

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 September 2019

MINUTES

Present: Cllrs Sue Barnard, Tracey Eastwood, Amanda Frost, Alan Green, Jacqueline Hardie, Peter Knight (Chair), Graham Parker, Alice Taylor and David Youngman

In attendance: Shona Bendix (Clerk) and Lauren Elliott (Committee Clerk)

Public: There were three members of the public in attendance

155. Welcome

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

156. Receipt and consideration of acceptance of apologies for absence

There were no apologies, but Cllr Eastwood had advised ahead of the meeting that she would be late. Cllr Barnard proposed acceptance of Cllr Eastwood's apologies for late arrival; seconded by Cllr Parker; all in favour.

157. Declarations of Interests and dispensations

Cllr Eastwood arrived 17:02

Cllr Taylor addressed queries which had previously been raised over whether she may be pre-determined on the matter of planning application DC/19/2796/RG3, by explaining that she was not pre-determined in this matter and will examine what is presented to the Committee in balanced way, to reach a decision which she feels would benefit Lowestoft. The Chair reminded all members of the Committee that if they feel pre-determined on any matter they should leave the room during the consideration of it.

158. Accuracy of the Minutes of 10 September 2019

Accepted as accurate. Proposed by Cllr Taylor; seconded by Cllr Parker; eight Councillors voted in favour; one Councillor abstained from the vote.

159. Public Forum

Members of the public were advised that they would have three minutes each to speak. Cllr Pearce was attending as a member of the public and had been given a statement to read by another member of the public who could not attend. It was agreed that he would have three minutes to read this statement and three minutes to make his own comments. A member of the public spoke in objection of planning application DC/19/2796/RG3. She hoped that all Councillors had taken time to visit the site, speak with residents or review the application, and felt that other options were available for the site. The member of the public also spoke against planning application DC/19/3520/FUL, commenting that in line with the Town Council's declaration of a climate emergency this development does not demonstrate sustainability, such as the lack of solar panels. The member of the public spoke against planning application DC/19/3450/COU, commenting that the High Street should be protected, in line with the property's location in the Heritage Action Zone. The member of the public offered her support to planning application DC/19/3501/FUL. Cllr Pearce read a statement from a member of the public in objection to planning application DC/19/2796/RG3, on the belief that the application is not environmentally responsible or lawful, due to the trees that would be removed, which potentially provide habitat for birds, bats and other wildlife. There were concerns that the bridge may not be suitable for wheelchair users, it is possible that motorcyclists could use the bridge illegally and residents' privacy may be compromised. Cllr Pearce referred to Cllr Taylor's earlier comments regarding pre-determination and does not think approval of planning application DC/19/2796/RG3 would be of benefit to Lowestoft. It appears no ecological assessment has been carried out, so the impact on wildlife is not known. Concerns were again raised about accessibility for wheelchair users. A member of the public spoke in support of planning application DC/19/2796/RG3, acknowledging that there will be impacts, but that approval of the application could benefit residents of Lowestoft and Oulton Broad, by

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 September 2019

creating an improved pedestrian and cycle route. Addressing an earlier concern raised about motorcycle access, he advised there could be ways of controlling this.

160. 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	District Ward
DC/19/2796/RG3	Land Between Constable Close and Harbour Road - Pedestrian and cycle bridge over railway.	Oulton Broad
<p>It was proposed by Cllr Green and seconded by Cllr Parker to recommend refusal of this application on the basis that Sustrans' report was prepared before both East Suffolk and Lowestoft Town Councils declared a climate emergency. The Committee was not satisfied that the report sufficiently evidenced that due consideration had been given to the environmental impact of this project. Furthermore, the Committee was not satisfied with the design of the bridge and felt that it is too large for its environment. Five Councillors voted in favour to recommend refusal of the application; three Councillors voted against; one Councillor abstained from the vote.</p> <p><i>One member of the public left the meeting 17:34</i></p>		
DC/19/3567/FUL	61 London Road Pakefield - Two storey side extension and single storey rear extension with new dropped kerb to provide off road parking.	Kirkley and Pakefield
<p>It was proposed by Cllr Barnard and seconded by Cllr Taylor to recommend refusal of this application on the basis of road safety, due to its proximity to a pedestrian crossing, the changes to the street scene and the removal of grass being in contradiction to the Town Council's declaration of a climate emergency, as well as creating potential drainage issues. Eight Councillors voted in favour to recommend refusal of the application; one Councillor abstained from the vote.</p>		
DC/19/3555/TCA	Coach House, Kensington Road - T1 Sycamore - reduce regrowth to previous cuts on the top and from over the road and footpath to reduce obstruction on the road and path and to allow more light into the garden.	Kirkley and Pakefield
<p>It was proposed by Cllr Frost, seconded by Cllr Taylor and unanimously agreed that this application could not be considered as it was incomplete, and the Committee had not had sight of any supporting documents.</p>		
DC/19/3512/FUL	46 Kirkley Park Road - Remove existing outbuildings at rear. New single storey rear flat roof extension.	Kirkley and Pakefield
<p>It was proposed by Cllr Frost, seconded by Cllr Hardie and unanimously agreed to recommend approval of this application.</p>		
DC/19/3507/ADI	Land at Kirkley Rise Mill Road - Illuminated Advertisement Consent - Alternative scheme to approved DC/18/4966/ADI - Various site signage including 4 No. freestanding signs, 1 No. banner unit, 1 No. booth screen and 16 No. dot signs.	Kirkley and Pakefield
<p>It was proposed by Cllr Barnard, seconded by Cllr Frost and unanimously agreed to recommend approval of this application.</p>		
DC/19/3508/ADI	Land at Kirkley Rise Mill Road - Illuminated Advertisement Consent - The installation of 1 No. freestanding 8M totem sign, relocated from approved position under DC/18/2583/ADI.	Kirkley and Pakefield
<p>It was proposed by Cllr Hardie, seconded by Cllr Frost and unanimously agreed to recommend approval of this application.</p>		
DC/19/3509/ADI	Land at Kirkley Rise Mill Road - Illuminated Advertisement Consent - (Resubmission of previous consent DC/18/2584/ADI due to site layout changes). This application relates to the installation of 7 No. Fascia Signs.	Kirkley and Pakefield

