



Waveney District Council
Serving the Community

Riverside, 4 Canning Road, Lowestoft,
Suffolk, NR33 0EQ

Planning Committee

Membership

Cllr J Groom (Chairman)
Cllr P Ashdown (Vice Chairman)
Cllr S Allen
Cllr N Brooks
Cllr A Cackett
Cllr G Catchpole
Cllr J Ceresa
Cllr M Cherry
Cllr G Elliott
Cllr J Ford
Cllr I Graham
Cllr L Harris-Logan
Cllr M Pitchers

Members are invited to a meeting of the **Planning Committee** in the
Conference Room, Riverside, Lowestoft on **Tuesday, 15 September 2015** 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 11 August 2015 (Pages 1 to 22).

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 Reports

Reports of the Head of Planning and Coastal Management (Pages 23 to 24).

6. Delegated Chief Officer Decisions

Reports of the Head of Planning and Coastal Management (Pages 25 to 49).

7. Enforcement Action – Case Update

Report of the Head of Planning and Coastal Management (Pages 50 to 53).

Planning Applications

Reports of the Head of Planning and Coastal Management

8. DC/15/2343/FUL – Land adjacent 20 Bourne Road, Lowestoft (Pages 54 to 60). **R**

9. **DC/15/2965/ROC – Ocean View Holiday Homes, Coastguard Lane, Kessingland** A
(Pages 61 to 69).
10. **DC/15/2770/FUL – 2 Market Place, Bungay** (Pages 70 to 75). A
11. **DC/15/2771/LBC – 2 Market Place, Bungay** (Pages 76 to 81). A
12. **DC/15/2481/FUL – Abbey Farm Meadow, The Street, South Elmham St James** R
(Pages 82 to 87).
13. **DC/15/2823/FUL – Beccles Heliport, Benacre Road, Ellough** (Pages 88 to 93). A
14. **DC/15/1713/FUL – Land at South Cove House, Southwold Road, South Cove, Beccles** (Pages 94 to 101). R
15. **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 items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Part 1 of Schedule 12A of the Act.

Part Two - Confidential

16. Minutes

To confirm as a correct record the Minutes of the last meeting (Part Two) held on 11 August 2015 (Pages 102 to 103).

(Paragraph 1 – Information relating to an individual and Paragraph 2 – Information that is likely to reveal the identity of an individual)

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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6. Planning Obligations under Section 106 of the Town and Country Planning Act 1990: The Tests in Circular 05/2005.

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.