

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 9 November 2023

MINUTES

Present: Cllrs Wendy Brooks, Alan Green, Jen Jones (Chair) and Christian Newsome (Deputy Chair)

In Attendance: Sarah Foote (Deputy Town Clerk)

104. Welcome

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

105. To receive and consider acceptance of apologies for absence

Apologies were received from Cllrs Pearce and Smith with reasons provided.

Cllr Green proposed approval of Cllr Smith's apologies; seconded by Cllr Newsome; three votes in favour and one vote against.

Cllr Brooks proposed approval of Cllr Pearce's apologies; seconded by Cllr Green; all in favour.

106. 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 Green declared an interest in application DC/23/3635/RG3 and would not participate in discussion on item 110.b as he was an East Suffolk Councillor.

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

107. 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.

108. Minutes

a. To consider the draft Minutes of 26 October 2023 – Cllr Brooks proposed approval of the draft minutes; seconded by Cllr Green; all in favour.

109. 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/23/4007/LBC	Boudreaux Lodge 18 Whitton Close - <u>Listed Building Consent - Replacing the roof covering to the front and rear pitches of the front gable, external crack repair to the front elevation and left flank, internal crack repair to the two front bedrooms and the lounge, replacing the ceiling to the front right bedroom, replacing the wall plaster to part of the same bedroom and decorations to the damaged rooms</u>	Carlton and Whitton
It was proposed by Cllr Brooks, seconded by Cllr Newsome and unanimously agreed to recommend approval of the application.		
DC/23/4186/FUL	19 The Ridgeways - <u>Porch</u>	Carlton and Whitton
It was proposed by Cllr Brooks, seconded by Cllr Green and unanimously agreed to recommend approval of the application.		
DC/23/3925/FUL	Oakland View 162 Yarmouth Road - <u>Retrospective Application - Covered BBQ area.</u>	Gunton and St Margarets

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It was proposed by Cllr Brooks, seconded by Cllr Green and unanimously agreed to recommend approval of the application.		
DC/23/4081/FUL	313 Yarmouth Road - <u>Roof extension to gable end for loft conversion (App DC/23/1374/FUL) now with Dormer added to plans.</u>	Gunton and St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Newsome and unanimously agreed to recommend approval of the application.		
DC/23/3859/FUL	14 Beach Road - <u>Change of Use from residential to HMO</u>	Harbour and Normanston
It was proposed by Cllr Brooks to recommend refusal of the application due to the application representing over-development of the property and lack of additional parking spaces; seconded by Cllr Newsome; three votes in favour (Cllrs Brooks, Jones and Newsome) and one vote against (Cllr Green).		
DC/23/3985/P3MA	43 Raglan Street - <u>Prior Notification - Part conversion of rear section of ground floor to create a self contained 1 bedroom flat.</u>	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Green and unanimously agreed to recommend approval of the application, subject to the conditions from Suffolk Highways being met.		
DC/23/3994/FUL	74 Somerton Avenue - <u>Construction of two storey dwelling and all associated works.</u>	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Newsome and unanimously agreed to recommend refusal of the application due to over-development of the area and in support of the comments made by Suffolk Highways.		
DC/23/4168/FUL	First Floor Flat 86A Love Road - <u>Sub-division of first floor two bedroom flat, incorporating roof space to form 2No. self-contained flats.</u>	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Green and unanimously agreed to recommend approval of the application.		
DC/23/3941/FUL	8 St Peters Road - <u>Replace rotten windows to front of house</u>	Kirkley and Pakefield
It was proposed by Cllr Brooks, seconded by Cllr Newsome and unanimously agreed to recommend approval subject to the application being considered in line with the Historic Environment Supplementary Planning Document Window Replacement Guidance paragraphs 10.25 and 10.26.		

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.

Reference	Address and Description	District Ward
DC/23/3922/TPO	112 Corton Road - <u>Light tree pruning required to create 0.5m circumference line of sight from Openreach telecoms pole DP331</u>	Gunton and St Margarets

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 9 November 2023

	<u>to 112 Corton Road to allow CityFibre to install new fibre cabling to the property.</u>	
DC/23/3898/TCA	<u>35 Kirkley Park Road - 2no. Hornbeam (T1 and T3 on plan) - Crown reduction by up to 2 metres to bring away from neighbouring property and maintain shape 1no. Sycamore (T2 on plan) - Crown reduction by up to 2 metres to bring away from neighbouring property and maintain shape</u>	Kirkley and Pakefield
DC/23/4063/TPO	<u>29 Thornham Close - WDC TPO 1983(50) T1 T2 Oak - Reduce and reshape select over extending laterals by 2.5m, thin by removal of epicormic growth and remove dead wood Reason - Reduce encroachment onto garden and neighbouring property, increase light transmission</u>	Kirkley and Pakefield
DC/23/4169/TCA	<u>Kensington Gardens Adjacent Kirkley Cliff Road - T1: Sycamore. Large area (1.2m x 50cm) part missing bark on park side of stem with further smaller areas around the base. Bark above large would also dead but attached. West half of crown >50% dead. opposite half of crown has 70% expected foliage. Tree is tagged with tree tag No.277. To be felled.</u>	Kirkley and Pakefield

It was declared that this was a Lowestoft Town Council application.

DC/23/4201/TPO	<u>31 Thornham Close - T1 Oak - Reduce and reshape over extending laterals by 2.5m. Remove epicormic growth and dead wood. TPO 1983 No.50 Reason - Reduce encroachment onto neighbouring property and road side. Reduce risk of branch failure in strong winds.</u>	Kirkley and Pakefield
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c. The following recommendations made under delegated authority at the Planning Committee meeting on 12 October 2023 were noted:

Reference	Address and Description	District Ward
DC/23/3668/FUL	<u>13 Clover Way - Retrospective Application - Single Storey Rear Extension. Conversion Front roof hip to form Gable and open covered front porch</u>	Gunton and St Margarets
DC/23/3635/RG3	<u>Jubilee Parade - Temporary siting of WC facilities and cafe on Jubilee Parade for duration of construction works to new two storey facility. Temporary relocation of beach huts as indicated on drawings</u>	Kirkley and Pakefield

It was agreed to recommend refusal. The Council were concerned there was no permission in place for the construction of the proposed new two storey building and wished to support the response from the Environment Agency and the evaluation of the Flood Risk Assessment.

110. Consultations

Cllr Green temporarily left the chamber for consideration of item 110 at 19:08

To consider responses to the following consultations:

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 9 November 2023

- a. East Suffolk Council renewal of Public Space Protection Order – Dogs on Leads – The Committee supported the continuation of the Public Space Protection Order.
- b. The proposed Lowestoft Tidal Barrier Order – This was noted and any objections or representations needed to be made to the Secretary of State by 23 November 2023.
- c. East Suffolk Council Street Trading Policy – The Committee supported less stringent procedures on streets that are enabled for street trading.

Cllr Green returned to the chamber at 19:15

111. Date and time of the next meeting – 18.45 Thursday 23 November 2023.

112. Items for the next agenda – Any items should be sent to the office.

The Chair closed the meeting at 19:17

Signed:

23 November 2023