

Lowestoft Town Council
Meeting of the Planning and Environment Committee
Held by video conference at 17.00 on Tuesday 7 July 2020

MINUTES

Present: Cllrs Sue Barnard, Amanda Frost, Alan Green, Jacqueline Hardie, Peter Knight, Andy Pearce, Alice Taylor

In attendance: Sarah Foote, Deputy Town Clerk. James Cox, Administration Assistant.

410. Welcome

The Video Meeting protocol was read and noted.

411. Receipt and consideration of acceptance of apologies for absence

It was agreed to accept Cllr Parker's apologies for absence from the meeting (proposed by Cllr Green, seconded by Cllr Taylor and unanimously agreed). Cllrs Eastwood and Carlton were absent. It was noted that Cllr Youngman had resigned from the Planning and Environment Committee and the Chair thanked Cllr Youngman for his contribution to the committee.

412. Declarations of Interests and dispensations

Cllr Pearce declared that his home address was near to one of the applications but he did not have any interests in the application.

413. The **Minutes of 9 June 2020** were noted and would be approved and signed at the next appropriate meeting (proposed by Cllr Taylor, seconded by Cllr Pearce and unanimously agreed).

414. Comments received from members of the public were noted at the relevant agenda item.

415. The East Suffolk Council Planning Newsletter June 2020 edition had been circulated to members and was noted.

416. Correspondence from Suffolk Preservation Society regarding application DC/20/1783/LBC. Repair and adaptation to the ground floor of the Post Office building including a new extension to the west, new roof to ground floor extension and re-fenestration at ground floor level. Lowestoft Post Office 51 London Road North had been circulated to members and was noted.

417. Planning applications

The following planning applications were considered and recommendations would be submitted to the Planning Authority.

Reference	Address and Description	District Ward
DC/20/2060/FUL	Inverary, London Road South - Sub divide existing property {'inverary' former social club} into two semi detached houses and construct one bungalow and associated domestic garages within the curtilage of the site	Kirkley and Pakefield
<p>The Planning and Environment Committee considered this application at a meeting on 7 July 2020. It was agreed to recommend refusal for the application. The construction of the proposed annex is contrary to Waveney Local Plan Policy WLP8.10 and as per the current proposal forms a another dwelling to the rear of the property. The building of this additional property (described as an annex in the application) would further be over development of the site and contrary to Waveney Local Plan Policy WLP8.29 and WLP8.33 which seek to protect residential amenity including the amenity of the neighbouring residents, space between buildings, and the context and character of the street scene.</p>		
DC/20/2123/FUL	149 The Avenue - single storey rear extension, vaulted ceiling	Kirkley and Pakefield
<p>It was proposed by Cllr Hardie, seconded by Cllr Green and unanimously agreed to recommend approval of the application</p>		
DC/20/2019/FUL	23 Rodber Way - Construction of a single storey rear extension and conversion of garage to study/play room	Gunton and St Margarets
<p>It was proposed by Cllr Green, seconded by Cllr Taylor and unanimously agreed to recommend approval of this application subject to the extension and conversion being used as the application intended and not divided into a separate dwelling house.</p>		

