

**Lowestoft Town Council**  
**Meeting of the Planning Committee**  
**First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE**  
**18.45 on Thursday 11 April 2024**

**MINUTES**

**Present:** Cllrs Wendy Brooks, Jen Jones (Chair), John Murray, Christian Newsome (Deputy Chair) and Andy Pearce

**In Attendance:** Sarah Foote (Acting Town Clerk)

**198. Welcome**

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

**199. To receive and consider acceptance of apologies for absence**

Apologies were received from Cllr Youngman with reasons provided. It was proposed by Cllr Brooks, seconded by Cllr Newsome and unanimously agreed to approve the apologies received.

**200. 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 that he has engaged with the applicant of DC/23/4537/RG3 but was not pre-determined. Cllr Brooks declared she was a member of Suffolk Wildlife Trust.

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

**201. Minutes**

a. To consider the draft Minutes of 28 March 2024 – It was proposed by Cllr Brooks, seconded by Cllr Newsome and unanimously agreed to approve the minutes.

**202. 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.

*Cllr Pearce entered the chamber at 18:50 and declared he was Chair of Gunton Residents Association*

**203. Planning applications**

a. To consider the following planning applications (all available on [www.eastsuffolk.gov.uk](http://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/24/0870/FUL	Building Plot 14 Bishops Walk - <b><u>New Dwelling &amp; Materials</u></b>	Gunton and St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval, so long as the neighbours' concerns in relation to the previous application DC/23/3099/FUL were no longer relevant and the ecological concerns are taken into account.		
DC/24/0983/VOC	136 Spashett Road - <b><u>Variation of Condition No. 2 on DC/17/4256/FUL - Reduce size of ground floor front extension approved under previous permission.</u></b>	Gunton and St Margarets
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend approval of the application.		
DC/24/0380/FUL	Re-consultation - 33 Milton Road East - <b><u>A conversion of the existing 6 bed residential property to an 8 bed HMO. There will be no major internal or external works carried out as part of this development.</u></b>	Harbour and Normanston

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	It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend refusal due to overdevelopment of the property and the lack of space and amenities for the number of residents due to be living in the dwelling. The main concern of the Committee, which did not constitute hostility to immigration or asylum seekers, was the potential of increasing the vulnerability of the intended occupants by accommodating them in an economically deprived area, also that the occupants may be exposed to hostility and risk of harm. Due to these concerns, it was recommended for the application to be considered by the East Suffolk Planning Committee and members of Lowestoft Town Council should be invited to speak to East Suffolk Planning regarding their position.	
DC/23/4537/RG3	<b><u>Battery Green Car Park And Surrounding Land Marina Road - Part demolition of the existing Battery Green car park and northern wing of the Marina Centre building, realignment of Marina road, the erection of a new circulation core in the retained car park area. Change of use of partially retained car park to competitive leisure use New cultural building consisting of single and two storey elements, containing multi use hall, lobby, cafe, studio spaces, plant areas, restaurant and first floor multi use space. Externally providing new soft and hard landscaping with external lighting scheme to create new linkages and new public realm.</u></b>	Harbour and Normanston
	It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to restate the previous recommendation of approval and endorse the consultee comment from the Theatre Trust in relation to the impact of the works on the theatre, requesting that this consultee response be considered, particularly the elements relating to toilet provision, and that the applicant does not attempt to use the separately owned and concurrent Marina Theatre Project to compensate for any deficiency in toilet development on their site. Furthermore, it was requested the concerns in the Players Theatre consultee response be taken under advisement by the applicant in considering the wider social and cultural sustainability and that the applicant liaise with the Players Theatre to understand how these concerns might be addressed.	
DC/24/0177/FUL	<b><u>365 London Road South - Removal of the back window to rear dining room to allow for a level access threshold door to be fitted, a Modula ramp and platform to be fitted on the existing path, the old back door is to be blocked up the attached window will be replaced with a UPVC double glazed unit.</u></b>	Kirkley and Pakefield
	It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application as long as the location was not in the flood zone and the works were compatible with development in a conservation area.	

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/24/1043/TPO	Britten Court Love Road - <b><u>Please refer to the attached</u></b>	Harbour and Normanston
DC/24/1085/TCA	Belle Vue Park Yarmouth Road - <b><u>35no. Lime (Trees on plan) - Crown raise, dead wood and reshape where necessary.</u></b>	Harbour and Normanston
DC/24/1127/TPO	9 Kirkley Park Road - <b><u>T1 - Lime - Re-pollard back to previous reduction points. This work is required to keep the tree at a manageable size and part of regular maintenance of a tree that has been pollarded in</u></b>	Kirkley and Pakefield

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	<p><u>the past. T2 - Sycamore - Re-pollard back to previous reduction points. This work is required to keep the tree at a manageable size and part of regular maintenance of a tree that has been pollarded in the past. T3 - 2x Tree of Heaven (Ailanthus altissima) - Re-pollard back to previous reduction points. This work is required to keep the tree at a manageable size and part of regular maintenance of a tree that has been pollarded in the past. T4 - Walnut - Reduce by approx. 1.5m to keep the crown tidy and clear, allowing for more light at the bottom of the garden.</u></p>	
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**204. Licensing**

204.1 To consider the following Licensing Application:

204.1a. Renewal Application for Street Trading Licence – Sizzlers – London Road North, Lowestoft – Friday & Saturday 08:00 to 17:00 with the option to trade on Tuesday and Thursday as well. On Saturdays a different food trailer (Taste The Difference) could be used instead – It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval.

**205. Date and time of the next meeting** - 18.45 Thursday 25 April 2024.

**206. Items for the next agenda**

*The Chair closed the meeting at 19:20*

Signed: .....  
25 April 2024