#### Meeting of the Planning Committee First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE 18.45 on Thursday 27 February 2025

#### MINUTES

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

**In Attendance:** Sarah Foote (Acting Town Clerk – via zoom) and Taylor Williams (Committee Clerk and Planning Assistant)

#### 166. Welcome

The fire evacuation procedure and public right to report was explained and the meeting was welcomed. **167. To receive and consider acceptance of apologies for absence** 

Apologies were received from ClIrs Neil Coleby and Deborah Ray with reasons provided. It was proposed by ClIr Pearce, seconded by ClIr Rappensberger and unanimously agreed to recommend approval of the apologies received.

#### 168. 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.
b. To consider written requests for dispensations and note dispensations granted – No written requests for dispensations had been received.

#### 169. Minutes

a. To consider the draft minutes of 23 January 2025 – It was proposed by Cllr Brooks to approve the draft minutes, seconded by Cllr Newsome, five votes in favour and one abstention as the member was not in attendance at the previous meeting.

#### 170. Public Forum

a. To consider any advance comments from the public on any matters on this agenda – No advance comments had been received.

# 171. To consider the recommendation for planning application DC/25/0008/FUL - Barnards Meadow Barnards Way Lowestoft Suffolk - Resurfacing of the existing 3G pitch, in addition to increasing the pitch footprint on the northern side. Associated development comprising the installation of a fence around the new spectator area, along with other minor works and refurbishment

The Committee had previously agreed to recommend refusal of this planning application under delegated authority and it had been brought back for a formal resolution as the Local Planning Authority had queried the reasons given for refusal.

The Committee noted the Department for Environment, Food and Rural Affairs were due to publish a report this year on crumb rubber and microplastics in 3G pitches.

The Committee noted the application included mitigations to control the release of micro-plastics, but there were no known mitigations in place to prevent airborne release of the contaminants. It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application due to the design of the application using rubber crumb infill for the pitches and the environmental and health concerns and hazards associated with the component. If this design element was changed to a compound that did not cause harm, then the Committee would have no objection as they support the development and upgrade of football facilities.

#### 172. Planning applications

a. To consider the following planning applications (all available on <u>www.eastsuffolk.gov.uk</u>) and decide the recommendations of the Council:

Table 1 - List of East Suffolk Planning Applications

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	Address and Description	District Ward
DC/25/0243/FUL	15 Gunton Cliff - Demolition of a garden store	Gunton and St
		Margarets
It was proposed by Cll	r Brooks, seconded by Cllr Pearce and unanimously agreed to recommer	nd approval of
the application, subject	ct to the ecological assessment being commissioned and complied with,	as requested by
the East Suffolk Counc	il Ecology report, to ensure no detriment to roosting bats and nesting bi	rds.
DC/25/0644/FUL	25 Tedder Road - Single storey front extension to provide new cloak	Gunton and St
	room	Margarets
It was proposed by Cll the application.	r Brooks, seconded by Cllr Pearce and unanimously agreed to recommer	nd approval of
DC/24/4465/FUL	32 Harrington Avenue - Extensions & Internal Alterations	Gunton and St
		Margarets
It was proposed by Cll	l r Pearce, seconded by ClIr Brooks and unanimously agreed to recommer	nd approval of
the application.		
DC/25/0124/FUL	102 High Street - Change of use from commercial art gallery to a	Harbour and
	live/work unit.	Normanston
The Committee were	 made aware the emerging Neighbourhood Plan supported the developm	nent of part
	 made aware the emerging Neighbourhood Plan supported the developm tial developments and were advised to consider this in their response.	nent of part
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The Committee noted the cost to householders to install EV chargers, particularly from having to submit planning applications, and requested this be discussed further by the Climate and Ecological Emergency Committee.         DC/25/0506/FUL       Elim Pentecostal Church St Peters Street - Change of use of former chapel to residential, including associated building operations, to create six apartments       Harbour am Normanstoi         It was proposed by CII: Brooks to recommend approval of the application. CII: Pearce seconded on the basis the applicant would be required to work through any requests from Suffolk Highways and East Suffolk Cour Design and Conservation as the respective statutory bodies. CII: Murray requested the response also includ the requirement for bat boxes and any the fulfilment of conditions set by further bat surveys. CII: Brooks amended the proposal as requested. A vote was held with all in favour.       Harbour am Normanstoi         DC/25/0545/VOC       33 Milton Road East - Variation of Condition 3 of DC/24/0380/FUL- [A conversion of the existing 6 bed residential property to an 8 bed HMO [Sui Generis]) - Seeking Variation Relating to Policy WIP8.4       Harbour am Normanstoi         DC/25/0545/VOC       33 Milton Road East - Variation of Londition 3 of DC/24/0380/FUL- [A conversion of the existing 6 bed residential property to an 8 bed HMO [Sui Generis]) - Seeking Variation Relating to Policy WIP8.4       Harbour am Normanstoi         DC/22/044498/ADI       Unit 1C North Quay Retail Park Peto Way - Illuminated Advertisement Consent + Setonal front elevation (as amended to include illumination)       Harbour am Normanstoi approval of the application - The building currently has three floors all designated as commercial office space. The ground flo	It was proposed by Cll	r Pearce, seconded by Cllr Murray and unanimously agreed to recommer	nd approval of
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Meeting of the Planning Committee

