

Lowestoft Town Council

Minutes of Meeting of the Planning and Environment Committee

Remote meeting at 17.00 on Tuesday 13 October 2020

Video meeting participants: Cllrs Sue Barnard, Amanda Frost, Alan Green, Jacqueline Hardie, Peter Knight(Chair), Andy Pearce and Alice Taylor

Also participating: Sarah Foote (Deputy Clerk)

483. Welcome

The right to report and the application of the video meeting protocol were explained and noted, and the meeting was welcomed.

484. To receive and consider acceptance of apologies for absence

Apologies were received from Cllrs Parker and accepted (proposed by Cllr Green, seconded by Cllr Pearce) and unanimously agreed. Cllr Eastwood and Carlton were absent.

485. Declarations of Interests and dispensations

Cllrs Green, Pearce, Knight, Taylor, Frost and Barnard all declared that they had been lobbied on applications DC/20/2593/FUL and DC/20/3570/FUL

Cllr Taylor declared a non-pecuniary interest in DC/20/3649/FUL and had chosen to leave the meeting when this application was considered.

486.

a. It was noted that the minutes of 22 September 2020 would be agreed at the next appropriate meeting.

b. It was noted that the minutes of 22 September recorded a recommendation for DC/20/3389/FUL, 63 Stevens Street - dropping of kerb - however the planning authority had informed the Town Council this application had inadvertently been submitted for planning permission when it was highways consent (unclassified road) that was needed.

487. It was noted that numerous objections had been received in relation to application DC/20/2593/FUL and had been circulated to members in advance of the meeting. Objections had also been received in relation to DC/20/3570/FUL and had also been circulated.

488. Planning applications

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

Reference	Address and Description	District Ward
DC/20/2593/FUL	High Dene 105 Park Road - Change the use from C2 Residential care home to large HMO (Sui-Generis category) - Supported Housing for people with complex needs.	Harbour and Normanston
It was proposed by Cllr Frost, seconded by Cllr Green and unanimously agreed to recommend refusal. The additional information submitted by the applicant and the numerous public objections were considered, however, the Town Council's original recommendation of refusal of the application still remained.		
DC/20/3427/FUL	87 Maidstone Road - Convert end terrace to two flats	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Frost and agreed (two abstentions (Cllrs Barnard and Pearce)) to recommend approval of the application with the suggestion that front be wall be reinstated or alternative works are considered to improve the street scene.		
DC/20/3570/FUL	401 London Road South - Replace front windows	Kirkley and Pakefield
A proposal for approval was withdrawn by Cllr Knight when Cllr Barnard made a counter proposal. It was proposed by Cllr Barnard, seconded by Cllr Pearce to recommend refusal of the application. This proposal was not approved (three votes in favour (Cllrs Barnard, Pearce and Green) and four votes against (Cllrs Frost, Taylor, Hardie and Knight)). It was then proposed by Cllr Knight, seconded by Cllr Taylor to recommend approval of the application with the comment that the Town Council was concerned for the heritage impact and the application should only be proceed if the original windows cannot be protected. It is suggested that		

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the applicant make contact with the District Council to ascertain if any heritage funding is available to support the retention and repair of the original windows. This was approved four votes in favour, two against (Cllrs Barnard and Green) and one abstention (Cllr Pearce).		
DC/20/3619/PN3	4 Battery Green Road - Prior Notification - Conversion of offices to residential flats	Harbour and Normanston
It was proposed by Cllr Green, seconded by Cllr Hardie and unanimously agreed to recommend approval.		
DC/20/3768/FUL	58 Park Road - Single storey rear extension	Harbour and Normanston
It was proposed by Cllr Frost, seconded by Cllr Green and unanimously agreed to recommend approval.		
DC/20/3840/VOC	45 Milton Road East - Variation of Condition Nos. 2, 4 and 5 of DC/19/0957/FUL - Conversion to 5no. self-contained flat units - Original closed bike store to be replaced by an open bike store with improvements to vehicle parking	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Green and unanimously agreed to recommend approval. At this point in the meeting a five minute break was taken.		
DC/20/3825/ADI	Tesco Express 105 London Road North - Illuminated Advertisement Consent - Proposal to Install 2 x Fascia Signs , 1 x Projecting Sign, 1x Graphic sign	Harbour and Normanston
It was proposed by Cllr Green, seconded by Cllr Pearce and agreed (six votes in favour, one against (Cllr Hardie)) to recommend approval of the application subject to the level of illumination not being overwhelming and support the Town Council's climate declaration by having the illumination turned off over night.		
DC/20/3789/FUL	Tesco Express 105 London Road North - Proposal to install New Automatic Aluminium Telescopic Sliding door	Harbour and Normanston
It was proposed by Cllr Green, seconded by Cllr Pearce and unanimously agreed to recommend approval.		
DC/20/3788/FUL	Tesco Express 105 London Road North - Proposal of a through-the-wall ATM, with CCTV camera and led lighting above for security	Harbour and Normanston
It was proposed by Cllr Green, seconded by Cllr Pearce and unanimously agreed to recommend approval.		
DC/20/3870/COU	1 Commercial Road - Change of use from wine bar to office space	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Pearce and agreed (six votes in favour, one against (Cllr Hardie)) to recommend approval.		
DC/20/3877/FUL	70 Yarmouth Road - Construction of a single storey rear extension	Gunton and St Margaret's
It was proposed by Cllr Hardie, seconded by Cllr Taylor and unanimously agreed to recommend approval.		
DC/20/3807/FUL	21 Corton Road - Change front windows	Gunton and St Margaret's
It was proposed by Cllr Frost, seconded by Cllr Hardie and unanimously agreed to recommend approval.		
DC/20/3752/FUL	S95 Gunton Drive - single storey rear extension	Gunton and St Margarets
It was proposed by Cllr Pearce, seconded by Cllr Taylor and unanimously agreed to recommend approval.		
DC/20/3708/FUL	37 Broadwaters Road - First floor front and single storey rear extensions	Carlton and Whitton
It was proposed by Cllr Taylor, seconded by Cllr Green and unanimously agreed to recommend approval.		
DC/20/3398/FUL	68 Colville Road - Demolishing existing bungalow and replacing with two dwellings with onsite parking with one new access to the	Carlton and Whitton

