

Lowestoft Town Council
Meeting of the Planning Committee
Hamilton House, Battery Green Road, Lowestoft NR32 1DE
Tuesday 21 September 2021 at 16.30

MINUTES

Present: Cllrs Wendy Brooks, Peter Knight (Chair), Alan Green, Andy Pearce and Alice Taylor

In attendance: Sarah Foote (Deputy Town Clerk)

Public: There were no members of the public in attendance (either in person or via Zoom webinar)

84. Welcome

The fire evacuation procedure and public right to report were explained and the meeting was welcomed.

85. Apologies for absence

Apologies were received from Cllr Lang and accepted. Proposed by Cllr Pearce, seconded by Cllr Taylor; all in favour.

86. Declarations of Interests and dispensations

a. Declarations of Disclosable Pecuniary and Non-Pecuniary Interests from councillors on items on the Agenda:

Cllr Taylor declared a pecuniary interest in planning application DC/21/4024/FUL.

Cllr Pearce declared a non-pecuniary interest in planning applications DC/21/3995/FUL and DC/21/3390/FUL.

Cllr Brooks declared a non-pecuniary interest in planning application DC/21/3995/FUL.

b. Written requests for dispensations for Disclosable Pecuniary Interests – There were none.

87. The draft Minutes of 7 September 2021 – it was proposed by Cllr Taylor, seconded by Cllr Pearce and unanimously agreed to accept the minutes.

88. Advance comments from the public on any matters on this agenda – no members of the public were in attendance, either in person or via Zoom webinar.

89. Planning applications

a. Consideration of 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/21/3918/FUL | 539 London Road South - Single storey rear extension | Kirkley and Pakefield |
| It was proposed by Cllr Brooks, seconded by Cllr Taylor and unanimously agreed to recommend approval. | | |
| DC/21/3750/FUL | Dairy Cottage, 2 Nightingale Road - First floor extension above ground floor | Kirkley and Pakefield |
| It was proposed by Cllr Taylor, seconded by Cllr Knight and agreed (three votes in favour (Cllrs Taylor, Pearce and Green), one against (Cllr Brooks) and one abstention (Cllr Knight) to recommend approval subject to regulatory approval of location and height of windows. | | |
| DC/21/3924/VOC | Plot Between 146/148 Kimberley Road - Variation of Condition Nos. 2 and 3 of DC/20/4617/FUL - Construction of a two bedroom detached house and ancillary car park for two vehicles - I would like to increase the depth of the two storey element of the house by 1200mm from 6.8m to 8.0m and also create a bedroom/ensuite in the loft space | Kirkley and Pakefield |
| It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend approval subject to Suffolk Highways approval. | | |
| DC/21/4096/FUL | Somerton House, 7 Kirkley Cliff Road - Change of use of a guest house (C1) to a single holiday let (Sui Generis) | Kirkley and Pakefield |
| It was proposed by Cllr Pearce, seconded by Cllr Taylor and unanimously agreed to recommend approval subject to any planning conditions stated in grant of permission being upheld. | | |

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| Reference | Address and Description | District Ward |
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| DC/21/4210/LBC | Somerton House, 7 Kirkley Cliff - Listed Building Consent - Change of use of a guest house (C1) to a single holiday let (Sui Generis) | Kirkley and Pakefield |
| It was proposed by Cllr Pearce, seconded by Cllr Taylor and unanimously agreed to recommend approval subject to any planning conditions stated in grant of permission being upheld. | | |
| DC/21/4028/FUL | 186 London Road South - Refurbishment of existing retail shop front and installation of 2no. New windows at first floor level; alterations to the rear street elevation to accommodate vehicle access for loading to the rear storage room; new first floor rear extension and exterior alterations; change of use of entire first floor to form a separate 2 bedroom flat with dedicated entrance door and bin store to the rear. | Kirkley and Pakefield |
| It was proposed by Cllr Brooks, seconded by Cllr Taylor and unanimously agreed to recommend approval. | | |
| DC/21/4024/FUL | 198-206 London Road South - Shop refurbishment and the forming two additional first floor flats. | Kirkley and Pakefield |
| At 16.47 Cllr Taylor left the meeting. It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend approval. At 16.48 Cllr Taylor returned to the meeting. | | |
| DC/21/3833/FUL | 48 The Avenue - To replace all of the wood windows, facias, Suffolk cladding and ship lapped triangle in detached garage with white uPVC. The blue sapphire wooden side door (not seen from the road) and the blue sapphire metal up and over front door will not be changed. | Kirkley and Pakefield |
| It was proposed by Cllr Pearce, seconded by Cllr Taylor and unanimously agreed to note that this application would be dealt with via the East Suffolk Council Windows Scoring criteria. | | |
| DC/21/4245/FUL | 7 Birds Lane - Construction of a two storey rear extension | Kirkley and Pakefield |
| It was proposed by Cllr Pearce, seconded by Cllr Taylor and unanimously agreed to recommend approval. | | |
| DC/21/4246/FUL | 9 Birds Lane - Construction of a two storey rear extension | Kirkley and Pakefield |
| It was proposed by Cllr Pearce, seconded by Cllr Taylor and unanimously agreed to recommend approval. | | |
| DC/21/3919/FUL | 1 Westwood Avenue - Additional storey over existing single storey side extension | Carlton and Whitton |
| It was proposed by Cllr Brooks, seconded by Cllr Taylor and unanimously agreed to recommend approval. | | |
| DC/21/3933/FUL | 23 Harebell Way - Retrospective Application - To retain the detached garage at the front of my property approximately 5 metres by 5 metres and 3 metres high with a flat roof at the end of my driveway. | Carlton and Whitton |
| It was proposed by Cllr Brooks, seconded by Cllr Taylor and agreed (four votes in favour, one abstention (Cllr Pearce)) to recommend approval. | | |
| DC/21/4085/VOC | 68 Colville Road - Variation of Condition Nos. 2 and 9 of DC/20/3398/FUL- Demolishing existing bungalow and replacing with two dwellings with onsite parking with one new access to the highway - Driveways laid with permeable surfacing to avoid discharge of surface water onto the highway. An additional drainage channel is added to provide additional drainage and Drawings revised, numbers 246.04A and 246.03D | Carlton and Whitton |
| It was proposed by Cllr Taylor, seconded by Cllr Pearce and agreed (four votes in favour, one abstention (Cllr Brooks)) to recommend approval. | | |

