

# Lowestoft Town Council

## Minutes of Meeting of the Planning Committee

Whitton Residents' Hall, Hawthorn Avenue, Lowestoft, Suffolk, NR33 9BB at 17.00 on Tuesday 17 May 2022

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

In attendance: Sarah Foote (Deputy Town Clerk)

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

### 229. Welcome

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

### 230. Apologies for absence

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

### 231. Declarations of Interests and dispensations

a. Declarations of Disclosable Pecuniary and Non-Pecuniary Interests from councillors on items on the Agenda – Cllr Pearce declared a non-pecuniary interest in Gunton Ward applications as Chair of the Gunton Residents' Association. Cllr Brooks declared a non-pecuniary interest in Gunton Ward applications as Vice Chair of the Gunton Residents' Association.

**232.** The draft Minutes of 3 May 2022 - Cllr Brooks proposed acceptance of the Minutes; seconded by Cllr Pearce; all in favour.

**223.** Any advance comments from the public on any matters on this agenda.

There were none.

### 234. 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 – List of East Suffolk Planning Applications*

Reference	Address and Description	District Ward
DC/22/1446/FUL	26 Ranworth Avenue -Single storey side extension	Carlton and Whitton
It was proposed by Cllr Lang; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/21/5498/LBC	3 Park Mansions, Flat 1 North Parade - Listed Building Consent - The proposed work is to create 2no openings between Flat 1, 3 Park Mansions and Flat 1, 4 Park Mansions. The openings will be between what is now two livings and two bedrooms. Once the openings have be made the living room in Flat 1, 4 Park Mansions will be converted into a kitchen and the bedroom in Flat 1, 4 Park Mansions will be converted into a bathroom. It is proposed that the new openings will have doors to match the existing doors with the property and the joinery including skirting and architrave will also match the existing within the property	Gunton and St Margarets
It was proposed by Cllr Brooks; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/22/1610/FUL	8 Turner Close - Single storey ground floor extension (west), plus first floor extension over garage (east)	Gunton and St Margarets
It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend approval of the application subject to assurances that the oaks trees would not be damaged or removed during the construction.		
DC/22/1581/ADN	87 High Street -Non Illuminated Advertisement - A mural printed onto aluminium board and installed over the shopfront. The mural depicts a deli. Access to the shop will remain.	Harbour and Normanston

Reference	Address and Description	District Ward
It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend refusal of this application. The property is within the Heritage Action Zone yet it appears that Historic England have not be consulted as they are not listed as a statutory consultee. The Town Council are against the artwork covering the shop front and concerned that there is no understanding of the history of the area portrayed in the artwork and for the cumulative impact of the loss of shop frontages. In an area such as this HAZ the emphasis should be to protect and restore heritage buildings not to cover them over. The application does not meet with the emerging Lowestoft Neighbourhood Plan which seeks to protect and regenerate retail at ground floor level. Furthermore, Waveney Local Plan policy WLP2.9 states changes to shop fronts should respect the historic character of the area and have regard to the guidance within the Built Heritage and Design Supplementary Planning Document and para 2.67 states explicitly states that Historic shop fronts are a key part of the character of the conservation area and these should be retained and enhanced as part of development.		
DC/22/1442/FUL	14 Laxfield Way - Construction of oak frame garden room in rear garden of 14 Laxfield Way with bi-fold glass doors, roller shutter, pitched roof in slate tile.	Kirkley and Pakefield
It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend approval of this application		
DC/22/1469/FUL	60 Pakefield Road - Adjoining of two studio flats together to create a two bedroom flat.	Kirkley and Pakefield
It was proposed by Cllr Pearce; seconded by Cllr Brooks and unanimously agreed to recommend approval of this application.		
DC/22/1499/FUL	123 Kirkley Run - Creation of a vehicle access and hardstanding	Kirkley and Pakefield
It was proposed by Cllr Brooks; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application subject to the surface of the hardstanding being of a permeable nature.		
DC/22/1712/FUL	78 Kirkley Park Road - New 4m x 3650 conservatory to rear shower/utility room.	Kirkley and Pakefield
It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		
DC/22/1279/FUL	18 Holton Avenue - Rear Extension and materials.	Oulton Broad
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). The Town Council will note these applications.

*Table 2 - List of East Suffolk Planning Applications*

Reference	Address and Description	District Ward
DC/22/1644/TPO	10 Sedlescombe Road Lowestoft Suffolk NR33 9NL-TPO WDC 360/2004. Rear garden. 1 x Oak - Reduce by up to 30% to suitable laterals as part of regular maintenance of the tree.	Carlton and Whitton

**c.** It was noted that the Planning Authority had received the following applications for repair/replacement windows within a Conservation Area and these would 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/>

*Table 2 Applications received by Planning Authority*

Reference	Address and Description	District Ward
DC/22/1404/FUL	97 The Avenue - Replace the windows on the front	Kirkley and Pakefield

Reference	Address and Description	District Ward
DC/22/1091/FUL	8 Windsor Road - Replacement of rotten (non-original) timber sash windows with PVCu sliding sash windows. Consideration made to keep the external elevation and sightlines as close as possible to the existing.	Kirkley and Pakefield

For the above application only, it was agreed to submit the following comment – ‘before any replacement windows are approved, the Town Council asks for assurances that the current windows are rotten i.e. not in a suitable state to be repaired.’

**235.** The adoption of East Suffolk Sustainable Construction Supplementary Planning document was noted.

**236.** Date and time of the next meeting - Tuesday 7 June at 17.15

**237.** Items for the next Agenda – none were requested.

The Chair closed the meeting 17.40



Signed:

7 June 2022