

Lowestoft Town Council
Planning Committee
Hamilton House, Battery Green Road, Lowestoft, NR32 1DE
Thursday 23 April 2026 at 18:45

MINUTES

Present: Cllrs Jen Jones (Chair), Christian Newsome, Andy Pearce and Bernie Rappensberger

In attendance: Taylor Williams (Committee Clerk and Planning Assistant)

Public: One member of the public was in attendance (via Teams)

231 Welcome

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

232 To receive and consider approval of apologies for absence

Apologies were received from Cllrs Wendy Brooks, Neil Coleby and John Murray with reasons provided. Cllr Pearce proposed approval of the apologies received; seconded by Cllr Rappensberger; all in favour.

233 Declarations of interests and dispensations

233.1 To receive declarations of Disclosable Pecuniary, Other Registerable and Non-Registerable interests from Councillors on items on the agenda – Cllr Pearce declared a non-registerable interest as the Chair of the Gunton Residents Association.

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

234 To consider the draft minutes of the meeting on 26 March 2026

Cllr Pearce proposed approval of the draft minutes; seconded by Cllr Newsome; all in favour.

235 Public Forum

An opportunity for the public to make comments on any matters on this agenda, and to consider any advance comments from the public – No advance comments were received. Two representatives were in attendance via the webinar to present on item 236.

236 To receive a presentation from Urban Innovation Company in respect of their proposal to bring pulsehubs to the town

The representatives confirmed they had not yet commenced the planning process as they were first engaging with local stakeholders to gain support at a local level. The pulsehub would provide the town the ability to connect to information, communicate and have access to emergency lifesaving equipment. The representatives discussed the benefits of a pulsehub for the town from being able to charge phones and access free phone calls, to having a defibrillator and bleed kit fitted to the unit to administer emergency aid.

In advance of a detailed planning application being submitted to the Local Planning Authority (LPA), Cllr Pearce proposed the Committee express its in-principle support for the installation of a pulsehub in Lowestoft Town Centre, in particular the Committee would highlight the social value element of the project; seconded by Cllr Newsome; all in favour.

237 Planning Applications

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

Lowestoft Town Council

Planning Committee

Hamilton House, Battery Green Road, Lowestoft, NR32 1DE

Thursday 23 April 2026 at 18:45

Reference	Address and Description	District Ward
DC/26/0638/FUL	44 Corton Road - Repoint front wall, take down existing gate posts and rebuild slimmer posts with gates.	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 there being no heritage-related objections from the Design and Conservation team.		
DC/26/1005/FUL	21 Gunton Church Lane - Relocate and replace existing fence	Gunton and St Margarets
It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to recommend approval of the application.		
DC/26/0918/FUL	R J Pryce And Co Ltd Trinity Road - East Anglia Three Land Base: Redevelopment of the former RJ Pryce site for use as offices, facilities and warehouse.	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend refusal of the application until the Flood Prevention Authority has reviewed the Planning Statement, Flood Risk Assessment and Flood Risk Assessment Management Plan and confirmed whether the measures are sufficient to address their concerns and remove their holding objection. Furthermore, the Committee agreed to request the LPA liaise with Highways to review the constructed footpath and consider any accessibility issues that may be caused by the project, such as an obstruction on the footpath.		
DC/26/1021/FUL	143 London Road North - Change of use from first & second floor offices to a single apartment external stair	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval of the application subject to the attachment of appropriate conditions, that the LPA may deem suitable to attach, to reflect the relevant provisions set by Highways on sustainable transport, consideration of the suggestion of soundproofing provided by Environmental Protection and incorporation the informative provided by East Suffolk Ecology.		
DC/26/1302/ADI	61 - 63 London Road North - Illuminated Advertisement Consent - Installation of one new internally illuminated ATM Collars with new Barclays Bank Signage to existing ATM. Installation of one new internally illuminated ATM Collars with new Barclays Bank Signage to new ATM.	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to recommend approval of the application.		

