



# Planning Committee

## Membership

To the Members of the Planning  
Committee

Members are invited to a meeting of the **Planning Committee** in the  
**Conference Room, Riverside, Lowestoft on Tuesday, 23 May 2017 at 6.00pm**

**Appointments to the Planning Committee will be made at  
Annual Council on 17 May 2017.**

**Only those Members appointed to the Committee will need to attend this meeting.**

An Agenda is set out below.

## Part One - Open to the Public

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- 1. Apologies / Substitutes**
- 2. Minutes**  
To confirm as a correct record the Minutes of the last meeting held on 18 April 2017  
(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 Report**  
Report of the Head of Planning and Coastal Management (Page 23).
- 6. Delegated Chief Officer Decisions**  
Report of the Head of Planning and Coastal Management (Pages 24 to 38).
- 7. Enforcement Action – Case Update**  
Report of the Head of Planning and Coastal Management (Pages 39 to 42).

## Planning Applications

Reports of the Head of Planning and Coastal Management

8. **DC/16/5039/COU – The Creamery, Angel Link, Halesworth** (Pages 43 to 63). **R**
9. **DC/17/0524/FUL – Fox Covert Farm, Cox Common, Westhall** (Pages 64 to 77). **A**
10. **DC/17/0561/FUL – 9 Glebe Close, Lowestoft** (Pages 78 to 86). **R**
11. **DC/17/1186/FUL – Land and Building adjacent The Shrubbery, Clay Common, Frostenden** (Pages 87 to 93). **R**
12. **DC/17/1272/FUL – 12 Ashmans Road, Beccles** (Pages 94 to 100). **A**
13. **DC/17/1319/FUL – Valley Farm, Wash Lane, Beccles** (Pages 101 to 104). **A**
14. **DC/17/0527/FUL – Bryer, Burton Street, Lowestoft** (Pages 105 to 111). **A**
15. **DC/17/0856/FUL – 18 Willow Road, Lowestoft** (Pages 112 to 115). **R**

Close



Stephen Baker, Chief Executive

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## Notes

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1. This agenda can be viewed on the internet at [www.waveney.gov.uk](http://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.