

Lowestoft Town Council
Meeting of the Planning Committee
Hamilton House, Battery Green Road, Lowestoft NR32 1DE
Tuesday 30 November 2021 at 17.00

MINUTES

Present: Cllrs Wendy Brooks, Peter Knight (Chair), Alan Green, Andy Pearce, and Alice Taylor

In attendance: Sarah Foote (Deputy Town Clerk)

Public: None in attendance.

131. Welcome

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

132. Apologies for absence

Apologies were received from Cllr Knights and Cllr Newsome and accepted. Proposed by Cllr Pearce, seconded by Cllr Lang and unanimously agreed. Cllr Taylor was absent.

133. Declarations of Interests and dispensations

a. Declarations of Disclosable Pecuniary and Non-Pecuniary Interests from councillors on items on the Agenda:

Cllr Pearce declared a non-pecuniary interest in applications for the Gunton and St Margaret's ward due to chairship of the Gunton Residents Association. Later in the meeting Cllr Pearce declared a non-pecuniary interest in DC/21/5119/LBC and DC/21/5118/FUL.

Cllr Brooks declared a non-pecuniary interest in applications for the Gunton and St Margaret's ward due to vice chairship of the Gunton Residents Association.

b. Written requests for dispensations for Disclosable Pecuniary Interests – there were none.

134. The draft Minutes of 16 November 2021 – it was proposed by Cllr Pearce, seconded by Cllr Green and unanimously agreed to accept the minutes.

135. Advance comments from the public on any matters on this agenda – none.

136. Planning applications

a. 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/21/5068/FUL	65 Pakefield Street - Side extension at first floor level to provide enlarged owner accommodation.	Kirkley and Pakefield
It was proposed by Cllr Lang, seconded by Cllr Green and unanimously agreed to recommend approval.		
DC/21/5114/FUL	315 London Road South - Change front windows and door.	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed (four votes in favour, one against (Cllr Taylor)) to recommend refusal of the application		
DC/21/5007/FUL	Store Rear of 12 and 20 All Saints Road - Change of use to residential for single three-bedroom dwelling.	Kirkley and Pakefield
It was proposed by Cllr Lang, seconded by Cllr Pearce and unanimously agreed recommend refusal due to over development of the site and the outstanding actions detailed in the Environmental Report. However if East Suffolk Council were minded to recommend approval this should be on the basis that all Suffolk Highway's recommendations were addressed.		
DC/21/5083/FUL	Flint House 80 High Street – In addition to the kitchen in the restaurant, propose to create a wooden structure to accommodate 2 No wood-fired ovens within the enclosed courtyard area at the rear of the property. Dimensions of structure: Length 4 metres x 3 metres width x 2.5 metres high.	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Lang and unanimously agreed to recommend approval.		
DC/21/4669/FUL	90-94 St Peters Street - Change of use from a vacant tanning and beauty salon (Sui Generis) to a hot food takeaway (Sui Generis) and	Harbour and Normanston

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	amalgamation with adjacent takeaway, associated external alterations, and new external compressor.	
It was proposed by Cllr Brooks, seconded by Cllr Lang and unanimously agreed to recommend approval.		
DC/21/4664/FUL	Birds Eye Ltd Whapload Road - Re-roof part of our production building (Denes 2). This will require the removal of asbestos roofing system and replace with composite roofing.	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval.		
DC/21/5015/FUL	15 - 18 Milton Road East - Development of six two bed dwellings after demolition of existing building.	Harbour and Normanston
It was proposed by Cllr Lang, seconded by Cllr Pearce and unanimously agreed to recommend approval subject to installation of electric car charging points at the parking spaces as designated within the application.		
DC/21/5044/FUL	9 Glebe Close - Construction of two detached dwellings and all associated works	Gunton and St Margaret's
It was proposed by Cllr Lang, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application due to; overdevelopment of the site, the ecological impact and loss of habitat, particularly due to the presence of a wildlife corridor. This application had previously been recommended for refusal by the Town Council and there was no additional detail in the revised application that could mitigate the original reasons for refusal.		
DC/21/4954/FUL	Verge At Foxburrow Hill - Removal of existing 17.5m Hutchison Elara Monopole to be replaced with proposed 20.0m high Hutchison Engineering Orion V2 Streetworks Pole on a new root foundation and associated ancillary development	Gunton and St Margaret's
It was proposed by Cllr Brooks, seconded by Cllr Lang and unanimously agreed to recommend approval.		
DC/21/5081/FUL	3 Pennygate Drive - Front and side extension, replacement garage and garden room to rear.	Carlton and Whitton
It was proposed by Cllr Brooks, seconded by Cllr Lang and unanimously agreed to recommend approval.		

b. Applications for tree works – it was noted that the Planning Authority had 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):

