

Lowestoft Town Council

Minutes of Meeting of the Planning and Environment Committee

Remote meeting at 17.00 on Tuesday 9 March 2021

Video meeting participants: Cllrs Amanda Frost (left 18.35), Alan Green, Jacqueline Hardie, Peter Knight (Chair), Peter Lang, Andy Pearce and Alice Taylor.

Also participating: Sarah Foote (Deputy Clerk)

600. Welcome

It was noted that ahead of the meeting members of the committee had met with the Deputy Clerk for a briefing session on the planning system and the parameters in which this committee worked. The right to report and the application of the video meeting protocol were explained and noted, and the meeting was welcomed.

601. There were no apologies for absence. Cllrs Carlton and Eastwood were absent.

602. Declarations of Interests and dispensations

It was noted that the Town Council are tenants of the building in application DC/21/0679/FUL.

Cllr Knight declared a non-pecuniary interest in application DC/21/0455/FUL and agenda item 607.

Cllr Pearce declared a non-pecuniary interest in application DC/21/0764/TPO

Cllr Taylor declared a non-pecuniary interest in application DC/21/0207/FUL

603. Minutes of last meeting - it was noted that the minutes of 23 February 2021 would be agreed at the next appropriate meeting.

604. Public comments had been submitted in relation to DC/21/0207/FUL and DC/20/4460/FUL would be noted when these applications were considered.

605. 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/21/0454/FUL	85-86 High Street - Development of 2 Flats on the first floor accommodation under GPDO Class E of Existing Use. Construction of a Second floor over the existing first floor accommodation.	Harbour and Normanston
At 17.05 Cllr Knight left the meeting. Between 17.11 and 17.13 Cllr Frost was absent from the meeting. It was proposed by Cllr Taylor, seconded by Cllr Lang and agreed (five votes in favour, one abstention (Cllr Frost)) to recommend refusal of the application due to the proposed plans resulting in over development of the property and concerns for any outside space to support the properties including lack of bin storage provision as well as the noise and contamination matters as highlighted in the environmental protection consultation response. At 17.26 Cllr Knight returned to the meeting. a		
DC/20/4460/FUL	40 Church Road - Retrospective Application - To construct fence on top of already existing 1m wall. To construct 2m gate	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Taylor and unanimously agreed to recommend refusal of the application due to lack of clarity in the application on the minimum and maximum height of the both the gate and fencing addition and concern that this type of enclosure is not in keeping with the street scene.		
DC/21/0754/FUL	6 Fleetdyke Drive - Side extension, garage, rear extension and porch	Carlton and Whitton
It was proposed by Cllr Hardie, seconded by Cllr Taylor and unanimously agreed to recommend approval.		
DC/21/0765/FUL	81 Yarmouth Road - Single storey rear and roof extensions	Gunton and St Margaret's
It was proposed by Cllr Hardie, seconded by Cllr Taylor and unanimously agreed to recommend approval.		

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Reference	Address and Description	District Ward
DC/21/0749/VOC	Pakefield Caravan Park, Arbor Lane - Variation of condition No 2 of W8089/7 - Use of approx 7.1 acres as static holiday caravan site and the construction of roads, drains and hardstandings for reorganised layout ("The Bushes Site") - Allow 12 month, all year round holiday occupation	Kirkley and Pakefield
It was proposed by Cllr Taylor, seconded by Cllr Frost and agreed (five votes in favour, one against (Cllr Green) and one abstention (Cllr Hardie)) to recommend refusal of the application due to changes to the local character and tourism economy by the permanent neighbourhood this application would create. There was also concern for how the proposed residency conditions would be monitored and enforced.		
DC/21/0661/FUL	1 Priors Close - Single storey rear extension and internal alterations to form bedroom with en-suite shower. Replace flat roof to former garage with pitched roof to match dwelling	Gunton and St Margaret's
It was proposed by Cllr Lang, seconded by Cllr Pearce and unanimously agreed to recommend approval.		
DC/21/0207/FUL	313 London Road South - Change renew fascia boards at front of house	Kirkley and Pakefield
At 18.01 Cllr Taylor left the meeting. It was proposed by Cllr Pearce, seconded by Cllr Lang and unanimously to recommend refusal of the application. This property is within the conservation area and as such these changes are not appropriate to the building or the area. It was also requested that the public comments submitted were referred to by the Planning Officer concerned. At 18.06 Cllr Taylor returned to the meeting.		
DC/21/0150/FUL	Pathways Care Farm Leonard Drive - Change of Use of Office/Storage Building to Dwelling for Farm Manager and Change of Use of First Floor Flat for Farm Manager to office/meeting rooms	Gunton and St Margaret's
It was proposed by Cllr Pearce, seconded by Cllr Hardie and unanimously agreed to recommend approval.		
DC/21/0928/FUL	19 Fleet Dyke Drive - First Floor Extension on Garage	Carlton And Whitton
It was proposed by Cllr Taylor, seconded by Cllr Lang and unanimously agreed to recommend approval.		
DC/21/0679/FUL	Hamilton House Business Centre Battery Green Road - To construct a detached single storey concrete block Plant room with flat roof at the rear of the property, to rehouse plant which is currently at the rear of the building and essential to the operation of the tenants	Harbour and Normanston
It was proposed by Cllr Green, seconded by Cllr Pearce and unanimously agreed to recommend approval.		
DC/21/0733/FUL	10 High Beech - Front and side extension and alterations to suit	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Lang and unanimously agreed to recommend approval.		
DC/21/0524/FUL	15 Surrey Street - Change-of-Use from A2 Offices to three C3 self-contained residential flats	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Lang and unanimously agreed to recommend approval.		
DC/21/0676/FUL	207 St Margarets Road - Construction of a rear single storey extension	Harbour and Normanston

