

Lowestoft Town Council

Minutes of Meeting of the Planning Committee

held at 16.30 on Tuesday 22 June 2021 at Whitton Residents Hall, Hawthorn Avenue,
Lowestoft , NR33 9BB

Meeting participants: Cllrs Peter Knight (Chair), Wendy Brooks, Jacquie Hardie, Peter Lang, Andy Pearce and Alice Taylor. Cllr Green was also present in with ex-officio capacity.

Also participating: Sarah Foote (Deputy Clerk) and James Cox (Administration Assistant)

23. Welcome

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

24. Apologies for absence – all members were present.

25. Declarations of Interests and dispensation - none.

26. The minutes of the meeting of 8 June 2021 were proposed for acceptance by Cllr Taylor, seconded by Cllr Lang and unanimously agreed.

27. There were no advance comments from the public on any matters on this agenda.

28. Planning applications

a. The following planning applications (all available on www.eastsuffolk.gov.uk) were considered:

Reference	Address and Description	District Ward
DC/21/2580/FUL	11 The Parklands - Conversion and extension of existing double garage and all associated works, to form self-contained annexe, ancillary to the main dwelling.	Carlton and Whitton
It was proposed by Cllr Brooks, seconded by Cllr Lang and unanimously agreed to recommend support subject to the annexe remaining ancillary to the main dwelling and not forming a separate dwelling.		
DC/21/2777/FUL	14 Summerfield Gardens - Single storey, flat-roof rear extension	Carlton and Whitton
It was proposed by Cllr Hardie, seconded by Cllr Pearce and unanimously agreed to recommend support.		
DC/21/2354/FUL	32 The Avenue - Construction of a rear extension	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Brooks and unanimously agreed to recommend support.		
DC/21/2616/VOC	Pakefield Caravan Park Arbor Lane - Variation of Condition 2 of W8089/7 - Use of approx 7.1 acres as static holiday caravan site and the construction of roads, drains and hardstanding for reorganised layout ("The Bushes Site"), north of Arbor Lane, Pakefield. To allow for 11 month holiday occupation.	Kirkley and Pakefield
It was proposed by Cllr Brooks, seconded by Cllr Lang and agreed (five votes in favour), one against (Cllr Taylor) and one abstention (Cllr Hardie) to recommend refusal as the 11 month occupation would not be consistent with other such sites within the Lowestoft parish.		
DC/21/2627/FUL	59 Durban Road - Proposed Out Building	Kirkley and Pakefield
It was proposed by Cllr Lang, seconded by Cllr Green and unanimously agreed to recommend support.		
DC/21/2707/FUL	186 London Road South - Refurbishment of existing retail shop front and installation of 2no. New windows at first floor level; alterations to the rear street elevation to accommodate vehicle access for loading to the rear storage room; new first floor rear extension and exterior	Kirkley and Pakefield

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	alterations; change of use of entire first floor to form a separate 2 bedroom flat with dedicated entrance door and bin store to the rear	
It was proposed by Cllr Brooks, seconded by Cllr Taylor and unanimously agreed to recommend support of the application subject to the replacement windows meeting the East Suffolk Council Window Scoring Policy.		
DC/21/1641/PN3	141 London Road South - Prior Notification - change of use from A1 to A3 use. No building work will be carried out at the premises	Kirkley and Pakefield
It was proposed by Cllr Hardie, seconded by Cllr Pearce and unanimously agreed to recommend support.		
DC/21/1187/FUL	Land Rear Of 17 Yarmouth Road - construction of a 3 bedroom detached bungalow and garage.	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Lang and agreed (four votes in favour (Cllrs Lang, Brooks, Pearce and Green)) and (three votes against (Cllrs Knight, Taylor and Hardie)) to recommend refusal . The revised plans did not address any of the Town Council's reasons for recommending refusal of the original application; the harmful impact of such development on the ecology of the site. Since then the North Lowestoft conservation area appraisal has been completed and the area extended and it was agreed to submit comment that any plans for development of this site now include a heritage impact statement.		
DC/21/2361/PN3	Tackle Exchange, 2 Essex Road - Prior Notification - Convert the corner shop into a studio flat, which would give the area much needed affordable housing	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Pearce and unanimously agreed to recommend refusal as it was contrary to Waveney Local Plan Policy 8.19 which seeks to retain shopping frontages and restrict ground floor conversion to residential.		
DC/21/2557/FUL	Holm Sands, 9 Gunton Cliff – Flue will run external up the side of the property (right side). A twin wall flue system through the wall using a wall sleeve, 135 degree tee for external sweeping and drain cap for condensation drain, two stainless steel external supports, external pipe finished in Stainless Black (to match the black drainpipes and guttering) and wind master cowl fitted.	Gunton and St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Hardie and agreed (six votes in favour, one abstention (Cllr Lang)) to recommend support.		

b. It was noted the Planning Authority had received the following application for repair/replacement windows within a Conservation Area and this would be assessed in line with East Suffolk Councils window policy scoring system.

Reference	Address and Description	District Ward
DC/21/1750/FUL	232 London Road South – Replace the existing windows with upvc sash with haunches and Georgian bars. The replacement windows will be to the first and second floor, front and back.	Kirkley and Pakefield

c. There were no reports from the East Suffolk Council Referral Panel.

30. Extension of North Lowestoft Conservation Area Appraisal – it was noted that the revised conservation area appraisal including designation of the additional areas, including the whole of the Denes Oval, as part of the North Lowestoft Conservation Area had been adopted from 11 June 2021.

It was proposed by Cllr Pearce, seconded by Cllr Brooks and agreed (six votes in favour, one abstention (Cllr Lang)) that the Denes Oval Working Group, with the support of the Planning Committee, progress a dialogue with the ESC Heritage

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31. The Sizewell C Project – notice of proposed changes consultation – the consultation was noted and Councillors were advised that they may submit comments in a personal capacity if they so wished.

32. Highways

It was agreed to support a request from a resident to extend yellow lines in Cliftonville Road, however, the Town Council were unable to offer any financial support for such schemes and it was suggested that the resident contact their County Council to access Highways Locality Budget.

33. Date of the next meeting – 17.00 on Tuesday 6 July 2021

34. Items for the next Agenda. Cllr Lang offered his apologies in advance of the meeting. Meeting Closed at 17.30