

Lowestoft Town Council
Meeting of the Planning Committee
First Floor, Hamilton House, Battery Green Road, Lowestoft, Suffolk, NR32 1DE
18.45 on Thursday 13 June 2024

MINUTES

Present: Cllrs Wendy Brooks, John Murray (Deputy Chair), Andy Pearce, Bernadette Rappensberger, Deborah Ray and Elise Youngman

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

1. Welcome

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

2. To receive and consider acceptance of apologies for absence

Apologies were received from Cllrs Blowers, Jones and Newsome with reasons provided. It was proposed by Cllr Rappensberger, seconded by Cllr Brooks and unanimously agreed to approve the apologies received. Cllr Coleby was absent with no apologies 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 Pearce declared he was the Chair of the Gunton Residents Association (GRA).

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

4. Minutes

a. To consider the draft Minutes of 23 May 2024 – Cllr Brooks proposed approval subject to clarification that the Beach Road application was a HMO for multiple occupants; seconded by Cllr Pearce; five votes in favour and one abstention.

5. Public Forum

a. To consider any advance comments from the public on any matters on this agenda – No advanced comments had been received and the Acting Town Clerk was in attendance via the webinar.

6. To consider a recommendation on the meeting schedule of this Committee

Initial feedback had indicated a preference for the meeting schedule to move to the second and fourth Monday of the month, therefore Cllr Brooks proposed this change in schedule be recommended. It was understood that Monday evenings were not feasible for some members and for officer arrangements, therefore Cllr Brooks rescinded her proposal. Cllr Pearce proposed the current schedule of the second and fourth Thursday at 18:45 be maintained and kept under review; seconded by Cllr Rappensberger; all in favour.

7. To consider suggestions for a new building name for the property addressing of new flats on the site of the former Shaftesbury Court

The Committee were in favour of suggesting the site be renamed to a person with local connections. Cllr Pearce proposed members provide suggestions to officers who will check the deadline for submissions and reconsider this item at the next meeting; seconded by Cllr Brooks; 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/24/1739/FUL	27 Carnoustie Drive - <u>Construction of Two Bedroom House</u>	Carlton and Whitton

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<p>It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval, subject to there being no objection from Highways. The Committee noted a tree with a TPO had been felled and there was a difference of opinion on the reasoning for this, therefore it was requested the Local Planning Authority clarify why the tree was felled.</p>		
DC/24/1700/FUL	8 Squires Walk - <u>Proposed rear and first floor extensions</u>	Gunton and St Margarets
<p>Cllr Pearce declared one commenter to the application was known to him through the GRA and he was not pre-determined on the application.</p> <p>It was proposed by Cllr Murray, seconded by Cllr Brooks and unanimously agreed to recommend approval, subject to a compromise and possible design amendments being reached as the neighbours had voiced concerns of overlook into their properties due to the extension, notably one neighbour had suggested Velux roof windows be used rather than gable end windows.</p>		
DC/24/1672/P3MA	Columbus House 16 Waveney Road - <u>Prior Notification - Conversion of existing office space on first and second floors into residential apartments. (Office Space at ground to remain)</u>	Harbour and Normanston
<p>It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval.</p>		
DC/24/1799/ADI	66 - 76 London Road North - <u>Illuminated Advertisement Consent - Fascia panels, Illuminated Lettering JD logo / KOT / URL, Illuminated Projecting Sign</u>	Harbour and Normanston
<p>It was proposed by Cllr Brooks, seconded by Cllr Pearce and unanimously agreed to recommend approval subject to the understanding that intermittent did not denote flashing signs, due to concerns of flashing lights disturbing the neighbouring properties.</p>		
DC/24/1953/ADI	233 Whapload Road - <u>Illuminated Advertisement Consent - New single illuminated 48-sheet digital advertisement display</u>	Harbour and Normanston
<p>Cllr Brooks proposed to recommend approval; seconded by Cllr Youngman; five votes in favour (Cllrs Brooks, Murray, Pearce, Rappensberger and Youngman) and one vote against (Cllr Ray).</p>		
DC/24/1789/FUL	110 Carlton Road - <u>Replacement rear extension and loft conversion</u>	Kirkley and Pakefield
<p>It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval and asked the Local Planning Authority to take note of the public comment concerning loss of light with regard to design and conditions.</p>		
DC/24/1863/FUL	15 Grayson Avenue - <u>Single storey rear extension</u>	Kirkley and Pakefield
<p>It was proposed by Cllr Brooks, seconded by Cllr Ray and unanimously agreed to recommend approval.</p>		

