

CIRCULATED IN ADVANCE OF THE MEETING

**ALTERATIONS AND ADDITIONS REPORT
PLANNING COMMITTEE
11th October 2016**

Item 5 – Enforcement Action – Case Update

Page 16 – third item – Holton Sawmills – the containers have been removed from the site so the notice has been complied with.

Fourth item – 73 High Street, Lowestoft – planning application still awaited

Page 17 – first item – 318 London Road South, Lowestoft – The Senior Planning and Enforcement Officer explained at the last meeting that the enforcement notice on 318 London Road South had been served in September 2011. However, following a recent visit to the property, there was little evidence to show that the building had been converted to a single dwelling. She was in discussions with the owner to meet on site and following that, there would be further communications with the Legal Team if matters needed to be taken further.

Second item – Woodland Lodge, Bungay Road, Beccles – The original notice served has been withdrawn on a technical issue and another notice issued. This becomes active on 18th October 2016 and with a compliance date of 18th January 2017. However this site was in the ownership of Ashmans Hall but has reportedly been sold and the residential occupation has reportedly ceased. In the interim the site will be checked to ensure compliance and if there is no longer a breach, the case will be closed.

Item 6 – DC/16/3752/RG3 - Change of Use from B1 office and ancillary car parking to allow the construction and operation of an A3 restaurant with ancillary A5 take-away incorporating retention of part of Coopers building within boundary treatment.

Response from the Victorian Society:

Thank you for your letter of 9 September notifying the Victorian Society of this application. Given that it fails to address our fundamental concerns as outlined in my letter responding to applications DC/16/2787/RG3, DC/16/2786/RG3 and DC/16/2784/RG3, we remain very much opposed to this development. It would have a highly detrimental impact on the adjacent Conservation Area, the setting of the neighbouring Town Hall, the integrity of the locally significant Cooper Building and the general character and interest of the local historic streetscape. We therefore **strongly object** to this application and urge you to **refuse** it consent. For ease of reference I attach a copy of my previous letter of objection:

RE: Coopers Building, Compass Street, Lowestoft (1873); Outline application and associated applications for clearance of site and erection of drive-through restaurant and take away

Thank you for consulting the Victorian Society on these proposals. Having considered the implications of the scheme I write to **object** to the applications due to the harm they would cause to the special interest of the North Lowestoft Conservation Area and the setting of a number of listed buildings in close proximity to the development site.

The proposed development site borders the North Lowestoft Conservation Area and, at its east end, abuts the Lowestoft Town Hall, which is listed Grade II on account of its national significance. Constructed in 1857 to the designs of *J. L. Clemence* and extended and remodelled in 1866, 1899 and 1904, the building is suitably impressive and handsome and features prominently in views west into the Conservation Area, particularly along Compass Street. It is identified as a “*key building*” in the conservation area appraisal.

At the south west corner of the site stands the Coopers Building of 1873. The Heritage Statement suggests that this modest but pleasing structure meets the criteria for local listing, an assessment which we echo. It is a non-designated heritage asset of note, one that enhances the setting of the listed Town Hall, contributes positively to views into the Conservation Area and, to quote the Heritage Statement, "*provides the only marker point to a streetscape almost entirely eroded by late 20th century clearance and redevelopment*".

The applications propose the clearance of the site, including the demolition of the locally significant Coopers Building, and the erection of a fast food restaurant, take away and drive-through. The loss of the Coopers Building would further erode the already fragmented historic streetscape and the proposals would create an open area of hard landscaping that would be entirely at-odds with the prevailing character of the surrounding historic streets and the Conservation Area. The architectural treatment of the new restaurant would be similarly alien and injurious to the historic context. From the High Street the building would be intrusive and prominent, and its scale, configuration and garish luminosity (and that of the proposed accompanying signage) would be wholly unsympathetic.

Cumulatively the harm to the setting and significance of the Conservation Area and the statutorily listed Town Hall would be significant and cannot be seen to comply with national policy, in particular paragraphs 58, 126, 131, 132, 133 and 135 of the NPPF.

The proposals would also fail to comply with the Council's own policies, such as policy DM02, which advocates development that is sympathetic to its surroundings and preserves and enhances the identity and character of its site. Furthermore, the Conservation Area Appraisal states that new development is required to be high quality design that is appropriate to the historic setting.

