Members are invited to a meeting of the Planning Committee in the Conference Room, Riverside, Lowestoft on Tuesday, 12 July 2016 at 6.00pm

An Agenda is set out below.

**Part One - Open to the Public**

1. **Apologies / Substitutes**

2. **Minutes**
   To confirm as a correct record the Minutes of the last meeting held on 14 June 2016 (Pages 1 to 11).

3. **Declarations of Interest**
   To receive any declarations of interest in respect of any item on the Agenda.

4. **Declarations of Lobbying**
   To receive any declarations of lobbying in respect of any item on the Agenda.

5. **Enforcement Action – Case Update**
   Report of the Head of Planning and Coastal Management (Pages 12 to 14).

**Planning Applications**
Reports of the Head of Planning and Coastal Management

6. **DC/16/1581/RG3 – Unit 20 Southwold Business Centre, St Edwards Road, Southwold** (Pages 15 to 26).

7. **DC/15/4855/FUL – Land to Rear of 100 Corton Long Lane, Lowestoft** (Pages 27 to 34).
8. DC/16/1269/FUL – Land Rear of 346 to 356 Long Road, Lowestoft (Pages 35 to 51).

9. DC/16/2161/FUL – 28 Gunton St Peters Avenue, Lowestoft (Pages 52 to 60).

10. DC/16/0533/FUL – Land Adjacent Hall Cottage, Church Road, Henstead, Beccles (Pages 61 to 77)

11. DC/16/0223/FUL – Land Rear of 52 Sussex Road, Lowestoft (Pages 78 to 83).

12. DC/16/1272/OUT – Harmony Hall, London Road, Weston, Beccles (Pages 84 to 88).

13. DC/16/2220/COU – Pappas Pizza, 11 Bridge Street, Halesworth (Pages 89 to 92).

14. DC/16/2500/VOC – Lidl, North Quay Retail Park, Peto Way, Lowestoft (Pages 93 to 98).

15. DC/16/0892/FUL – Waveney Works, Stanley Road, Lowestoft (Pages 99 to 119).

Other Matters
Reports of the Head of Planning and Coastal Management unless otherwise stated

16. Section 106 Update (Pages 120 to 127).

17. Community Infrastructure Levy (CIL) Update (Pages 128 to 132).


19. Demolition of Existing Buildings and Structures and Redevelopment to provide 4 Retail Units, 1 Café Unit and 1 Flexible Retail/Restaurant Unit with Associated Car Parking, Servicing, Landscaping, Public Realm and Pedestrian and Vehicular Access, Land at Tower Road, Gisleham (Pages 137 to 142).

20. Exempt/Confidential Items
It is recommended that under Section 100(A)(4) of the Local Government Act 1972 (as amended) the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

Part Two - Confidential

21. Minutes
To confirm as a correct record the minutes of the last meeting (Part Two) held on 14 June 2016 Page 143).

(Paragraph 3 - Information relating to the financial or business affairs of any particular person including the authority holding that information.)
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Notes

1. This agenda can be viewed on the internet at www.waveney.gov.uk

2. The Schedule of Delegated Chief Officer Decisions will be available at the meeting.

3. Members of the public wishing to inspect background papers for planning applications should contact the member of staff identified on the report, or alternatively they may be inspected at the Council's Customer Service Marina Centre, Marina, Lowestoft.

4. The indication of planning conditions referred to in the Strategic Director (Regeneration and Environment) comments on the various applications is not definitive and where conditions are suggested they are indicative of the subject matter only. Recommendations will be shown generally as permission or refusal, and the Strategic Director (Regeneration and Environment) will exercise executive powers to frame conditions and reasons for refusal.

5. All maps contained in this Agenda, unless otherwise specified, are for Development Control purposes only, and no further copies may be made. These maps are reproduced from the Ordnance Survey mapping with the permission of the Controller of HMSO Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.


Obligations should be:
- necessary
- relevant to planning
- directly related to the proposed development
- fairly and reasonably related in scale and kind to the proposed development
- reasonable in all other respects

Two questions should be considered when proposing planning obligations:

Are they needed from a practical point of view to enable the development to go ahead?
Are they so directly related to the proposed development that the development ought not to be permitted without it?

Reasons why planning obligations may be proposed include:
- to provide improved highway facilities, contributions to park and ride, etc.
- to secure the inclusion of affordable housing in a scheme
- to offset the loss of a habitat
- to protect important sites or species

There is a fundamental principle that planning permissions may not be bought or sold.