# First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE 18.45 on Thursday 27 February 2025

Reference	Address and Description	District Ward
DC/25/0168/FUL	93A Saxon Road - <u>Demolition of Conservatory and New Single</u> <u>Storey Extension</u>	Kirkley and Pakefield
		Pakenelu
	Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recomme	nd approval of
the application.		
DC/25/0245/FUL	41 London Road Pakefield - Change of Use - Owners / Managers	Kirkley and
	Cottage for use as a self contained holiday let	Pakefield
t was proposed by	I Cllr Brooks to recommend approval of the application. Cllr Pearce seconde	d on the basis
his would be subj	ect to attachment of relevant conditions to limit length and terms of occupa	ation per use as
a holiday let as op	posed to permanent residency. Cllr Brooks accepted the amendment to the	proposal and a
vote was held with	all in favour.	
DC/25/0328/FUL	135 London Road South - Erection of 1no. new self-build	Kirkley and
	dwellinghouse (Class C3) and associated works	Pakefield
t was proposed by	I Cllr Murray, seconded by Cllr Rappensberger and unanimously agreed to r	ecommend
approval of the ap	plication, noting the conditions submitted by Suffolk Highways concerning p	parking and
efuse storage whi	ch must be addressed by the applicant.	
DC/25/0504/FUL	28 Grayson Avenue - Single storey front extension	Kirkley and
		Pakefield
t was proposed by	المستعمل ال المستعمل المستعمل الم	commend
	plication, noting the East Suffolk Council Environmental Protection report ir	n reference to
the property's pro	ximity to a former landfill site.	
DC/25/0599/FUL	143 Stradbroke Road - Construction of a detached annexe	Kirkley and
		Pakefield
t was proposed by	I Clir Brooks, seconded by Clir Rappensberger and unanimously agreed to response to the second se	ecommend
approval.		
DC/23/3356/FUL	Fen Park Primary School Lovewell Road - Redevelopment of existing	Kirkley and
	playground and construction of a terrace of 8no. dwellings.	Pakefield
	Redevelopment of existing building to create 7no. self contained	
t was proposed by	flats and associated car parking Cllr Rappensberger, seconded by Cllr Brooks and unanimously agreed to re	commend
	cation due to overdevelopment of the site and the concerns previously exp	
	irthermore, the high volume and high quality of objections received from re	
	the development would impact the quality of life in the area.	
. It was noted the	Planning Authority received the following applications for works for trees su	ubject to a tree
	TPO) and/or proposed works to trees within a Conservation Area (TCA).	District M/-
Reference	Address and Description	District War

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DC/25/0463/TCA	5 North Parade - G1 2no. Horse Chestnut, 3no. Holly (G1 on plan) - Fell	Gunton and St
	Replant 2no. Lime & 2no. Magnolia (3m height,10L pot)	Margarets

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

Reference	Address and Description	District Ward
DC/25/0202/FUL	11 St Marys Court Rectory Road - <b><u>Replacement of central section of</u></b> <u>existing ground floor bay window with door and creation of paved area.</u>	Kirkley and Pakefield

d. It was noted the following recommendations were made under delegated authority when the Planning Committee did not meet on 13 February 2025.

