

Lowestoft Town Council

Meeting of the Planning Committee

First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
17.00 on Tuesday 15 November 2022

Present: Cllrs Peter Knight (Chair), Wendy Brooks, David Le Grice and Andy Pearce

In attendance: Sarah Foote (Deputy Town Clerk)

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

MINUTES

114. Welcome

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

115. Apologies of absence.

Apologies were received from Cllrs Newsome, Barker, Green and Lang. Cllr Brooks proposed approval of the apologies received; seconded by Cllr Pearce; all in favour.

116. Declarations of Interests and dispensations.

a. To receive declarations of Disclosable Pecuniary, Other Registerable and Non-Registerable Interests from councillors on items on the Agenda.

Cllr Pearce declared an interest in agenda item

b. To consider written requests for dispensations and note dispensations granted.

There were none.

117. To consider the draft Minutes of 1 November 2022.

Cllr Brooks proposed approval of the minutes; seconded by Cllr Le Grice; and unanimously agreed.

118. Public Forum

There were no members of public either in person or via Zoom.

119. Planning applications

b. To consider the following planning applications (all available on www.eastsuffolk.gov.uk) and decide the recommendations of the Council:

Table 1 - List of East Suffolk Planning Applications

Reference	Address and Description	District Ward
DC/22/4195/FUL	76 Broadwaters Road -Single storey front and rear extensions	Carlton and Whitton
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend approval of the application subject to the neighbour concerns being taken into account and mitigated against as appropriate.		
DC/22/4143/FUL	49 Kirkley Cliff Road - Change of use of the building from hotel C1 to HMO C4	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Le Grice and unanimously agreed to recommend refusal of the application as the developments sits within the Flat Saturation Zone Waveney Local Plan Policy 8.4 refers.		
DC/22/4131/FUL	395 London Road South - Change of use of property classed as C1 although it is our family home but C3 Classification required to satisfy planning requirements	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Le Grice and unanimously to recommend approval of the application.		
DC/22/4105/FUL	14 Monckton Crescent - Porch area to front elevation, rear extension and internal alterations	Harbour and Normanston

Reference	Address and Description	District Ward
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/22/4257/FUL	5 - 7 St Peters Street - Construction of 3no. 2 Bedroom Dwellings	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Knight and unanimously agreed to recommend refusal of the application. The site is located within the Heritage Action Zone and the Conservation Area and the proposed development demonstrates a harmful impact to local heritage and is over development of the site.		
DC/22/4256/FUL	The Wheatsheaf, High Street - Partial conversion of Public House - (rear) ground floor & (rear) part lower ground level to create a self contained 2 bedroom maisonette & minor external alterations	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Le Grice and unanimously agreed.		
DC/22/4241/FUL	Site Off Denmark Road - Construction of 3 storey building for 8 self contained 1&2 bedroom flats	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Brooks and agreed (three votes in favour, one abstention (Cllr Knight)) to recommend refusal of the application. The development would have a detrimental impact on both the heritage action zone and conservation area and the street scene where it is located. The number of dwellings on the footprint was considered to be over development of the site. There was no consideration to biodiversity net gain in the proposed development and no sustainability measures such as solar panels. Please note there are discrepancies in the application; the application title and site plan showed two bedrooms at Flat 8, the design and access statement read that all Flats are one bedroom and the plans showed the roof space in line with the existing and not being raised to accommodate where two of the flats would be situated.		
DC/22/4217/FUL	The Moorings 153 Yarmouth Road - Two storey side extension	Gunton and St Margaret's
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application subject to Highways England having no objections.		
DC/22/4207/FUL	165 Stradbroke Road - Dropped kerb and driveway to create off street parking	Kirkley and Pakefield
It was proposed by Cllr Brooks, seconded by Cllr Knight and unanimously agreed to recommend approval of the application subject to the holding statement from Suffolk Highways being addressed.		
DC/22/4265/FUL	161 Yarmouth Road - Ground Floor Extension	Gunton and St Margaret's
It was noted that revised plans had been submitted for this application, however, there was no application form to view. It was agreed to request this information and consider the application at the next meeting.		
DC/22/4029/FUL	9 Berkeley Gardens - Proposed single storey rear extension	Oulton Broad

Reference	Address and Description	District Ward
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		

b. The following tree works were noted:

Table 2 - List of East Suffolk Planning Applications

Reference	Address and Description	District Ward
DC/22/4218/TCA	Harleston House 115 Park Road - Frontage 1 x Copper Beech (T2 on plan works to T1 Tree of Heaven already completed DC/22/2759/TCA) - Reduce and reshape by up to 2.5m Reason - Reduce encroachment onto car park and property	Harbour and Normanston

The Chair confirmed that the Town Council had recently submitted an application for Tree Works at the area adjacent to the Triangle Market public conveniences and this would be processed via the Planning Authority as per all other applications for tree works.

c. AP/22/0052/REFUSE (DC/21/4843/FUL – 36 Ashburnham Way, Lowestoft). It was noted that an appeal had been made to the Secretary of State against the decision of East Suffolk Council to refuse planning permission for Front porch extension, two storey side extension, rear extension, materials.

120. Date and time of the next meeting - Tuesday 29 November at 18.45

121. Items for the next agenda.

Meeting closed: 18.18

Signed 

Date: 29 November 2022