

Lowestoft Town Council

Minutes of Meeting of the Planning and Environment Committee

Remote meeting at 17.00 on Tuesday 5 January 2021

Video meeting participants: Cllrs Sue Barnard, Amanda Frost, Alan Green, Jacqueline Hardie, Peter Knight (Chair), and Andy Pearce.

Also participating: Sarah Foote (Deputy Clerk), Shona Bendix (Town Clerk) and Lauren Elliott (Committee Clerk) both for part of the meeting.

550. Welcome

The right to report and the application of the video meeting protocol were explained and noted, and the meeting was welcomed.

551. To receive and consider acceptance of apologies for absence. Apologies were received from Cllr Taylor and accepted (proposed by Cllr Pearce, seconded by Cllr Green and unanimously agreed). It was noted that Cllr Eastwood and Carlton were absent.

552. Declarations of Interests and dispensations

None declared.

553. Minutes of last meeting

It was noted that the minutes of 15 December 2020 would be agreed at the next appropriate meeting.

554. Public comment submitted in relation the North Lowestoft Garden Village had been circulated to all Councillors and would be noted when relevant agenda item was considered.

555. Planning applications

a. To consider 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/20/5065/FUL	53 Pinewood Avenue - Extend to the north to form bedroom. Move side gate. French doors to rear elevation.	Carlton and Whitton
It was proposed by Cllr Hardie, seconded by Cllr Barnard and unanimously agreed to recommend approval.		
DC/20/4738/FUL	61 Westwood Avenue - A disable access ramp with handrail and side step to replace the existing step at the front of a retail outlet.	Carlton and Whitton
It was proposed by Cllr Frost, seconded by Cllr Pearce and agreed (six votes in favour, one abstention (Cllr Pearce)) to recommend approval.		
DC/20/5066/FUL	1 Ranworth Avenue - Extension	Carlton and Whitton
It was proposed by Cllr Hardie, seconded by Cllr Pearce and agreed (five votes in favour, one abstention (Cllr Frost)) to recommend refusal of the application as proposed due to the size overbearing size of the extension. Policy WLP8.29 refers.		
DC/20/5037/FUL	19 The Ridgeways - First floor extension above existing flat roofed extension and internal alterations to suit. Wood burner flue re-located	Carlton and Whitton
It was proposed by Cllr Hardie, seconded by Cllr Green and unanimously agreed to recommend approval.		
DC/20/4839/FUL	110 Park Road - Convert the garage into a beauty salon	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Pearce and agreed (four votes in favour, two abstentions (Cllrs Pearce and Hardie)) to recommend refusal of the application due to this being a residential area and not suitable for the operation of such a business.		

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DC/20/5068/FUL	Ashley Downs School Ashley Downs - Single storey classroom extension with internal remodelling, access ramp and provision of a Multi Use Games Area (MUGA)	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Barnard and unanimously agreed to recommend approval.		
DC/20/4296/FUL	14 Enstone Road - To have constructed, an Edwardian style roofed conservatory, will be joined to the extension of the semi-detached house	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Frost and unanimously agreed to recommend approval.		
DC/20/4862/FUL	Land At The Beach End Of Grand Avenue Pakefield - To construct a 3m x 2.5m x 2.5m wooden, pitch roof shed in the north eastern corner of my privately owned piece of land, for the purposes of commercially selling hot/cold drinks and snacks. The shed will be placed on top of the original concrete base of the previous construction. The original services are still in place such as the water and electrical supply and drainage.	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Hardie and unanimously agreed to recommend approval.		

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.

DC/20/5120/TPO	14 Stubbs Wood Gunton - TPO 1-4(4) Front of property 1 x Oak - Remove deadwood and thin canopy by the removal of suppressed and crossing branches. Reason: general maintenance.	Gunton and St Margarets
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c. The following reports from the East Suffolk Council Referral Panel were noted:

DC/20/3376/FUL - Land at Ness Point Gas Works Road. The application was referred to the panel, as the Town Council comments were contrary to the officer recommendation of approval. At the referral panel, it was agreed by that the application did not need to be referred to development control committee, and could remain at officer delegation level with the recommendation of approval.

d. There had been no Planning Determinations issued by the Planning Authority which were contrary to the recommendations of the Town Council.

