

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 12 September 2024

MINUTES

Present: Cllrs Wendy Brooks, Jen Jones (Chair), John Murray (Deputy Chair), Christian Newsome, Andy Pearce, Bernadette Rappensberger and Deborah Ray

In Attendance: Sarah Foote (Acting Town Clerk)

63. Welcome

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

64. To receive and consider acceptance of apologies for absence

Apologies were received from Cllrs Neil Coleby and Elise Youngman with reasons provided. Cllr Pearce proposed approval; seconded by Cllr Rappensberger; six votes in favour and one abstention.

65. 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 he was the Chair of the Gunton Residents Association.

b. To consider written requests for dispensations and note dispensations granted – No written requests for dispensations had been received.

66. Minutes

a. To consider the draft Minutes of 8 August 2024 – It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to approve the draft minutes.

67. Public Forum

a. To consider any advance comments from the public on any matters on this agenda – One comment was received regarding HMO's in Lowestoft and would be considered with item 70.a.

68. Planning applications

a. 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/24/2175/FUL	104 Corton Road - <u>Single Storey Rear Extension</u>	Gunton and St Margarets
It was proposed by Cllr Pearce to recommend approval of the application subject to the recommended informative comments from Environmental Protection regarding ground gas investigation being undertaken; seconded by Cllr Rappensberger; six votes in favour (Cllrs Jones, Murray, Newsome, Pearce, Rappensberger and Ray) and one abstention (Cllr Brooks).		
DC/24/2205/FUL	30 Oulton Road - <u>Installation of dropped kerb and retrospective planning application for driveway at the front of the property</u>	Gunton and St Margarets
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval of the application, subject to the applicant providing revised plans to the satisfaction of the Highways Authority such that they withdraw their residual holding objection.		
DC/24/2952/FUL	5 The Meads - <u>Single Storey Extension</u>	Gunton and St Margarets

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It was proposed by Cllr Pearce, seconded by Cllr Ray and unanimously agreed to recommend approval of the application.		
DC/24/2998/FUL	15 Clovelly Rise - <u>Proposed single storey extensions and a detached garage/store</u>	Gunton and St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Rappensberger and unanimously agreed to recommend approval of the application.		
DC/24/2752/FUL	Christ Church Christ Church Square - <u>Replace the existing west porch with a foyer that includes toilets and milling space. Create new steps suitable for ambulant disabled, up into the parish office. Create four car parking spaces of which two will be for inclusive access.</u>	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Murray and unanimously agreed to recommend approval of the application.		
DC/24/2827/FUL	58 High Street - <u>Conversion of a shop and ancillary storage space at ground floor level to a 2 Bedroom Self Contained Flat at the rear and an office at the front</u>	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/2853/FUL	24 Bramfield Road - <u>Single storey rear extension and two storey front extension</u>	Harbour and Normanston
It was proposed by Cllr Pearce to recommend approval of the application subject to the informative comments from Environmental Protection being taken into account by the Planning Authority; seconded by Cllr Rappensberger; six votes in favour (Cllrs Jones, Murray, Newsome, Pearce, Rappensberger and Ray) and one vote against (Cllr Brooks).		
DC/24/2896/P3MA	44 Alexandra Road - <u>Prior Notification - Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - From Office to Residential.</u>	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to endorse the holding objection from Suffolk Highways.		
DC/24/2945/FUL	175 Rotterdam Road - <u>Single storey rear extension.</u>	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend approval of the application.		
DC/24/2058/FUL	19 Kirkley Run - <u>Rear single and two storey extensions</u>	Kirkley and Pakefield

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It was proposed by Cllr Pearce, seconded by Cllr Murray and unanimously agreed to recommend approval of the application subject to the informative comments provided by Environmental Protection being taken into account.		
DC/24/2349/FUL	151 Stradbroke Road - <u>Single storey side extension</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce to recommend approval of the application; seconded by Cllr Rappensberger; six votes in favour (Cllrs Jones, Murray, Newsome, Pearce, Rappensberger and Ray) and one abstention (Cllr Brooks).		
DC/24/2995/FUL	148 Blackheath Road - <u>Single storey rear extension</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval of the application subject to the informative comments provided by Environmental Protection being taken into account.		

b. The Committee noted 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):

