

Lowestoft Town Council

Minutes of Meeting of the Planning and Environment Committee

Remote meeting at 17.00 on Tuesday 8 December 2020

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

Also participating: Sarah Foote (Deputy Clerk)

531. Welcome

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

532. To receive and consider acceptance of apologies for absence. It was noted that Cllr Eastwood and Carlton were absent.

533. Declarations of Interests and dispensations - there were none.

534. Minutes of last meeting

It was noted that the minutes of 24 November 2020 would be agreed at the next appropriate meeting.

535. Public comment submitted in relation to DC/20/1783/LBC, DC/20/0653/FUL and DC/20/4720/FUL would be noted when the respective applications were considered.

536. 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 Planning Applications

Reference	Address and Description	District Ward
DC/20/4787/ADN	309 London Road South - Non Illuminated Advertisement - Fascia with company name on Di-Bond board. Name in vinyl and advertising company and recruitment on windows. Six windows as per attachment and one door window	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Barnard and unanimously agreed to recommend approval.		
DC/20/4586/FUL	181 Stradbroke Road - Brick and timber garden building with concrete base and clay tile roof for use as a workshop and storage	Kirkley and Pakefield
It was proposed by Cllr Frost, seconded by Cllr Hardie and unanimously agreed to recommend approval.		
DC/20/4723/FUL	135 Yarmouth Road - Single storey front extension -	Gunton St Margaret's
It was proposed by Cllr Hardie, seconded by Cllr Pearce and unanimously agreed to recommend approval.		
DC/20/4617/FUL	Plot Between 146/148 Kimberley Road - Construction of two bedroom detached house and ancillary car park for two vehicles	Kirkley and Pakefield
It was proposed by Cllr Taylor, seconded by Cllr Barnard and unanimously agreed to recommend refusal . of the application based on insufficient information being provided. Some of the documents submitted were from 2014 and it was questioned if the information contained within was adequate. It was agreed to supported the comments made by ESC Environmental Officer and ask that the concerns they raise were addressed before any permission was granted.		
DC/20/4428/FUL	18 Kirkley Park Road - Construction of a rear extension	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Green and unanimously agreed to recommend approval.		

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Reference	Address and Description	District Ward
DC/20/4466/CLE	22A Pakefield Road - Lawful Development Certificate (Existing) - property status be changed from commercial to residential to reflect usage	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Hardie and unanimously agreed to recommend approval.		
DC/20/4379/FUL	Gresham House The Esplanade - Retrospective Application - Removal of old damaged wall at the end of the garden and building of replacement (like for like) wall and reinstate original gate	Kirkley and Pakefield
It was proposed by Cllr Frost, seconded by Cllr Hardie and unanimously agreed to recommend approval.		
DC/20/4658/FUL	132 Long Road - Outbuilding with business use for online counselling and admin and on site customer facing activities up to 15 attendances per week	Carlton and Whitton
It was proposed by Cllr Taylor, seconded by Cllr Hardie and agreed (five votes in favour, one abstention (Cllr Pearce) one against (Cllr Barnard)) to recommend approval.		
DC/20/4491/FUL	72 Highland Way - To change the existing flat roof to a tiled hipped roof	Carlton and Whitton
It was proposed by Cllr Pearce, seconded by Cllr Frost and unanimously agreed to recommend approval.		
DC/20/1783/LBC	Lowestoft Post Office 51 London Road North - Listed Building Consent - Repair and adaptation to the ground floor of the Post Office building including a new extension to the west, new roof to ground floor extension and re-fenestration at ground floor level	Harbour and Normanston
<p>Discussion on this agenda item began at 17.31 and ended at 17.50. At 17.31:05 Cllr Hardie left the meeting and returned at 17.31:45 At 17.39:09 Cllr Frost left the meeting and returned at 17.40:27. At 17.45:29 Cllr Frost left the meeting and returned at 17.46:48.</p> <p>It was noted that comments submitted by a local historian and, whilst not endorsed by the Town Council, considered relevant in reviewing of this application were still not available to view on the planning portal. The Town Council had previously noted this in June and asked ESC to correct this omission.</p> <p>It was proposed by Cllr Taylor, seconded by Cllr Pearce and agreed to recommend refusal (five votes in favour, two abstentions (Cllrs Frost and Hardie)) due to lack of all relevant information and full transparency of all the public comments submitted. It was further agreed that this resolution would also apply to application DC/20/0653/FUL.</p> <p>After this resolution was agreed, Cllr Pearce added that it was important that the questions raised in the local historian's and Historic England's responses as well as the Heritage Impact Statement were answered.</p>		
DC/20/0653/FUL	Post Office 51 London Road North - Demolition of existing shed buildings and 3/4 storey brick building to rear of Post Office, including adjoining structures to rear of Post Office. Repair and adaptation to the ground floor of the Post Office building including a new extension to the west and re-fenestration at ground floor nine dwellings, with associated landscaping works	Harbour and Normanston
It was proposed by Cllr, seconded by Cllr Taylor and agreed to recommend refusal - see DC/20/1783/LBC above.		
DC/20/3376/FUL	Land at Ness Point Gas Works Road - Erection of a flexible power generation facility and battery storage facility with associated ancillary infrastructure, access and boundary treatment	Harbour and Normanston

