

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Tuesday 7 March 2023

MINUTES

Present: Cllrs Sonia Barker, Wendy Brooks, 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)

183. Welcome

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

184. Apologies for absence

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

185. Declarations of Interests and dispensations.

a. Declarations of Disclosable Pecuniary, Other Registerable and Non-Registerable Interests from councillors on items on the Agenda – Cllr Pearce declared he was Chair of the Gunton Residents Association.

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

186. Minutes

a. The draft Minutes of 7 February 2023 – Cllr Brooks proposed approval of the minutes; seconded by Cllr Pearce; all in favour.

187. Public Forum

Comments had been received with regard to the approved application DC/21/1395/FUL (McDonald's at Leisure Way) and

188. 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/23/0524/FUL	Havelock PH, 72 Love Road - Demolish rear bar and toilets. Construct new rear bar, garden room, and toilets. With covered area and patio	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/23/0555/FUL	100a Corton Road – Demolish existing conservatory and replace with garden room	Gunton and St Margaret's
It was proposed by Cllr Brooks, seconded by Cllr Newsome unanimously agreed to recommend approval of this application.		
DC/23/0484/FUL	6 Squires Walk – single storey rear extension and new vehicular access	Gunton and St Margaret's

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It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/23/0691/FUL	97 Gunton Drive – Construction of a garage/car port	Gunton and St Margaret's
It was proposed by Cllr Brooks, seconded by Cllr Barker unanimously agreed to recommend approval of this application. It was noted that the address on the plan was incorrect.		
DC/23/0503/FUL	58 Gunton Church Lane – Single storey rear extension and flat roof replacement	Gunton and St Margaret's
It was proposed by Cllr Pearce, seconded by Cllr Lang unanimously agreed to recommend approval of this application.		
DC/23/0385/FUL	49 Kirkley Cliff Road- Change of Use of existing Hotel to that of Serviced Accommodation and all associated works	Kirkley and Pakefield
It was agreed to recommend approval of the application subject to the following; the property lies within the Flat Saturation Zone. Waveney Local Plan Policy WLP8.4 states that there will be no HMOs in this area. Whilst it was appreciated that the application was for serviced accommodation, it was agreed to request that conditions were built into any grant of permission which ensure compliance with the intentions of 2.4 and 3.9 of the Planning statement submitted with the application. Proposed by Cllr Pearce, seconded by Cllr Knight and agreed (two votes in favour (Cllrs Pearce and Knight), two votes against (Cllrs Newsome and Lang) and two abstentions (Cllrs Barker and Brooks) with Cllr Knight using his casting vote as chair of the meeting to vote in favour of the proposal.		
DC/23/0429/FUL	23 Windsor Road - To replace 11 No. softwood windows to the front elevation with PVCu sliding sash windows. Design to emulate original windows	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Brooks unanimously agreed to recommend approval of this application.		
DC/23/0603/FUL	1 Newark Road – proposed extension and alterations	Kirkley and Pakefield
It was proposed by Cllr Brooks, seconded by Cllr Newsome unanimously agreed to recommend approval of this application.		
DC/23/0629/FUL	45 – 55 Lorne Park Road – Single storey flat roofed extension in courtyard to make existing garage larger	Kirkley and Pakefield
It was proposed by Cllr Newsome, seconded by Cllr Barker unanimously agreed to recommend approval of this application subject to comments regarding the height of the beam being considered by the planning officer.		
DC/23/4965/FUL	63 The Avenue – new dwelling	Kirkley and Pakefield

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Reference	Address and Description	District Ward
<p>Planning Committee first considered this application on 17 January 2023 and it was agreed to recommend refusal of the application as it was felt that the application presented over development of the existing site and the proposed development would cause ecological harm. The revised application was considered and it was agreed that the same comments applied. It was proposed by Cllr Lang, seconded by Cllr Brooks unanimously agreed recommend refusal of the application.</p>		
DC/23/0644/FUL	24 Cliftonville Road- Single storey side extension to form boot room and garage with storm porch to front elevation. Rear two storey and single storey extensions to form increased ground floor living area with bedroom over. Alterations to window openings and installation of solar panels to part of roof.	Kirkley and Pakefield
<p>It was proposed by Cllr Newsome, seconded by Cllr Barker unanimously agreed to recommend approval of this application.</p>		

b. The following applications for tree works were noted:

Table 3 - List of East Suffolk Planning Applications

Reference	Address and Description	District Ward
DC/23/0632/TCA	479 London Road South Rear garden T1 Oak - Reduce by approx. 2m and Lift away from hedge and shrubs. Reason: remedial work and maintenance of the tree is needed to keep the tree at a manageable size and reduce overcrowding of nearby hedges and shrubs.	Kirkley and Pakefield

c. To note that application DC/22/4327/FUL The Oxford Arms Lowestoft -proposed single storey rear kitchen extension with flue was heard at East Suffolk Council Referral Panel following conflicting recommendations from officers and Lowestoft Town Council. It was agreed that the application could be determined under delegated authority to the Head of Planning, with no referral to Planning Committee. On that basis, the application will be approved, as per the officer recommendation, with a condition regarding air filtration method details to be submitted, as required by the Environmental Protection Officer.