Reference	Address and Description	District Ward
DC/25/0100/FUL	314 Beccles Road - Single Storey Rear Extension	Carlton and Whitton
It was agreed to reco	ommend approval of the application.	
DC/25/0181/FUL	104 Corton Road - Construction of garden room to replace existing	Gunton and St
	timber garden room	Margarets
It was agreed to reco	ommend approval of the application.	
DC/25/0260/FUL	15 Middle Way - Internal alterations and rear extension to	Gunton and St
	accommodate new kitchen and dining area. Enclose front porch to	Margarets
	provide new entrance with cloakroom. Fit new windows and render	
	building externally.	
It was agreed to reco	ommend approval of the application.	
DC/25/0008/FUL	Barnards Meadow Barnards Way - Resurfacing of the existing 3G pitch,	Harbour and
	in addition to increasing the pitch footprint on the northern side.	Normanston
	Associated development comprising the installation of a fence around	
	the new spectator area, along with other minor works and	
	refurbishment	
-	ommend refusal of the application on environmental and health grounds as	
	an environmental hazard and adds pollution to the environment. The Com	
	Id the Local Planning Authority be minded to approve the development, the	••
	uffolk Council Planning Committee and that Lowestoft Town Council be perr	nitted to send a
representative to sp	eak to its position and concerns.	
DC/25/0126/FUL	Stanley House Stanley Street - Change of use of first floor to a 4-	Harbour and
	bedroom House in Multiple Occupation (HMO). Associated external	Normanston
	works to provide a bin store and cycle store.	
	in a holding objection until the requirements from East Suffolk Council Envi	
Protection had been	secured and a consultee response had been received from the Private Sect	or Housing

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recommendation.	ee requested this application then be brought back for further consideratio	ii aliu
DC/24/4500/FUL	43 Sandringham Road - <u>Conversion of existing offices to ground floor</u> <u>flat and external alterations</u>	Harbour and Normanston
It was agreed to rec	ommend approval of the application.	
DC/24/4521/P3MA	29 Hervey Street - Prior Notification - Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - office circa 50 sqm into a 1 bedroom flat.	Harbour and Normanston
-	ommend approval of the application and highlighted the conditions set by E tal Protection and the comments from the Fire and Rescue Service.	ast Suffolk
DC/25/0047/FUL	65 Pakefield Street - <u>Removal of existing seating area and construction</u> of side extension to facilitate new class E (c) (iii) Barber Shop.	Kirkley and Pakefield
It was agreed to reconnected to reconnected increased need for c	ommend refusal as there were concerns the area would not be able to accorar parking facilities.	mmodate an
DC/25/0091/FUL	28 Silverwood Close - <u>Retrospective planning application for change of</u> <u>use from games room to home office</u>	Kirkley and Pakefield
It was agreed to rec	ommend approval of the application.	
DC/25/0096/FUL	125 Kimberley Road - Proposed two storey rear extension	Kirkley and Pakefield
It was agreed to rec	ommend approval of the application.	
DC/25/0101/FUL	4 Saxon Road - Proposed front and side extension and re-roofing of garage	Kirkley and Pakefield
It was agreed to rec	ommend approval of the application.	
DC/25/0167/FUL	83 Carlton Road - Extensions, amended driveway and associated works	Kirkley and Pakefield
Lowestoft Town Cou delegated authority	l Incil were unable to make a recommendation as no consensus was reached	under
DC/25/0224/FUL	64 Stradbroke Road - Proposed annex	Kirkley and Pakefield
It was agreed to reco	ommend approval of the application.	Pakefield

173. To receive a report from Cllr Jen Jones on the East Suffolk Planning Forum

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Cllr Jones provided a briefing on the forum to members. It was requested this item be on the next agenda to address what issues had been raised by other parish and town councils in who attended the forum.

# 174. To note the updated National Planning Policy Framework and the new standard method to calculate Indicative Local Housing Need

The updates were noted.

# 175. Licensing

To consider the following application:

The business is seeking approval for street trading on Fridays in the following locations and timings: Hollingsworth Road 15:00-15:30 then St Margarets Road 15:30-16:00 then Oulton Road 17:00-18:00 then Barnards Way 18:00-18:30 then Norwich Road 18:30-19:00 then Bridge Road 19:00-19:30 then finish on Blackheath Road 19:30-20:00

It was proposed by Cllr Brooks to approve the request for street trading, seconded by Cllr Pearce, five votes in favour and one abstention.

176. Date and time of the next meeting - 18.45 Thursday 13 March 2025

## 177. Items for the next agenda and close

No items were requested for the next agenda.

The Chair closed the meeting at 19:56

Signed: ..... 13 March 2025