

Lowestoft Town Council

Meeting of the Planning and Environment Committee

Via Video Meeting

28 July 2020

MINUTES

Video meeting participants: Cllrs Sue Barnard, Amanda Frost, Alan Green, Jacqueline Hardie, Peter Knight, Andy Pearce and Alice Taylor

Also participating: Shona Bendix (Clerk), James Cox (Administration and Finance Assistant) and Lauren Elliott (Committee Clerk)

430. Welcome

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

431. Apologies for absence

Apologies were received from Cllrs Tara Carlton and Graham Parker.

Cllr Hardie joined the meeting 16:34

Cllr Eastwood had not provided apologies and was absent. Cllr Barnard proposed acceptance of the apologies; seconded by Cllr Pearce; all in favour.

432. Declarations of Interests and dispensations

Cllr Taylor declared a standing local non-pecuniary interest in any matters relating to Lowestoft Vision, and will raise this at any relevant items. Cllr Hardie declared a local non-pecuniary interest in item 436b.

433. Noting that the Minutes of 23 June 2020 will be agreed at the next appropriate meeting

It was noted that the minutes of the meetings on 23 June 2020 and 7 July 2020 both give the date of the next meeting as 14 July 2020. Cllr Hardie proposed amending the minutes of 23 June 2020 to give the date of the next meeting as 7 July 2020, and amending the the minutes of 7 July 2020 to give the date of the next meeting as 28 July 2020; seconded by Cllr Barnard; all in favour.

434. Any advance comments from the public on any matters on this agenda

A comment from a member of the public had been received regarding the application for 64 Witney Green, which will be considered at that agenda item. It was initially thought that the Kirkley Councillors had received a comment from a member of the public regarding the application for 309 London Road South, but it was clarified that the comment related to another matter not on this agenda.

435. Planning applications

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

Reference	Address and Description	District Ward
DC/20/2607/FUL	1 The Sound - Remove existing conservatory and build single-storey extension to kitchen at side of dwelling	Carlton And Whitton
Cllr Hardie proposed a recommendation to approve this application; seconded by Cllr Taylor; all in favour.		
DC/20/2437/FUL	25 Cowslip Crescent - Ground floor 'infill' extension to existing two storey dwelling and reconfiguration/re-location of front access door to side elevation.	Carlton And Whitton
Cllr Hardie proposed a recommendation to refuse this application, due to access to the front door being too narrow and the change to the street scene; seconded by Cllr Taylor; three Councillors voted in favour. As this motion was not passed, Cllr Knight proposed a recommendation to approve this application; seconded by Cllr Barnard; four Councillors voted in favour; two Councillors voted against; one Councillor abstained from the vote.		
DC/20/2425/FUL	Unit 6 Currys North Quay Retail Park Peto Way - removal of canopy structure and associated physical works	Harbour and Normanston

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Cllr Knight proposed a recommendation to approve this application; seconded by Cllr Barnard; all in favour.		
DC/20/2454/FUL	6 Guscott Close - Construction of a single storey outbuilding	Gunton and St Margarets
It was queried whether this application would meet building regulations and the legal requirements of a living space, as the plans do not include a kitchen or any provision for one. The Committee felt this construction would result in over-development of the site, with the potential for further development as the construction would be linked to the garage. Cllr Barnard proposed a recommendation to refuse this application, due to over-development of the site; seconded by Cllr Hardie; all in favour.		
DC/20/2411/FUL	160 Yarmouth Road - Construction of a two storey extension, porch, alteration to roof and alterations to single storey rear extension	Gunton and St Margarets
Cllr Taylor proposed a recommendation to approve this application; seconded by Cllr Pearce; all in favour.		
DC/20/2226/FUL	12 Gunton Drive - Installation of a log cabin with side porch into the rear garden	Gunton and St Margarets
Cllr Taylor proposed a recommendation to approve this application; seconded by Cllr Hardie; all in favour.		
DC/20/2456/FUL	64 Witney Green - Remove existing conservatory - Proposed re-roofing and rear and side extension.	Kirkley and Pakefield
Objections from members of the public have been received via the planning portal and via email to the Town Council directly. Objections include the size of the extension, loss of light and privacy, changes to the street scene and potential noise pollution if the extension is used as workshop. The Committee agreed that there would not be a significant change to the street scene, but were concerned that the extension would be a substantial and overwhelming increase for size of the plot. Cllr Hardie proposed a recommendation to refuse this application, due to it being an overbearing development; seconded by Cllr Barnard; six Councillors voted in favour; one Councillor abstained from the vote.		
DC/20/2392/PN3	309 London Road South - To use a shop that has been empty for approximately 9+years to change to an office for a well established Domiciliary Care Company.	Kirkley and Pakefield
Cllr Taylor advised that she had previously been lobbied regarding this application, in that she had received an approach to enquire whether she could speak with the Council to expedite the process. It was clarified that this is a prior notification. The Waveney Local Plan permits premises in this area being converted to non-retail properties. Cllr Green proposed a recommendation to approve this application; seconded by Cllr Pearce; all in favour.		

