

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 27 June 2024

MINUTES

Present: Cllrs Connor Blowers, Wendy Brooks, Neil Coleby, John Murray (Deputy Chair), Christian Newsome, Andy Pearce, Bernadette Rappensberger, Deborah Ray and Elise Youngman

In Attendance: Sarah Foote (Acting Town Clerk) and Taylor Williams (Committee Clerk)

11. Welcome

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

12. To receive and consider acceptance of apologies for absence

Apologies were received from Cllr Jones with reasons provided. It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to approve the apologies received.

13. Declarations of Interests and dispensations

a. To receive declarations of Disclosable Pecuniary, Other Registerable and Non-Registerable Interests from councillors on items on the agenda – The Committee declared an interest in application DC/24/2013/LBC as the application was made by Lowestoft Town Council. Cllr Pearce declared he was Chair of the Gunton Residents Association.

b. To consider written requests for dispensations and note dispensations granted – No written requests for dispensations had been received.

14. Minutes

a. To consider the draft Minutes of 13 June 2024 – It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to approve the minutes, subject to an adjustment to the wording on application DC/24/1700/FUL with the member of public to be referred to as ‘commenter’ rather than ‘objector’.

15. Public Forum

a. To consider any advance comments from the public on any matters on this agenda – Two members of the public were in attendance to provide a presentation on item 16.

The presenters represented Ashman Architects. The property was not listed and the Committee were assured the development would seek to preserve the building’s façade and structural integrity. The project would seek to convert the building into 6 flat units (four one-bed units and two two-bed units) for rent. The Local Plan has been reviewed to understand the types of accommodation being sought for the area and the building was confirmed to not be in the conservation area.

16. To receive a presentation on proposed adaptive reuse of 82 St Peter’s Street

The presentation was received in the public forum. The Committee made several queries on whether there would be open spaces near the property for residents to use and if nearby demolition works would affect the development. The representatives were thanked for attending the meeting.

17. To consider suggestions for the property addressing of new flats on the site of the former Shaftesbury Court

It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed that the following suggestions be submitted: Christopher Cockerell and Li’ Chris. For the latter this was on the understanding that family members would be contacted for their permission.

18. 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/24/2001/FUL	148 Colville Road - <u>Proposed splitting of one dwelling into two dwellings</u>	Carlton and Whitton

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Reference	Address and Description	District Ward
It was proposed by Cllr Brooks, seconded by Cllr Youngman and unanimously agreed to recommend approval.		
DC/24/2102/FUL	10 Briar Close - <u>Front porch extension</u>	Gunton and St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval.		
DC/24/2013/LBC	Town Hall High Street - <u>Listed Building Consent - Restoration and extension of the Grade II listed Lowestoft Town Hall, to form a heritage hub, cafe, gallery, community event space, Town Council office, and registrar offices.</u>	Harbour and Normanston
The Committee noted its interest as Lowestoft Town Council was the applicant.		
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval.		
DC/24/1495/FUL	1A The Avenue - <u>Replacement of 5 new front facing upstairs windows and the front door frame plus replacement of the front doors. These wooden units have deteriorated beyond economical repair and replacement is necessary to protect the integrity of the property.</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Youngman and unanimously agreed to recommend approval subject to the Local Planning Authority being satisfied that the proposed replacements were like-for-like.		
DC/24/1549/FUL	6 Sunningdale Avenue - <u>Proposed single storey side and rear extension</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed, in view of the additional information supplied since the Committee's previous concerns on the application, to recommend approval subject to the conditions specified in the Highways consultee response being attached to any planning consent.		
DC/24/1766/FUL	22 Kirkley Run - <u>Erection of single and two storey rear extension including 2No skylights. Erection of single storey side extension comprising side garage including 1No skylights.</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend approval subject to the Local Planning Authority working with the neighbour at number 20 to verify their concerns on loss of light and then work to address and mitigate those concerns.		
Officers would verify if there was a clause in the Waveney Local Plan that could support the position in relation to a resident's wellbeing and health.		
DC/24/1985/ARM	Part Land Rear Of 18 Morton Road - <u>Approval of Reserved Matters of DC/22/1779/OUT - Outline Application (All Matters Reserved) - Construction of a detached bungalow</u>	Kirkley and Pakefield

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Reference	Address and Description	District Ward
	It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend approval subject to the recommendations of the tree report and conditions specified in the Suffolk Highways consultee response being attached as conditions to any planning consent and subject also to Environmental Protection being satisfied with the findings and conclusions of the preliminary risk assessment, noting that Environmental Protection may require investigations, surveys or further conditions of its own.	

b. The Committee noted that the Planning Authority has 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):

Reference	Address and Description	District Ward
DC/24/2063/TCA	Coach House Kensington Road - <u>1no. Sycamore (1 on plan) - Reduce to previous pollard points.</u>	Kirkley and Pakefield
DC/24/2143/TPO	8 Murillo Drive - <u>TPO/1-4(4)/1972 W1 1no. Group mixed species (G1 on plan) - Reduce west laterals by 3m. 1no. Conifer (T1 on plan) - Fell.</u>	Gunton and St Margarets
DC/24/2144/TPO	73 Gainsborough Drive - <u>TPO/119/2022 W1 1no. Ash (T1 on plan) - Pollard 7m from ground. 1no. Oak (T2 on plan) - Reduce north lateral growth by 3m.</u>	Gunton and St Margarets

19. To appoint a representative to attend the Planning Forum for Town and Parish Councils on Thursday 25th July 9:30am

It was agreed for Cllr Brooks to attend the Planning Forum.

20. To form a Neighbourhood Development Plan Sub-Committee

It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to form the Neighbourhood Development Plan Sub-Committee. From the Planning Committee, Cllrs Brooks, Murray, Newsome, Pearce, Rappensberger, Ray and Youngman put their names forward to join the Sub-Committee. It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to accept these requests and email the remaining Councillors for other requests. At the next Planning meeting other requests to join and the meeting schedule would be considered.

21. Date and time of the next meeting - 18.45 Thursday 11 July 2024

22. Items for the next agenda

No items were requested.

The Chair closed the meeting at 19:39

Signed:

11 July 2024