



Waveney District Council
Serving the Community

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

Planning Committee

Membership

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

Members are invited to a meeting of the **Planning Committee** in the
Conference Room, Riverside, Lowestoft on **Tuesday, 13 September 2016** at **6.00pm**

An Agenda is set out below.

Part One - Open to the Public

1. Apologies / Substitutes

2. Minutes

- (a) To confirm as a correct record the Minutes of the Planning Committee meeting held on 16 August 2016 (Pages 1 to 14).
- (b) To confirm as a correct record the Minutes of the Extraordinary Planning Committee meeting held on 24 August 2016 (Pages 15 to 34).

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 35 to 37).

Planning Applications

Reports of the Head of Planning and Coastal Management

- 6. **DC/16/2982/FUL – Rosemount, 155 Stradbroke Road, Lowestoft**
(Pages 38 to 49).

A

7. **DC/16/0533/FUL – Land Adjacent to Hall Cottage, Church Road, Henstead** A
(Pages 50 to 68).
8. **DC/16/3183/FUL – 28 Gunton St Peters Avenue, Lowestoft** A
(Pages 69 to 78).
9. **DC/16/2420/FUL – 5 Vicarage Lane, Mettingham, Bungay** A
(Pages 79 to 84).
10. **DC/16/2969/RG3 – 3, 5, 7 Staithe Road, Bungay** A
(Pages 85 to 89).
11. **DC/16/2970/LBC – 3, 5, 7 Staithe Road, Bungay** A
(Pages 90 to End).

Close



Stephen Baker, Chief Executive

Filming, Videoing, Photography and Audio Recording at Council Meetings

The Council, members of the public and press may record / film / photograph or broadcast this meeting when the public and press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Committee Clerk (in advance), who will instruct that they are not included in any filming.

If you require this document in large print, audio or braille or in a different language, please contact the Democratic Services Officer on (01502) 523257 or email: democratic.services.wdc@eastsoffolk.gov.uk

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.
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.