

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 14 September 2023

MINUTES

Present: Cllrs Wendy Brooks, Jen Jones (Chair), Christian Newsome (Deputy Chair), Andy Pearce and Jack-Arthur Smith

In Attendance: Sarah Foote (Deputy Town Clerk)

58. Welcome

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

59. To receive and consider acceptance of apologies for absence

Apologies were received from Cllr Green with reasons provided. Cllr Pearce proposed approval of apologies; seconded by Cllr Newsome; all in favour.

60. 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 Brooks declared she was ward Councillor for Gunton. Cllr Pearce declared he was acquainted with a public commentor concerning application DC/23/3048/FUL.
- b. To consider written requests for dispensations and note dispensations granted – No written requests for dispensations were received.

61. Public Forum

- a. To consider any advance comments from the public on any matters on this agenda – A report in relation to application DC/23/2659/FUL was received. Cllr Brooks asked questions about traffic exiting the site and if residents would like to engage in community activities. The applicant gave reassurances on the nature of how the dwelling would be used and the number of cars that would need to access the site.
- b. To receive comments from the applicant in relation to the revised plans (Operational Management Plan and amended the site layout to incorporate more screening and planting to the right-hand side boundary in the front parking area) for application DC/23/2659/FUL

62. Minutes

- a. To consider the draft Minutes of 10 and 24 August 2023 – Cllr Brooks proposed approval; seconded by Cllr Pearce; all in favour.

63. 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/23/2659/FUL	88 Yarmouth Road - <u>Change of use from Class C3 (dwellinghouse) to Class C2 (residential institution).</u>	Gunton and St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application. <i>Cllr Brooks temporarily left the chamber at 19:10</i>		
DC/23/2860/FUL	56 Yarmouth Road - <u>Demolition of existing garage and store and build new garden room and store</u>	Gunton and St Margarets
It was proposed by Cllr Pearce, seconded by Cllr Smith and unanimously agreed to recommend approval of the application.		

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Reference	Address and Description	District Ward
DC/23/3208/VOC	Associated British Ports of Lowestoft - <u>Variation of Condition No. 2 of DC/23/2039/FUL - Development of a temporary heat driven Direct Air Capture Demonstrator Plant, comprising a 45m air coloumn and associated mobile office, welfare storage cabin and control room.</u>	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Smith and unanimously agreed to recommend approval of the application.		
DC/23/3254/FUL	70-80 London Road North - <u>Change of use of the ground floor from a retail unit (Class E) to an Adult Gaming Centre (Sui Generis) and staff area with external alterations and associated works</u>	Harbour and Normanston
<i>Cllr Brooks returned to the chamber at 19:12</i>		
It was proposed by Cllr Newsom, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application on the basis of noise pollution, anti-social behaviour and no economic or health benefits per the Planning Policy in the Waveney Local Plan.		
DC/23/3307/FUL	3A Commercial Road - <u>Change of use from 2 storey residential flat to a 5 bedroom HMO.</u>	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to endorse the request from Highways for a holding objection pending further information on cycle spaces, noting that no new plans were on the portal.		
DC/22/4241/FUL	Site Off Denmark Road - <u>Construction of 3 storey building for 8 self contained 1&2 bedroom flats</u>	Harbour and Normanston
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application due to the lack of parking provision and the impact of use of existing car parking for businesses in the area.		
DC/23/3048/FUL	22, 24, 30 and 37 Windsor Road - <u>Replacement of existing front doors and surrounds with composite floor doors and surrounds.</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Brooks and unanimously agreed to recommend refusal of the application pending assessment by the Design and Conservation Officer regarding implications for the design for a conservation area.		

b. Applications for tree works - To note 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) and comment as appropriate.

Reference	Address and Description	District Ward
DC/23/3270/TPO	Elm Lodge, 84 Cotmer Road - <u>ESC TPO 146/2022 T3 Maple (TPO T1 Field Maple) (Norway) - remove T4 Oak (TPO T2) - remove T6 Maple (TPO T3 Field Maple) (Norway) - remove Other trees on application form are not covered by the TPO. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.</u>	Carlton and Whitton

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Reference	Address and Description	District Ward
	It was agreed to submit a comment that the Committee were concerned for the removal of presumed healthy trees.	

64. To receive an update on the Lowestoft Neighbourhood Development Plan - It was proposed by Cllr Brooks, seconded by Cllr Smith and unanimously agreed to recommend to Full Council a further Regulation 14 consultation.

65. To consider a New Landscape Lighting Design Guide for methods to avoid light pollution - Cllr Brooks recommended that the Coast and Heaths document on new landscape lighting design was read by members; seconded by Cllr Pearce who asked that the document be shared with East Suffolk Council for review and inclusion in any review of the Waveney Local Plan; all in favour.

66. To note the Freedom of Information Act response in relation to the appointment of design contractors for the East Suffolk Council's Lowestoft Sea Front Vision - This was noted. It was requested that the Dynamic Purchasing System be raised at a future East Suffolk Council liaison meeting as Councillors were not content that the recent Freedom of Information request had dealt with questions on conflict of interest.

67. To receive an update on the timetable for the review of the Waveney Local Plan - No confirmation of timetable had been received and the item was deferred to the next meeting. The Committee also requested further information on the consultation process.

68. Licensing

To consider the following renewal application for a street trading Licence:

Lamarti's Ice-cream - all consent streets within the North of Lowestoft, to sell: Ice cream, lollies, soft drinks & confectionery. Monday to Sunday 11:00 to 19:00

Cllr Pearce proposed approval to renew the application for a street trading license; seconded by Cllr Brooks; all in favour.

69. Consultations

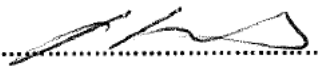
a. To note the East Suffolk Council Planning Application Guidance for custom and self-build housing consultation (Planning Policy Update) - This was noted.

b. To note the Town Council's delegated response to the application for a Premises Licence for McDonalds, Leisure Way for the provision of hot food or drink between 11pm and 5am – It was noted that a representation had been submitted recommending refusal of the grant of the license on three of the licensing objective criteria. The response had been submitted under delegated authority after consultation with individual Councillors who had made the following recommendations; Cllr Pearce, Brooks and Newsome against the grant of the license; Cllr Jones and Green abstained; Cllr Smith had not responded. The Chair of the Council's Climate and Ecological Emergency Committee had also commented on the climate and ecological related reasons for the license to not be granted. The Deputy Clerk would attend the Licensing hearing.

70. Date and time of the next meeting - 18.45 Thursday 28 September 2023.

71. Items for the next agenda.

The Chair closed the meeting at 19:53

Signed: 

28 September 2023