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Reference	Address and Description	District Ward
It was proposed by Cllr Hardie, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application. As per the previous consideration, the Town Council wished it to be noted that they were landowners of the adjacent Ness Point. When making the recommendation for refusal the agreement of the committee was to support the previous comments of ESC economic regeneration, and particularly policy WLP2.5 of the Local Plan, which emphasises the importance of Ness Point for the tourism economy.		
DC/20/4720/FUL	9 Tennyson Road - Construction of self-contained 1 bedroom flat, including demolition of existing store.	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Taylor and unanimously agreed to recommend refusal of the application due to overdevelopment of the site.		

b. It was noted that the Planning Authority had received the following applications for repair/replacement windows within a Conservation Area and these would be assessed in line with East Suffolk Councils window policy scoring system. <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/value-your-historic-windows/window-policy-scoring-system/>

Table 2 Applications received by the Planning Authority

Reference	Address and Description	District Ward
DC/20/4451/FUL	272 London Road South - Replacement front windows	Kirkley and Pakefield
DC/20/4254/FUL	57 Kirkley Park Road - Replace front timber windows with white UPVC type	Kirkley and Pakefield

c. 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) were noted:

Table 3 Applications for tree works

DC/20/4667/TCA	97 The Avenue Lowestoft - Front garden T5 Sycamore - Re-pollard to previous pruning points and sever Ivy to allow tree to regenerate with an even shaped crown, keeping it at a manageable size and reducing overhang on footpath. T6 Cherry - Reduce by up to 1.5m keeping the tree at a manageable size while reducing the overhang on footpath. Rear garden T1 Lombardy Poplar - Reduction in height by approx. 25% due to excessive size and to reduce the risk of regrowth failure from previous reduction. T2 Macrocarpa - Reduction in height by approx. 3.5m due to excessive shading. T 3 & T 4 2x Beech - Formative prune, selectively reducing branches up to 3.5m, looking to reduce shading but maintain a natural shape.	Kirkley and Pakefield
DC/20/4668/TCA	Forton House 7 St Peters Road - Rear garden 1 x Lime - Re-Pollard to previous pruning points due to excessive size and shading.	Kirkley and Pakefield
DC/20/4670/TCA	75 Kirkley Park Road - Trees numbered as per site plan T1 Willow - Removal of lower limb on the west side of the tree. The branch is growing into another tree and causes excessive shading and cover. T2 - T4 3 x Western Red Cedar growing as hedge - Fell due to excessive shading and potential damage to wall (please note prior notification for works to garden hedges is not required) T5- T7 3 x Prunus - Fell due to large areas of decay on main stems. Replant with alternative native Prunus trees	Kirkley and Pakefield

d. The following report from the East Suffolk Council Referral Panel was noted:

DC/20/3972/FUL - rear extension at 62 Harebell Way. The application had been refused, however, the Planning Officer had provided the applicant with details of other schemes that may be able to be progressed.

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e. There had been no Planning Determinations issued by the Planning Authority which were contrary to the recommendations of the Town Council.

537. Date of the next meeting – 4.30 pm on Tuesday 15 December 2020.

538. Items for the next Agenda - none were requested.

Meeting Closed at 18.00

Signed: 

27 April 2021