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	highway.	
It was proposed by Cllr Green, seconded by Cllr Hardie and unanimously agreed to recommend approval.		
DC/20/3649/FUL	347 London Road South - Single storey rear extension and replacement windows to front elevation	Kirkley and Pakefield
At 18.19 Cllr Taylor left the meeting. It was proposed by Cllr Hardie, seconded by Cllr Frost and unanimously agreed to recommend approval. At 18.24 Cllr Taylor returned to the meeting.		
DC/20/3612/FUL	278 London Road South - Replacement of front wooden casement windows to sliding sash white PVC-u	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Pearce and unanimously agreed to recommend was agreed to recommend approval of the application, subject to the positioning of the astragal bars being in line with the public comment submitted and not for there to be single astragal bars in the middle of the front central panes but instead two astragal bars to the front central panes to be in keeping with other properties.		
DC/20/3926/FUL	St Julians 13 Cliftonville Road - Rear and side extensions	Kirkley and Pakefield
It was proposed by Cllr Taylor, seconded by Cllr Hardie and unanimously agreed to recommend t was agreed to recommend refusal of the application due to its over bearing size and scale of the proposed extensions.		

b. Applications for tree works - there were none

c. The following reports from the East Suffolk Council Referral Panel were noted:

DC/20/3275 - Sandringham Road construction of front porch - planning permission has been granted.

DC/20/2657/FUL - 22 Windsor Road retrospective permission for the construction of a front wall - planning permission has been granted.

d. There had been no Planning Determinations issued by the Planning Authority which were contrary to the recommendations of the Town Council.

489. Consultations

489.a Planning for the Future Planning White Paper

Cllr Taylor presented a recommendation from the NDP Sub-Committee on a suggested response to this consultation. It was unanimously agreed to submit this recommendation as the Town Council's response to this White Paper. Proposed by Cllr Pearce, seconded by Cllr Frost. The Deputy Clerk would develop this recommendation into a formal response by the Town Council which would be submitted to government, copied to Peter Aldous MP and published on the Town Council's website and Facebook pages.

490. Local Listings

Despite an earlier presentation by East Suffolk Council's Heritage Officer there remained some questions over the protection of non-designated heritage assets and how effective the current scheme of local listings, as administered by ESC, was for the protection of buildings of historic importance which were not either Grade I or II listed. It was understood that the emerging NDP could identify heritage buildings and develop policy for their protection. It was agreed that this would be explored further with the Town Council's NDP Consultant. Proposed by Cllr Green, seconded by Cllr Pearce and unanimously agreed.

491. A paper on **coastal erosion and lack of protection at Gunton Warren Beach** written by Cllrs Barnard and Butler was approved for submission to Shoreline Management at East Suffolk Council. Proposed by Cllr Green, seconded by Cllr Barnard and unanimously agreed.

492. The **East Suffolk Council Planning and Building Control newsletter**, October 2020, was noted.

493. Date of the next meeting – 4.00 pm (previously notified as 4.30 pm) Tuesday 27 October 2020.

494. Items for the next Agenda - it was noted there was a significant number of applications to be considered.