237.2 Applications for tree works

The Committee noted that the Planning Authority 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/26/1190/TCA	10 Corton Road - 1no. Holly (marked on submitted plan) - Fell 1no. Fir (marked on submitted plan) - Fell	Gunton and St Margarets
DC/26/1278/TPO	289 Yarmouth Road - TPO/157/2022 - T12 1no. Ash (marked on submitted plan) - Fell	Gunton and St Margarets
DC/26/1308/TCA	Flat 1 2 Gunton Cliff - 1no. Holly (located on north boundary behind garage) - Fell	Gunton and St Margarets
DC/26/1309/TCA	Flat 2 2 Gunton Cliff - 1no. Sycamore (located in rear garden) - Fell	Gunton and St Margarets

237.3 Applications for repair/replacement windows

Lowestoft Town Council
Planning Committee
Hamilton House, Battery Green Road, Lowestoft, NR32 1DE
Thursday 23 April 2026 at 18:45

The Committee noted that the Planning Authority received the following application for repair/replacement windows within a Conservation Area, which will be assessed in line with East Suffolk Council's Historic Environment Supplementary Planning Document | June 2021 | Windows, Doors and Porches.

Reference	Address and Description	District Ward
DC/26/0842/FUL	32 The Avenue - Replace the two front elevation bay windows with new PVCu windows.	Kirkley and Pakefield

238 To note the following recommendations made under delegated authority when the Planning Committee did not meet on 9 April 2026

Reference	Address and Description	District Ward
DC/26/0966/FUL	94 Elm Tree Road - Two storey side extension	Carlton and Whitton
It was agreed to recommend approval of the application.		
DC/26/0821/FUL	1 Pleasurewood Close - Construction of a two storey side extension	Gunton and St Margarets
It was agreed to recommend approval of the application.		
DC/26/0925/FUL	96 Yarmouth Road - Proposed garden room	Gunton and St Margarets
It was agreed to recommend approval of the application.		
DC/26/0932/FUL	49 Spashett Road - Construction of a single storey rear extension	Gunton and St Margarets
It was agreed to recommend approval of the application.		
DC/26/0978/FUL	Horizon School Saturn Close - Installation of a clubhouse for Waveney Football Club on the Horizon site.	Gunton and St Margarets
It was agreed to recommend approval of the application.		
DC/26/0989/FUL	8 Langdale Park - Single storey rear extension	Gunton and St Margarets
It was agreed to recommend approval of the application.		
DC/26/0860/FUL	115 Oulton Road - Creation of vehicular access	Harbour and Normanston
It was agreed to recommend approval of the application.		
DC/26/0975/FUL	97 Raglan Street - Rear extensions and new loft dormer	Harbour and Normanston
It was agreed to recommend approval of the application.		
DC/26/0943/ADI	Mcdonalds Restaurants Ltd Arbor Lane - Non Illuminated Advertisement Consent (Retrospective) - The unit in question is a purpose designed, double sided, mobile, free standing point-of-sale device to display images of the products and services we sell on the premises. This is not a digital sign, the unit contains canvases with a static image and text.	Kirkley and Pakefield
It was agreed to recommend approval of the application, though the Committee supports the concerns raised by the Suffolk County Council Lighting consultee response, and clarification is needed as to whether the application for an illuminated sign.		
DC/26/0945/ADI	Drive Thru Restaurant Kirkley Rise - Non Illuminated Advertisement Consent (Retrospective) - The unit in question is a purpose designed,	Kirkley and Pakefield

Lowestoft Town Council

Planning Committee

Hamilton House, Battery Green Road, Lowestoft, NR32 1DE

Thursday 23 April 2026 at 18:45

Reference	Address and Description	District Ward
	double sided, mobile, free standing point-of-sale device to display images of the products and services we sell on the premises. This is not a digital sign, the unit contains canvases with a static image and text.	
It was agreed to recommend approval of the application, though the Committee supports the concerns raised by the Suffolk County Council Street Lighting Engineer, and clarification is needed as to whether the application for an illuminated sign.		
DC/26/0990/FUL	20 The Avenue - Detached single storey building to rear garden for use as 'Granny annexe' accommodation	Kirkley and Pakefield
It was agreed to recommend approval of the application provided the conditions set by Suffolk County Council with regards to the Public Right of Way are met.		

239 Date of next meeting

Thursday 14 May 18:45

240 Items for the next agenda and close

The Chair closed the meeting at 19:36



Signed:
14 May 2026