

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Tuesday 6 September 2022

MINUTES

Present: Cllrs Sonia Barker, Wendy Brooks, Peter Knight (Chair – arrived 18.55), David Le Grice, Christian Newsome and Andy Pearce

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)

55. Welcome

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

56. Apologies for absence

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

57. Declarations of Interests and dispensations

Cllr Pearce declared he was Chair of the Gunton Residents' Association.

58. The draft Minutes of 16 August 2022

Cllr Brooks proposed approval of the minutes; seconded by Cllr Le Grice; all in favour. It was noted that the meetings scheduled for 19 July and 2 August had not taken place due to a quorum not being achieved.

59. Public forum

No advance comments had been received.

60. Planning applications

a. Consideration of the following planning applications (all available on www.eastsuffolk.gov.uk) and deciding the recommendations of the Council:

Table 1 - List of East Suffolk Planning Applications

Reference	Address and Description	District Ward
DC/22/3173/FUL	Holly Cottage, 243 Long Road - Construction of detached garage and carport	Carlton and Whitton
It was proposed by Cllr Brooks to recommend refusal of this application as the proposed construction was too close to the boundary and as such was over development at the site. This was seconded by Cllr Pearce subject to the addition that non-compliance with Local Plan WLP8.29 was added as an additional reason for refusal; and agreed. Cllr Knight abstained from the vote.		
DC/22/3005/FUL	12 Broadwaters Road - Remove Existing Conservatory and Build Single Storey side Extension	Carlton and Whitton
It was proposed by Cllr Brooks; seconded by Cllr Newsome and unanimously agreed to recommend approval of this application.		
DC/22/3093/FUL	46 Beechwood Gardens - Single Storey Extension	Carlton and Whitton
It was proposed by Cllr Brooks; seconded by Cllr Barker and unanimously agreed to recommend approval of this application.		

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Reference	Address and Description	District Ward
DC/22/3036/FUL	15 Chaukers Crescent - First Floor Extension	Carlton and Whitton
It was proposed by Cllr Brooks; seconded by Cllr Barker and unanimously agreed to recommend approval of this application.		
DC/22/3170/FUL	17 Gunton Cliff - Extension and Alterations	Gunton and St Margarets
It was proposed by Cllr Pearce; seconded by Cllr Le Grice and unanimously agreed to recommend approval of this application subject to comments from member of public being taken into account.		
DC/22/2945/ADI	Potters Kiln Leisure Way - Installation of replacement illuminated and non-illuminated signs to include 1x post mounted sign, 1x 'v' shaped sign, 1x set of welcome letters, 1x new panel to decision directional sign posts, and 1x wall mounted directional sign	Gunton and St Margarets
It was proposed by Cllr Brooks; seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/22/2956/FUL	97 Gunton Drive - Proposed new garage	Gunton and St Margarets
It was proposed by Cllr Le Grice; seconded by Cllr Pearce and agreed (five votes in favour, one against (Cllr Brooks)) to recommend approval of this application. Cllr Brooks was against this application due to over development and disruption of habitat.		
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
It was proposed by Cllr Pearce; seconded by Cllr Newsome and unanimously agreed to recommend approval of this application. The Committee acknowledged the change of design and expressly asked that if Historic England were not submit consultee comments they must be considered.		
DC/22/3067/FUL	2 Flensburgh Street - No building work will take place. It will simply be changed from a 5 bedroomed single family residence to a 5 separate bedroomed H.M.O.	Harbour and Normanston
It was proposed by Cllr Knight; seconded by Cllr Brooks and unanimously agreed to recommend refusal of this application as the property if not viable as an HMO; lack of provision for refuse bins, no cycle storage, bordering the HMO saturation zone. If the Planning Authority were to approve the application, the comments from Suffolk Fire service should be taken into account.		