Lowestoft Town Council

Meeting of the Planning and Environment Committee

Held by video conference at 17.00 on Tuesday 7 July 2020

DC/20/1704/FUL	55 Gainsborough Drive - Conversion of original garage to kitchen extension with additions to the roof of the garage and front porch to include; a short catslide running across into a dual-pitched roof over the garage.	Gunton and St Margarets
It was proposed by Cllr Hardie, seconded by Cllr Frost and unanimously agreed to recommend approval of this application.		
DC/20/1914/FUL	119 London Road North - Part demolition, conversion and extension of existing building, to provide commercial units (Class A1-A5, B1(a) and D2) and Class C3 residential units at 119-125 London Road North, Lowestoft.	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Barnard and unanimously agreed to recommend refusal of this application. The demolition, conversion and extension of this existing building were not sympathetic to the heritage of the area and did not achieve any of the expectations of Local Plan policy WLP8.29 particularly in relation to the form (the application as presented is over bearing on the street scene)and character of the build, the historic and natural environment and the local context. It is noted that a desktop only noise assessment has been carried out (presumably due to Covid-19 restrictions) and agreed to request this be revisited as soon as appropriate. Contamination was mentioned in various supporting documents and this should be fully explored and assessed. There were many aspects of the application which were not in line with the Town Council's climate emergency declaration.		
DC/20/2088/COU	119 Bevan Street - Change of use from A1 to D1 (non-residential institutions).	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Frost and unanimously agreed to recommend refusal of this application. The change to class D1 was for a non-residential institution, however, the plans included provision of a 'teenage bedsit' at the first floor and this would be contrary to the planning consent being requested. There was no provision for disability compliant toilets at ground floor level. There was a 'disabled toilet' shown on the plans for the first floor, however, this provision was also shared with a cleaning room. There did not appear to be a lift to the first floor, therefore, provision of such toilet at the first floor did not seem appropriate to the user group intended for this property. Before further consideration could be given the application should be revised to include details of how these concerns can be addressed.		
DC/20/1954/FUL	84 Edgerton Road - Proposed roof conversion and rear extension	Carlton And Whitton
It was proposed by Cllr Hardie, seconded by Cllr Frost and unanimously agreed to refusal approval of this application due to the proposed extension representing over development of the site.		
DC/20/2055/FUL	34 Pinewood Avenue - Construction of a first floor rear extension	Carlton and Whitton
It was proposed by Cllr Hardie, seconded by Cllr Taylor and agreed (one abstention by Cllr Barnard) to recommend approval of this application.		
SCC/0040/20/DOR3:	The Lake Lothing (Lowestoft) Third Crossing - Discharge of requirement 3 (2) – Design of the authorised development Design Guidance Manual of the Lake Lothing (Lowestoft) Third Crossing Order 2020.	
The committee noted this requirement and had no comments to submit.		

b. The following planning applications for tree works were noted and it was agreed there were no comments to submit.

Reference	Address and Description	District Ward
DC/20/2065/TCA	27 The Avenue - Rear garden T1 Sycamore - Reduce crown by up to 50% to create a more compact canopy T2 Sycamore - Reduce crown by up to 50% to create a more compact canopy T3 Sycamore - Bring	Kirkley and Pakefield

Lowestoft Town Council
Meeting of the Planning and Environment Committee
Held by video conference at 17.00 on Tuesday 7 July 2020

	back down to hedge height to allow more light into the garden and to match the other two trees also 1 x poor quality Sycamore on boundary with neighbour - Fell to ground level reason poor quality and being smothered by neighbouring macracarpa works agreed on site visit 17 June Front garden T4 Cherry - Crown lift from over the public footpath to give recommended 2.5m clearance	
DC/20/1977/TPO	16 Farm Close - TPO 62 G5 Rear garden 2 x Oaks - Thin canopy by 30% and remove epicormic growth as part of ongoing maintenance	Carlton and Whitton

c. It was noted that the Planning Authority had recently made the decision to recommend refusal of application DC/20/1403/FUL, 4 Yarmouth Road - 2 storey and single storey extensions and replacement windows. Due to technical problems the Town Council had not been consulted on this application. It was agreed that if there was an appeal of this decision the Town Council would be asked to submit a view.

d. Planning Determinations issued by the Planning Authority which were contrary to the recommendations of the Town Council

Reference	Address and Description	District Ward
DC/20/1196/FUL	Birds Eye Ltd Whapload Road. Extend the existing staff and visitors car park at the reception area of the site. Currently, 21 car parking spaces exist and we are looking to extend to a total of 61 car parking spaces.	Harbour and Normanston

The Town Council had recommended refusal of the application due to insufficient mitigation against the removal of trees and introduction of landscaping and planting to reduce the impact on the street scene, however the application had been approved by the Planning Authority. It was agreed to write directly to Birds Eye to ask if more planting/shrubbery could be provided to make for a more attractive street scene.

e. To receive reports from East Suffolk Council Referral Panel - there were none to note.

418. Date of the next meeting – 17.00 Tuesday 14 July 2020.

419. Items for the next Agenda - none requested

Meeting closed at 17.31

Signed:

2020