b. Applications for tree works - Noting that the Planning Authority has received 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). The Town Council will note these applications.

Reference	Address and Description	District Ward
DC/20/2615/TPO	Elm Lodge 84 Cotmer Road - TPO WDC 363A:2005 HC1-3 Horse Chestnuts - to be reduced in height by 40-50% and thinning of lower branches to balance trees.	Carlton And Whitton
This application was noted and there were no comments or concerns.		
DC/20/2632/TCA	14 Corton Road - Front garden 1 x Copper Beech - Fell to ground level Reason: this tree has failed to come into leaf this year and there is a large fungus at base of tree Meripilus giganteus	Gunton and St Margarets
This application was noted and there were no comments or concerns.		

c. The briefing paper for Sizewell C start of the pre-examination stage. Noting that the development consent order Mobile Library bus will be visiting Lowestoft on 11 August to enable people to review a hard copy of the DCO submission – The Committee were asked to consider potential locations for the mobile library bus. It was agreed that the location should be central and accessible. The Belvedere Road and Clapham Road car parks were suggested, along with London Road North and Royal Green.

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These are not sites owned by the Town Council. It was agreed that all of these sites will be put forward as suggestions.

d. East Anglia One North and East Anglia Two North - Rule 6 letter giving notice of the Preliminary Meeting and the draft timetable for the examination of these applications – This was noted.

e. East Suffolk Council Planning and Building Control newsletter July Edition – This had been circulated and was noted.

f. Planning Determinations issued by the Planning Authority which were contrary to the recommendations of the Town Council – There were none.

g. Reports from East Suffolk Council Referral Panel – There were none.

436. Assets of Community Value

a. Making a recommendation to Full Council that the Planning and Environment Committee's Terms of Reference are amended to include responses to consultations on assets of community value (community right to bid) – It was agreed that a recommendation should be made to this effect, as this is the appropriate Committee to consider such matters first and makes recommendations to Full Council. Cllr Taylor proposed a recommendation to Full Council that the Planning and Environment Committee's Terms of Reference are amended to include responses to consultations on assets of community value (community right to bid); seconded by Cllr Hardie; all in favour.

b. A response to the consultation to list Friends Mission Hall, 48-52 St Georges Road, Pakefield as an Asset of Community Value, noting that the response will need to be approved by Full Council – Cllr Hardie advised that she had previously viewed this property and had considered purchasing it. It was suggested that given the property's historical and community value, support should be given to list it as an Asset of Community Value. It was queried whether the site had been used as a burial ground. Although there is no evidence that it has, it could not be confirmed that the site had not been historically used for this purpose. For a site to be listed as an Asset of Community Value it must meet certain criteria. It is understood East Suffolk Council will include this in their consideration of the request. Cllr Barnard proposed a recommendation to Full Council that a response be provided to the consultation to list Friends Mission Hall, 48-52 St Georges Road, Pakefield as an Asset of Community Value, stating that the Town Council would have no objection to this, as long as the property meets the necessary criteria to be made an Asset of Community Value; seconded by Cllr Pearce; all in favour.

437. Date of the next meeting

17:00 Tuesday 11 August 2020.

439. Items for the next Agenda

There were no requests for items to be added to the next agenda. The Chair closed the meeting at 17:31.