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| DC/21/3995/FUL | 136 & 137 136 High Street - Reinstatement of traditional shopfront previous lost. Proposals include a new timber fascia and cornice across the top to align with No. 138, reinstatement of pilasters and consoles that mimic No. 138. Replacement of modern shopfront glazing and doors with new moulded window frames above a new timber panel stallriser, new glazed shopfront doors. Central door to residential flats to be a fixed timber panel door of similar proportions to new glazed shopfront doors | Harbour and Normanston |
| It was proposed by Cllr Taylor, seconded by Cllr Green and unanimously agreed to recommend approval. | | |
| DC/21/4089/FUL | 19 Monckton Crescent - Proposed first floor rear extension to offer additional bedroom and provision of front dormer roof windows. | Harbour and Normanston |
| It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval. | | |
| DC/21/3882/ADI | Former Service Station Battery Green Road - Illuminated Advertisement Consent - Totem sign and fascia signs to building. | Harbour and Normanston |
| It was proposed by Cllr Taylor, seconded by Cllr Knight and unanimously agreed to recommend approval subject to the use of low energy lighting and avoidance of light pollution with timers to turn lights off over night. | | |
| DC/21/3881/FUL | Former Service Station Battery Green Road - Refurbishment of existing building to provide an Enterprise Rent-a-Car Site. Internally the works will include new finishes and M&E installations. Externally the works include a new roof covering, replacement of external glazing, paintwork to masonry elevations and new brand signage. Works also include the installation of a new car wash bay structure. Refer to detailed drawings included as part of this planning application. | Harbour and Normanston |
| It was proposed by Cllr Taylor, seconded by Cllr Knight and agreed to recommend approval. For both the above applications it was requested that Highways England are consulted as the road directly access the A47 (noting Suffolk Highways had been consulted but this road was not in their jurisdiction). | | |
| DC/21/4112/FUL | 202 Yarmouth Road - Alterations and extension to existing bungalow, garage converted to carers' accommodation. | Gunton and St Margarets |
| It was proposed by Cllr Brooks, seconded by Cllr Taylor and unanimously agreed to recommend approval. | | |
| DC/21/3390/FUL | 5 Clover Way - Extensions and re-roofing to bungalow to create chalet bungalow. Proposed removal of garage and construction of replacement garage. Proposed games room to garden and proposed additional entrance to site | Gunton and St Margarets |
| It was proposed by Cllr Brooks, seconded by Cllr Knight and agreed (four votes, one abstention (Cllr Taylor) to recommend refusal of the application as the Town Council's original recommendation of refusal due to due to the dominance and roof height of the proposed building works still stood. | | |
| DC/21/4077/FUL | 21 Sharon Drive - Demolition of existing rear conservatory and detached garage. Construction of new single storey flat roof brick extension to the main bungalow construction and construction of 2.5M x 6M attached garage to side. | Gunton and St Margarets |
| It was proposed by Cllr Brooks, seconded by Cllr Knight and unanimously agreed to recommend approval subject to any criteria set by Suffolk Highways being met. | | |

c. The following report from the East Suffolk Council Referral Panel:

DC/20/3697/FUL - Erection of front garage; 9 Gunton Church Lane. the Town Council's recommendation of approval was contrary to the officers' 'minded to' recommendation of refusal. Following the report and presentation, Members decided that the application did not need to be referred to Planning Committee for determination and consequently delegated refusal would be issued.

90. Consultations

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a. Proposed Parking Changes – Commercial Road, Lowestoft

It was proposed by Cllr Taylor, seconded by Cllr Pearce and unanimously agreed that the proposed changes were supported.

91. Correspondence

The following items of correspondence were noted.

a. East Suffolk Council Planning and Building Control Newsletter September 2021

b. Report from Suffolk Highways Community Liaison Engineer following August meeting with Planning Committee.

It was noted that some of the issues previously raised were the responsibility of Highways England and the Deputy Clerk would duly progress these with Highways England.

c. Inadequacy of pavement from 30 to 48 Long Road - near misses with traffic, speeding.

It was proposed by Cllr Pearce, seconded by Cllr Brooks to provide the support of the Town Council for any schemes Suffolk Highways may be able to deliver as this was a public safety issue.

At the end of the meeting, the Deputy Clerk alerted the Committee to a number of Temporary Pavement Licences which were up for renewal. It was proposed by Cllr Pearce, seconded by Cllr Taylor and unanimously agreed that authority be delegated to Officers to respond to the consultations.

92. Date of the next meeting – Tuesday 5 October 2021 at 17.15

93. Items for the next Agenda – There were no requests for items to be added to the next agenda.

Meeting closed 1

Signed: 

Signed:

5 October 2021