

**Lowestoft Town Council Planning Committee
For the attention of all Committee Members**

You are summoned to attend a Meeting of the Planning Committee of Lowestoft Town Council, which will be held at **First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE** at 18.45 on Thursday 14 December 2023.

The meeting is held in accessible premises and open to the public and press to attend. Those attending shall be informed that the meeting may be reported on (including recording, photography and filming). This does not apply to confidential items. Comments can also be submitting regarding any item on the agenda in advance of the meeting. Members of the public can join the meeting remotely via the following link: <https://us02web.zoom.us/j/82452984734>. The meeting can also be observed via YouTube on the following link: <https://youtube.com/live/ktRoFQJvsHM>.

In providing any comments members of the public accept that, where they are suitable, they may be considered at the meeting and published in our minutes. Any individual submitting the comments should ensure that their name, address and contact details are included in their communication and should note that anonymous submissions will not be accepted. Members of the public accept that their name may be noted and recorded at the meeting. However, their contact details will not be noted and reported publicly.

Councillors must register relevant interests and declare them at a meeting if they have such an interest in a matter to be considered. Under the Localism Act 2011, a councillor with **relevant interests** in matters on the agenda cannot take part or vote on those matters, unless they have been granted a dispensation. Under the Council's Code of Conduct, a councillor must leave the meeting room if they have such an interest, unless they have been granted a dispensation. There may be other interests or matters in which councillors might be considered to be biased or predetermined in which case they will need to consider whether they should leave the room.

The Council has a duty to pay due regard to preventing crime and disorder and to conserve biodiversity as part of relevant decisions.

To help prevent the spread of infectious diseases, all attendees should consider the safety of others, make their own risk assessment of the advisability of attending and consider measures they should take to ensure their own safety.

Regards,

Sarah Foote

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Sarah Foote, Deputy Town Clerk
7 December 2023

Lowestoft Town Council
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18.45 on Thursday 14 December 2023

AGENDA

122. Welcome

To explain the fire evacuation procedure, welcome the meeting, and remind councillors and members of the public right to report.

123. To receive and consider acceptance of apologies for absence

124. 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.

b. To consider written requests for dispensations and note dispensations granted.

125. Public Forum

a. To consider any advance comments from the public on any matters on this agenda.

126. Minutes

a. To consider the draft Minutes of 9 November 2023.

127. 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/22/4958/FUL | The Alderman Hollingsworth Road - <u>Construction of eight 3 Bedroom, three storey dwellings and three 2 Bedroom, two storey dwellings complete with roads, amenity space and associated works</u> | Gunton St Margarets |
| DC/23/4286/FUL | 84 Corton Road - <u>Extension to dwelling to create accessible family home with space for the family and carers</u> | Gunton St Margarets |
| DC/23/4305/FUL | 61 London Road South - <u>Retrospective Application - Outbuilding and replacement of entrance door</u> | Kirkley and Pakefield |
| DC/23/4467/FUL | Eastern Counties Omnibus Co Ltd Gas Works Road - <u>Electrification works including new GRP housings and charging for Bus Parking</u> | Harbour and Normanston |
| DC/23/4149/FUL | 95 - 98 High Street - <u>New aluminium doors to replace unsecure and damaged timber doors and new signage to front elevation.</u> | Harbour and Normanston |
| DC/23/4583/FUL | Precision Pipework Horn Hill - <u>Demolition of existing industrial building and erection of drive-thru kiosk unit and other associated works (plus installation of EVCPs)</u> | Kirkley and Pakefield |

b. To note recommendations made under delegated authority when the Planning Committee did not meet on 23 November 2023.

| Reference | Address and Description | District Ward |
|--|---|------------------------|
| DC/23/1674/FUL | Hamilton Docks Hamilton Road - <u>Demolition and development of warehousing and offices to store parts for off-shore renewable infrastructure.</u> | Harbour and Normanston |
| It was agreed to recommend support of the application. | | |

