

# Lowestoft Town Council

## Minutes of Meeting of the Planning Committee

**Whitton Residents' Hall, Hawthorn Avenue, Lowestoft, Suffolk, NR33 9BB at 17.15 on Tuesday 7 June 2022**

**Present:** Cllrs Wendy Brooks, Alan Green, Peter Knight (Chair), and Andy Pearce

In attendance: Sarah Foote (Deputy Town Clerk)

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

### 1. Welcome

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

### 2. Apologies for absence

Apologies were received from Cllr Newsome and Cllr Lang. Cllr Pearce proposed acceptance of the apologies received; seconded by Cllr Brooks; all in favour.

### 3. Declarations of Interests and dispensations

a. Declarations of Disclosable Pecuniary and Non-Pecuniary Interests from councillors on items on the Agenda – Cllr Pearce declared a non-pecuniary interest in Gunton Ward applications as Chair of the Gunton Residents' Association and stated that application DC/21/1685/FUL was close to his property but not a pecuniary interest. Cllr Brooks declared a non-pecuniary interest in Gunton Ward applications as Vice Chair of the Gunton Residents' Association.

It was noted that the Town Council were landowners and applicants for application DC/21/1729/FUL.

**4.** The draft Minutes of 17 May 2022 - Cllr Pearce proposed acceptance of the Minutes; seconded by Cllr Brooks; all in favour.

**5.** Any advance comments from the public on any matters on this agenda.

There were none.

### 6. To review and adopt Committee arrangements

6.1. The membership of the Planning Committee was noted as Cllrs Brooks, Green, Knight, Lang, Newsome and Pearce.

6.2. It was proposed by Cllr Pearce, seconded by Cllr Green and unanimously agreed to appoint Cllr Brooks as Deputy Chair of the Planning Committee.

6.3. It was proposed by Cllr Green, seconded by Cllr Pearce and agreed that Cllrs Brooks, Knight, Pearce and Taylor would form the Neighbourhood Plan Working Group.

### 7. Planning applications

a. Consideration of the following planning applications (all available on [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk)) and decision of the recommendations of the Council:

*Table 1 – List of East Suffolk Planning Applications*

Reference	Address and Description	District Ward
DC/22/1852/FUL	94 Westwood Avenue - Construction of new side extension to form larger dining room and downstairs toilet/shower room. Construct new pitched tiled roof over new and existing side extensions. Replace existing flat roof over rear extension with vaulted pitched tiled roof and Velux windows. Replace flat garage roof with new pitched tiled roof. Replace the front living room window with smaller window and replace Yorkstone blocks with flint stone blocks	Carlton and Whitton
It was proposed by Cllr Green; seconded by Cllr Brooks and unanimously agreed to recommend approval of this application.		
DC/21/5044/FUL	9 Glebe Close - Construction of two detached dwellings and all associated works.	Gunton and St Margarets
It was proposed by Cllr Brooks; seconded by Cllr Pearce and unanimously agreed to recommend refusal of this application. . Concerns for over development, privacy, conservation and nature had not been mitigated and the Town Council original opinion that this development is not appropriate remains.		
DC/22/1929/FUL	38 Gunton Church Lane - Proposed extensions; above garage, porch and single storey over	Gunton and St Margarets
It was proposed by Cllr Green; seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		

Reference	Address and Description	District Ward
DC/22/1685/FUL	The Potters Kiln Leisure Way - Full planning application for a new garden room extension, gable pitched roof removal, removal of existing timber pergola structure, a new glazed balustrade section and other external alterations at the Potters Kiln, Leisure Way, Lowestoft	Gunton and St Margarets
It was proposed by Cllr Brooks; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/22/1729/FUL	Denes Oval Tennis Courts The Ravine - Installation of 10 x 6m galvanised steel, powder coated floodlight poles and accompanying LED lamps for lower tennis courts (T1 to T4) to be floodlit including backlighting for P courts 1 to 4 from poles installed on lower tier for courts T1 and T2. Installation of disabled access ramp to east entry to P courts 1 to 4. Improved access between courts T3 and T4 and courts T5 and T6 through installation of steps for ease of movement of players through the site. Installation of new entry gates within current fencing for better access to all areas of the playing area.	Gunton and St Margarets
It was noted that Lowestoft Town Council were the landowner and applicant for this proposal. It was proposed by Cllr Brooks; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application		
DC/22/1880/FUL	Demolition of Garages and construction of dwelling - Melbourne Road	Harbour and Normanston
It was proposed by Cllr Brooks; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/22/1775/LBC	Flat 3, Arnold House 4 High Street - Listed Building Consent - In the process of repairing extensive water damage to the flat we had to deconstruct a non-original single skin plasterboard and timber partition due to the extent of the water damage.	Harbour and Normanston
It was proposed by Cllr Brooks; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application subject to the applicant working with the Planning Officer to ensure that the historic features are preserved, that floor surface and resulting noise is considered and that sound insulation is provided to protect neighbouring properties from any increased noise.		
DC/22/1420/ADN	Unit 6, 10 Battery Green Road - Non Illuminated Advertisement - Wall art for public enjoyment of which embraces heritage and the tourist/beach area.	Harbour and Normanston
It was proposed by Cllr Green; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/22/1765/FUL	35 London Road North - Installation of replacement plant and extraction system to ground floor commercial premises and display of internally illuminated fascia signage and an internally illuminated projecting sign to each frontage.	Harbour and Normanston
It was proposed by Cllr Pearce; seconded by Cllr Green and unanimously agreed to recommend approval of this application.		
DC/22/1766/ADI	35 London Road North - Illuminated Advertisement Consent - Internally illuminated fascia signage and internally illuminated projecting sign to each frontage of premises	Harbour and Normanston
It was proposed by Cllr Pearce; seconded by Cllr Green and unanimously agreed to recommend approval of this application.		
DC/22/0686/FUL	181 London Road North - Alterations to shop front including creation of new residential entrance, and change of use and subdivision of ground floor to create an additional flat	Harbour and Normanston