Reference	Address and Description	District Ward
DC/24/3143/TPO	289 Yarmouth Road - <u>TPO/157/2022 - T13 1no. Oak (Oak on plan) - 2-3m whole tree reduction.</u>	Gunton and St Margarets

c. The recommendations made under delegated authority when the Planning Committee did not meet on 22 August 2024 were noted:

Reference	Address and Description	District Ward
DC/24/1424/FUL	42 Westland Road - <u>Erection of garage and boundary fence</u>	Carlton and Whitton
It was agreed to recommend approval of the application.		
DC/24/2818/FUL	1 Carnoustie Drive - <u>Existing garage (currently an Annexe) to be converted into a hair salon, with 1 hairdresser working on 1 client at a time.</u>	Carlton and Whitton
It was agreed to recommend approval of the application.		
DC/24/2785/FUL	13 Gunton St Peters Avenue - <u>Loft conversion, roof lights and front dormer</u>	Gunton and St Margarets
It was agreed to recommend approval of the application.		
DC/24/2431/FUL	Former Cold Store Whapload Road - <u>Alterations including Windows to First Floor to replace Existing Louvres, and redundant Roller Shutter Door at First Floor Level to be removed and cladding reinstated. All</u>	Harbour and Normanston

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	<u>aforementioned form part of the works to upper floor office, acting as the final part of the buildings conversion from the former cold store.</u>	
It was agreed to recommend approval of the application.		
DC/24/2728/FUL	9 Elizabeth Close - <u>Single Storey Rear Extension and Loft Conversion</u>	Harbour and Normanston
It was agreed to recommend approval of the application.		
DC/24/2563/ADI	233 - 239 London Road South - <u>Illuminated Advertisement Consent - 1 x halo illuminated letter and non illuminated fascia, 1 x non illuminated fascia, 1 x window graphic</u>	Kirkley and Pakefield
It was agreed to recommend approval of the application.		
DC/24/2758/FUL	13 Mount Pleasant - <u>Extension and alterations. Construct single storey side extension.</u>	Harbour and Normanston
It was agreed to recommend approval of the application.		
DC/24/2857/FUL	29 Grayson Avenue - <u>Two-storey rear extension & front storm porch</u>	Kirkley and Pakefield
It was agreed to recommend approval of the application.		

69. To consider support for double yellow lines on the corners of Huntingdon Close NR33 7BN out to Grayson Avenue NR33 7BB

It was proposed by Cllr Newsome, seconded by Cllr Pearce and unanimously agreed to support the request.

70. To consider a response to the following consultations:

a. East Suffolk Council consultation on House in Multiple Occupation Exceptional Circumstances Guidance Note – The Committee had received a number of detailed comments from members of the public on this topic and noted this was a very complex issue. It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to provide the following consultation response:

The Committee were concerned that a recent internal review of the Waveney Local Plan (WLP) had determined that the plan was fit for purpose and did not need to be reviewed or consulted on externally. To now be consulted on what is a variation to WLP policy (WLP8.4) is surprising. Therefore, the Town Council’s response to this consultation is that there should be no consideration of exceptional circumstances and that all applications to convert dwellings to HMO should be assessed against existing planning policy WLP8.4 and other existing planning policy and this should remain the position until there is a full consultative review of the Local Plan.

b. The revised Street Trading consultation – It was proposed by Cllr Murray, seconded by Cllr Rappensberger and unanimously agreed to support the proposal and approve the streets being designated as Consent Streets. It was requested The Boulevard in Oulton Broad be removed from the list as it was located in Oulton Broad parish.

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71. Licencing

71.1 To consider the following Licencing Application:

7.1.a. Renewal application for Street Trading Licence – Lamarti’s Ice-cream – To sell ice cream, lollies, soft drinks and confectionary. Monday to Sunday 12:00 to 19:00 – It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to approve the application.

72. To note correspondence with ESC regard application DC/24/2276/FUL and consider support of the planning officer’s recommendation

It was proposed by Cllr Brooks, seconded by Cllr Rappensberger and unanimously agreed to support of the planning officer’s recommendation of approval of the application.


73. Date and time of the next meeting - 18.45 Thursday 26 September 2024

74. Items for the next agenda

No items were requested.

The Chair closed the meeting at 19:52

Signed:



24 October 2024