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| Reference | Address and Description | District Ward |
|--|---|------------------------|
| DC/23/4216/FUL | 77 Oulton Road - <u>Retrospective Application - Lowering of existing decking</u> | Harbour and Normanston |
| It was agreed to recommend approval subject to subject to confirmation the key statements in the application and the design and access statement (that the post-reduction height of the decking would be at the same level as that in the neighbouring property at No 75, and that the eyeline of anyone sat on that decking would be below the level of the boundary fence hence no residual overlooking/privacy issues), and subject to this appropriately remedying the enforcement case. | | |
| DC/23/4373/FUL | Crown House Crown Street West - <u>Retaining all internal structural elements that exists and the complete refit to internal spaces except stairways to form the 5 Apartments.</u> | Harbour and Normanston |
| It was agreed to recommend refusal due to over development; viability (planning statement explicitly acknowledges delicate balance between number of rent paying occupants and minimum space requirements, HMO designs seem calculated to circumvent restrictive minimum space requirements that would apply with self-contained units by relying on shared living/kitchen/WC arrangements to free up space in the designs); policy/heritage - not suitable in a conservation area or Crown Street West Character Area, particularly the potential for significant increase in off-street parking; inadequate parking and bin provision, also if every occupant was a working person who used a bike to get to work, the cycle storage space would be inadequate, particularly relevant given the lack of any off-road car parking provision in the designs. | | |
| DC/23/3693/FUL | Flat 14 Kensington Court London Road South - <u>Replacement of bedroom window, bathroom window, and kitchen window</u> | Kirkley and Pakefield |
| It was acknowledged the application would be assessed in line with the Historic Environment Supplementary Planning document, Window Replacement Guidance para 10.25 and para 10.26. | | |
| DC/23/4125/FUL | 36 Saxon Road - <u>Dropped kerb to provide formalised off-road parking</u> | Kirkley and Pakefield |
| It was agreed to recommend support of the application. | | |
| DC/23/4179/FUL | 12 Witney Road - <u>Rear single storey, flat roof extension</u> | Kirkley and Pakefield |
| It was agreed to recommend support of the application. | | |
| DC/23/4217/FUL | 4 Kensington Road - <u>Replacement windows</u> | Kirkley and Pakefield |
| It was acknowledged the application would be assessed in line with the Historic Environment Supplementary Planning document, Window Replacement Guidance para 10.25 and para 10.26. | | |
| DC/23/4311/FUL | 181 The Avenue - <u>Single and two storey extension to dwelling and new garage to rear of garden</u> | Kirkley and Pakefield |
| It was agreed to recommend support of the application. | | |

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| Reference | Address and Description | District Ward |
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| SCC/0100/23W | Lowestoft Waste Transfer and Recycling Station, Hadenham Road, Gisleham - Construction and operation of a new food waste building and other associated site infrastructure Construction and operation of a new food waste building and other associated site infrastructure | |

It was agreed to support the application subject to the assurances provided in the planning statement that the changes are driven by legislative and insurance requirements and that no additional waste, no new waste streams, or increase in vehicle movement onto and off the site are proposed, and subject to the other statutory consultees who raised concerns at pre-planning stage confirming that their concerns have been satisfactorily remedied or mitigated and that they have no remaining objections.

c. Applications for tree works - To note 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) and comment as appropriate.

| Reference | Address and Description | District Ward |
|----------------|---|---------------------|
| DC/23/4589/TPO | 29 Gunton Church Lane - <u>G1 Oak x3 - Raise lower canopy (road side) to 5m from ground level, remove epicormic growth and dead wood. Reason - Reduce encroachment onto road side, remedial pruning works.</u> | Gunton St Margarets |
| DC/23/4438/TPO | 1 Rembrandt Close - <u>T1 Oak - Reduce and reshape laterals extending towards property and highway by 2,5m. Raise lower canopy to 4m from ground level. Remove epicormic growth and dead wood. Reason - Reduce encroachment onto roadside and property</u> | Gunton St Margarets |
| DC/23/4558/TCA | 18 Grosvenor Road - <u>G1 - Self set Sycamore & Hawthorn - Fell to ground level Reason - Interfering with over head cables and causing issues with neighbours</u> | Gunton St Margarets |

d. **DC/23/2318/FUL- 401 London Road South-** To note an appeal has been made to the planning inspectorate against the decision of East Suffolk Council to refuse planning permission for replacement windows, alter front boundary wall and new tiled pathway.

128. Consultations

To consider a response to the following consultations:

a. new draft Local Validation List for Planning Applications.

129. Date and time of the next meeting – 18.45 Thursday 11 January 2024.

130. Items for the next agenda.