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It was proposed by Cllr Taylor, seconded by Cllr Lang and unanimously agreed to recommend approval with a comment built into any grant of permission that the neighbours should liaise over construction arrangements.		
DC/21/0770/FUL	32 Morton Road - New Front Porch	Kirkley and Pakefield
It was proposed by Cllr Green, seconded by Cllr Taylor and unanimously agreed to recommend approval. Between 18.29 and 18.35 the meeting was paused. Cllr Frost did not return to the meeting when it recommenced.		
DC/21/0709/FUL	9 Glebe Close - Construction of single storey detached bungalow and all associated works	Gunton and St Margaret's
It was proposed by Cllr Pearce, seconded by Cllr Lang and unanimously agreed to recommend refusal of the application due to the ecological impacts of the proposed work including any removal of trees and that there is not appropriate access to the new dwelling. It was also requested that objections outlined in public comments are also taken into account.		
DC/21/0700/FUL	17 Ashley Downs - Single storey rear extension and replacement roof	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Green and unanimously agreed to recommend approval.		
DC/21/0931/FUL	14 Fieldview Drive - Rear extension and side dormer	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Green and unanimously agreed to recommend approval.		

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

Reference	Address and Description	District Ward
DC/21/0764/TPO	Gunton County Primary School Gainsborough Drive - TPO 1-4 T1 Lime - Crown lift the lowest larger limbs to give clearance for pedestrians and vehicles and a line of site for the staff to monitor the children. T2 - sycamore - Crown lift from over the playground to allow more light into the area	Gunton and St Margaret's

c. There were no reports from the East Suffolk Council Referral Panel, however, it was noted that application DC/20/4979/FUL – Off Street parking for allotment (Normanston) users including new access from Field View Drive - should be considered by the East Suffolk Council Planning Committee North on 13 April. It was proposed by Cllr Taylor, seconded by Cllr Hardie and agreed that Cllr Pearce would represent the Town Council's at the committee meeting. Cllr Pearce would read the Council's position statement as originally submitted in when this application was considered by the Town Council and, if necessary, provide historical background to the application.

606. The Deputy Clerk had attended the East Suffolk Council Town and Parish Planning Forum and a report of the items discussed at the meeting had been provided.

607. The North Lowestoft Conservation Area Appraisal Draft was considered. It was agreed to submit a consultation response with the recommendation that the Town Council opposed adding the whole of the Denes Oval (LTC asset) to the conservation area as the Town Council were already respecting the history of the site. However, the Town Council did support the rest of the appraisal and acknowledged the work of the planning authority in conducting this appraisal. Proposed by Cllr Pearce, seconded by Cllr Lang and agreed four votes in favour (Cllrs Pearce, Lang, Green and Hardie) and two votes against (Cllrs Knight and Taylor).

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608. Public comments in relation to creating lasting tributes to the late Councillor Susan Barnard were noted. It was proposed by Cllr Hardie, seconded by Cllr Pearce and unanimously agreed that the Town Council via Full Council would give this matter due consideration when appropriate. However, it was noted that some items within the request may be outside of the remit of the Town Council.

609. Date of the next meeting – 16.30 Tuesday 23 March 2021.

610. Items for the next Agenda – both Cllrs Pearce and Green would submit items for consideration at the next meeting.

Meeting closed at 19.27



Signed:

27 April 2021