

Lowestoft Town Council

Meeting of the Planning Committee

First Floor, Hamilton House, Battery Green Road, Lowestoft at 17.00 on 4th January 2022

MINUTES

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

In attendance (remotely via Zoom): Lauren Elliott (Committee and Project Clerk)

Also in attendance (remotely via Zoom): East Suffolk Council officers Jason Beck and Anthony Taylor

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

151. Welcome

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

152. Apologies for absence – Apologies were received from Cllr Peter Lang. Cllr Green proposed acceptance of the apologies received; seconded by Cllr Taylor; all in favour.

153. Declarations of Interests and dispensations - Cllr Taylor declared a local non-pecuniary interest in application DC/21/5137/AME. Regarding application DC/21/5574/LBC, Cllr Green noted that the Town Council may own part of the bridge.

154. The draft Minutes of 30th November 2021 – Amendments to the attendance list were required. Cllrs Knight and Taylor had been marked as being in attendance when they were not. Cllr Lang had not been included in the attendance list and should have been. Cllr Green had presided over the meeting. Cllr Green proposed acceptance of the minutes with the amendments as identified; seconded by Cllr Knight; all in favour.

155. Any advance comments from the public on any matters on this agenda – No advance comments had been received. There were no members of the public in attendance.

Cllrs Brooks and Pearce arrived 17:05

156. A presentation on the East Suffolk Council Draft Cycling and Walking Strategy

East Suffolk Council officers Jason Beck and Anthony Taylor provided a presentation. The draft strategy was displayed and each section was explained. Key corridors have been identified and Lowestoft features prominently. The consultation is map-based and interactive, allowing users to view the proposals and comment on them. Responses will be analysed after the consultation closes, and it is hoped that the strategy will be adopted in the spring. East Suffolk Council has been working with authorities in neighbouring areas to ensure a cohesive approach. Connectivity and lighting have been identified as issues. Some urban layouts are prohibitive but improved connectivity is the aim. Improved lighting may be less viable on rural routes but East Suffolk Council is in liaison with Suffolk County Council. It was queried whether there are any plans to link with the UK Coastal Path. This does happen at certain points but the focus primarily is on improvements to routes to support commuting and travel to schools, rather than for leisure. Provision for access for wheelchair users and mobility vehicles is being included, and in almost all cases the draft strategy aims to achieve the top standard, to meet the requirements for the maximum number of users possible.

157. Planning applications

a. Consideration of the following planning applications (all available on www.eastsuffolk.gov.uk) and decision of the recommendations of the Council:

Table 1 Planning Applications

| Reference | Address and Description | District Ward |
|--|--|--------------------------|
| DC/21/5422/FUL | 8 College Meadows - Conversion of existing garage and to build an extension to form a Granny Annex | Gunton and St Margaret's |
| Cllrs Brooks and Pearce advised that they would wish to declare a standing local non-pecuniary interest in all applications in the Gunton Ward, and were advised to write in to officers. It was proposed by Cllr Taylor, seconded by Cllr Green and agreed to recommend approval of this application. Cllrs Green, Knight, Newsome, Pearce and Taylor voted in favour. Cllr Brooks voted against. | | |
| DC/21/5317/FUL | 88 Hawthorn Avenue - Replace conservatory with single storey extension | Carlton and Whitton |