Reference	Address and Description	District Ward
DC/21/5194/TCA	Land Rear Of 31 To 39 Lyndhurst Road And 5 To 20 North Parade (trees are located at the west end of the green area) - 3 x Limes - Reduce height to approx. 6ft below previous points and reduce laterals to previous points. Reason: These Lime trees have been left to grow by previous residents and now constitute a hazard due to their height. 1 x Silver Birch - Fell to ground level. Reason: spindly poor quality tree.	Gunton and St Margaret's
DC/21/5072/TPO	Play Area The Parklands Lowestoft Suffolk-ESC TPO/047/2021 G6 Play area behind 11 The Parklands 1 x Oak - Crown reduce & shape by up to 30%. Reason: There is a split in the top of lower lateral which is showing signs of decay. It was noted that this application was for Lowestoft Town Council owned land.	Carlton and Whitton

c. It was noted that the Planning Authority had received the following applications for repair/replacement windows within a Conservation Area and these would be assessed in line with East Suffolk Councils window policy scoring system. <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/value-your-historic-windows/window-policy-scoring-system/>

Reference	Address and Description	District Ward
DC/21/5119/LBC	Fairhavens 8 Wellington Esplanade - three windows on the right side of the rear elevation be replaced with double glazed sash box windows in Sapele hardwood to match original mouldings etc as closely as possible.	Kirkley and Pakefield

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	The First-floor window will be a sliding sash window, four over four. The second-floor window will be a sash box window, two over two and the third-floor window will also be two over two. Windows will match the pattern of No. 9 Wellington Esplanade. Windows to have brass pulleys, cords, and brass fitches and be double-glazed with Slimlite double glazed units with toughened glass where applicable. Work includes making good linings to inside. All windows supplied with three coats of paint (White Gloss) prior to installation.	
DC/21/5118/FUL	Fairhavens 8 Wellington Esplanade - three windows on the right side of the rear elevation be replaced with double glazed sash box windows in Sapele hardwood to match original mouldings etc as closely as possible. The First-floor window will be a sliding sash window, four over four. The second-floor window will be a sash box window, two over two and the third-floor window will also be two over two. Windows will match the pattern of No. 9 Wellington Esplanade. Windows to have brass pulleys, cords, and brass fitches and be double-glazed with Slimlite double glazed units with toughened glass where applicable. Work includes making good linings to inside. All windows supplied with three coats of paint (White Gloss) prior to installation.	Kirkley and Pakefield
DC/21/4921/FUL	317 London Road South - Replace existing windows to UPVC	Kirkley and Pakefield

d. The following report was received from the East Suffolk Council Referral Panel:

i. DC/21/3750/FUL - first floor extension at Dairy Cottage, 2 Nightingale Road, Lowestoft.

The application was referred to referral panel, as the Town Council comments were contrary to the officer recommendation of refusal, due to the impact on the character and appearance of the Area, amenity of neighbouring residents, impact on highways, and lack of a Coastal Erosion Vulnerability Assessment. At the referral panel it was agreed by the Chair and Vice Chair of both Development Control Committees, that the application could remain at officer delegated level with the recommendation of refusal.

ii. DC/21/4637/FUL 147 Stradbroke Road - Proposed Two Storey Side Extension.

The above application was presented to the Referral Panel, due to the positive recommendation of Lowestoft Town Council conflicting with the officers 'minded to' recommendation of refusal. Members concluded that the application did not need to be referred to Planning Committee for determination and it has therefore been REFUSED under Delegated Authority to the Head of Planning. Officers considered that the revised scheme did not overcome the previous refusal reasons, as upheld by the Planning Inspectorate in the recent appeal decision.

e. DC/21/3697/FUL – 9 Gunton Church Lane. To note that an application has been made to the Planning Inspectorate against the East Suffolk Council decision to refuse planning permission for front garage extension.

When noting these decisions of the Referral Panel, Cllr Pearce asked for it to be recorded that the current referral process at East Suffolk Council demonstrated a lack of transparency and that the Officer's view often prevailed over a planning application being referred to ESC Planning Committee, where statutory consultees would have the opportunity to express their opinions more fully

137. Highways

a. Consideration was given to making an approach to Suffolk Highways to make Rants Score a no entry Zone from west to east. It was proposed by Cllr Pearce, seconded by Cllr Lang and unanimously agreed to make an application to Suffolk Highways, on safety grounds, that this Score is closed off at the western end as per the precedent set by Herring Fishery Score. It was also agreed that this suggestion should be submitted to the Triangle Market Feasibility Study currently being undertaken by East Suffolk Council.

138. Consultations:

The following consultations were considered:

- a. East Suffolk Council Draft Sustainable Construction Supplementary Planning document
- b. East Suffolk Council Draft Affordable Housing Supplementary Planning document

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It was proposed by Cllr Pearce, seconded by Cllr Lang and unanimously agreed that individual Councillors would submit their comments to the Deputy Town Clerk to form a response on behalf of the Council.

c. East Suffolk Council Draft Cycling and Walking Strategy

It was further agreed to defer the above consultation for consideration at the next meeting.

139. Date of the next meeting – Tuesday 14 December 2021 at 17.00

140. Items for the next Agenda – those deferred from above.

Meeting closed 17.50