Any new development on this site should seek by virtue of architectural treatment, materiality and scale to reinforce the defining qualities of the area's historic streetscape. It should also aim to reintroduce continuous frontages to Compass and Mariners Streets. By contrast this scheme would entail the loss of a locally important building and a high degree of unjustified harm to the setting and significance of one of the town's most significant buildings and the North Lowestoft Conservation Area. We urge you to **refuse** this application consent.

Item 9 – DC16/2861/FUL - Waterside Park, The Street, Corton

Waveney District Council Building Control Team has confirmed, following the issue of the Committee Report, that noise disturbance to future hotel residents from the retained ground floor restaurant and bar, is capable of being controlled through Building Regulations.

There is therefore a question over whether Condition 7 as recommended is enforceable and it is for this reason that officers are removing this condition from the recommendation.

Item 10 – DC/16/3067/FUL – Ex RNLI SOCIAL CLUB, LINKS ROAD, LOWESTOFT

1. Response from County Highways following issue of a revised plan by the developer addressing earlier concerns:

Stephen,

The proposed parking layout on the revised plan is suitable and we wouldn't have any objection with regards to this application.

Regards

Harry Grace
Development Management Technician
Development Management Team

2. Design and access statement from developer, including revised proposal drawing (to be presented in the slideshow):

**Vacant Site ex RNLI Social – Demolish and Rebuild new 2 Storey, 3 Bedroom House
Planning Reference: DC/16/3067/FUL**

INTRODUCTION

The original use of the existing building was as a block of Public Toilets, serving the North Lowestoft beach and promenade. Latterly, the use was changed to become the RNLI Social Club, but has since become vacant. Previous Planning Approval was granted 15 February 2013, for a restaurant, Planning Reference DC/12/1417/FUL, and an application for a three storey house was refused permission 01 April 2016, Planning Reference DC/16/0162/FUL. In view of the above, it was agreed to arrange a site meeting with a Planning Officer to discuss a revised planning application for a new three bedroom two storey house – refer to ‘CONSULTATION’ below

THE PROPOSAL

To demolish the existing single storey brick building and construct a new 3 bedroom, two storey house to satisfy the requirements of ‘Code for Sustainable Homes, Level 3’

CURRENT POLICY

The existing site and buildings are not listed and do not fall within a recognised Conservation Area. The site is situated on the edge of a residential development, but is considered by the Planning Case Officer, to be a site in the countryside. Commercial development of the site has been investigated, with Planning Permission having been granted for a Restaurant. It was considered by the Applicant that the site did not ideally lend itself to this use. The ‘Housing Development in the Countryside Policy’ dictates that a house design of an exceptional standard is required.

SITE LOCATION

The site is located on Links Road in North Lowestoft and sits between a Residential Care Development and the North Beach.

CONTEXT, DESIGN AND SCALE

The design consists of a concrete plain tile roof and predominantly fibre cement weatherboard cladding. The windows will be gas filled triple glazed which, together with high standards of insulation and an air-source heat pump, will achieve ‘Code for Sustainable Homes Level 3’. The site boundaries will be designed to prevent wildlife entering the site.

Flood: There is no requirement for a Flood Risk Assessment, as the site does not sit within a ‘flood zone’, which is limited to the beach area. An Environment Agency Flood Map is attached.

Drainage:

The rainwater will be discharged to a rainwater soakaway, via rainwater down pipes and plastic drains. The foul water will connect to the existing foul water inspection chamber and discharge into the main sewer.

IMPACT

The site has good access to local services. Although on the outskirts of the town, the site is close to schools, shops, a supermarket, dentists and doctors and restaurants, together with a whole range of services in the north end of the town. There will be no effective impact on these services or the immediate and surrounding area.

ACCESS

There will be an improved access to the site, incorporating a vehicle turning facility within the site. Level access will be provided to the front entrance door and the ground floor has been designed for persons with ambulant disabilities.

SUSTAINABILITY OF THE LOCATION

The applicant realises and understands the need to protect and enhance biodiversity of the surrounding area and will provide all necessary protection.

CONSULTATION

Due to the nature of the site and its previous uses, the Architectural Consultant arranged a site visit with a Council Planning Officer. It was suggested that a house of modern design, on the lines of a sketch design produced on site, would be acceptable and that the demolition of the existing structure, in conjunction with the new build, would also be considered acceptable. The Planning application has been submitted, taking this advice into account.

I conclude that the proposal, now revised, would not harm the character and appearance of the area.

CONCLUSION

There will be no measurable adverse impact or detrimental effect to neighbouring properties, the surroundings or to the environment.

As a consequence of the above, I consider Planning Permission for the redevelopment of the site, providing a new dwelling should be granted.