

**Lowestoft Town Council Planning Committee
For the attention of all Committee Members**

You are summoned to attend a Meeting of the Planning Committee of Lowestoft Town Council, which will be held at **First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE** at 18.45 on Thursday 27 February 2025.

The meeting is held in accessible premises and open to the public and press to attend. Those attending shall be informed that the meeting may be reported on (including recording, photography and filming). This does not apply to confidential items. Comments can also be submitting regarding any item on the agenda in advance of the meeting. Members of the public can join the meeting remotely via the following link: <https://us02web.zoom.us/j/82904217893>. The meeting can also be observed via YouTube on the following link: <https://youtube.com/live/jPrBlzxZW24>.

In providing any comments members of the public accept that, where they are suitable, they may be considered at the meeting and published in our minutes. Any individual submitting the comments should ensure that their name, address and contact details are included in their communication and should note that anonymous submissions will not be accepted. Members of the public accept that their name may be noted and recorded at the meeting. However, their contact details will not be noted and reported publicly.

Councillors must register relevant interests and declare them at a meeting if they have such an interest in a matter to be considered. Under the Localism Act 2011, a councillor with **relevant interests** in matters on the agenda cannot take part or vote on those matters, unless they have been granted a dispensation. Under the Council's Code of Conduct, a councillor must leave the meeting room if they have such an interest, unless they have been granted a dispensation. There may be other interests or matters in which councillors might be considered to be biased or predetermined in which case they will need to consider whether they should leave the room.

The Council has a duty to pay due regard to preventing crime and disorder and to conserve biodiversity as part of relevant decisions.

Regards,

Sarah Foote

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Sarah Foote, Acting Town Clerk

21 February 2025

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18.45 on Thursday 27 February 2025

AGENDA

166. Welcome

To explain the fire evacuation procedure, welcome the meeting, and remind councillors and members of the public right to report.

167. To receive and consider acceptance of apologies for absence

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.

b. To consider written requests for dispensations and note dispensations granted.

169. Minutes

a. To consider the draft minutes of 23 January 2025.

170. Public Forum

a. To consider any advance comments from the public on any matters on this agenda.

171. 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/25/0243/FUL	15 Gunton Cliff - <u>Demolition of a garden store</u>	Gunton and St Margarets
DC/25/0644/FUL	25 Tedder Road - <u>Single storey front extension to provide new cloak room</u>	Gunton and St Margarets
DC/24/4465/FUL	32 Harrington Avenue - <u>Extensions & Internal Alterations</u>	Gunton and St Margarets
DC/25/0124/FUL	102 High Street - <u>Change of use from commercial art gallery to a live/work unit.</u>	Harbour and Normanston
DC/25/0125/LBC	102 High Street - <u>Listed Building Consent - Change of use from commercial art gallery to a Live/Work unit.</u>	Harbour and Normanston
DC/25/0302/FUL	24 Haward Street - <u>Installation of EV home charger to take part in SCC home ev charger trial.</u>	Harbour and Normanston
DC/25/0506/FUL	Elim Pentecostal Church St Peters Street - <u>Change of use of former chapel to residential, including associated building operations, to create six apartments</u>	Harbour and Normanston
DC/25/0545/VOC	33 Milton Road East - <u>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 WLP8.4</u>	Harbour and Normanston
DC/24/4498/ADI	Unit 1C North Quay Retail Park Peto Way - <u>Illuminated Advertisement Consent - External sign on top of the existing canopy and poster frames on external front elevation (as amended to include illumination)</u>	Harbour and Normanston

