

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Tuesday 4 October 2022

MINUTES

Present: Cllrs Sonia Barker, Alan Green, Peter Knight (Chair), Peter Lang, Wendy Brooks and Christian Newsome.

In attendance: Sarah Foote (Deputy Town Clerk)

Public: There were no members of the public in attendance (either in person or remotely via Zoom webinar)

82. Welcome

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

83. Apologies for absence.

Apologies were received from Cllrs Le Grice and Cllr Pearce. Cllr Green proposed approval of the apologies received; seconded by Cllr Brooks; all in favour.

84. Declarations of Interests and dispensations.

a. To receive declarations of Disclosable Pecuniary, and Other Registerable and Non-Registerable Interests from councillors on items on the Agenda.

Cllr Brooks declared an interest as a member of Suffolk Wildlife Trust and Gunton Ward Councillor.

Cllr Barker declared an interest as a member of Suffolk Wildlife Trust and Elm Tree Ward Councillor.

b. To consider written requests for dispensations for Disclosable Pecuniary Interests and note dispensations granted - There were none.

85. To consider the draft Minutes of 6 September and 27 September 2022.

Cllr Brooks proposed approval of the minutes; seconded by Cllr Barker; all in favour.

86. Public Forum

a. There was one member of public of comments read out in session.

87. 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/22/3419/FUL	72 Cotmer Road - Erection of garden room at the bottom of the garden	Carlton and Whitton
It was agreed to recommend approval of the application, however, the Town Council were concerned that works may have already commenced. It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		
DC/22/3530/FUL	32 Clover Way - Construction of a porch.	Gunton and St Margaret's
It was proposed by Cllr Brooks ; seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		
DC/22/3514/FUL	10 Yarmouth Road - Replace porch and replace materials	Gunton and St Margaret's

Reference	Address and Description	District Ward
It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		
DC/22/1395/FUL	Land South Of Leisure Way - Hybrid Application - (i) Full Planning Application - Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD)6 and Play Frame (Class E/Sui Generis). (ii) Outline Planning Application (All Maters Reserved) - Installation of 8 EV Charging Bays with associated infrastructure.	Gunton and St Margaret's
Cllr Brooks stated that she had voted against approval when the Town Council had first considered this application in May. It was proposed by Cllr Brooks to recommend refusal due to concerns about light, noise, litter and negative impact on surrounding countryside. This proposal was seconded by Cllr Newsome but the resolution was not carried; three votes in favour (Cllrs Brooks, Newsome and Barker) three votes against (Cllrs Lang, Knight, and Green). Cllr Knight as Chair of the meeting used his casting vote and voted against the proposal based on this being an amendment to an application the Town Council had previously supported. It was proposed by Cllr Lang, seconded by Cllr Green and agreed to recommend support of the application. This resolution was carried; three votes in favour (Cllrs Lang, Knight, and Green) three votes against (Cllrs Brooks, Newsome and Barker). Cllr Knight as Chair of the meeting used his casting vote and voted against the proposal based on this being an amendment to an application the Town Council had previously supported.		
DC/22/3608/VOC	6 Gunton Cliff - Variation of Condition No. 2 of DC/21/2380/FUL - Construction of a Detached 2.5 Storey 4 Bed Dwelling and Associated Parking & Works - Design change - Replace drawings 1421/01J, 02H, 03E, 04C with drawings 1421/01M, 02M, 03J, 04E	Gunton and St Margaret's
It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		
DC/22/3600/VOC	9 Glebe Close - Variation of Condition No. 2 of DC/21/5044/FUL - Construction of two detached dwellings and all associated works - The existing approved drawing reference numbers to be replaced with the following: 18/112/03 Revision P - Site Location and Block Plan. 18/112/05 Revision B - Proposed Bungalows Plots 1 & 2.	Gunton and St Margaret's
It was agreed that the Town Council's positions remains to object to this application due to over development of the site.		
DC/22/3612/FUL	18 Clover Way - Erection of a single-storey rear extension	Gunton and St Margaret's
It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		

b. The following tree works were noted:

