

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 25 January 2024

MINUTES

Present: Cllrs Wendy Brooks, Christian Newsome (Deputy Chair), Andy Pearce and Elise Youngman

In Attendance: Sarah Foote (Acting Town Clerk) and Taylor Williams (Committee Clerk)

141. Welcome

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

142. To receive and consider acceptance of apologies for absence

Apologies were received from Cllr Jones with reasons provided. Cllr Pearce proposed approval of apologies; seconded by Cllr Brooks; all in favour.

143. Declarations of Interests and dispensations

a. To receive declarations of Disclosable Pecuniary, Other Registerable and Non-Registerable Interests from councillors on items on the agenda – Cllr Newsome declared he had queried application DC/23/4822/FUL with an estate agent but was not pre-determined. Cllr Pearce declared he was the Lowestoft Town Council representative on the Lowestoft Kittiwake Partnership as his comment for application DC/23/4933/DEM would refer to the kittiwakes.

b. To consider written requests for dispensations and note dispensations granted – No written requests for dispensations had been received.

144. Public Forum

a. To consider any advance comments from the public on any matters on this agenda – No advanced comments had been received and no members of the public were in attendance.

145. Minutes

a. To consider the draft Minutes of 11 January 2024 – Cllr Brooks proposed approval but noted that resolutions passed under delegated authority should have a recorded vote which was agreed by all members to be implemented for future minutes. Cllr Youngman seconded the proposal, and a vote was held with all in favour.

146. Planning applications

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

Table 1 - List of East Suffolk Planning Applications

Reference	Address and Description	District Ward
DC/23/4928/FUL	38 Colville Road - <u>Construction of chalet bungalow</u>	Carlton and Whitton
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/23/3400/FUL	315 Whapload Road - <u>The proposal sets out the plans for a refurbished, reduced commercial unit with trade counter type frontage to 315 Whapload Road, removing the smaller protrusions to the front (South). The proposal is 784m2 (GEA) Use Class E(a). This proposal includes the demolition of 250.1m2 (GEA) commercial space to the front to allow a necessary refurbishment of existing walls and roof, and allowing a forecourt with associated frontage and parking to work on the development site.</u>	Harbour and Normanston

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	<p>A consultee comment from Lowestoft Town Council related to an application for 3 Kensington Road had been uploaded to the portal under this application in error and it was requested this be removed.</p> <p>It was proposed by Cllr Pearce to recommend approval of the application subject to the Local Planning Authority and the applicant resolving the residual difficulties of the application through re-design or conditions the Local Planning Authority deems appropriate, seconded by Cllr Youngman, three votes in favour (Cllrs Newsome, Pearce and Youngman) and one vote against (Cllr Brooks).</p>	
DC/23/4765/ADI	78 - 80 London Road North - <u>Illuminated Advertisement Consent - Erection and display of internally illuminated fascia and projecting signage.</u>	Harbour and Normanston
	<p>It was proposed by Cllr Brooks to recommend refusal of the application due to light pollution and it not being in keeping with the street scene. The proposal was not seconded.</p> <p>It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to provide no comment on this application as Lowestoft Town Council disagreed with the development project.</p>	
DC/23/4822/FUL	37 London Road North - <u>Change of use of part ground floor from vacant Class E unit to Adult Gaming Centre (AGC) (Sui Generis) and external alterations to the front and rear of the unit. Merkur Slots are relocating from their existing unit at 54 London Road North in the opposite frontage.</u>	Harbour and Normanston
	<p>It was proposed by Cllr Pearce to recommend approval of the application but request the Local Planning Authority to consider the suitability of a twenty-four-hour operation and attach suitable conditions to minimise anti-social behaviour and crime, seconded by Cllr Newsome, three votes in favour (Cllrs Newsome, Pearce and Youngman) and one vote against (Cllr Brooks).</p>	
DC/23/4823/ADI	37 London Road North - <u>Illuminated Advertisement Consent - 1no. Internally illuminated fascia sign and 1no. internally illuminated projecting sign</u>	Harbour and Normanston
	<p>It was proposed by Cllr Newsome to recommend approval of the application, seconded by Cllr Pearce, three votes in favour (Cllrs Newsome, Pearce and Youngman) and one vote against (Cllrs Brooks).</p>	
DC/23/4849/FUL	106 London Road North - <u>Conversion and extension on first, second and third floors to provide 3no. Residential Apartments</u>	Harbour and Normanston
	<p>It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application, with a request for the Local Planning Authority to confirm if the heat pump met the energy efficiency claims and to highlight the recommendation that no development should commence within the breeding bird period.</p>	
DC/23/4865/FUL	The Bethel, Battery Green Road - <u>First Floor Extension including changes to Front Elevation, Rear Extension and new access ramp</u>	Harbour and Normanston
	<p>It was proposed by Cllr Brooks, seconded by Cllr Newsome and unanimously agreed to in principle support the project but request a holding objection until the Design and Conservation team confirm that the building due to be demolished has no heritage implications.</p>	

