2, are British Oxygen Company (BOC). They are no longer able to offer a horizontal vessel and therefore, the vertical tank proposed, will be visible above the site perimeter fence.	Harbour and Normanston
It was proposed by Cllr Youngman, seconded by Cllr Hardie and unanimously agreed to recommend approval of this application.		
DC/20/1169/FUL	118-119 Bevan Street East - Change of use from shop to flats sub-division of existing shop into 2 smaller units	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Parker and unanimously agreed to recommend approval of this application.		
DC/20/1077/FUL	22 Belmont Gardens- Rear single storey extension	Gunton and St Margarets
It was proposed by Cllr Parker, seconded by Cllr Frost and unanimously agreed to recommend		
DC/20/0091/FUL	31 Cleveland Road - Replace Existing Front Windows and Door with White PVCu Sash Windows and Composite Door	Kirkley and Pakefield
It was proposed by Cllr Parker, seconded by Cllr Frost and unanimously agreed to recommend approval subject to the replacement windows being of a heritage style.		
b. The following planning applications for tree works were noted and it was agreed there were no comments to submit.		
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DC/20/1106/TPO	11 Sellescombe Road - TPO 360 rear garden. 1 x Oak - Reduce laterals extending over garden by max 3m, reshape upper canopy to create more symmetrical crown Reason: Reduce encroachment onto garden and increase light transmission	Carlton and Whitton
DC/20/1107/TPO	1 Hornbeam Close - TPO 341 Tree belt (shared ownership) - Reshape all laterals extending over property back to the boundary fence line. Reason - Reduce encroachment.	Carlton and Whitton

c. Planning Determinations issued by the Planning Authority which were contrary to the recommendations of the Town Council – there were none to note.

d. Reports from East Suffolk Council Referral Panel - there were none to note.

e. DC/20/0653/FUL - Old Post Office, London Road North. Comments submitted by Historic England since the Town Council had considered this application were noted. It was proposed by Cllr Barnard to call for reconsideration of this application and, as per Standing Orders, the Deputy Clerk, informed all members that if they wished for this reconsideration to take place they must request so in writing. If the required number of requests were received the application would be reconsidered at the next meeting on 7 April.

360. Date of the next meeting – 17.00 on Tuesday 7 April 2020.

361. Items for the next Agenda -it was asked for consideration to be given to the withdrawal of local bus services. It was confirmed that this item would be raised at the ESC Community Partnership meetings.

362. Resolution to close the meeting to the public - There were no confidential matters for consideration.

Meeting closed at 18.08

Signed:

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