



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 T Mortimer
Cllr M Pitchers
Cllr N Webb

Members are invited to a meeting of the **Planning Committee** in the **Conference Room, Riverside, Lowestoft** on **Tuesday, 17 January 2017** 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 15 November 2016 (Pages 1 to 21).
- (b) To confirm as a correct record the Minutes of the Extraordinary Planning Committee meeting held on 29 November 2016 (Pages 22 to 42).
- (c) To confirm as a correct record the Minutes of the last meeting held on 13 December 2016 (Pages 43 to 67).

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 (Page 68).

6. Delegated Chief Officer Decisions

Report of the Head of Planning and Coastal Management (Pages 69 to 88).

7. Enforcement Action – Case Update

Report of the Head of Planning and Coastal Management (Pages 89 to 95).

Planning Applications

Reports of the Head of Planning and Coastal Management

8. DC/16/4137/FUL – Land at Kirkley Rise, Lowestoft (Pages 96 to 127). **A**

9. DC/16/4467/FUL – Biocow AD Plant, Copland Way Worlingham (Pages 128 to 136). **A**

10. DC/16/4494/FUL – 8 The Street, Wissett (Pages 137 to 149). **A**

Other Matters

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

11. Proposed Enforcement Action : Unauthorised Fencing Three Rivers, St Mary’s Road, Beccles
(Pages 150 to 154).

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.