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Reference	Address and Description	District Ward
DC/23/4933/DEM	Battery Green Car Park And Surrounding Land, Marina Road - <u>Prior Notification Demolition - Existing Battery Green Car Park</u>	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to make a holding objection for a revised ecology statement to confirm that the measures to prevent disturbance to the protected kittiwake colony on the adjacent theatre building, as they were excluded from the current ecology statement.		
DC/23/4641/FUL	Stradbroke Court Residential Home, Green Drive - <u>Single storey extension to provide 7 new Bedrooms, along with communal lounge area and Bathroom</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to in principle support the application subject to the concerns raised by both Suffolk Highways, regarding additional parking and cycling spaces, and the ecology statement, regarding trees, being addressed.		
DC/23/4690/FUL	26 All Saints Road - <u>Rear extension and alterations</u>	Kirkley and Pakefield
It was proposed by Cllr Newsome, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/0004/SCO	Land Off Waveney Drive - <u>Environmental Impact Assessment Scoping Request for an EIA Proposed Development; for the demolition of all existing on-site buildings and construction of up to 500 residential dwellings (Class C3 use) and up to 3.2 hectares of employment land (Class B2 / B8 use) as well as associated access, infrastructure and landscaping</u>	Oulton Broad
It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed that the Local Planning Authority be asked to consider if the funding gap acknowledged in the application raised concerns on the economic viability of the project and if it would compromise the quality of the design or development.		

b. 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:

Reference	Address and Description	District Ward
DC/24/0061/TPO	30 Uplands Road North - <u>T1 & T2 - Oak - Crown reduction by approx. 2.5m as part of general maintenance process for the trees. Crown thin by approx. 25% to allow more light to access the inner crown, benefiting the health of the tree. Crown lift to approx. 5m to reduce the risk of branches encroaching on the house or being damaged by passing large vehicles.</u>	Carlton and Whitton
DC/24/0012/TCA	The Surgery High Street - <u>T1 - Holm oak - reduce back the canopy from over 30 St Margarets Road, sympathetically reducing the lumps in the canopy which over hang the garden and shade it whilst maintaining the over all shape of the canopy as indicated on the photos.</u>	Harbour and Normanston

c. The following applications for repair/replacement windows within a Conservation Area assessed in line with East Suffolk Council's Historic Environment Supplementary Planning Document | June 2021 | Windows, Doors and Porches were noted:

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DC/24/0032/FUL	39 Kirkley Cliff Road - <u>Retrospective Application - Windows replacement, double glazed, like-for-like.</u>	Kirkley and Pakefield
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147. DC/22/4241/FUL - Site Off Denmark Road - Construction of 3 storey building for 6 self contained 1 bedroom flats, and 2 ground floor retail units - To note the decision of the referral panel was contrary to the Planning Officer's recommendation for approval and the application will be heard by ESC Planning Committee on 13 February 2024. To appoint a Town Council representative to attend

Cllr Newsome proposed Cllr Pearce be appointed the representative; seconded by Cllr Brooks; all in favour.

148. Consultations

To consider a response to the following consultations:

- a. New draft Local Validation List for Planning Applications – Cllr Pearce proposed a delegation to officers to provide the consultation response after receiving feedback comments from members of the Committee; seconded by Cllr Newsome; all in favour.

149. Date and time of the next meeting – 18.45 Thursday 8 February 2024.

150. Items for the next agenda – An item was requested to receive feedback from the East Suffolk Council Planning Forum held on 24 January 2024 and the implications for Lowestoft Town Council.

The Chair closed the meeting at 20:00

Signed:

22 February 2024