It was reported that the applications relating to the former Post Office in London Road North (DC/20/0653/FUL and DC/20/1783/LBC) would be heard at the ESC Planning Committee North on Tuesday 12 January. It was proposed by Cllr Barnard, seconded by Cllr Pearce and agreed (five votes in favour, one against (Cllr Frost)) that Cllr Pearce would represent the Town Council at the Planning Committee.

e. The following decisions of Planning Inspectorate appeals were noted:

APP/X3540/W/20/3253379 (DC/20/0648/OUT) Land rear of 17 Yarmouth Road, Lowestoft -

The application to demolish the existing double garage and to replace it with one single storey dwelling accessed from Royal Avenue was refused by ESC but has been approved on appeal by the Planning Inspectorate and therefore permission has been granted.

APP/X3540/W/19/32442698 (DC/19/1589/FUL) Land at Birds Lane, Lowestoft . The application to erect a four storey dwelling with three storey each end and erection of another 2, four storey dwellings, comprising of 9 residential units in total was refused by ESC and this refusal has been upheld by the Planning Inspectorate and therefore no permission has been granted.

556. Highways

How the Town Council could progress involvement with Suffolk Highways inspections, as per other local councils, was discussed. It was agreed to ask the Suffolk Highways, Community Liaison Engineer to attend a future meeting and explain more about the current inspection routine and intervention criteria.

557. Consultations

The following consultations were considered:

a. New Government consultation on class use change and permitted development rights

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<https://www.gov.uk/government/consultations/supporting-housing-delivery-and-public-service-infrastructure/supporting-housing-delivery-and-public-service-infrastructure>.

The Council's NDP consultant had made the Council aware of this consultation which proposes to allow conversion from retail to residential without the need for planning permission. There was concern for the local economy, the work of the HAZs and residential standards if this permitted development was allowed. It was agreed that the Deputy Clerk would form and submit a consultation response and where appropriate work with the HAZ team on a joint response. The Town Council's response would also be sent to Mr Peter Aldous MP.

b. North of Lowestoft Garden Village - notice of masterplan consultation and virtual exhibition
Cllr Barnard and Cllr Pearce both declared that they had received the residents' consultation information in relation to this item.

Cllr Barnard provided commentary of this consultation from an information event she had attended along with Cllr Green. Cllr Butler (non-member) had also submitted comments on the consultation which had been circulated to members to consider. It was agreed that both Cllrs Barnard and Green would share their comments with the Deputy Clerk who would prepare a response which would be considered for approval at the next meeting. Concerns to be noted included; coalescence of settlements, flooding, lack of infrastructure, road access and accessibility for care home residents to local services, health and safety concerns for proximity of sewage works, coastal management and coastal erosion. z

c. East Suffolk Council - Draft Historic Environment Supplementary Planning Document (ways to conserve and enhance the historic environment)

Deferred to next meeting to enable Councillors more time to consider the consultation documents.

d. Suffolk County Council - Help shape guidance for new housing developments in Suffolk (Suffolk Design: Streets Guide).

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-streets-guide/>

Deferred to next meeting to enable Councillors more time to consider the consultation documents.

558. Pakefield Street Toilets - the application advice on future options for the site was noted. This matter would be further considered by Full Council.

559. Planning enforcement case APP/X3540/C/19/3232027 Land at North Denes Caravan Park. It was noted that this item would be considered in confidential session.

560. Date of the next meeting – 16.30 Tuesday 26 January 2021.

561. Items for the next Agenda - none were requested.

562. At 18.08 it was proposed by Cllr Pearce, seconded by Cllr Barnard and unanimously agreed to close the meeting to the press and public to consider confidential matters relating to planning enforcement case APP/X3540/C/19/3232027 Land at North Denes Caravan Park. It was noted that this application will be heard by the Planning Inspectorate on 2 February 2021 and that Town Council's position as landowner was considered and a statement on how the Town Council should be represented was agreed.

It was proposed by Cllr Pearce, seconded by Cllr Hardie and unanimously agreed that the Town Clerk would represent the Town Council at the hearing.

It was proposed by Cllr Pearce, seconded by Cllr Green and unanimously agreed that the Town Council's position statement to be read at the hearing as appropriate was that 'Lowestoft Town Council are the beneficial but not legal owner of the land and planning permission should be sought via the appropriate planning processes before any development.

Cllr Frost left the meeting at 18.32.

Meeting Closed at 18.40