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| Reference | Address and Description | District Ward |
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| It was proposed by Cllr Taylor, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application, subject to the comments from the neighbour being taken into consideration. | | |
| DC/21/5329/FUL | Land at Ness Point Gas Works Road - Erection of a flexible power generation facility with associated ancillary infrastructure, access and boundary treatment | Harbour and Normanston |
| It was noted that this adjoins land owned by the Town Council. No images had been provided to show how the structure would look. It was proposed by Cllr Knight, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application, but the Committee would like the applicant to take the landscape into account with an elevation which is in keeping with Ness Point being a visitor attraction and strikes an appropriate balance of industrial needs with the fact that it is in an area popular for tourism. | | |
| DC/21/5109/FUL | Station Square 18 - 32 London Road North - remove signs and replace with either sign writing directly onto the panel or having signage made up to project proud of the timber fascia like the Joseph Conrad. | Harbour and Normanston |
| It was agreed that this application and the next should be considered together. It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of both applications. | | |
| DC/21/5384/ADN | Station Square 18 - 32 London Road North - Non-Illuminated Advertisement Consent - remove signs and replace with either sign writing directly onto the panel or having signage made up to project proud of the timber fascia like the Joseph Conrad. | Harbour and Normanston |
| This was included with the consideration of the previous application. | | |
| DC/21/5137/AME | East Point Pavilion, Royal Plain - Non-Material Amendment of DC/20/3175/FUL - Works include internal strip out/reconfiguration of interiors, insertion of sliding folding doors, infill extensions, new door to PC block, proposed louvres and vents and proposed signage. | Kirkley and Pakefield |
| It was noted that the District Ward should be Kirkley and Pakefield, not Harbour and Normanston as stated on the agenda. It was proposed by Cllr Taylor, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application. | | |
| DC/21/5574/LBC | Jubilee Bridge The Ravine - Repair and Refurbishment of Existing Pedestrian Bridge | Harbour and Normanston |
| It was proposed by Cllr Pearce, seconded by Cllr Brooks and agreed to note that in light of ongoing confidential discussions and negotiations, the Town Council is considering this application as a consultee, not landowner, and in doing so does not acknowledge ownership or part ownership of the bridge. Cllrs Brooks, Knight, Newsome, Pearce and Taylor voted in favour. Cllr Green abstained from the vote. It was proposed by Cllr Brooks, seconded by Cllr Taylor and unanimously agreed to recommend approval of this application. | | |
| DC/21/5518/FUL | 21 Birds Lane Lowestoft Suffolk NR33 0NP-Construction of four number of 2 storey Green residential dwellings (with green roof and solar panels and installation of Ground source heat pumps-previous application no. DC/19/1589/FUL) | Kirkley and Pakefield |
| It was noted that some members of the Committee had received a letter regarding this application, but no Committee members felt they were pre-determined. It was proposed by Cllr Brooks, seconded by Cllr Taylor and agreed to recommend approval of this application. Cllrs Brooks, Green, Knight, Newsome and Taylor voted in favour. Cllr Pearce abstained from the vote. | | |
| DC/21/5341/FUL | 16 Newlands Close Lowestoft Suffolk NR33 7EY- Extension and alterations | Kirkley and Pakefield |
| It was proposed by Cllr Taylor, seconded by Cllr Brooks and unanimously agreed to recommend approval of this application. | | |

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| Reference | Address and Description | District Ward |
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| DC/21/4938/ADN | 181 - 183 London Road South - Non-Illuminated Advertisement Consent - Flat composite board sign going across the full front of shop at the top above windows. This is to replace the previous businesses sign. | Kirkley and Pakefield |
| It was proposed by Cllr Pearce; seconded by Cllr Brooks and unanimously agreed to recommend approval of this application. | | |

b. Recommendations made by Officer delegated authority on 14 December 2021:

Table 2 Recommendations made by Officer delegated authority

| | | |
|---|--|--------------------------|
| DC/21/5304/FUL | 80 Cotmer Close – construction of garage | Carlton and Whitton |
| It was agreed to recommend approval. | | |
| DC/21/5264/FUL | 261 Yarmouth Road - Pitched roofed porch to front elevation | Gunton and St Margaret's |
| It was agreed to recommend approval. | | |
| DC/21/5227/FUL | 28B Harrington Avenue - Sub-Division of existing plot - Covert existing garage into two bedroom dwelling | Gunton and St Margaret's |
| It was agreed to recommend refusal. Overdevelopment of the area is a material planning consideration and this proposed development is for a two storey dwelling on a very small plot and is not in keeping with the neighbourhood of bungalows. | | |
| DC/21/4949/FUL | 34 Skamacre Crescent – single storey rear/side extension | Harbour and Normanston |
| It was agreed to recommend approval. | | |

c. Any reports from the East Suffolk Council Referral Panel – There were none.

158. Consultations

Consideration of the following consultations:

a. East Suffolk Council Draft Cycling and Walking Strategy

<https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/draft-east-suffolk-cycling-and-walking-strategy/> - Councillors were encouraged to review the strategy and make comments on it individually. It was proposed by Cllr Pearce, seconded by Cllr Green and unanimously agreed to endorse the draft strategy and to congratulate East Suffolk Council on how it has been put together, particularly for ease of accessibility and understanding of the strategy.

159. Date and time of the next meeting - Tuesday 18th January 2022 at 16:30. Cllr Taylor gave her apologies for the next meeting.

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

The Chair closed the meeting 17:54.

Signed: 

18 January 2022