

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 8 August 2024

MINUTES

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

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

42. Welcome

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

43. To receive and consider acceptance of apologies for absence

Cllrs Coleby and Youngman were absent with no apologies received.

44. 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 – There were no declarations.

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

45. Minutes

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

46. Public Forum

a. To consider any advance comments from the public on any matters on this agenda – No advance comments had been received and no members of the public were in attendance.

47. 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/24/2020/FUL	3 Squires Walk - Addition of a 6ft high fence to the front of the property, 8.5 mtrs in length. Extend existing 6ft high fence already in situ by 25 metres to side of property and relocation of gate.	Gunton And St Margarets
It was proposed by Cllr Brooks to recommend approval, seconded by Cllr Newsome, four votes in favour (Cllrs Brooks, Newsome, Rappensberger and Ray) and one abstention (Cllr Murray).		
DC/24/2185/FUL	Flat 3 6 North Parade - Demolish chimney to roof level then rebuild	Gunton And St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Ray and unanimously agreed to recommend approval.		
DC/24/2544/FUL	8 College Meadows - Front Extension	Gunton And St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Ray and unanimously agreed to recommend approval.		
DC/24/2575/FUL	16 Gunton Cliff - Proposed Single Storey Side, Porch & Rear Extension	Gunton And St Margarets

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It was proposed by Cllr Brooks, seconded by Cllr Ray and unanimously agreed to recommend approval.		
DC/24/1783/FUL	32 Alexandra Road - <u>Converting commercial property back to residential property, consisting of one bedroom flat on ground floor with single storey extension at rear, and two bedroom flat on first floor.</u>	Harbour And Normanston
It was proposed by Cllr Brooks, seconded by Cllr Rappensberger and unanimously agreed to recommend approval, subject to Suffolk Highways being satisfied their concerns are addressed and withdraw their holding objection, and the applicant enhances biodiversity per the Biodiversity Net Gain.		
DC/24/2315/RG3	Land North Side Of Barnards Way - <u>Erection of new logistics hub and 6 No Commercial/Industrial units and associated works.</u>	Harbour And Normanston
<i>Cllrs Jones and Pearce entered the chamber at 18:55</i> It was proposed by Cllr Brooks to recommend refusal of the application unless more information is provided that would make it a suitable application to consider, seconded by Cllr Ray, four votes in favour (Cllrs Brooks, Murray, Rappensberger and Ray) and three abstentions (Cllrs Jones, Newsome and Pearce). <i>The Acting Town Clerk entered the chamber at 18:58</i>		
DC/24/2324/FUL	113 London Road North - <u>Change of Use to HMO retaining front existing ground floor for commercial use.</u>	Harbour And Normanston
It was proposed by Cllr Brooks to recommend refusal as the development was in an area with a large concentration of HMOs and the proliferation of HMOs was counter to the regeneration aspirations for Lowestoft, seconded by Cllr Rappensberger, four votes in favour (Cllrs Brooks, Newsome, Rappensberger and Ray), one vote against (Cllr Pearce) and two abstentions (Cllr Jones and Murray). It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to progress an urgent discussion with East Suffolk Council on HMO policy due to concerns of over-proliferation of HMOs in Lowestoft and the effect this has on the provision of affordable housing, the regeneration of the town and public safety for vulnerable people.		
DC/24/2368/FUL	12 Beach Road - <u>Change of use of existing property, from class E (hairdressers at ground floor) and class C3 (residential apartment at first and second floor) to 8-bedroom house of multiple occupancy (Sui Generis) (ground, first and second floor)</u>	Harbour And Normanston
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend refusal as the application was contrary to the Waveney Local Plan 8.4 on HMOs in conservation areas and the application did not demonstrate exceptional circumstances.		
DC/24/2382/FUL	32 Denmark Road - <u>Provision of reproduction 'Banksy' Mural of Seagull and Skip formed on Marine Plywood boards fixed to existing gable wall.</u>	Harbour And Normanston
It was proposed by Cllr Brooks to recommend approval of the application, seconded by Cllr Pearce, five votes in favour (Cllrs Brooks, Jones, Newsome, Pearce and Rappensberger), one vote against (Cllr Ray) and one abstention (Cllr Murray).		

