

Lowestoft Town Council

Minutes of Meeting of the Planning and Environment Committee

Remote meeting at 16.30 on Tuesday 26 January 2021

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

Also participating: Sarah Foote (Deputy Clerk), Shona Bendix (Town Clerk) and Lauren Elliott (Committee Clerk) both for part of the meeting.

563. Welcome

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

564. To receive and consider acceptance of apologies for absence. Apologies were received from Cllr Pearce and Barnard and accepted (proposed by Cllr Hardie, seconded by Cllr Taylor and agreed). It was noted that Cllr Eastwood and Carlton were absent.

565. Declarations of Interests and dispensations

None declared.

566. Minutes of last meeting

It was noted that the minutes of 5 January 2021 would be agreed at the next appropriate meeting.

567. No public comment had been submitted.

568. Planning applications

Prior to consideration of the following applications, Cllr Hardie stated that she was dismayed and alarmed at the comments directed to the committee by the Standing Orders and Policies Sub-Committee and asked for it to be recorded that she would be raising this matter at the Full Council meeting.

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/20/4979/FUL	Allotments Near Normanston Drive Access From Field View - off Street parking for allotment users including new access from Fieldview Drive	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Frost and unanimously agreed that as the Town Council was owner of some of the land at the allotments, it would not put forward a formal recommendation in relation to this application. The Town Council had already agreed a position on the proposal and had supported the revised access.		
DC/21/0034/FUL	103 Fir Lane - Demolish existing conservatory and build single storey flat roof extension to line with adjoining.	Harbour and Normanston
At 16.40 Cllr Green joined the meeting. It was proposed by Cllr Hardie, seconded by Cllr Taylor and unanimously agreed recommend approval.		
DC/20/5286/FUL	59 Durban Road - First floor rear extension	Kirkley and Pakefield
It was proposed by Cllr Taylor, seconded by Cllr Green and unanimously agreed to recommend approval. At 16.40 Cllr Frost left the meeting		
DC/21/0049/FUL	31 Laxfield Way - Reordering of garage to form bedroom and side access, but with retention of existing roof and rear flat roofed extension to form additional accommodation	Kirkley and Pakefield
16.49 Cllr Frost rejoined the meeting. It was proposed by Cllr Taylor, seconded by Cllr Hardie and agreed to recommend approval. (Cllr Frost abstained from the vote as she had been missing from the meeting for part of the consideration).		

Lowestoft Town Council

Minutes of Meeting of the Planning and Environment Committee

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Reference	Address and Description	District Ward
DC/21/0078/FUL	73 Kirkley Park Road - To allow greater security to the clients premises by incorporating electric gate to drive with metal panels and pedestrian hinged gate between existing brick piers that are sympathetic to the building and surrounding area	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Green and unanimously agreed to recommend approval.		
DC/21/0026/FUL	1 Springfield Gardens - Sub-division of plot and construction of 1 No. 4 bedroom house	Carlton and Whitton
It was proposed by Cllr Hardie, seconded by Cllr Knight and unanimously agreed to recommend refusal of the application due to overdevelopment of the site. This proposal was not carried (two votes for Cllr Hardie and Cllr Frost, three votes against Cllrs Knight, Taylor and Green). It was then proposed by Cllr Taylor, seconded by Cllr Green and agreed (three votes in favour, Cllrs Green, Taylor and Knight and two votes against, Cllrs Frost and Hardie) to recommend approval.		
DC/21/0092/FUL	9 Chaukers Crescent - Proposed garage extension to rear, conversion of garage and extension at first floor above garage.	Carlton and Whitton
It was proposed by Cllr Green, seconded by Cllr Taylor and unanimously agreed to recommend approval.		
DC/20/5282/FUL	6 North Parade - Retrospective Application for over-boarding front fascias	Gunton and St Margarets
It was proposed by Cllr Hardie, seconded by Cllr Taylor and unanimously agreed to recommend refusal of the application due to the materials used. The conservation officer should be asked to advise on suitable materials for this listed property situation in the conservation area.		
DC/20/4584/FUL	5 North Parade - Replace UPVC windows with UPVC sash windows and replace wooden door with a UPVC door of a similar colour	Gunton and St Margarets
It was noted that this application would be assessed in line with the planning authority's window scoring policy.		
DC/20/4966/FUL	36 Clover Way - Front lounge extension with downstairs toilet	Gunton and St Margarets
It was proposed by Cllr Taylor, seconded by Cllr Frost and unanimously agreed to recommend approval.		
DC/21/0012/FUL	106 Yarmouth Road - 1.6m high brick wall with piers to front garden boundary. This is to replace a hedge which is dying.	Gunton and St Margarets
It was proposed by Cllr Hardie, seconded by Cllr Frost and unanimously agreed to recommend approval subject to provision to replace existing planting with a new habitat.		

