

# Lowestoft Town Council

## Minutes of Meeting of the Planning Committee

First Floor, Hamilton House, Battery Green Road, Lowestoft at 16.30 on Tuesday 15<sup>th</sup> February 2022

### Minutes

**Present:** Cllrs Wendy Brooks, Peter Knight (Chair), Peter Lang, Andy Pearce and Alice Taylor (arrived at 16.44)

In attendance: Sarah Foote (Deputy Town Clerk)

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

#### 172. Welcome

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

#### 173. Apologies for absence

Apologies were received from Cllr Green and Cllr Newsome. Cllr Pearce proposed acceptance of the apologies received; seconded by Cllr Lang; all in favour.

#### 174. Declarations of Interests and dispensations

Cllr Pearce declared a non-pecuniary interest in any applications in Gunton relating to his role as Chair of the Gunton Residents' Association

Cllr Brooks declared a pre-disposition in relation to application DC/22/0333 and would leave the meeting when this application was discussed.

#### 175. The draft Minutes of 1<sup>st</sup> February 2022

Cllr Brooks proposed acceptance of the minutes; seconded by Cllr Lang; all in favour.

#### 176. 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.

#### 177. Planning applications

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

Table 1 - Planning Applications

Reference	Address and Description	District Ward
DC/22/0166/FUL	106 Park Road Lowestoft - Add a one space driveway to the front of property	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Knight to recommend refusal to the detrimental effect on the street scene of a conservation area. This proposal was not carried (one vote in favour (Cllr Brooks), two votes against (Cllrs Knight and Lang) and two abstentions (Cllrs Taylor and Pearce)). It was then proposed by Cllr Lang, seconded by Cllr Knight and agreed two votes in favour (Cllrs Knight and Lang, one against (Cllr Brooks) and two abstentions (Cllrs Taylor and Pearce)) to recommend approval of this application.		
DC/22/0228/FUL	58 Norwich Road - 1. Change of use of the property from C3 + A1 to Sui Generis HMO 2. Creation of a High Standards House in Multiple Occupation for 7no.Occupants 3. Ground floor rear extension, to create extra living space in the front of the building and a connection with the courtyard 4. First floor extension	Harbour and Normanston
It was proposed by Cllr Lang, seconded by Cllr Brooks and unanimously agreed to recommend refusal of this application due to concerns for over development of the existing property, lack of bin storage and no parking provision. There was concern that this area has seen numerous applications for conversion to HMOs and it was agreed to would ask for flat saturation to be taken in account when determining this application.		
DC/22/0118/FUL	Players Theatre, The Lowestoft Players Ltd, Battery Green Road - Change of windows and associated signage	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Taylor and agreed (four votes in favour, one abstention (Cllr Pearce)) to recommend approval of this application subject to no damage being incurred to the fabric of this historic building during the erection of the signage. It was agreed that this recommendation would also apply to the application below.		

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Reference	Address and Description	District Ward
DC/22/0119/ADI	Players Theatre, The Lowestoft Players Ltd Battery Green Road - illuminated Advertisement Consent - 1. Main Players Theatre House Sign (Fascia) 2. Corner Light Box on Metal Support Frame (Hanging) 3. Triangular Vertical x 2 Corner Signs (Projecting) 4. Window Box Signs x 2 (Other) 5. Central Deco Monitor Displaying Current Programme (Other) 6. Britain's Most Easterly Theatre (Fascia) 7. Backlit Windows x 2 (Other) 8. Signage on Northside of Building (Fascia)	Harbour and Normanston
Please see recommendation in application above.		
DC/22/0227/FUL	Ethel Villa Ethel Road - Change of use to Dog Grooming Parlour	Harbour and Normanston
It was proposed by Cllr Lang, seconded by Cllr Taylor and agreed (four votes in favour, one against (Cllr Brooks)) to recommend approval of this application.		
DC/22/0151/FUL	Water Lane Leisure Centre, Water Lane - Various external works:- 1. The existing bin store on the side of the existing building is to be relocated to the north edge of the site next to the existing GRP substation and enclosed in 1.8m high timber featheredge boarding with access gates to facilitate the ingress and egress of the bins 2. The existing gravel margin to the squash area is to be removed and replaced with a tarmacadam surface. 3. A new additional bike rack facility will be installed to the front building entrance area 4. One of the existing bike racks will receive a new canopy such as the example shown on drawing 002A 5. The south edge of the site will be re-landscaped subject to planning approval and condition. The temporary site entrance will be removed to this area with the kerb line reinstated. The existing vegetation and trees will be removed to the south edge as highlighted. It is considered that the existing vegetation and trees offer no enhancement features and would be better served by a new landscaping scheme. The area will be turfed and landscaped subject to a separate design by others and subject to LA approval and condition. A timber knee rail will be installed as shown to enable protection of the site boundary	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		
DC/21/5762/FUL	189B London Road South - Extensions to form additional living space at first floor level	Kirkley and Pakefield
It was proposed by Cllr Lang, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/21/0079/FUL	Claremont Pier, Wellington Esplanade – extension to existing kiosk	Kirkley and Pakefield
It was proposed by Cllr Taylor, seconded by Cllr Pearce and agreed (four votes in favour, one against (Cllr Brooks)) to recommend approval of this application.		
DC/22/0132/FUL	110 Kimberley Road - Rear Single Storey Lean To Extension	Kirkley and Pakefield
It was proposed by Cllr Brooks, seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		
DC/22/0195/FUL	17 Fleet Dyke Drive - Single and two storey extensions	Carlton and Whitton