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Reference	Address and Description	District Ward
DC/24/2457/ADN	Gulliver Wind Turbine Gas Works Road - <u>2no. non-illuminated company logos applied to nacelle of wind turbine to replace existing</u>	Harbour And Normanston
It was proposed by Cllr Brooks, seconded by Cllr Ray and unanimously agreed to recommend approval.		
DC/24/2463/RG3	Avenue Mansions 89 Royal Avenue - <u>The proposal aims to remove later additions, restore the front entrance, replace front windows with new UPVC double-glazed units, insulate and render the exterior while retaining existing features, repair the roof and gutters, and create 14 high-quality 1- and 2-bedroom flats, all while reusing the existing building envelope to reduce the carbon footprint.</u>	Harbour And Normanston
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed, whilst being supportive of the project in-principle, to endorse the East Suffolk Council Design and Heritage consultee response and maintain the holding objection based on the concerns identified by the consultee and ask the applicant to engage with the Design and Heritage officer and provide a re-design.		
DC/24/2506/FUL	Land South Of Barnards Meadow Barnards Way - <u>Construction and operation of a micro energy storage facility.</u>	Harbour And Normanston
It was proposed by Cllr Brooks to offer no recommendation as more information was required on the purpose of the facility and what benefit it would bring, seconded by Cllr Murray, five votes in favour (Cllrs Brooks, Newsome, Murray, Rappensberger and Ray), one against (Cllr Pearce) and one abstention (Cllr Jones).		
DC/24/2606/FUL	Flat 2 38 London Road North - <u>Removal of existing single glazed shop facade at first floor level and replacement with facing brickwork facade with three new timber sash sealed unit glazed windows. Replacement of two no single glazed sash windows at second floor level with new timber sash sealed unit glazed windows.</u>	Harbour And Normanston
It was proposed by Cllr Rappensberger, seconded by Cllr Ray and unanimously agreed to recommend approval, subject to the comment from East Suffolk Council Economics Regenerations / Heritage Action Zone being taken into consideration by the applicant.		
DC/24/2276/FUL	28 Pound Farm Drive - <u>Re-submission of DC/24/0600/FUL - Extension and alterations, remove existing garage and conservatory, construct kitchen extension , construct new garage on existing footprint, general alterations.</u>	Oulton Broad
Cllr Brooks proposed to recommend refusal as the application did not demonstrate any mitigation of the reasons for which the first application was refused by East Suffolk Council, seconded by Cllr Pearce, six votes in favour (Cllrs Brooks, Jones, Murray, Pearce, Rappensberger and Ray) and one abstention (Cllr Newsome).		

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Reference	Address and Description	District Ward
DC/24/2381/OUT	Former Jeld Wen Factory Waveney Drive - <u>Outline Planning Application (All Matters Reserved) for the demolition of existing on-site buildings and construction of up to 500 residential dwellings (Class C3 use) and up to 3.2 hectares of severable employment land, comprising up to 21,000sqm Class B2 / B8 floorspace, with associated access, infrastructure and landscaping.</u>	Oulton Broad
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to endorse the holding objection from the Flood Authority for their stated reasons, and furthermore expressed concerns on land contamination, the urgent need for local infrastructure to support the development and the financial viability of the project, particularly since the flood barrier has been indefinitely postponed.		

b. It was noted that the Planning Authority 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):

Reference	Address and Description	District Ward
DC/24/2585/TPO	3 Dawn Pointon Place - <u>TPO/374/2005 T1 1no. Lime (T1 on plan) - Reduce height by 4m, Reduce laterals by 3m.</u>	Harbour And Normanston

c. It was noted that 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/24/2203/FUL	2 Victoria Court Kirkley Cliff Road - <u>Proposal to Replace 10 x PVC Windows and 1 x PVC Door</u>	Kirkley And Pakefield
DC/24/2231/FUL	South Lodge 2 Kirkley Cliff - <u>Replacement Windows (2)</u>	Kirkley And Pakefield
DC/24/2313/LBC	South Lodge 2 Kirkley Cliff - <u>Listed Building Consent - Replacement Windows (2)</u>	Kirkley And Pakefield

d. The recommendations made under delegated authority when the Planning Committee did not meet on 25 July 2024 were noted:

Reference	Address and Description	District Ward
DC/24/2375/FUL	10 Clifford Drive - <u>Two storey side extension and additional parking in extended driveway.</u>	Carlton And Whitton
It was agreed to recommend approval of the application.		
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
It was agreed to recommend approval of the application subject to Suffolk Highways withdrawing their holding objection as they requested drawings be revised to comply with the standards specified in their response.		

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DC/23/4481/FUL	Unit A Commercial Road - <u>Change of use of former retail site to port and port-related use, associated erection of a mesh boundary fence and gates around the site perimeter, minor alterations to the existing building and the existing vehicle access, the construction of an additional vehicular access and associated alterations to lighting, security and service infrastructure.</u>	Harbour And Normanston
It was agreed to recommend approval of the application provided Highways have withdrawn their objection and any conditions specified by Highways are duly noted.		
DC/24/1789/FUL	110 Carlton Road - <u>Replacement rear extension and loft conversion</u>	Kirkley And Pakefield
It was agreed to recommend approval of the application.		
DC/24/2178/FUL	184 London Road South - <u>Retrospective application - Replace Façade Door & Glazed Frontage</u>	Kirkley And Pakefield
It was agreed to recommend approval of the application subject to the Design and Conservation Officer and the Local Planning Authority being satisfied with the accuracy of the statements in the Design and Access Statement and any proposed changes are appropriate within the conservation area.		
DC/24/2248/FUL	8 Kirkley Street - <u>Front of Property to be Rendered</u>	Kirkley And Pakefield
It was agreed to recommend approval of the application.		
DC/24/2349/FUL	151 Stradbroke Road - <u>Single storey side extension</u>	Kirkley And Pakefield
It was agreed to recommend approval of the application.		

48. To note receipt of the presentation of the East Suffolk Planning Forum July 2024 - This was noted.

49. To receive an update from East Suffolk Parking Services on parking restrictions in Kensington Road NR33 OHY - It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to relay the advice of the East Suffolk Parking Services to the member of public and contact Suffolk Highways, as recommended by East Suffolk Parking Services, to ascertain what can be done.

50. To consider support for a request from a member of the public to extend the double yellow lines on the corner of the junction of Westland Road - It was proposed by Cllr Pearce to support the request to extend the double yellow lines as a safety issue, seconded by Cllr Ray, six votes in favour and one abstention.

51. Date and time of the next meeting - 18.45 Thursday 22 August 2024

52. Items for the next agenda

The Chair closed the meeting at 20:11

Signed:

22 August 2024