

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 28 March 2024

MINUTES

Present: Cllrs Sonia Barker (ex officio), 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)

188. Welcome

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

189. To receive and consider acceptance of apologies for absence

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

190. 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. Cllr Barker declared she was formerly the Ward Councillor for Pakefield.

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

191. Minutes

a. To consider the draft Minutes of 14 March 2024 – Cllr Pearce proposed approval; seconded by Cllr Newsome; all in favour.

192. 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. Several comments had been received regarding one application and circulated to Committee members. Cllr Brooks proposed the comments be considered in tandem with the application; seconded by Cllr Pearce; all in favour.

193. 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/24/0956/FUL	9 Heigham Drive - <u>Single storey side extension</u>	Carlton and Whitton
It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval of the application.		
DC/24/0896/FUL	12 Sutherland Drive - <u>Proposed first floor side extension</u>	Gunton and St Margarets
It was proposed by Cllr Pearce to recommend approval of the application subject to such conditions the Planning Authority may deem appropriate around demolition and associated activity on a property situated on a residential estate, seconded by Cllr Youngman, five votes in favour (Cllrs Barker, Jones, Newsome, Pearce and Youngman) and one abstention (Cllr Brooks).		
DC/24/0649/FUL	144 & 145 High Street - <u>Reinstatement of Fire Damaged Commercial and Residential Property - 2 storey Victorian building with double shop front and 6 self-contained flats at 1st floor and second floor within roof space levels</u>	Harbour and Normanston

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Reference	Address and Description	District Ward
	It was proposed by Cllr Brooks to recommend approval of the application, with the requested amendment from Cllr Pearce that this approval be subject to the Planning Authority attaching conditions deemed relevant within a conservation area, seconded by Cllr Pearce, all in favour.	
DC/24/0925/FUL	45 Essex Road - <u>Porch and Materials</u>	Harbour and Normanston
	<p>It was proposed by Cllr Pearce to recommend approval of the application, seconded by Cllr Youngman, five votes in favour (Cllrs Barker, Jones, Newsome, Pearce and Youngman) and one abstention (Cllr Brooks).</p> <p>Cllr Brooks requested the vote be called again as she had misunderstood which application was being considered.</p> <p>It was proposed by Cllr Pearce, seconded by Cllr Youngman and unanimously agreed to recommend approval of the application.</p>	
DC/24/0112/FUL	3 Lawson Road - <u>Change of use from single dwelling to 4 bed HMO (unlicensed)</u>	Kirkley and Pakefield
	It was proposed by Cllr Pearce, seconded by Cllr Barker and unanimously agreed to recommend refusal of the application in support of the holding objection from Suffolk Highways regarding inadequate cycle storage. Officers were asked to query the implications of an unlicensed HMO.	
DC/24/0580/FUL	47 London Road South - <u>Change of use from residential dwelling (C3) to 9 bedroom House of Multiple Occupancy (suis generis) including conversion of existing roof space, formation of dormers to rear and insertion of velux roof windows to front elevation.</u>	Kirkley and Pakefield
	<p>The Committee noted that their recommendation would not be a statement of a position of the Council or other Councillors on immigration or asylum seekers. There were concerns that the dwelling was in an economically deprived area of an economically deprive town, with no evidence provided of a support network for the occupants and therefore risked making vulnerable people more vulnerable and there was the potential for public disorder and harm due to the political climate.</p> <p>It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend refusal of the application due to the potential disorder and harm to the occupants in relation to the occupants being targeted, the query as to whether a genuine consultation had taken place as many nearby residents had not been consulted and the associated building works being out-of-character within a conservation area. Clarification was also required on whether this property had previously been a HMO. The Committee formally requested this application be considered by the East Suffolk Planning Committee.</p> <p>As there was no application form on the portal there were concerns that the project had gone out to consultation with no application form.</p>	
DC/24/0768/FUL	Smith and Sons Caravan Park Blackheath Road - <u>Use of land for the siting of 5 static mobile homes and all associated works.</u>	Kirkley and Pakefield

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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 the application subject to the Planning Authority satisfying itself as to the accuracy of the statements in the Planning Statement concerning flood risk, sustainability and carrying capacity.		
DC/24/0936/FUL	31 Pound Farm Drive - <u>Side extension to existing bungalow.</u>	Oulton Broad
It was proposed by Cllr Pearce, seconded by Cllr Brooks 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/24/0955/TPO	Land Adjacent 3 Vermeer Close - <u>Proposal: 1no. Oak (T1 on map) - Whole crown reduction by 2m.</u>	Gunton and St Margarets
DC/24/0922/TCA	Post Office 51 London Road North - <u>G1. Group of Sycamore and Elder. Remove the group of trees to ground level. G2. Sycamore Remove to ground level. Vegetation is in close proximity to adjacent building.</u>	Harbour and Normanston
DC/24/0967/TCA	Land At Yarmouth Road - <u>1no. Poplar (Poplar Tree on plan) - Pollard to 10m.</u>	Harbour and Normanston
DC/24/0973/TCA	Land At Yarmouth Road - <u>1no. Ash (Ash Tree on plan) - Raise crown to 6m, remove dead wood.</u>	Harbour and Normanston
DC/24/0730/TCA	52 Kirkley Park Road - <u>Half the height of the sweet chestnut tree. Reason is to allow more light into my garden + neighbouring garden. Managing the height of it by doing this also.</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/24/0700/FUL	8 St Aubyns Road - <u>10 Replacement PVCu windows to the front of the property</u>	Kirkley and Pakefield

194. Consultations

a. Kirkley Waterfront and Sustainable Urban Neighbourhood Planning Position Statement – It was proposed by Cllr Pearce, seconded by Cllr Barker and unanimously agreed to provide the following feedback:

- There was repeated reference to priority for pedestrian access to, and vies of, the waterfront. The Committee were concerned that housing up to the waterfront could be detrimental to future light industrial use of the area and therefore the regeneration of the town via the waterfront. There needs to be provision for light industrial use of the waterfront.
- Health infrastructure needs to be incorporated in the development of the area, particularly doctors and dentists as the existing provision for the town was inadequate for the current population.

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- The flood risk of the area needed to be considered.
- The potential for increased costs due to contaminated land needed to be considered.
- Sewage systems and access roads in the area needed to be considered.

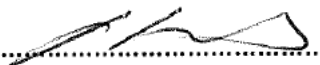
195. To note the Local Development Scheme and Waveney Local Plan Five Year Review Assessment and the decision to not update the plan

Cllr Pearce proposed the Committee's disappointment at the high handedness and lack of engagement with community consultees over this decision and ask whether the decision was made internally by Planning or by Full Council with the opportunity for public representation. Lowestoft Town Council had been made aware that the Local Plan was not climate resistant in the long term and were therefore astonished by the decision of the Planning Authority with a GLI led administration that has declared a climate emergency. This response would be sent to East Suffolk Planning, with the Leader of Cabinet Caroline Topping copied in to share with cabinet members and sent to the East Suffolk Council Scrutiny Committee; seconded by Cllr Brooks; all in favour.

196. Date and time of the next meeting - 18.45 Thursday 11 April 2024.

197. Items for the next agenda

The Chair closed the meeting at 19:45

Signed: 
25 April 2024