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 September 2019

It was proposed by Cllr Green, seconded by Cllr Taylor and unanimously agreed to recommend approval of this application.		
DC/19/3478/FUL	Starbucks, Belvedere Road - Installation of 2 No air conditioning condensers to the rear elevation	Kirkley and Pakefield
It was proposed by Cllr Frost, seconded by Cllr Youngman and unanimously agreed to recommend approval of this application. The potential environmental impact of air conditioning condensers was considered in line with the Council's declaration of a climate emergency.		
DC/19/3501/FUL	The Disused Plinth On Lowestoft South Pier - A steel artwork that acts as a memorial for local fishermen and will represent the most easterly sculpture of the Via Beata art trail across the UK. The work is sited on the disused plinth on the seaward side of the South Pier. The artwork portrays a scene of fishermen in a boat with two distinct elevations.	Kirkley and Pakefield
It was proposed by Cllr Taylor; seconded by Cllr Hardie and unanimously agreed to recommend approval of this application.		
DC/19/3434/FUL	34 -36 London Road North - Installation of CCTV Camera	Harbour and Normanston
It was proposed by Cllr Frost, seconded by Cllr Hardie and unanimously agreed to recommend approval of this application.		
DC/19/3450/COU	139 High Street - Change of use from retail to residential brought about by the Salvation Army moving out after many years of occupation and a hair and beauty salon taking over the premises but not requiring the total amount of space occupied by the Salvation Army. No know contamination or risk of flooding.	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Barnard and unanimously agreed to recommend refusal of this application, due to the lack of provision for bin and bicycle storage, which is contrary to the Waveney Local Plan.		
DC/19/3520/FUL	JD Power Tools Alexandra Road - The Demolition of Existing commercial buildings and the proposed construction of a Residential development of 31-one bedroom flats over 3/4 storeys with under croft parking and associated works.	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Green and unanimously agreed to recommend refusal of this application, due to the density of the proposed development and over development of the area, its poor standard of environmental design and environmental impact, including lack of green space and lack of accessibility above the ground floor.		
DC/19/3448/ADN	17 Rotterdam Road - non Illuminated Advertisement - Painted mural of a broadland wildlife species found at Carlton Marshes Nature Reserve.	Harbour and Normanston
<i>The Clerk left the meeting 18:21</i>		
It was proposed by Cllr Parker, seconded by Cllr Frost to recommend approval of this application; eight Councillors voted in favour; one Councillor abstained from the vote.		
DC/19/3441/FUL	7 Wheatfield Road - First Floor Extension above Single Storey Kitchen	Carlton And Whitton
<i>Cllr Youngman left the room 18:22</i>		
<i>The two remaining members of the public left the meeting 18:22</i>		
It was proposed by Cllr Taylor, seconded by Cllr Hardie and unanimously agreed to recommend approval of this application.		
DC/19/3466/FUL	8 Windward Way - Construction of single storey front and rear extensions	Carlton and Whitton
<i>Cllr Youngman returned 18:24</i>		

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 September 2019

It was proposed by Cllr Hardie, seconded by Cllr Eastwood and unanimously agreed to recommend refusal of this application, as it is detrimental to the street scene by advancing the building line and over development of the plot.

DC/19/3491/FUL	7 Chedgrave Road - 4m Deep extension to bungalow plus re-locate part side fence	Carlton and Whitton
----------------	---	---------------------

Cllr Frost left the meeting 18:28
 It was proposed by Cllr Green, seconded by Cllr Eastwood and unanimously agreed to recommend approval of this application.

161. Planning Determinations

- a. Planning Determinations issued by the Planning Authority which were contrary to the recommendations of the Town Council – There were none.
- b. Reports from East Suffolk Council Referral Panel – There were none.

162. Neighbourhood Planning

Future meeting schedule and work of the Sub-Committee – The meeting schedule and draft policies had been circulated to the Committee in advance of the meeting and these were noted. The Sub-Committee is currently working on designated green spaces.

163. Consultations – There were none

164. Licensing – There were no licensing applications.

165. Highways – Any applications for Town Council support, including:

- a. Prohibiting traffic two ways in Beresford Road to a one way direction. (the direction has not yet been ascertained). The possible implementation of a one way may have to extend to Yeovil Road. All Councillors voted in favour to support this application, with the traffic to flow in a North to South direction.
- b. Double Yellow lines of Snape Drive/Sotterley Road – It was proposed by Cllr Taylor; seconded by Cllr Parker and unanimously agreed to support this application.

166. Sites under ongoing consideration

Any developments at sites of interest to the Town Council – It was reported that the hoarding at the Royal Court Hotel has been taken down and the new owner is engaging with the community. The Crown Hotel has been sold but it is unclear what the plans for its future are. The third crossing project is still progressing.

167. Resident infrastructure concerns

Any matters reported to the Town Council – There were no matters for consideration.

168. Date of the next meeting – 16.30 Tuesday 8 October 2019. There was a discussion about future meeting times. Cllr Knight proposed that all future meetings of the Planning and Environment Committee be held at 17:00, with a time slot of an hour and a half; seconded by Cllr Taylor; all in favour.

169. Items for the next Agenda

No matters were raised for the next agenda.

170. Resolution to close the meeting to the public

There were no confidential matters for consideration.

Signed:

8 October 2019