Planning Committee

Members are invited to a meeting of the Planning Committee in the Conference Room, Riverside, Lowestoft on Tuesday, 14 November 2017 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 10 October 2017 (Pages 1 to 21).

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. Appeal Decisions Report
   Report of the Head of Planning and Coastal Management (Pages 22 to 23).

6. Delegated Chief Officer Decisions
   Report of the Head of Planning and Coastal Management (Pages 24 to 43).

7. Enforcement Action – Case Update
   Report of the Head of Planning and Coastal Management (Pages 44 to 49).
8. DC/17/1070/FUL – Land North East of Woodside, Brampton (Pages 50 to 62). A
9. DC/17/1706/FUL – China Star, Durban Road, Lowestoft (Pages 63 to 80). A
10. DC/17/3526/FUL – Plot 5, Hornbill Business Park, Benacre Road, Ellough (Pages 81 to 91). A
11. DC/17/4006/FUL – 62 Edinburgh Road, Lowestoft (Pages 92 to 95). A
12. DC/17/4293/FUL – 120 Seaview Holiday Estate, Green Lane, Kessingland (Pages 96 to 101).
13. DC/17/1680/ARM – Land South of Hall Lane, Oulton (Pages 102 to 110). A
14. Exempt/Confidential Item
   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 5 of Part 1 of Schedule 12A of the Act.

Part Two - Confidential

15. DC/17/1680/ARM – Land South of Hall Lane, Oulton - Appendix A (Page 111 to end)
   (Paragraph 5 – Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings)

Close

Stephen Baker, Chief Executive

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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.

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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.