

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
17.00 on Tuesday 17 January 2023

MINUTES

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

155. Welcome

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

156. Apologies for absence

Apologies were received from Cllr David Le Grice, who had provided reasons. Cllr Pearce proposed approval of the apologies received; seconded by Cllr Newsome; all in favour.

157. Declarations of Interests and dispensations.

a. Declarations of Disclosable Pecuniary, Other Registerable and Non-Registerable Interests from councillors on items on the Agenda – Cllr Lang declared a pecuniary interest in application DC/4881/FUL and Cllr Knight declared an interest in agenda item 161. Both councillors would leave the meeting at the appropriate time.

b. Written requests for dispensations and note dispensations granted – There were none.

158. The draft Minutes of 3 January 2023 – Cllr Brooks proposed approval of the minutes; seconded by Cllr Barker; all in favour.

159. Public Forum

No advance comments had been received and no members of the public were in attendance.

160. Planning applications

a. Consideration of the following planning applications (all available on www.eastsuffolk.gov.uk) and deciding the recommendations of the Council. The following applications were considered in line with the National Planning Policy Framework, the Waveney Local Plan, the emerging Lowestoft Neighbourhood Development Plan and the Council's duly considered biodiversity pursuant to obligations under the Natural Environment and Rural Communities Act 2006 and the Town Council's Climate and Ecological Emergency declarations.

Table 1 - List of East Suffolk Planning Applications

Reference	Address and Description	District Ward
DC/22/4966/FUL	285 Long Road - Single storey rear extension	Carlton and Whitton
It was proposed by Cllr Green; seconded by Cllr Brooks and unanimously agreed to recommend approval of this application.		
DC/22/4965/FUL	63 The Avenue - New dwelling	Kirkley and Pakefield
It was proposed by Cllr Brooks to recommend refusal of this application, as the application presented over development of the existing site and the proposed development would cause ecological harm, seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		
DC/22/4825/FUL	5 Dell Road East - Removal of conservatory, proposed single storey rear extension	Kirkley and Pakefield

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Reference	Address and Description	District Ward
Cllr Brooks asked if any trees would be removed to facilitate to the planned works, it was confirmed that the application did not include any tree works. It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		
DC/22/4974/TEL	Grass Verge Of Carlton Road Lowestoft Suffolk NR33 0NB- Telecommunications mast and equipment	Kirkley and Pakefield
It was proposed by Cllr Lang; seconded by Cllr Barker and unanimously agreed to recommend approval of this application.		
DC/22/4938/FUL	St Margaret Saxon Road - single storey rear extension	Kirkley and Pakefield
It was proposed by Cllr Green; seconded by Pearce and agreed (six votes in favour, one abstention (Cllr Brooks) to recommend approval of this application.		
DC/22/4874/FUL	Former Royal Court Hotel 146 London Road South - Change of use of café at ground floor to two apartments (C3) and variations to approved development.	Kirkley and Pakefield
Cllr Newsome declared he had been lobbied in relation to this application but was not predetermined. It was proposed by Cllr Brooks seconded by Cllr Lang and unanimously agreed to recommend refusal. Noting the previous recommendation, and planning authority decision, for refusal, it was agreed again to recommend refusal of the application due over development and the retraction of the commitment in the original proposal for community space. The Council agreed that the community space element of the original proposal should remain.		
DC/22/4932/FUL	Harleston House 115 Park Road -Alterations and construction of entrance lobby/canopy along with removal of access ramp.	Harbour and Normanston
It was proposed by Cllr Brooks; seconded by Cllr Lang and unanimously agreed to recommend approval of this application.		
DC/22/4881/FUL	Rotterdam Road Depot Rotterdam Road - Raise roof to allow overcladding of existing roof construction, improving construction and thermal performance. Fascias, bargeboards and vertical sheeting replaced using an overcladding method of construction.	Harbour and Normanston
At 17.23 Cllr Lang left the meeting and took no part in the consideration of this application. It was proposed by Cllr Brooks; seconded by Cllr Green and unanimously agreed to recommend approval of this application. At 17.24 Cllr Lang returned to the meeting.		
DC/22/3562/FUL	26 Suffolk Road - Change of Use of first floor flat and ground floor offices to single dwelling	Harbour and Normanston
It was proposed by Cllr Brooks; seconded by Cllr Pearce and unanimously agreed that the Council could not make a recommendation on this application whilst there was a holding response from the Environment Agency regarding the risk of flooding at this property. Once additional information was supplied the Council could reconsider the application. The Council were also concerned about provision for bin storage.		

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b. The following applications for tree works were noted:

Table 2 - List of East Suffolk Planning Applications

Reference	Address and Description	District Ward
DC/23/0057/TCA	Sparrows Nest, Whapload Road - Adjacent to Sparrows Nest Bowls Club G1 - group of 4 x Poplar trees - Reduce regrowth back to previous pollard points Reason: These trees are lapsed pollards works required as general maintenance.	Harbour and Normanston

It was noted that the Town Council were landowners for this application.

161. Consultations

161a. Suffolk County Council Suffolk County Council (Various Roads, Lowestoft) (Prohibition of Motor Vehicles, One-Way Traffic and Revocation) Order 202

161b. Suffolk County Council (District of Waveney) (Stopping, Waiting and Loading Prohibitions and Restrictions and On-Street Parking Places). (Map-Based) Order 2018 (Lowestoft) (Various Roads) (Prohibition and Restriction of Waiting and Loading) (Variation No.18) Order 202

At 17.31 Cllr Knight left the meeting. The committee felt that the measures detailed in the above consultations were extensive and valid to deal with the long standing traffic regulation breaches which had been occurring in London Road North and its vicinity. It was questioned the reference to the rear of Wilkinsons and if this was factually correct, as it was understood that the Order referred in fact to the front of the store on Gordon Road. It was hoped that once these Orders were in place they would be strongly enforced by East Suffolk Council. At 17.42 Cllr Knight returned to the meeting.

162. Correspondence from East Suffolk in relation to the consideration of biodiversity in planning decisions – it was suggested that councillors read the documentation previously supplied and come back to the Deputy Town Clerk with any questions. It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed that Suffolk Wildlife Trust were contacted to address the committee on issues they should be taking in to account when making recommendations, in line with material considerations, on planning applications. The Committee also discussed how minutes could reference that biodiversity had been taken into account when applications were being considered.

163. Date and time of the next meeting - Tuesday 7 February 2023 at 17:00

164. Items for the next agenda. Cllr Green gave his apologies in advance for this meeting.

It was noted that the Regulation 14 Consultation for the Lowestoft Neighbourhood Development Plan would commence on 24 January 2023.

The meeting was closed 18:00`

Signed: 

7 February 2023