Reference	Address and Description	District Ward
It was proposed by Cllr Lang; seconded by Cllr Pearce and unanimously agreed to recommend refusal of this application. The Town Council is in agreement with the Historic England comments regarding the style/loss of shop frontage. The Town Council would be sympathetic to a changed design, more appropriate to the shop frontages in the area, and is supportive of the creation of a residential entrance.		
DC/22/1656/FUL	9 Skamacre Crescent - New roof over existing lounge and kitchen to give additional bedroom space.	Harbour and Normanston
It was proposed by Cllr Green; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/22/1613/FUL	26 Suffolk Road - Change of use from ground floor offices to one bedroom flat	Harbour and Normanston
It was proposed by Cllr Pearce; seconded by Cllr Brooks and unanimously agreed to recommend refusal of this application due to absence of a flood risk assessment being submitted with the application and the property being located in the environment agency zone 3 flood risk area.		
DC/22/1885/FUL	322 London Road South - Change of use from guest house and residential to solely residential	Kirkley and Pakefield
It was proposed by Cllr Green; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/22/1676/FUL	49 Pakefield Street - It is proposed to rebuild the existing sun room/restaurant seating area, following demolition of the existing sun room	Kirkley and Pakefield
It was proposed by Cllr Green; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/22/1783/VOC	198-206 London Road South - Variation of Condition No. 2 of DC/21/4024/FUL - Shop refurbishment and the forming two additional first floor flats - To improve proposals, to match existing building alignments on the rear access road.	Kirkley and Pakefield
It was proposed by Cllr Pearce; seconded by Cllr Green and unanimously agreed to recommend approval of this application.		
DC/22/1779/OUT	18 Morton Road - Outline Application (All Matters Reserved) - Construction of a detached bungalow	Kirkley and Pakefield
It was proposed by Cllr Green; seconded by Cllr Knight and agreed two votes in favour (Cllrs Knight and Green), one against (Cllr Brooks) and one abstention (Cllr Pearce) to recommend approval of this application.		
DC/22/2001/FUL	7 Walmer Close - Single Storey Side Extension	Kirkley and Pakefield
It was proposed by Cllr Green; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		

**b.** Applications for tree works – it was noted that the Planning Authority had 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). The Town Council will note these applications.

*Table 2 - List of East Suffolk Planning Applications*

Reference	Address and Description	District Ward
DC/22/2058/TPO	10 Gainsborough Drive Lowestoft - WDC TPO 1-4(3) Rear garden T1 - Yew - Reduction of crown by up to 35% Reason: Maintain the trees health and structure along property border	Gunton and St Margarets

Reference	Address and Description	District Ward
DC/22/1934/TPO	15 Gunton Cliff Lowestoft - WDC TPO 225/1996 Rear garden 1x Holm Oak - Crown reduce by up to 2m and crown thin by up to 10% Reason: remedial pruning works and to increase light into garden	Gunton and St Margarets
DC/22/1985/TCA	36 High Street Lowestoft - Rear garden 2 x Conifers (T1) - Remove the failed branches and make good the remaining canopy. Reason: Branches failed in the strong winds several weeks ago and need tidying 3 x self-set Sycamores (T2) Remove to low stumps and poison. Reason: These are self-set sycamore trees which have seeded in an old flint wall removal to conserve the wall.	Harbour and Normanston
DC/22/1985/TCA	36 High Street Lowestoft Suffolk NR32 1HY-Rear garden 2 x Conifers (T1) - Remove the failed branches and make good the remaining canopy. Reason: Branches failed in the strong winds several weeks ago and need tidying 3 x self-set Sycamores (T2) Remove to low stumps and poison. Reason: These are self-set sycamore trees which have seeded in an old flint wall removal to conserve the wall. <i>The committee questioned the use of poison and asked that this be an environmentally friendly product.</i>	Harbour and Normanston

**8.** Adoption of the East Suffolk Affordable Housing Supplementary Planning Document was noted.

#### **9. Consultations**

9.a It was noted that a response, under delegated authority, had been submitted to support the application an application for a Pavement Licence for 12 chairs and six tables at Lowestoft Court Apartments Ltd, 146 London Road South

9.b. The Draft Broads Plan 2022-2027 was noted.

9.c The Oulton Neighbourhood Plan Regulation 16 Consultation was noted.

9.d. The Pakefield Holiday Park Public Consultation event was noted and it was noted that the intention was to submit a full planning application.

**10.** Date and time of the next meeting - Tuesday 21 June 2022 at 17.00. The start time of meetings here after would be considered at Full Council on 28 June.

**11.** Items for the next Agenda. Review of Terms of Reference.

The Chair closed the meeting 18.20.

Signed:

21 June 2022