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Reference	Address and Description	District Ward
It was proposed by Cllr Taylor, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/22/0171/FUL	68 Colville Road - Construction of a pair of single attached garages	Carlton and Whitton
It was proposed by Cllr Lang, seconded by Cllr Taylor and unanimously agreed to recommend approval of this application.		
DC/22/0065/FUL	44 Long Road - Proposal to drop curb to allow front garden to be turned into a driveway to allow off road parking.	Carlton and Whitton
It was proposed by Cllr Lang, seconded by Cllr Pearce and agreed (four votes in favour, one against (Cllr Taylor)) to recommend approval of this application.		
DC/22/0367/FUL	Site WVN025 Cotmer Road - Proposed EE/H3G 15.0m High Phase 8 street pole to replace existing EE/H3G 15m Phase 5 pole and associated ancillary works	Carlton and Whitton
It was proposed by Cllr Lang, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/22/0333/FUL	1 Crome Walk Lowestoft - Retrospective application to regularise the erection of a fence and for the movement of a clamping pod to the rear garden.	Gunton St Margaret's
At 17.12 Cllr Brooks left the meeting. It was proposed by Cllr Taylor, seconded by Cllr Lang and unanimously agreed to recommend refusal of the application due to concerns that the camping pod would be used for commercial purposes, however, the council would support an application with conditions for uses ancillary to the existing residential property.		
DC/22/0208/FUL	Church Field, Gunton Church Lane - Change of use from agricultural use to woodland burial park for the parochial church council of St Peter with St Benedict	Gunton St Margaret's
It was proposed by Cllr Brooks, seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		

b. Applications for tree works – It was noted that the Planning Authority had received 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) and comment as appropriate.

*Table 2 - Tree Works*

Reference	Address and Description	District Ward
DC/22/0297/TPO	18 Pinebanks - WDC TPO 380 - Rear garden 1 x Horse Chestnut - Fell to ground level. Reason - Bacterial canker present 1m from base (see photos), further evidence of decline from pruning carried out four years ago has not callused. Due to the location and proximity of neighbouring property, this tree poses a potential risk of failure in the future. Considering the lack of usable green space at this property and mature trees in the area replanting not necessary on this occasion.	Harbour and Normanston

c. To note that the Planning Authority has received the following applications for repair/replacement windows within a Conservation Area and this will be assessed in line with East Suffolk Councils window policy scoring system. <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/value-your-historic-windows/window-policy-scoring-system/>

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Table 3 Applications received by Planning Authority

Reference	Address and Description	District Ward
DC/22/0156/FUL	Flat 3, 12A Kirkley Cliff - Replacement of windows and roof lights	Kirkley and Pakefield
DC/21/5584/LBC	Flat 3 12A Kirkley Cliff - Listed Building Consent - Replacement of 3 no. roof lights and 2 no. casement windows	Kirkley and Pakefield

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

178. The East Suffolk Council Planning and Building Control newsletter January 2022 was noted.

179. Date and time of the next meeting

Tuesday 1 March 2022 at 17.15

180. Items for the next Agenda

Cllr Brooks requested a review of the Suffolk Highways feedback to issues raised at the meeting of 1 February 2022.

The Chair closed the meeting 17.23



Signed:

1 March 2022