

Minutes of a Meeting held in the Conference Room, Riverside, Lowestoft
on **Tuesday, 12 June 2018 at 6.00pm**

Members Present:

P Ashdown (Chairman), G Catchpole, M Cherry, G Elliott, J Ford, T Goldson, J Groom M Ladd, T Mortimer and M Pitchers.

Officers Present:

M Gee (Planning Officer), P Perkin (Development Management Team Leader), P Rowson (Planning Development Manager) and S Carter (Democratic Services Officer).

1 URGENT ITEM

The Chairman advised that, in accordance with Section 100B (4) (b) of the Local Government Act 1972, he had agreed to accept an urgent item of business.

The matter related to a submitted application for a non-material amendment to planning approval DC/17/0527/FUL for Bryer, Burton Street, Lowestoft, for the change of approved materials from cedar cladding to render to match adjacent dwelling. The special circumstances for considering this item as a matter of urgency was that a decision needed to be made before the next scheduled Planning Committee meeting in July.

The application would therefore be considered as Item 7 on the Agenda.

2 APOLOGIES / SUBSTITUTES

Apologies for absence were received from Councillors Brooks, Ceresa and Rivett.

Councillor Catchpole attended the meeting as a Substitute for Councillor Rivett.

Councillor T Mortimer attended the meeting as a Substitute for Councillor Ceresa.

3 DECLARATIONS OF INTEREST

Councillor Ford declared a Local Non Pecuniary Interest in Item 6 – DC/18/1548/ADN – Royal Green, Marine Parade, Lowestoft, as being Ward Member. This declaration was made at the start of the discussion on the item.

Councillor Ladd declared a Local Non Pecuniary Interest in Item 5 – DC/17/5100/FUL – East Anglia Transport Museum, Chapel Road, Carlton Colville and Item 6 – DC/18/1548/AADN – Royal Green, Marine Parade, Lowestoft, as being Cabinet Member for Tourism and Economic Development. The declaration relating to Item 6 was made at the start of the discussion of the item.

Councillor Pitchers declared a Local Non Pecuniary Interest in Item 6 – DC/18/1548/ADN – Royal Green, Marine Parade, Lowestoft, as being Ward Member. This declaration was made at the start of the discussion on the item.

4 DECLARATIONS OF LOBBYING

No declarations of lobbying were made.

5 ENFORCEMENT ACTION

The report of the Head of Planning and Coastal Management provided Members with a summary of all outstanding enforcement cases sanctioned under delegated powers or through the Committee up until 29 May 2018. There were currently five cases.

In response to a request for an update in relation to 73 High Street, Lowestoft, the Planning Development Manager explained that the officers had been in touch with the contravener who had advised that the work would be undertaken but they were having trouble with finding appropriate tradesmen. This case would be subject to verbal updates over a period of time.

RESOLVED

That the report detailing the outstanding Enforcement Matters up to 29 May 2018 be received.

6 DC/17/5100/FUL – EAST ANGLIA TRANSPORT MUSEUM, CHAPEL ROAD, CARLTON COLVILLE

The Development Management Team Leader presented the application which sought approval for new buildings and facilities, in the form of new exhibition depots, roads and tram tracks with overhead wires and ancillary street furniture and narrow gauge railway tracks, carriage shed and platform, at the East Anglia Transport Museum.

The Committee was advised that the Museum was a popular attraction for local residents and visitors alike and also contributed to the local economy. The importance of tourism in the District was recognised and the proposals which sought to develop and improve facilities were welcomed. The application, if granted, would enable the Museum to develop the existing facilities by creating an exhibition facility and longer rides within the site which should add to its popularity

Members were shown an aerial view, photographs and location plans of the site and its surrounds including a plan of the site, views looking into and out from the site, the nearby Carlton Manor, caravan site and residential properties, the existing buildings and tracks, and the elevations of the proposed buildings.

The Development Management Team Leader explained that the proposed expansion would enable the Museum to vacate buildings on the Ellough Industrial Estate and locate all stock on this one site. This proposal was in accordance with Policy CS13 supporting and enhancing tourism and also policy CS14. Two residential properties had lodged an objection; however, the Environmental Health Officer had considered the submitted noise assessment and was satisfied that any noise could be mitigated by an acoustic fence or bunding. If Members were minded to approve the application, that would be addressed by way of condition.

As a result, it was considered that the proposal could be accommodated on the site without adversely affecting the amenities of neighbouring properties, the highway network, the surrounding landscape, wildlife and trees. The application was therefore recommended for approval subject to controlling conditions and included the request from the Applicant and Parish Council that the period for commencement of the project be extended to longer than three years.

Questions

Members asked questions relating to:

- Trees on the boundary.
- Density of the proposed fence.
- The neighbouring county wildlife site.
- Flooding.

The Development Management Team Leader explained that there was a substantial hedge on the boundary which would be improved upon and he referred the Committee to condition 6. He was not aware of any conflict with the Oaks Farm allocation in the Local Plan, nor would a county wildlife site be affected. The proposed fence would reflect and deaden the noise and was considered satisfactory by the Council's Environmental Health. A flood risk assessment had been submitted and the County Flood and Water Management Team had advised that surface water should be dealt with in accordance with the assessment and should be no worse than at present.

