

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18:45 on Tuesday 6 June 2023

MINUTES

Present: Cllrs Wendy Brooks, Alan Green, Jen Jones (Chair), Andy Pearce and Christian Newsome

In Attendance: Sarah Foote (Deputy Town Clerk)

1. Welcome

To explain the fire evacuation procedure, welcome the meeting, and remind councillors and members of the public right to report.

2. To receive and consider acceptance of apologies for absence

No apologies were received.

3. 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 – Cllr Newsome declared he was pre-disposed regarding applications 1433 and 2047. Cllr Brooks declared she was Ward Councillor for Gunton. Cllr Pearce declared he was Chair of the Gunton Residents Association. Cllr Pearce declared he had a family member attending the school under application 1812.

b. To consider written requests for dispensations and note dispensations granted – There were none.

4. Minutes

a. To consider the draft Minutes of 23 May 2023 – It was agreed to defer approval of the minutes to the next meeting.

5. Public Forum

a. To consider any advance comments from the public on any matters on this agenda – There were no members of the public in attendance and no comments had been received ahead of the meeting.

6. To appoint the Deputy Chair of the Planning Committee

Cllr Brooks nominated Cllr Newsome; seconded by Cllr Pearce; all in favour.

7. To consider the composition of the Lowestoft Neighbourhood Development Plan Working Group

Cllr Newsome requested to be on the working group. Cllr Brooks proposed acceptance of Cllr Newsome's request; seconded by Cllr Pearce; all in favour.

8. 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/23/1812/FUL	St Margarets Primary School Church Road Lowestoft Suffolk NR32 4JF - <u>Replace the existing dilapidated rear fence with 3m high green weldmesh to rear perimeter, over clad existing blue gates to 3m high and paint blue gate green to match the fencing. 3m high required to try to reduce balls/objects going into neighbouring gardens.</u>	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		

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Reference	Address and Description	District Ward
DC/23/1433/FUL	141 London Road North Lowestoft Suffolk NR32 1ND - <u>Demolition of existing vacant commercial building and construction of five storey mixed use building comprising of residential dwellings (Class C3) on the upper stories and commercial (Class E) on the ground floor with cycle parking, bin storage and amenity space</u>	Harbour and Normanston
<p><i>Cllr Newsome temporarily left the meeting at 18:54</i></p> <p>It was proposed by Cllr Brooks to recommend refusal of the application due to the absence of sustainable features and the concern of demolition; seconded by Cllr Pearce; one vote in favour (Cllr Brooks) and three abstentions (Cllrs Green, Jones, Pearce).</p> <p>It was requested the comments on the need for compensatory payment due to the inability to provide affordable housing and the climate and ecological concerns on the lack of sustainable features and demolition be forwarded.</p>		
DC/23/2047/FUL	66 - 76 London Road North Lowestoft Suffolk NR32 1ET - <u>Alterations to existing shopfront and rear elevation</u>	Harbour and Normanston
<p>It was proposed by Cllr Brooks to recommend refusal of the application due to the street scene and loss of heritage; seconded by Cllr Pearce; one vote in favour (Cllr Brooks), two votes against (Cllrs Green and Jones) and one abstention (Cllr Pearce).</p> <p>There was no counter proposal.</p> <p><i>Cllr Newsome returned to the chamber at 19:17</i></p>		
DC/23/2039/FUL	Associated British Ports Port Of Lowestoft Lowestoft Suffolk - <u>Development of a temporary heat driven Direct Air Capture Demonstrator Plant, comprising a 45m air column and associated mobile office, welfare storage cabin and control room.</u>	Harbour and Normanston
<p>It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.</p>		
DC/23/1810/FUL	7 Thistledown Lowestoft Suffolk NR33 8SN - <u>Construction of a single storey rear extension to provide bedroom</u>	Carlton and Whitton
<p>It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.</p>		
DC/23/1956/VOC	6 Gunton Cliff Lowestoft Suffolk NR32 4PE - <u>Variation of Condition No. 2 of DC/22/3608/VOC - Variation of Condition No. 2 of DC/21/2380/FUL - Construction of a Detached 2.5 Storey 4 Bed Dwelling and Associated Parking & Works - Design change - Replace drawings 1421/01J, 02H, 03E, 04C with drawings 1421/01M, 02M, 03J, 04E</u>	Gunton and St Margarets

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Reference	Address and Description	District Ward
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of this application.		
DC/23/1840/FUL	2 Pakefield Road Lowestoft Suffolk NR33 0HS - <u>Replace the old, plastic framed double-glazed windows at the front elevation to the property with modern plastic (but with 'timber' effect frames) framed, triple-glazed windows. This would result in the replacement of two windows (including a bay window) on the ground floor, three windows (including a bay window) on the first floor and one window on the second (attic space) floor.</u>	Kirkley and Pakefield
it was proposed by Cllr Brooks, seconded by Cllr Newsome and unanimously agreed to recommend approval of this application.		
DC/23/1959/FUL	11 Grayson Avenue Lowestoft Suffolk NR33 7BB - <u>Ground Floor Extension - Extend First Floor Dormer; Materials</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Green and unanimously agreed to recommend approval of this application.		
DC/23/1994/FUL	22A Pakefield Road Lowestoft Suffolk NR33 0HU - <u>Extensions and alterations to improve dwelling</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend conditional approval of this application, subject to confirmation from the Primary Planning Authority that there is sufficient access to the rear.		
DC/23/2038/FUL	Flat 1 Kirkley House Kirkley Cliff Road Lowestoft Suffolk NR33 ODE - <u>Replacement windows</u>	Kirkley and Pakefield
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application per 10.26 of the Windows Replacement Guidance.		

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Reference	Address and Description	District Ward
DC/23/1480/FUL	<p>220 Oulton Road Lowestoft Suffolk NR32 4GZ - <u>Retrospective Application - Remove muck mound / dead bushes - 3.95 metres long x 1.2 metres wide to the left hand side of the front gate (looking from the road) and level area. Remove grass area from front garden and level to ajoin the previous leveled area. Install 2 x wooden gate posts 1.8 metres high / 170cm x 170cm. Type 1 hardcore and Asphalt / Tarmac laid to make single car driveway for single car. Install 2 x Driveway gates to fill 3.6 metre gap, highest points of driveway gates 1.5 metres. Please note - The muck mound ajoined the road surface to the front of the property, no dropped curbs or pavements were in place, when coming out of the front walkway access/egress of the property is straight onto the road by opening up this area there is now a clear opening of 1.5 metres between any gates and the road. This not only allows us to see any vehicles approaching but also helps drivers passing see persons leaving the property.</u></p>	Oulton Broad
<p>It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to endorse the objection of Suffolk Highways.</p>		

9. To consider making a recommendation to Full Council regarding the meeting schedule of the Planning Committee – It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend a meeting schedule of 18:45 on the second and fourth Thursdays of the month.

10. Date and time of the next meeting – Tuesday 20 June at 17:00

11. Items for the next agenda –

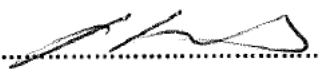
To receive an update on East Suffolk Council Seafront Vision.

To receive an update on the East Suffolk Council Scheme of Delegation for planning determinations and examination by East Suffolk Council Scrutiny Committee.

To receive an update on the Town Council’s affiliation with East Suffolk Planning Alliance.

To consider inviting the Disability Forum to make recommendations on planning applications.

The Chair closed the meeting at 19:45

Signed: 

20 June 2023