

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 14 March 2024

MINUTES

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

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

178. Welcome

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

179. To receive and consider acceptance of apologies for absence

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

180. 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 – The Committee declared a collective interest in application DC/24/0279/FUL as it was owned by Lowestoft Town Council. Cllr Newsome declared he had received emails from residents in relation to application DC/23/3356/FUL but was not predetermined, also he knew the landlord involved in application DC/23/1433/FUL and would abstain from voting.

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

181. Minutes

a. To consider the draft Minutes of 22 February 2024 – Cllr Pearce proposed approval; seconded by Cllr Youngman; all in favour.

182. Public Forum

a. To consider any advance comments from the public on any matters on this agenda – No members of the public were in attendance. Cllr Brooks request her feedback be provided on application DC/24/0380/FUL where she would recommend refusal due to overdevelopment of the area.

183. 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/24/0632/FUL	26 Homefield Avenue - <u>Single storey side and rear extensions</u>	Carlton and Whitton
It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to recommend approval of the application.		
DC/23/1433/FUL	141 London Road North - <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
It was proposed by Cllr Pearce to recommend refusal of the application due to concern on the amount of parking spaces required and the inability for the area to absorb that demand, the viability of this development to drive regeneration in the town and the design and appearance/scale and dominance of the building relative to the surrounding retail area. The Committee's original objection on environmental grounds in relation to the demolition works was also considered to still be relevant to this application as no mitigations had been demonstrated. Cllr Youngman seconded the proposal and a vote was held with three votes in favour (Cllrs Jones, Pearce and Youngman) and one abstention (Cllr Newsome).		

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Reference	Address and Description	District Ward
DC/24/0279/FUL	Public Conveniences Triangle Market High Street - <u>Refurbishment of existing public toilet block including installation of living roof</u>	Harbour and Normanston
The Committee noted their interest in the application. It was proposed by Cllr Pearce, seconded by Cllr Youngman and unanimously agreed to recommend approval of the application, noting that this refurbishment sought to address the complaints raised on the original design and the living roof was intended to provide an environmental benefit to the urban area.		
DC/24/0380/FUL	33 Milton Road East - <u>A conversion of the existing 6 bed residential property to an 8 bed HMO. There will be no major internal or external works carried out as part of this development.</u>	Harbour and Normanston
It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to recommend refusal initially in support of the holding objection from Suffolk Highways and to request further information from the Planning Authority on how the vulnerable tenants would be supported.		
DC/24/0214/FUL	1 Ferini Gardens Cliftonville Road - <u>Proposed Poolhouse</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Youngman and unanimously agreed to recommend approval of the application as the Planning Authority and applicant had resolved the queries raised on the plan measurements and thereby resolved the previous objection.		
DC/24/0493/OUT	Land Adjacent 14 Salisbury Road - <u>Outline Application (All Matters Reserved) - Two storey dwelling</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to recommend approval to the principle of building on the land.		
DC/24/0688/VOC	Store Rear Of 12 And 20 All Saints Road - <u>Variation of Condition No 2 of DC/22/2976/FUL - Change of use to residential single three bedroom dwelling - Slight re-design, to exchange Purple Property drawing 0837/2/C Rev (1) (approved) with Building Plans drawing 3612.0923W Sheet 1.</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to recommend approval of the application.		
DC/23/3356/FUL	Fen Park Primary School Lovewell Road - <u>Redevelopment of existing playground and construction of a terrace of 8no. dwellings. Redevelopment of existing building to create 7no. self contained flats and associated car parking</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to recommend refusal of the application due to overdevelopment of the site, noting that the number of dwellings had increased since their previous recommendation of refusal in October 2023, therefore their concerns had not been mitigated and instead increased.		
DC/23/4768/FUL	393 London Road South - <u>Change of Use from C3 Dwellinghouse to a Holiday Let</u>	Kirkley and Pakefield

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Reference	Address and Description	District Ward
It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to recommend approval of the application with the request to the Planning Authority to attach appropriate conditions to ensure the dwelling is used for holiday accommodation and not for continued residential occupation in the form of a HMO.		
SCC/0011/24W	Ashby House (Children's Home) 44 Pakefield Road - <u>Construction of new external door</u>	Kirkley and Pakefield
It was proposed by Cllr Newsome, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/0600/FUL	28 Pound Farm Drive - <u>Proposed extension and alterations, remove existing garage and conservatory, construct kitchen extension and extension to garage, construct new garage on existing footprint, general alterations</u>	Oulton Broad
It was proposed by Cllr Youngman, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		

b. The following 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/24/0232/TPO	9 Sedlescombe Road - <u>One mature Oak. Crown reduce to previous pruning points. Remove the two lower lateral limbs to raise the canopy. My client wishes to reduce the tree to maximise light into the property and garden.</u>	Carlton And Whitton
DC/24/0799/TPO	4 Badgerwood Close - <u>1 x Sycamore (T1) - Re-pollard 1 x Lime (T2) - Re-pollard</u>	Kirkley and Pakefield

c. The following applications for repair/replacement windows within a Conservation Area to be assessed in line with East Suffolk Council's Historic Environment Supplementary Planning Document | June 2021 | Windows, Doors and Porches were noted:

Reference	Address and Description	District Ward
DC/24/0587/FUL	3 Sunrise Terrace Lyndhurst Road - <u>11 Replacement PVCu windows to property</u>	Gunton and St Margarets
DC/24/0247/FUL	23 Cleveland Road - <u>To replace 8 No. existing timber sliding sash windows and 13no. existing timber Casement Windows with aesthetically similar PVCu sliding sash and casement windows.</u>	Kirkley and Pakefield

184. To note the decision on DC/23/4933/DEM Prior Notification Demolition – Existing Battery Green Car Park

This was noted.

185. Consultations

a. Kirkley Waterfront and Sustainable Urban Neighbourhood Planning Position Statement – It was agreed to defer consideration to the next meeting, noting that the deadline was 3 April 2024.

b. Article 4 directions in North and South Lowestoft/Kirkley – It was noted that there would still be protection of the area per the Local Plan policy on flat saturation zones. It was proposed by Cllr Pearce, seconded by Cllr Newsome and unanimously agreed to convey the Committee's approval of the consultation.


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c. Street Trading – This consultation concerned streets where street trading was prohibited and whether the prohibition should continue. The streets were listed and it was noted that most were residential or near main roads and were unsuitable for street trading. It was proposed by Cllr Pearce, seconded by Cllr Youngman and unanimously agreed to recommend the prohibition be retained on those roads.

186. Date and time of the next meeting - 18.45 Thursday 28 March 2024.

187. Items for the next agenda

The Chair closed the meeting at 19:39

Signed: 
28 March 2024