Table 2 - List of East Suffolk Planning Applications

Reference	Address and Description	District Ward
DC/22/3621/TPO	Premier Inn Yarmouth Road - ESC TPO/142/2022 - W1 located behind Briar Close. T1 Oak - Lateral crown reduction over neighbouring garden by 3 metres. T2 dead Pine – Fell T3 Holly - Lateral crown reduction over neighbouring property to 1 metre behind boundary. T4 Oak - Lateral crown reduction over neighbouring property to 1 metre behind boundary T5 Hornbeam - Overall crown reduction by 3 metres	Gunton and St Margaret's
DC/22/3528/TPO	Potters Kiln Leisure Way - ESC TPO/101/2021 T1 - Oak tree 2m overall crown reduction. 5.2m crown raise over highway and continuing round at 5.2 to keep crown shaped and balanced, no cuts when crown raising to be made over 50mm. Remove any deadwood and inspect. Reason: remedial pruning works.	Gunton and St Margaret's
DC/22/3663/TPO	13 Rubens Walk - T1 - Oak - Crown Reduction of up to 3 metres and crown lift of up to 5 metres from ground level to give extra light to property and clearance from building. T2 - Oak - Crown Reduction of up to 3 metres and crown lift of up to 5 metres from ground level to give extra light to property and clearance from neighbours garden and house.	Gunton and St Margaret's
DC/22/3513/TCA	17 Yarmouth Road - The trees are located on a plot of land at the rear of 17 Yarmouth Road known as 48 Royal Avenue. G1 3 x self-set Sycamore trees - Fell due to over-crowding of the area, reduced light and obstructing the proposed development area. T1 Oak - Fell due to low fused union and the potential to cause damage to the neighbouring wall and property. Replanting of more suitable trees for the site have been proposed, these will be of native species such as Rowan, White beam, Hawthorn etc.	Harbour and Normanston

c. To note East Suffolk Council policy for the consideration of applications for repair/replacement windows within a Conservation Area – this was noted.

d. To consider the following application for repair/replacement windows within a Conservation Area

Reference	Address and Description	District Ward
DC/22/3545/FUL	28 Cleveland Road - To replace 4 No. existing rotten timber sliding sash windows to ground and first floor front elevation with aesthetically similar PVCu sliding sash windows as per recent application at 8 Windsor Rd Glass sightline dimension will be as close as possible to the originals and the frames will be installed behind the face brickwork to match the current installation. Existing timber 2nd floor dormer window will be unaffected.	Kirkley and Pakefield
It was agreed to recommend refusal of the application as there was no evidence of compliance with 10.25 and 10.26 of the East Suffolk Council Historic Environment Supplementary Planning Document.		

88. To note the following planning appeals have been submitted to the Secretary of State:

- a. DC/22/1328/ADI - 243 London Road South - against the decision of East Suffolk Council to refuse planning permission for Illuminated Acrylic advertisement.
- b. DC/22/1327/FUL – 243 London Road South - against the decision of East Suffolk Council to refuse planning permission for Change of use A5 to A1 Barber shop, shutter to the front with associated new shop front, removal of chimney and replacement of first floor upvc window.
- c. DC/22/1424/ADI - Advertising right at Precision Pipework , Horn Hill – against the decision of East Suffolk Council to refuse planning permission for Illuminated Advertisement Consent for erection of new freestanding digital poster display.

89. Consultations

To consider making a response to the following consultations:

- a. Lowestoft - North of Lowestoft Garden Village - Masterplan Consultation (second stage consultation)

The public comments were read and noted. The committee agreed to defer this item and consider a response at the next meeting.

[C2 First Consultation Actions – North of Lowestoft Garden Village](#)

- b. East Suffolk Council - Healthy Environments Supplementary Planning Document (deadline 7 November 2022)

<https://eastsuffolk.inconsult.uk/healthyenvironmentsspd2022/consultationHome>

The committee noted this consultation and did not wish to submit a response.

- c. Hornsea Three Community Fund Set up

<https://grantscape.org.uk/fund/hornsea-three-community-fund/>

The committee agreed to defer this item and consider a response at the next meeting.

- d. The Planning Committee’s delegated response to the consultation on Hornsea Three offshore nesting platform had been submitted and was noted as

Lowestoft Town Council supports the application by Hornsea Three (UK) for a marine licence to construct up to two artificial nesting structures, on the understanding that the applicant will continue to engage with – and factor in any mitigations requested by – Associated British Ports and environmental charities such as the RSPB and Suffolk Wildlife Trust who will be stakeholders in this project, if it proceeds. Especially mitigations relating to safe marine navigation and the safety of both people and the kittiwakes.

90. Licensing

- a. Pavement Licence from 303 Projects CIC, 303 London Road South - for 10 chairs and 2 tables and a pop up gazebo (3m x 3m) during wet weather. Days and times are as follows: Saturday and Sunday 12pm to 6pm. The dimensions of the seating area are 3.2m x 3.75m.

It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend approval of this application.

- b. Street Trading licence Lamarti’s Ice-cream, Mr Mohammed Lamarti. All consent streets within the North of East Suffolk Council district to sell Ice cream, lollies, soft drinks and confectionary. Monday to Sunday 11:00 to 18:30

It was proposed by Cllr Brooks; seconded by Cllr Green and unanimously agreed to recommend approval of this application.

91. Date and time of the next meeting - Tuesday 18 October at 17.00. The meeting will be attended by the Suffolk Highways Community Engineer.

92. Items for the next agenda. – none specified.

The chair closed the meeting at 20:01.

Signed:

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Tuesday 20th October 2022