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Reference	Address and Description	District Ward
DC/24/2572/FUL	22 Gordon Road - <u>Retrospective Application - The building currently has three floors all designated as commercial office space. The ground floor will continue to be used as office. Floor 2 (4 rooms) and Floor 3 (2 rooms) will change use to a beauty training academy. Therefore, this use would fall within Use Class F1 (Learning and non-residential Institutions). The beauty academy will provide training for adults in the beauty profession. The only works required is cosmetic including painting, decorating and flooring.</u>	Harbour and Normanston
DC/25/0168/FUL	93A Saxon Road - <u>Demolition of Conservatory and New Single Storey Extension</u>	Kirkley and Pakefield
DC/25/0245/FUL	41 London Road Pakefield - <u>Change of Use - Owners / Managers Cottage for use as a self contained holiday let</u>	Kirkley and Pakefield
DC/25/0328/FUL	135 London Road South - <u>Erection of 1no. new self-build dwellinghouse (Class C3) and associated works</u>	Kirkley and Pakefield
DC/25/0504/FUL	28 Grayson Avenue - <u>Single storey front extension</u>	Kirkley and Pakefield
DC/25/0599/FUL	143 Stradbroke Road - <u>Construction of a detached annexe</u>	Kirkley and Pakefield
DC/23/3356/FUL	Fen Park Primary School Lovewell Road - <u>Redevelopment of existing playground and construction of a terrace of 8no. dwellings. Redevelopment of existing building to create 7no. self contained flats and associated car parking</u>	Kirkley and Pakefield

b. Applications for tree works - To note that the Planning Authority has 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) and comment as appropriate.

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

c. To note 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.

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

d. To note the recommendations 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 - <u>Single Storey Rear Extension</u>	Carlton and Whitton

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It was agreed to recommend approval of the application.		
DC/25/0181/FUL	104 Corton Road - <u>Construction of garden room to replace existing timber garden room</u>	Gunton and St Margarets
It was agreed to recommend approval of the application.		
DC/25/0260/FUL	15 Middle Way - <u>Internal alterations and rear extension to accommodate new kitchen and dining area. Enclose front porch to provide new entrance with cloakroom. Fit new windows and render building externally.</u>	Gunton and St Margarets
It was agreed to recommend approval of the application.		
DC/25/0008/FUL	Barnards Meadow Barnards Way - <u>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</u>	Harbour and Normanston
It was agreed to recommend refusal of the application on environmental and health grounds as the rubber crumb infill presents an environmental hazard and adds pollution to the environment. The Committee requested that should the Local Planning Authority be minded to approve the development, the application be addressed by East Suffolk Council Planning Committee and that Lowestoft Town Council be permitted to send a representative to speak to its position and concerns.		
DC/25/0126/FUL	Stanley House Stanley Street - <u>Change of use of first floor to a 4-bedroom House in Multiple Occupation (HMO). Associated external works to provide a bin store and cycle store.</u>	Harbour and Normanston
It was agreed to put in a holding objection until the requirements from East Suffolk Council Environmental Protection had been secured and a consultee response had been received from the Private Sector Housing Team. The Committee requested this application then be brought back for further consideration and recommendation.		
DC/24/4500/FUL	43 Sandringham Road - <u>Conversion of existing offices to ground floor flat and external alterations</u>	Harbour and Normanston
It was agreed to recommend approval of the application.		
DC/24/4521/P3MA	29 Hervey Street - <u>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.</u>	Harbour and Normanston
It was agreed to recommend approval of the application and highlighted the conditions set by East Suffolk Council Environmental Protection and the comments from the Fire and Rescue Service.		
DC/25/0047/FUL	65 Pakefield Street - <u>Removal of existing seating area and construction of side extension to facilitate new class E (c) (iii) Barber Shop.</u>	Kirkley and Pakefield

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It was agreed to recommend refusal as there were concerns the area would not be able to accommodate an increased need for car parking facilities.		
DC/25/0091/FUL	28 Silverwood Close - <u>Retrospective planning application for change of use from games room to home office</u>	Kirkley and Pakefield
It was agreed to recommend approval of the application.		
DC/25/0096/FUL	125 Kimberley Road - <u>Proposed two storey rear extension</u>	Kirkley and Pakefield
It was agreed to recommend approval of the application.		
DC/25/0101/FUL	4 Saxon Road - <u>Proposed front and side extension and re-roofing of garage</u>	Kirkley and Pakefield
It was agreed to recommend approval of the application.		
DC/25/0167/FUL	83 Carlton Road - <u>Extensions, amended driveway and associated works</u>	Kirkley and Pakefield
Lowestoft Town Council were unable to make a recommendation.		
DC/25/0224/FUL	64 Stradbroke Road - <u>Proposed annex</u>	Kirkley and Pakefield
It was agreed to recommend approval of the application.		

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

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

174. 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

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

176. Items for the next agenda and close