

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

**MINUTES**

**Present:** Cllrs Wendy Brooks, Jen Jones (Chair), Christian Newsome (Deputy Chair), Andy Pearce, Bernadette Rappensberger and Elise Youngman

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

**207. Welcome**

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

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

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

**209. 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 Pearce declared he was Chair of the Gunton Residents Association, was an ordinary member of the Friends of Dip Farm and was a representative on the Lowestoft Kittiwake Partnership, noting that the partnership was not involved in application DC/24/1195/FUL.

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

**210. Minutes**

a. To consider the draft Minutes of 11 April 2024 – It was proposed by Cllr Brooks, seconded by Cllr Youngman and unanimously agreed to approve the minutes.

**211. 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.

**212. 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/24/1130/FUL	18 The Parklands - <b><u>Construction of front porch</u></b>	Carlton and Whitton
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/1193/FUL	33 Planters Grove - <b><u>Two storey side extension consisting of a 4th bedroom with en-suite and dressing room. A kitchen diner and second lounge on the ground floor</u></b>	Carlton and Whitton
It was proposed by Cllr Brooks, seconded by Cllr Youngman and unanimously agreed to recommend approval of the application.		
DC/24/1177/FUL	Dip Farm Car Park Corton Road - <b><u>Siting of a shipping container on Dip Farm concrete car park to serve as a workshop/tool storage and volunteer hut for Friends of Dip Farm sized as 3.048 metres by 2.438 metres.</u></b>	Gunton and St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Youngman and unanimously agreed to recommend approval of this application.		

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Reference	Address and Description	District Ward
DC/24/1273/FUL	72 Corton Road - <b><u>Proposed erection of a detached cart shed for use as a garage on the site of an existing detached house</u></b>	Gunton and St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Newsome and unanimously agreed to recommend approval of the application.		
DC/24/0670/FUL	76 Rotterdam Road - <b><u>Construction of dropped kerb for vehicular access.</u></b>	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/1195/FUL	Lowestoft Port Hamilton Road - <b><u>Proposed Installation of a fourth Artificial Nesting Structure for Kittiwakes at the Port of Lowestoft. The structure would be located seaward of the outer harbour wall, next to the three consented ANS structures approved under DC/22/3202/FUL.</u></b>	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend approval of the application subject to the recommendations in the East Suffolk Council Ecology Report that the construction timeframe be scheduled from 1 <sup>st</sup> October 2024 to 14 <sup>th</sup> February 2025 to avoid clashing with the kittiwake nesting season.		
DC/24/1217/FUL	136 London Road North - <b><u>Conversion of basement store and ground floor office to 1No. 1 bedroom self-contained flat.</u></b>	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to request clarification from the Planning Team on the inclusion of windows and if there would be a lack of lighting in the development and decide the application under delegated authority before the 8 May 2024 deadline.		
DC/24/1111/FUL	Jubilee Parade The Esplanade - <b><u>Construction of single storey timber building along lower promenade</u></b>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend approval of the application.		
DC/24/1331/FUL	11 Grayson Avenue - <b><u>Extend First Floor Dormer &amp; Materials</u></b>	Kirkley and Pakefield
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/1267/SCO	North Of Lowestoft Garden Village - <b><u>Scoping Opinion - Land north of Lowestoft Garden Village</u></b>	Lothingland, Corton

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	<p>The Committee raised concerns about the proximity of the development site to sewage facilities and queried if the issues of coastal erosions and the policy of managed retreat had been considered in the relocation of businesses further inland and whether this development could block that relocation.</p> <p>There were also concerns about whether the creation of new infrastructure had been considered to support the increased number of homes as the existing health infrastructure would be unable to absorb the demand from the Garden Village, in particular there could be more pressure on the local hospitals, public transport and the roads.</p> <p>Clarification was requested in relation to the desk studies as to what ground studies had been undertaken.</p> <p>It was felt that the development did not sufficiently address the housing crisis and was in the wrong location.</p> <p>It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed for the points raised to be provided for inclusion in the scoping framework, for Corton Parish Council to be contacted to arrange a zoom meeting to discuss mutual concerns and for the developers to be invited to present the project to the Committee.</p>	

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

Reference	Address and Description	District Ward
DC/24/0331/FUL	8 St Peters Road - <b><u>Replace ground and first floor bay windows to front of house with victorian style UPVC sliding sash windows.</u></b>	Kirkley And Pakefield

**213. To note the draft Suffolk County Council (District of Waveney) (Stopping, Waiting and Loading Prohibitions and Restrictions and On-Street Parking Places) (Map-Based) Order 2018 (Parish of Lowestoft) (Notley Road) (6U8068) (Revocation) (Variation No. 34) Order 202 and the roads affected** - This was noted.

**214. Licencing**

214.1 To consider the following Licencing Application:

214.1a. Renewal application for Street Trading License – On A Roll – 4 Hamilton Road, Lowestoft. To sell hot & cold food and drinks. Monday to Sunday 06:30 to 16:30 – It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend approval of the license.

**215. Date and time of the next meeting** - 18.45 Thursday 9 May 2024.

**216. Items for the next agenda** – No items were requested for the next agenda.

*The Chair closed the meeting at 19:17*

Signed: .....

9 May 2024