b. Applications for tree works - 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 2 Applications for tree works

DC/21/0108/TPO	Land to the rear of 8 Evans Drive - TPO 256 Land rear 8 June Avenue 1 x Oak - Crown reduce and shape by up to 25%, Remove deadwood and Ivy. Reason: tree is weighted heavily over rear garden of 8 June Avenue	Harbour and Normanston
DC/21/0178/TPO	46 Highgrove Close - TPO 332A 1 x small Ash - Fell as growing very near power lines so unable to reach potential	Harbour and Normanston
DC/21/0004/TCA	279 London Road South - Bay tree (T1) - Removal to ground level due to close proximity to wall and building, reducing the risk of damage to either in the future.	Kirkley and Pakefield

c. The following reports from the East Suffolk Council Referral Panel were noted:

Lowestoft Town Council

Minutes of Meeting of the Planning and Environment Committee

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DC/20/4856/FUL – 65/67 Lawson Road Lowestoft - This application was referred to the panel outlining the concerns raised by the Town Council (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). The application has been approved with a condition limiting delivery times and all other matters relating to the flat roof and shopfront controls are covered in the officer report which is published online.

569. Highways

To note the Town Council will receive a presentation from Suffolk Highways Community Liaison Engineer on Tuesday 9 February.

570. Consultations

The following consultations were considered:

- a. New Government consultation on class use change and permitted development rights
<https://www.gov.uk/government/consultations/supporting-housing-delivery-and-public-service-infrastructure/supporting-housing-delivery-and-public-service-infrastructure>.
The Committee approved the draft response as compiled by the Deputy Town and it was unanimously agreed Clerk (proposed by Cllr Taylor, seconded by Cllr Green) to submit this with a copy being supplied to Peter Aldous MP.
- b. North of Lowestoft Garden Village – Cllr Butler was thanked for his comments on this consultation. A draft response gathering all comment received to date would be compiled and approved at the next meeting.
- c. East Suffolk Council - Draft Historic Environment Supplementary Planning Document (ways to conserve and enhance the historic environment)
The detail of this document was noted and welcomed. It was agreed to submit comments which aligned to the Town Council's previous concerns; lack of transparency in the provision of a 'Local List' on non-designated heritage assets, consideration for energy conservation within the window scoring scheme, and adherence to both existing policies for the protection of the heritage and views from statutory and local organisations looking to protect historic buildings.
- d. Suffolk County Council - Help shape guidance for new housing developments in Suffolk (Suffolk Design: Streets Guide).
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-streets-guide/>
Deferred to next meeting to enable Councillors more time to consider the consultation documents.
- e. Great Eastern Mainline December 2021 timetable consultation
<https://www.greateranglia.co.uk/travel-information/great-eastern-mainline-dec-21-timetable-consultation>. It was agreed to make representation requesting a non-stop service to London and for trains to run as frequently as possible. This had previously been promised to the people of Lowestoft and was vital to support the economy of the town, to mitigate pollution and protect the environment.

571. Licensing

- a. Renewal Application for Street Trading Consent - Farmhouse Kitchen - Hadenham Road, Lowestoft
To sell hot and cold snacks and refreshments. Monday to Saturday 7:30 to 16:00, Sunday 10:00 to 16:00. It was proposed by Cllr Frost, seconded by Cllr Taylor and unanimously agreed to support this renewal

572. The Briefing on the Planning Process for Sizewell C: Update – January 2021 was noted.

573. Date of the next meeting – 17.00 Tuesday 9 February 2021.

574. Items for the next Agenda - none were requested. It was noted that members would attend a presentation from Suffolk Highways immediately before the next meeting.

Lowestoft Town Council

Minutes of Meeting of the Planning and Environment Committee

Remote meeting at 16.30 on Tuesday 26 January 2021

Meeting Closed at 17.36

A handwritten signature in red ink, appearing to be 'P. Hob', is written over a horizontal dotted line.

Signed:

27 April 2021