

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 22 February 2024

MINUTES

Present: Cllrs Wendy Brooks, Jen Jones (Chair), Christian Newsome (Deputy Chair), Andy Pearce and Elise Youngman

In Attendance: Sarah Foote (Acting Town Clerk) and Taylor Williams (Committee Clerk)

167. Welcome

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

168. To receive and consider acceptance of apologies for absence

No apologies had been received as all members were in attendance.

169. 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 Pearce declared he was Chair of the Gunton Residents Association.

b. To consider written requests for dispensations and note dispensations granted – No written requests for dispensations had been received.

170. Minutes

a. To consider the draft Minutes of 8 February 2024 – Cllr Brooks proposed approval; seconded by Cllr Pearce; all in favour.

171. Public Forum

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

172. 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/24/0150/FUL	42 Gunton Church Lane - <u>Proposed front and rear extensions, including raising of roof to incorporate attic bedroom with front dormer</u>	Gunton And St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/0221/FUL	Village Rise Weston Road - <u>Installation of prescription collection unit</u>	Gunton And St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/0353/ADI	Tesco Superstore Leisure Way - <u>Illuminated Advertisement Consent - Retrospective installation of 1x 42" LCD media screen size- 860(W)x2160(H)mm Screen size-530(W)x930(H) mm</u>	Gunton And St Margarets
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/0047/FUL	Flat 3 174 High Street - <u>Replacement of eight UPVC windows on the first and second floors at the front of the building</u>	Harbour And Normanston
It was proposed by Cllr Brooks, seconded by Cllr Youngman and unanimously agreed to recommend approval of the application.		

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Reference	Address and Description	District Ward
DC/24/0214/FUL	1 Ferini Gardens Cliftonville Road - <u>Proposed Poolhouse</u>	Kirkley And Pakefield
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application as the plans need to be reviewed between the Planning Authority and applicant due to the errors highlighted by the neighbours. The Committee noted that the neighbour comments supported the application in principle but objected to the size of the development and the incorrect plans.		

b. Applications for tree works – The Committee were made aware that both applications had been submitted by Lowestoft Town Council. These applications for tree works subject to a tree preservation order (TPO) and/or proposed works to trees within a Conservation Area (TCA) were noted.

Reference	Address and Description	District Ward
DC/24/0438/TCA	Sparrows Nest Whapload Road - <u>Sycamore tree with large cavity at base over hanging Cart Score Road, dismantle for safety reasons</u>	Harbour And Normanston
DC/24/0559/TCA	Belle Vue Park Yarmouth Road - <u>Small sycamore tree over hanging footpath at 45 degrees dismantle to make footpath safe</u>	Harbour And Normanston

173. To receive an update on whether East Suffolk Council accepted the corrected Lowestoft Town Council consultee response on DC/23/4933/DEM

Officers confirmed the amendment had been made on the portal for the consultee comment.

174. To receive an update regarding the contents and implications of DC/23/4933/DEM and Lowestoft Town Council’s formal position on the matter

Committee members had met with East Suffolk Council officers who had clarified that this application was for battery green car park was permitted development. They had also reassured Committee members that any demolition works on the Marina Centre would not commence until November or December after the kittiwake nesting season has ended. This also addressed the clarifications requested by this Committee on the methods to minimise disturbance to the kittiwakes during the breeding season in relation to the overall application of DC/23/4537/RG3. Cllr Pearce proposed the Committee accept that the concerns raised in their response to DC/23/4537/RG3 had been answered; seconded by Cllr Brooks; all in favour.

Cllr Brooks raised the wider climate concerns with demolishing a building that had been recently renovated, which did not adhere to the climate emergency declared by Lowestoft Town Council (LTC).

175. To note the new East Suffolk Council ‘Planning Committee Member Call-In’ process

The Committee felt that the new process had not addressed the concerns raised by LTC as summarised by Cllr Pearce:

- The call-in process does not address the concerns that have been raised by LTC.
- The concerns raised by LTC at the beginning of last year 2023, requesting input and representation to be able to set out its concerns early in the new Council term before the scheme of delegation was decided, has not been acknowledged or addressed.
- If LTC makes a recommendation which is contrary to the recommendation of planning officers, and the application goes to Referral Panel, it is not open, transparent, accountable, or natural justice that the planning officers - as one party in that difference of opinion - are able to attend the Referral Panel and speak to their own position, but LTC - as the other party involved - is denied the same opportunity. For the process to be open, transparent, accountable, and reflective of natural justice, both parties should be able to attend so that each can speak to its own position.

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- The District Ward Councillor cannot and does not represent LTC in any difference of opinion with East Suffolk Council as the primary planning authority, and indeed - in certain cases - it could give rise to conflict of interest if they attempted to do so.

Cllr Brooks proposed this response be sent to Democratic Services; seconded by Cllr Pearce; all in favour.

176. Date and time of the next meeting - 18.45 Thursday 14 March 2024.

177. Items for the next agenda

The Climate and Ecological Emergency Committee had considered how to work closely with the Planning Committee and suggested a change to the delegations so that members of the former Committee may be able to make consultee responses to planning applications. There would be difficulties due to the statutory consultee period, material considerations and Terms of Reference and the best way for Councillors to be involved is to join the Planning Committee.

The Chair closed the meeting at 19:21

Signed: 

14 March 2024