

Lowestoft Town Council

Meeting of the Planning and Environment Committee

Via Video Meeting
Tuesday 8 September 2020 at 17.00

MINUTES

Video meeting participants: Cllrs Sue Barnard (arrived 17.07), Amanda Frost, Alan Green, Jacqueline Hardie, Peter Knight, Andy Pearce (arrived 17.07) and Alice Taylor

Also participating: Sarah Foote (Deputy Clerk)

461. Welcome

The right to report and the application of the video meeting protocol were explained and noted, and the meeting was welcomed.

462. Apologies for absence

Apologies were received from Cllrs Parker and accepted (proposed by Cllr Taylor, seconded by Cllr Hardie) and unanimously agreed. Cllr Eastwood and Carlton were absent.

463. Declarations of Interests and dispensations

None

464. It was noted that the Minutes of 25 August 2020 would be agreed at the next appropriate meeting

465. Any advance comments from the public on any matters on this agenda

One comment received was not relevant to the powers of the Town Council.

Comment had been received for application DC/20/3279/FUL and had been circulated to all Councillors.

466. Planning applications

a. Consideration of the following planning applications (all available on www.eastsuffolk.gov.uk) and deciding the recommendations of the Council:

Table 1 Planning Applications

Reference	Address and Description	District Ward
DC/20/3275/FUL	25 Sandringham Road - Construction of a porch (residential)	Harbour and Normanston
At 17.07 Cllrs Pearce and Barnard joined the meeting. It was proposed by Cllr Taylor, seconded by Cllr Hardie and agreed (five votes in favour, two abstentions (Cllrs Pearce and Barnard)) to recommend refusal of this application due to the detrimental impact on the street scene.		
DC/20/3136/FUL	Port House Station Square - Change of use from first floor offices to apartments and doors at ground floor access . Associated works to surrounding external areas.	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Hardie and unanimously agreed to recommend refusal of this application as presented. The application was described as a change of use, but was entered as full planning permission. The plans did not include apartment details usually provided e.g. – layout of flats, bin storage, cycle provision, driveways, location of kitchen etc. The level of detail provided was more appropriate for change of use or outline planning permission. The Town Council would be willing to support a change of use but needed more details to fully consider the application.		
DC/20/3279/FUL	64 London Road North - Change of use of part of ground floor from commercial unit to 1-bed residential flat with erection of single storey infill rear extension following the demolition of part of single storey rear extension and removal of external stairs at rear.	Harbour and Normanston

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Reference	Address and Description	District Ward
Public comments submitted in relation to this application were noted. It was proposed by Cllr Taylor, seconded by Cllr Pearce and unanimously agreed to recommend refusal of this application. The flood risk document supporting this application did not cover flooding of the ground floor despite this building being located in the flood risk zone and the application was contrary to WLP8.24 .		
DC/20/3175/FUL	East Point Pavilion Royal Plain - Works include internal strip out/reconfiguration of interiors, insertion of sliding folding doors, infill extensions, new door to PC block, proposed louvres and vents and proposed signage.	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Taylor and agreed (one abstention (Cllr Pearce)) to recommend approval of this application .		
DC/20/1352/FUL	Royal Court Hotel 146 London Road South - Redevelopment and extension of the former Royal Court Hotel to provide a café (A3) at ground level and 16 residential flats	Kirkley and Pakefield
It was proposed by Cllr Green, seconded by Cllr Frost and unanimously agreed to recommend approval of this application.		
DC/20/3233/COU	485 London Road South - Change of use of one room in dwelling from solicitors office to part of the residential accommodation (Planning permission W5724/5 granted for use on 15 July 1997	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Green and unanimously agreed to recommend approval of this application.		
DC/20/3167/FUL	11 Uplands Road North - Construction of a single storey front and rear extensions	Carlton and Whitton
It was proposed by Cllr Taylor, seconded by Cllr Pearce and unanimously to recommend refusal of this application due to the drawings for the south east elevation fence obscures the proposed development and therefore the Council could not determine the extent of the proposed extension.		
DC/20/3154/FUL	190 Yarmouth Road - Extensions	Gunton and St Margaret's
It was proposed by Cllr Hardie, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/20/3195/FUL	9 Gunton Church Lane - Proposed single storey rear extension.	Gunton and St Margaret's
It was proposed by Cllr Green, seconded by Cllr Frost and unanimously agreed to recommend approval of this application.		
SCC/0040/20/DOR356712	The Lake Lothing (Lowestoft) Third Crossing Order 2020 Schedule 2 (Works Provisions) Planning Act 2008	
It was proposed by Cllr Hardie, seconded by Cllr Pearce and unanimously agreed that the committee did not wish to submit any comments on this application.		

b. Applications for tree works - Noting 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). The Town Council will note these applications.

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Table 2 Applications for tree works

Reference	Address and Description	District Ward
DC/20/3251/TCA	Flat 1, 40 Lyndhurst Road - Rear garden T1 conifer - Fell to ground level. Reason: tree has outgrown its location.	Gunton and St Margaret's
This application was noted and there were no comments or concerns.		

c. The following reports had been received from East Suffolk Council Referral Panel

Table 3 Reports received from East Suffolk Council Referral Panel

Reference	Address and Description	District Ward
DC/20/2454/FUL	6 Guscott Close - Construction of a single storey outbuilding	Gunton and St Margarets
The Town Council had recommended refusal of the application due to over-development of the site, and potential for further development as the outbuilding is attached the garage. Additionally, if this was a proposed living space there was no kitchen on the plans and no space on the plans to include one. However, the referral panel delegated the application back to the Head of Planning and Coastal Management. Due to much of the impacting works could be completed through permitted development and the annexe was of a size reasonable that it would remain ancillary to the host dwelling.		
DC/20/2333/FUL	22 Damask Close - Proposed single storey front extension	Carlton and Whitton
The Town Council had recommended of the application as the size of the proposed front extension should be detrimental to the street scene however the application was approved via ESC Planning Officer delegated authority.		

d. There were no planning determinations issued by the Planning Authority which were contrary to the recommendations of the Town Council.

467. Consultations

467.a Planning for the Future (Government White Paper) - it was noted the deadline to respond to this consultation was 29 October. The NDP Sub-Committee would also be considering how to respond. It was agreed to agenda this item for the next meeting.

468. Local Listings

468.a Information received from East Suffolk Council on the Local Listing of Non-Designated Heritage assets was noted. It was agreed that a list of all assets was needed and how to work with ESC to achieve this would be considered at the next meeting.

468.b Historic England listing for the Smoke House on Raglan Street - it was suggested that prior to the revised listing the whole building had previously been included in the Historic England listing. It was agreed to progress having the whole building added to the Local List.

At 17.50 Cllr Frost left the meeting.

469. Use Class Order changes

469.a The changes which came into effect on 1 September 2020 were noted. Cllr Pearce expressed concern that areas previously designated for residential may, by these changes, be developed for other uses and likewise the committee noted that business premises may be converted to residential.

469.b The NDP Working Group had noted this information and were reviewing some of the draft plan policies in light of these changes.


470. Date of the next meeting – 17.00 Tuesday 22 September 2020.

471. Items for the next Agenda. Local Listings. Response to Planning Changes White Paper.

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Meeting Closed 17.56


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Signed:
27 April 2021