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Reference	Address and Description	District Ward
DC/24/1929/FUL	11 Honeysuckle Close - <u>Demolish existing garage and replace with an increased size</u>	Kirkley and Pakefield
It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend approval.		
DC/23/3191/FUL	Land Between Hall Lane And Union Lane - <u>Phased Hybrid Planning Application on 8.27 hectares of land to the north of Hall Lane and south of Union Lane, seeking outline planning permission for up to 159 no. dwellings, associated infrastructure, and public open space and a pre-school site (if required). Together with full application for 26 no. dwellings, vehicular access, associated infrastructure, and public open space.</u>	Oulton Broad
<p>Cllr Pearce declared an interest as he was a trustee of Disability Advice North East Suffolk who had been consulted on disability access.</p> <p>It was proposed by Cllr Pearce, seconded by Cllr Rappensberger and unanimously agreed to recommend a holding objection as their previous concerns raised in October 2023 had not abated, and there were further concerns on the development's proximity to a wildlife site and risk of loss of biodiversity. The Committee requested a meeting be arranged with the developer and Local Planning Authority to discuss the concerns and if the Committee received adequate reassurance, then it may in-principle reconsider its position on the application.</p> <p>The Committee requested the Local Planning Authority provide an update on the number of housing and accommodation built in Lowestoft to date in comparison to the aspirational figures since adoption of the Waveney Local Plan.</p>		

b. The Committee noted that the Planning Authority had 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). The Committee noted that tree no. 23 on DC/24/1937/TCA was under the Town Council's duty of care and officers would check the Town Council's priority of works with regards to this tree.

Reference	Address and Description	District Ward
DC/24/1996/TCA	The Surgery High Street - <u>9no. Holm Oak (T1-T9 on plan) - Pollard to 8m minimum.</u>	Harbour and Normanston
DC/24/1825/TCA	29 The Avenue - <u>Proposal: 1no. Lime (Lime tree on plan) - Remove/reduce branches away from roof encroachment Proposal: 1no. Lime (Lime tree on plan) - Remove/reduce branches away from roof encroachment Work is to remove some medium sized branches at the extremities of the lower crown, which have grown to within close proximity of the roof of the house. From the same perspective, these are on the front (road-facing) side and the left (house-side). Some of these branches also stick out from the rest of the tree, so this will also tidy it up from an aesthetic viewpoint but this is not the primary reason for the works.</u>	Kirkley and Pakefield

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DC/24/1937/TCA	St Marys Primary School - <u>Undertake all tree works listed within the document - Tree Hazard Risk Assessment (TreeCare Consultants Ltd) dated 21 November 2023.</u>	Kirkley and Pakefield
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9. Date and time of the next meeting - 18.45 Thursday 27 June 2024

10. Items for the next agenda

A meeting would be scheduled prior to a future Committee meeting to review the recent planning training and discuss how to apply the suggested approaches.

Cllr Youngman temporarily left the chamber at 20:09

Cllr Youngman returned to the chamber at 20:12

At a future meeting the Committee would consider adjusting how the minutes were recorded for these meetings, with further information to be provided on contextual discussions and reasoning for decisions.

The Chair closed the meeting at 20:18

Signed:

11 July 2024

