

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

MINUTES

Present: Cllrs Wendy Brooks, John Murray (Deputy Chair), Christian Newsome, Andy Pearce and Bernadette Rappensberger

In Attendance: Taylor Williams (Committee Clerk)

23. Welcome

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

24. To receive and consider acceptance of apologies for absence

Apologies were received from Cllrs Jones, Ray and Youngman with reasons provided. It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to accept the apologies received.

Cllr Connor Blowers has resigned from the Committee as he is not able to attend on the current meeting schedule.

Cllr Coleby was absent with no apologies received.

25. 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 the Chair of Gunton Residents Association. Cllr Brooks declared she was acquainted with the residents related to application DC/24/1390/FUL and would leave the chamber for consideration of the application.

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

26. Minutes

a. To consider the draft Minutes of 27 June 2024 – It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to approve the minutes.

27. Public Forum

a. To consider any advance comments from the public on any matters on this agenda – No members of the public were in attendance. Public comments had been received expressing opposition to application DC/24/2147/FUL and provided to members before the meeting. These comments would be considered during deliberations on application DC/24/2147/FUL.

28. 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/24/2050/FUL	25 The Fairway - Front porch extension	Carlton and Whitton
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/2216/FUL	1 Thistledown - Proposed rear single storey flat roof extension.	Carlton and Whitton
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval of the application.		

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Reference	Address and Description	District Ward
DC/24/1390/FUL	Land And Buildings Between Avalon And The Hollies Warren Road - <u>Retrospective Application - Change of use of garage to storage/office use and external alterations</u>	Gunton and St Margarets
<p><i>Cllr Brooks left the chamber for consideration of this application at 18:59</i></p> <p>It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval of the application, subject to the Local Planning Authority determining that the impact of parking at the property would not be significantly adverse, as defined in the Waveney Local Plan (WLP) 8.13, and that WLP8.13 would not operate as an impediment in this context.</p> <p><i>Cllr Brooks returned to the chamber at 19:01</i></p>		
DC/24/2175/FUL	104 Corton Road - <u>Single storey rear extension to form garden room</u>	Gunton and St Margarets
<p>It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval of the application subject to the Environmental Protection report being brought to the attention of the applicant and to consider seeking a ground gas investigation before development commences.</p>		
DC/24/2205/FUL	30 Oulton Road - <u>Installation of dropped kerb and retrospective planning application for driveway at the front of the property</u>	Gunton And St Margarets
<p>It was proposed by Cllr Pearce, seconded by Cllr Murray and unanimously agreed to recommend that correct drawings be sourced, per the Highways consultee response on incorrect drawings, and the application be brought back to the Committee for consideration.</p>		
DC/24/2077/FUL	30 Milton Road East - <u>Change of Use of existing Dwelling (C3) to a five bedroom house in multiple occupation (C4).</u>	Harbour and Normanston
<p>It was proposed by Cllr Brooks, seconded by Cllr Newsome and unanimously agreed to recommend approval of the application.</p>		
DC/24/2166/FUL	5 Battery Green Road - <u>Change of use from Class E Offices to Sui Generis to allow for a 9 bed HMO. No significant external changes will be made as part of the proposed works.</u>	Harbour and Normanston
<p>It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend refusal of the application as it is contrary to WLP 8.4 as there is no demonstration of exceptional circumstances to allow for the conversion to a HMO within the conservation area.</p>		
DC/24/2217/FUL	The Tudor Rose 233 St Peters Street - <u>Change of use from a public house to a convenience store Retrospective Application for HMO</u>	Harbour and Normanston
<p>Cllr Pearce proposed to recommend approval of the application as there were no material planning considerations to which the Committee could object, seconded by Cllr Murray, two votes in favour (Cllrs Murray and Pearce) and three abstentions (Cllrs Brooks, Newsome and Rappensberger). The motion was carried.</p>		

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Reference	Address and Description	District Ward
DC/24/2316/P3MA	30 Gordon Road - <u>Prior Approval Commercial to Dwelling - Change of Use from offices to single dwelling house</u>	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/23/4373/FUL	Crown House Crown Street - <u>Change of use to a 18 bed HMO subdivided into 5 separate units each containing separate kitchen and bathroom facilities</u>	Harbour and Normanston
Cllr Pearce proposed to recommend approval, seconded by Cllr Murray, three votes in favour (Cllrs Murray, Pearce and Rappensberger), one vote against (Cllr Brooks) and one abstention (Cllr Newsome). The motion was carried.		
DC/24/2147/FUL	47 London Road South - <u>Change of use from residential dwelling use class C3 to House of Multiple Occupancy use class C4 (8 Bedrooms)</u>	Kirkley and Pakefield
The Committee had previously recommended refusal on this application, it has since been amended and brought back for consideration.		
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend refusal as the Committee remain concerned about the welfare of occupants and the living conditions of the dwelling (which is sited in an economically deprived area).		
It was requested that a zoom meeting be arranged with the Local Planning Authority to discuss the Town Council's concerns on the proliferation of HMOs and understand their view on HMOs from a policy perspective.		
DC/24/2181/FUL	87 Pakefield Street - <u>Re-Roofing of Garage and Conversion to Annex</u>	Kirkley and Pakefield
Cllr Newsome proposed approval of the application; seconded by Cllr Pearce with a requested amendment that the Local Planning Authority be asked to work with the neighbours to understand their concerns of the imposition of the conversion on their property and how that may be mitigated, which was accepted by Cllr Newsome; four votes in favour (Cllrs Newsome, Murray, Pearce and Rappensberger) and one vote against (Cllr Brooks).		
DC/24/2223/FUL	25 Willow Road - <u>Remove Conservatory & Construct New Lounge at Rear of Bungalow</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval of the application.		

b. It was noted that the Planning Authority has received the following applications for repair/replacement windows within a Conservation Area and this will be assessed in line with East Suffolk Council's Historic Environment Supplementary Planning Document | June 2021 | Windows, Doors and Porches:

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Reference	Address and Description	District Ward
DC/24/2015/FUL	15 Victoria Court Kirkley Cliff Road - <u>Change 3 PVCu windows in white with identical PVCu windows in white to improve heat retention</u>	Kirkley and Pakefield

29. To consider support for a vehicle weight restriction in Kensington Road NR33 OHY

It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to query the issue of lorries parking on the pedestrian path with East Suffolk Service to ask why the resident was redirected to the Town Council and if a parking restriction on the road would be possible. The response would be considered at the next meeting.

30. To consider further requests to the join the Neighbourhood Development Plan Sub-Committee and the meeting schedule

No further requests to join had been received and a poll had been sent to all members for feasible dates to schedule the first meeting, the majority were available on Tuesday 13th August at 18:45. Cllr Pearce proposed the first meeting be scheduled for Tuesday 13th August at 18:45; seconded by Cllr Rappensberger; four votes in favour and one abstention (Cllr Brooks).

31. Date and time of the next meeting - 18.45 Thursday 25 July 2024. Cllr Murray tendered his apologies for the next meeting.

32. Items for the next agenda

No items were requested for the next agenda.

The Chair closed the meeting at 19:58

Signed:
 25 July 2024