

Lowestoft Town Council

Minutes of Meeting of the Planning and Environment Committee

Remote meeting at 16.30 on Tuesday 15 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)

539. Welcome

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

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

541. Declarations of Interests and dispensations

During the meeting Cllr Green declared that he had spoken with the applicant at agenda item 546.a to offer information on who to contact to progress the application and was not pre-determined in considering the application.

542. Minutes of last meeting

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

543. Public comment submitted in relation to DC/20/4856/FUL, DC/20/1783/LBC, and DC/20/0653/FUL had been circulated to all Councillors and would be noted when the respective applications were considered.

544. 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/20/4800/FUL	3 Storey Flat Block 51 Church Green St. Margaret's Road - 3 story side extension to Flats 51,52,53 of the 3-story block of flats.	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Green and unanimously agreed to recommend approval.		
DC/20/4744/FUL	141 St Peters Street - Change of use from residential dwelling (C3) to HMO (Sui generis)	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Frost and agreed (six votes in favour, one abstention (Cllr Pearce)) to recommend approval.		
DC/20/4733/FUL	Birds Eye Ltd Whapload Road - Proposed extension to existing Food factory	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Hardie and unanimously agreed to recommend approval subject to trees and other landscaping being planted to replace any that are lost during construction works.		
DC/20/4955/FUL	1 Mount Pleasant - Construction of extensions rear.	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Pearce and unanimously agreed to recommend approval.		
DC/20/4856/FUL	65-67 Lawson Road - Construction of a single storey rear extension.	Kirkley and Pakefield

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Reference	Address and Description	District Ward
<p>It was proposed by Cllr Hardie, seconded by Cllr Frost and agreed (five votes in favour, one against (Cllr Green) and one abstention (Cllr Pearce)) to recommend refusal of the application based on poor aesthetical design and concerns for the environmental impact of water run-off from the proposed extensive flat roof. Should the planning authority be minded to approve the application a condition should be that the shop front should not be disturbed and, therefore, retained as part of the character of the street (as per public comments submitted in relation to heritage of the building)</p>		

b. It was noted that public comments had been made available in relation to the following applications and consideration was given to adding further detail to the resolution to refuse the application as agreed at 8 December meeting.

Table 2 Applications with public comments

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>The Committee's resolution to recommend refusal of this application was expanded to include the following information; It is requested that the Planning Authority consider the comments submitted by Historic England (on 15 December) and local historian, Mr I Bunn, and seek to correct factual errors within the Heritage Impact Assessment before this application is considered further. The Town Council does not support the design of the new extension and would wish to secure a higher level of design for this heritage building which is within the London Road, Lowestoft High Street Heritage Action Zone. Proposed by Cllr Taylor, seconded by Cllr Frost and unanimously agreed.</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
<p>The Committee's resolution to recommend refusal of this application was expanded to include the following information; It is requested that the Planning Authority consider the comments submitted by Historic England (on 15 December) and local historian, Mr I Bunn, and seek to correct factual errors within the Heritage Impact Assessment before this application is considered further. The Town Council does not support the design of the new extension and would wish to secure a higher level of design for this heritage building which is within the London Road, Lowestoft High Street Heritage Action Zone. Proposed by Cllr Taylor, seconded by Cllr Frost and unanimously agreed.</p>		

c. There were no reports from the East Suffolk Council Referral Panel.

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

545. Consultations

The following consultations were noted:

a. Follow up of notice of acceptance of a compulsory acquisition request in respect of additional land:

The East Anglia One North Offshore Windfarm Development Consent Order (Reference En010077)

The East Anglia Two Offshore Windfarm Development Consent Order (Reference En010078)

Regulation 7 of The Infrastructure Planning (Compulsory Acquisition) Regulations 2010

b. Notice of East Anglia One North Project – EN010077 Examination Authority's Rule 8(3), 13 and 16

letter which amends the Examination timetable and notifies Interested Parties about the Issue

Specific Hearings, Open Floor Hearings and Accompanied Site Inspections taking place week

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commencing 18th and 25th January 2021.

<https://infrastructure.planninginspectorate.gov.uk/document/EN010077-003125>

c. Notice of East Anglia Two Project – EN010078 Examination Authority's Rule 8(3), 13 and 16 letter which amends the Examination timetable and notifies Interested Parties about the Issue Specific Hearings, Open Floor Hearings and Accompanied Site Inspections taking place week commencing 18th and 25th January 2021. <https://infrastructure.planninginspectorate.gov.uk/document/EN010078-003148>

d. East Suffolk Council - Draft Historic Environment Supplementary Planning Document (ways to conserve and enhance the historic environment). It was agreed to agenda consideration of this consultation for 4 January 2021 meeting.

546. Licensing

To consider the following licensing applications:

a. New Application for Street Trading Consent:

Bizzys Coffee, Private land (used as a carpark) on Grand Avenue and also consent streets within Lowestoft. Hot drinks and food (soups, hot mushrooms, and packaged snacks), Thursday to Sunday 10:30 – 17:00

It was noted that the Council had previously agreed to support this application and that the application had now been extended to consent streets within Lowestoft. The Committee were in unanimous agreement to support this application. Proposed by Cllr Pearce, seconded by Cllr Green.

b. Renewal Application for Street Trading Consent:

Rundles 5 A Day, Church Green, St Margaret's Road. Also all consent streets within the North of our district. To note - now operate a home delivery service for pre orders however, wish to be Friday 9.00 - 13.30.

On A Roll, 4 Hamilton Road - Hot and cold food and drinks, Monday to Sunday 7.00 to 16.00

It was proposed by Cllr Taylor, seconded by Cllr Peace and unanimously agreed to support both of these applications.

547. The East Suffolk Council Planning and Building Control Newsletter December 2020 had been circulated to Councillors and was noted.

548. **Date of the next meeting** – 5.00 pm on Tuesday 5 January 2021.

549. **Items for the next Agenda** - none were requested.

Meeting Closed at 17.26


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Signed:

27 April 2021