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Reference	Address and Description	District Ward
DC/22/3202/FUL	Hamilton Docks Hamilton Road - Norfolk Vanguard and Norfolk Boreas (collectively known as the Norfolk Projects) are proposing to develop an artificial nesting structure for kittiwakes at the Port of Lowestoft in order to deliver compensation. The structure would be located seaward of the outer harbour wall (which is 4m tall) and comprises a wall like structure with shelves (for nesting). The proposed nesting structure would comprise three walls each 2.73m in height and 12.6m long. Each wall would support six nesting shelves, with the bottom shelf positioned 2m above ground level. The total height of the structure would be 4.73m with 0.73m rising above the 4m harbour wall. The structures would be encircled with a fence for security and the exclusion of ground predators.	Harbour and Normanston
Cllr Pearce declared a non-pecuniary interest in this application due to being a member of the Kittiwake Partnership. It was proposed by Cllr Brooks; seconded by Cllr Barnard and unanimously agreed to recommend approval of this application.		
DC/22/2964/FUL	45 London Road North - Change of use of commercial storage spaces into new dwellings on the upper floors. Facade changes including upgrade of Shop Frontage, windows and doors to both front and rear. Soft and hard landscaped areas to rear of development.	Harbour and Normanston
It was proposed by Cllr Brooks; seconded by Cllr Newsome and unanimously agreed to recommend approval of this application.		
DC/22/3021/ROC	Lower Promenade - Removal of Condition No. 6 and 8 of DC/16/0590/VOC - Variation of Condition No.2 of DC/14/2576/RG3 - Erection of 72 Beach Huts - Variation of size of previously approved huts - Details of measures to be taken to remove any build up of rubbish between and to the rear of the huts	Kirkley and Pakefield
It was proposed by Cllr Pearce; seconded by Cllr Le Grice and unanimously agreed to recommend approval of this application.		
DC/22/3104/VOC	Royal Court Hotel 146 London Road South - Variation of Condition No. 2 of DC/20/1352/FUL - Redevelopment and extension of the former Royal Court Hotel to provide a café (A3) at ground level and 15 residential flats	Kirkley and Pakefield
It was proposed by Cllr Brooks; seconded by Cllr Newsome and unanimously agreed to recommend approval of this application.		
DC/22/2990/FUL	57 The Avenue - Replacement garage at ground floor with first floor accommodation, summer room and store.	Kirkley And Pakefield

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Reference	Address and Description	District Ward
It was proposed by Cllr Brooks; seconded by Cllr Barker and unanimously agreed to recommend approval of this application.		
DC/22/2915/FUL	87 Cranesbill Road - Front extension to form en-suite.	Kirkley and Pakefield
It was proposed by Cllr Brooks; seconded by Cllr Barker and unanimously agreed to recommend approval of this application.		
DC/22/3134/VOC	The Mission Hall St Georges Road - Variation of Condition No.2 of DC/21/4450/FUL - Conversion of Mission Hall into dwelling and construction of new dwelling - Change approved drawing to show revised layout.	Kirkley and Pakefield
It was proposed by Cllr Brooks; seconded by Cllr Newsome and unanimously agreed to recommend approval of this application.		

b. The following application for tree works was noted:

Table 2 - List of East Suffolk Planning Applications

Reference	Address and Description	District Ward
DC/22/3393/TPO	13 Hogarth Walk TPO1-4(2) 1 x Oak - Remove deadwood, lift the lower canopy to meet highway clearance and reshape away from properties by up to 1.5m. Reason: general maintenance pruning	Gunton and St Margarets

c. It was noted that the Planning Authority had received the following applications for repair/replacement windows within a Conservation Area and these would be assessed in line with East Suffolk Councils window policy scoring system. <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/value-your-historic-windows/window-policy-scoring-system/>

Reference	Address and Description	District Ward
DC/22/3190/FUL	39 Cleveland Road - To replace 5 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	Kirkley and Pakefield
DC/22/3072/FUL	Beach House, Beach Road - Replacement Windows+ French Doors	Harbour and Normanston

71. Consultations

71.a East Suffolk Council public survey regarding the development of the derelict station building (disused part of Lowestoft Railway station) was considered and comments that had been submitted directly to the Town Council by members of the public were noted. It was agreed to delegate to an Officer, in conjunction with committee members, to write a response to the survey which would include the following matters:

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The current proposed design was incongruous and how could such a design be justified in a location in both a Heritage Action Zone and Conservation Area. The design did not sit with the intentions of local planning and conservation policies. Disability access from the stepped outside at the ground floor has not been considered. Town Council appreciated that the design put forward was a concept only, but as a partner in heritage projects taking place in the Lowestoft, to only have sight of the design when we noted the public survey press release. That the current design concept was reworked in conjunction with all heritage stakeholders; Historic England, Heritage Action Zone members, Community Rail Partnership, Lowestoft Central Partnership and Wherry Lines Community Rail Partnership. The survey in its current format does not give the opportunity for the public to properly engage about the design concepts.

71.b The Planning Committee response to the Hornsea Three offshore nesting platform, which had been submitted by an Officer after consultation with members, was noted.

72. Neighbourhood Development Plan

72.a A report was provided from the Neighbourhood Development Plan Working group which brought members up to date on progress with the Plan.

72.b It was noted that the Working Group would next meet on Tuesday 13 September.

73. Date and time of the next meeting - Tuesday 20 September 2022 at 17.00 with a presentation from East Suffolk Council on Community Infrastructure Levy.

74. Items for the next agenda – none specified

The Chair closed the meeting at 20.20

Signed: 

4 October 2022