d. AP/22/0069/REFUSE - to note that an appeal has been submitted to the planning inspectorate against east Suffolk Council's decision to refuse DC/22/3067/FUL - 2 Flensburgh Street, conversion of property to 5 HMOs.

e. The following recommendations made under delegated authority were noted:

Reference	Address and Description	District Ward
DC/23/0283/FUL	6 Healey Close - Two storey extension and internal works to suit.	Gunton and St Margaret's
<p>It was recommended to support this application. It was noted that Cllr Brooks wished to recommend refusal due to overdevelopment.</p>		
DC/23/0010/FUL	Gunton Woodland Burial Park - Siting of metal storage container for the storage of equipment for essential maintenance of Gunton Woodland Burial Park.	Gunton and St Margaret's
<p>It was recommended to support this application.</p>		

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189. Consultations

a. East Suffolk Council on guidance for development within coastal areas – it was agreed that members should submit any comments to the Deputy Clerk to submit.

At 19.54 Cllr Knight declared an interest in the following item and left the meeting

b. 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 - Suffolk County Council previously advertised a draft of this Order at the start of the year, but were re-advertised due to the relocation of the proposed 'Good Vehicles Loading Bay' in the High Street.

It was proposed by Cllr Lang, seconded by Cllr Pearce and unanimously agreed that, as previously, the Town Council were content to support these orders but were concerned at the time the process was taking. It was requested that Suffolk County Council move forward with the schemes as soon as possible ensuring that all measures were implemented and the necessary enforcement is also undertaken.

At 20.00 Cllr Knight returned to the meeting.

c. To consider East Suffolk Council's Sea Front Vision Project.

<https://www.eastsuffolk.gov.uk/news/design-team-appointed-for-seafront-vision-project/>

It was noted that this was not a formal consultation at this stage. Members had viewed the communications East Suffolk Council had published regarding the redevelopment of the seafront area predominantly around east point pavilion and including the war memorial.

Firstly it was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to ask East Suffolk Council under their dynamic procurement processes what measures were in place to ensure that any designers working on this project who may already be involved in the East Point Pavilion, which will be a focal point of this project, are dealing with any conflicts of interest.

Cllr Barker was concerned about how any new installations, such as fountains, will be funded for future maintenance. Therefore, Cllr Barker proposed that East Suffolk Council were asked to confirm the planned life of the development and how maintenance will be funded through the planned life to ensure that the project was sustainable. Seconded by Cllr Knight; all in favour.

Cllr Barker also proposed that East Suffolk Council should provide assurances that the war memorial will not be removed and that the existing fountains will be replaced with ones of a similar design which children can run through and enjoy and not by something that is ornamental only.

d. To consider pre consultation for proposed radio base stations (WVN26759/ WVN26615/ WVN26735)

It was proposed by Cllr Pearce, seconded by Cllr Knight and unanimously agreed that the council had no specific comments at this stage and would welcome receipt of the formal applications.

190. The East Suffolk Council response to the Town Council's challenge on the decision making process for planning application DC/22/1395/FUL (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 Matters Reserved) - Installation of 8 EV Charging Bays with associated infrastructure) was considered. The Council had asked why the decision to grant planning permission had been made by an officer and not by the East Suffolk Council Planning Committee given the Town Council's objection (although submitted after the end of the statutory consultation period) and the number of public and statutory objections and how the decision making process had deprived residents of expressing their views, not been accountable or transparent.

At 20.44 it was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to suspend standing orders to enable the remainder of the business on the agenda to be dealt with.

It was noted that East Suffolk Council Scrutiny Committee had recently examined the planning decision making process and the scheme of delegation which included the work of the referral panel. There seemed to be confusion from members of the Scrutiny Committee, particularly when reporting back directly to town councillors, regarding when the Town (or a Parish Council) objected

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to an application and the planning officer was minded to approve, if the decision was then with the referral panel or the application should be heard directly by East Suffolk Council Planning Committee. Members were aware of several applications which were at odds with what was understood to be agreed protocol. The Deputy Clerk would reference these applications and take up further with the Planning Manager at East Suffolk Council.

This was proposed by Cllr Pearce, seconded by Cllr Brooks and agreed (five votes in favour, one against (Cllr Lang)).

191. An update Lowestoft Flood Risk Management Project Tidal Barrier had been provided to members.

192. Date and time of the next meeting – Tuesday 21 March 2023 at 17.00.

193. Items for the next agenda.

The meeting was closed 21.01

Signed: 

21 March 2023