

Lowestoft Town Council

Minutes of Meeting of the Planning and Environment Committee

Remote meeting at 16.30 on Tuesday 23 March 2021

Video meeting participants: Cllrs Amanda Frost, Alan Green, Jacqueline Hardie (arrived 16.38), Peter Knight (Chair), Peter Lang, and Alice Taylor.

Also participating: Sarah Foote (Deputy Clerk)

611. Welcome

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

612. Apologies for absence were received from Cllr Pearce and accepted (proposed by Cllr Taylor, seconded by Cllr Green). Cllrs Carlton was absent. It was noted that Cllr Eastwood had resigned from this committee.

613. Declarations of Interests and dispensations – none were declared.

614. Minutes of last meeting - it was noted that the minutes of 9 March 2021 would be agreed at the next appropriate meeting.

615. Public comments had been submitted in relation to DC/21/0961/FUL; DC/21/1117/FUL and DC/21/0251/FUL had been considered by all members and were noted.

616. 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/21/1084/FUL	118-122 St Peters Street - New shopfront	Harbour and Normanston
It was proposed by Cllr Lang, seconded by Cllr Frost and agreed to recommend approval (five votes in favour, one abstention (Cllr Hardie)).		
DC/21/0979/ADI	51-53 Westwood Avenue - Illuminated Advertisement Consent - Signs displayed on a business premises related to that business: Item 1: Fascia Sign Item 2: 3 x ACM Panels Item 3: 3 x Window Vinyls Item 4: Manifestation (not required) Item 5: 2 x Poster Cases	Carlton and Whitton
It was proposed by Cllr Taylor, seconded by Cllr Hardie and unanimously agreed to recommend approval.		
DC/21/1003/FUL	10 Fleet Dyke Drive - Construction of a two storey side extension with front porch	Carlton and Whitton
It was proposed by Cllr Hardie, seconded by Cllr Green and unanimously agreed to recommend approval.		
DC/21/0977/FUL	4 Tudor Walk - Demolish existing conservatory and replace with single storey Kitchen/Diner	Carlton and Whitton
It was proposed by Cllr Hardie, seconded by Cllr Frost and unanimously agreed to recommend approval.		
DC/21/1035/FUL	Friends Mission Hall St Georges Road - Conversion of Mission Hall into two units and construction of two houses.	Kirkley and Pakefield
It was proposed by Cllr Lang, seconded by Cllr Taylor agreed to recommend refusal. The committee was supportive of the conversion of the existing Mission Hall but felt that the creation of new additional dwellings within the curtilage was over development of the site and this land could be used to provide much needed parking for the Mission Hall conversion.		

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Reference	Address and Description	District Ward
DC/21/1030/FUL	The Hotel Victoria Kirkley Cliff Road -Retention of a Wooden Structure for Weddings in the hotels Garden Area which has been given planning permission for three years	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Frost and unanimously agreed to recommend approval subject to a maintenance plan being introduced to cover the extended three year period.		
DC/21/1075/FUL	86 Walmer Road - Proposed rebuilding of conservatory to garden room and first floor extension above existing extension.	Kirkley and Pakefield
It was proposed by Cllr Taylor, seconded by Cllr Hardie and unanimously agreed to recommend approval.		
DC/21/0961/FUL	24 Harrington Avenue - Construction of a single storey rear extension	Gunton and St Margaret's
It was proposed by Cllr Hardie, seconded by Cllr Frost and unanimously agreed to recommend approval.		
DC/21/1117/FUL	54 Gunton Drive - Proposed single and two storey extensions	Gunton and St Margaret's
It was proposed by Cllr Lang to recommend refusal. This proposal was not seconded. It was then proposed by Cllr Taylor, seconded by Cllr Frost and agreed (five votes in favour, one against (Cllr Lang) to recommend approval.		
DC/21/0251/FUL	28 Gunton Church Lane -Double Storey Rear Extension	Gunton St Margaret's
It was proposed by Cllr Taylor, seconded by Cllr Frost and agreed to recommend approval (five votes in favour and one against (Cllr Lang)).		
DC/21/1121/FUL	9 West Side Close - First floor gable extension and single storey extension to rear and pitched roof to porch	Gunton St Margaret's
It was proposed by Cllr Lang, seconded by Cllr Taylor 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 Application for tree works

Reference	Address and Description	District Ward
DC/21/1183/TPO	4 Foxes Walk - TPO 303 Frontage T1 Ash small tree Fell to ground level T2-T5 4 x Oaks - Reduce back to previous pruning points T6 Ash - Reduce back to previous pruning points T7 dead tree Fell T8 & T10 2 x Oaks - Reduce back to previous pruning points T9 Oak Fell as poor specimen with cavity at base Rear T11 row of Plum trees - Reduce by up to 50% T12 Ash - Reduce back to previous pruning points T13 row of Hawthorn - Reduce back to previous pruning points T14 Birch - Reduce back to previous pruning points Reason for works general maintenance pruning works.	Gunton St Margaret's

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

DC/20/5282/FUL - 6 North Parade, Lowestoft. The application was referred to referral panel, as the Town Council comments were contrary to the officer recommendation of approval. At the referral panel it was agreed by the Chair and Vice Chair of both Development Control Committees, that the application did not need to be referred to development control committee, and could remain at officer delegation level with the recommendation of approval.

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DC/21/0026/FUL - 1 Springfield Gardens. The officer recommendation to refuse the application is contrary to Lowestoft Town Council's comments recommending approval. The Panel considered the comments received, along with the officer assessment, and did not feel there was such significant planning issues arising that required a committee decision and could remain at officer delegation with the recommendation of refusal.

DC/21/0396/FUL - Single storey rear extension; 29 Kendal Road, Pakefield. This application was presented to the Referral Panel as the Town Council's recommendation of approval does not accord with the officer recommendation of refusal, based on neighbour amenity impact to the residents of no.27. The Panel decided that the application did not need to be referred to Planning Committee for a decision and that the determination route could be delegated to officers. The refusal notice will, therefore, be issued and a copy of the officer report on the merits of the case will be published online.


617. Consideration was given to submitting a request to the Planning Authority in relation to the provision of electric car charging points being installed at all residential developments (new build or extension/renovation) from 1 May 2021. The current wording (submitted with each planning application recommendation) relating to climate change conditions was considered and amended to take into account the above. It was also proposed by Cllr Lang, seconded by Cllr Hardie and unanimously agreed to ask for the above to be written, if applicable, into the Neighbourhood Development Plan policies.

618. The East Suffolk Sustainable Construction Supplementary Planning Document and baseline evidence for the East Suffolk Community Infrastructure Levy Charging Schedule was noted. It was agreed that Cllr Green would attend a briefing on Tuesday 13 April and as a consequence of this, it was agreed to delay the start time of the next committee meeting to 18.00 instead of 17.00.

619. Date of the next meeting – 18.00 on Tuesday 13 April 2021.

610. Items for the next Agenda – further consideration of agenda item 618.

Meeting closed at 17.43.

Signed: 
27 April 2021