Debate

Members agreed that the Museum was a popular tourist attraction. It was favourable to the area and did bring tourists into the District which supported the general economy. Following a proposal for approval, which was duly seconded, it was unanimously:

RESOLVED

That the application be approved, subject to the following conditions:

1. The development hereby permitted shall be begun within a period of five years beginning with the date of this permission.
2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with Plans 7379 02 D, 7379 03 C, 7379 04 D and 7379 05 C received 30 November 2018, 7379 07 C received 26 February 2018 and 7379 06 F and 7379 08 E received 11 May 2018 for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
3. Before the development hereby permitted is commenced a Construction Management and Operational Traffic Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the

development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques
- d) storage of plant and materials
- e) programme of works (including measures for traffic management and operating hours)
- f) provision of boundary hoarding and lighting
- g) details of proposed means of dust suppression
- h) details of measures to prevent mud from vehicles leaving the site during construction
- i) haul routes for construction traffic on the highway network and
- j) monitoring and review mechanisms.
- K) Details of deliveries times to the site during construction phase

4. The strategy for the disposal of surface water (dated 27/03/2018, ref: 7115-C-100-01-P3) and the Flood Risk Assessment (FRA) (dated November 2017, ref: 1875/RE/11-17/01) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.
5. The building hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.
6. Prior to any occupation or use of the approved development the applicant must construct an effective noise barrier in accordance with the requirements specified in the Adrian James Acoustics Limited noise assessment (11754 26/03/2018), specifically:
 - * Figure 16; and
 - * Section 4.6: "The fence should have no holes or gaps, a minimum height of 1.8m and no gaps between the ground and the bottom of the fence. The fence should be constructed from material with a minimum density of 10kg/m² such as close-boarded timber. A 1.8m high bund may alternatively be used."

Details of the proposed noise barrier must be submitted to and approved by the Local Planning Authority prior to installation. The barrier shall be constructed in accordance with the approved details.

7. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
 - a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording

- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
8. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.
 9. Prior to the commencement of development protective fencing shall be erected around the existing woodland and trees bordering the site in accordance with BS 5837:2012.
 10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed landscaping plan for the boundaries of the site. The landscaping plan shall comprise appropriate native species hedges and trees, such as mix of Hawthorn, Blackthorn, Hazel & Field Maple & Oak. The scheme shall be implemented in accordance with the approved details prior to first use of the buildings. Any plants or trees which die within the first three years shall be replaced in the next available planting season.

7 DC/18/1548/ADN – ROYAL GREEN, MARINE PARADE, LOWESTOFT

The Planning Officer presented the application which sought approval for a non-illuminated advertisement consent in the form of an information/notice board as part of the Wayfinding Project which stretched from Kensington Gardens through to Ness Point and the Sparrows Nest Gardens. The application was before Committee as it had been submitted by the Council's Economic Development Department.

Members were shown various views and photographs including the location of the proposed sign and a sketch of the design of the sign.

The Planning Officer explained that it was considered that the proposed sign would add to the existing 'wayfinding' signage around Lowestoft and benefit both residents and visitors alike to access and appreciate the wider area. The signs were of an appropriate scale, form and design and would not have an unacceptable impact on the associated Conservation Area. Approval was therefore being recommended.

Questions

Members asked specific question relating to:

- Viewing the sign.

- Darkness of print and readability.

The Planning Officer confirmed that the sign would face onto the promenade and the print would be the same as the existing signs that had already been erected. A Member commented that he passed one of the signs most days and had no difficulty in reading the text.

The being no further discussion, it was unanimously:

RESOLVED

That the application be approved, subject to the following standard advertisement conditions:

1. This consent shall be for a period of five years.
2. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
3. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
4. Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.
5. Before any advertisement is displayed in pursuance of this consent the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.
6. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign or so as otherwise to render hazardous the use of any highway.

8 DC/18/2151/AME – BRYER, BURTON STREET, LOWSTOFT

The Development Control Team Leader presented the application which sought approval for a non-material amendment to planning approval DC/17/0527/FUL for the change of approved materials from cedar cladding to render to match the adjacent dwelling. The application was before Committee as the Applicant was a Councillor and also as an urgent item as the application would expire prior to the July Committee meeting.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the proposed elevations of the bungalow, the street scene and the existing garage on the site.

The Development Management Team Leader explained that the main consideration was that of appearance and the visual changes generated by the alteration of materials. Bryer,

the donor dwelling was rendered and painted as were many of the other dwellings in the street and the overriding characteristic in terms of visual amenity was one of a mix of contrast and materials. As such, the change from the approved cedar cladding to render was not unacceptable and would not have a negative impact on the overall street scene; therefore, approval was being recommended.

Questions

In response to Members' questions relating to the proposed change in materials and the timescale, the Planning Development Manager advised that no reason had been given but the proposed render might require less maintenance. The application had been received on 22 May resulting in an expiry date of 28 June; with the fixed dates for Committee meetings, it was considered appropriate for consideration as an urgent item.

Debate

The Committee noted that the proposal greatly improved the street scheme and the proposed rendering appeared to be more appropriate. There being no further discussion, it was unanimously:

RESOLVED

That the application for the change of materials from cedar cladding to render be approved, subject to the following condition:

1. With reference to your application received 22 May 2018. I would advise you that from a planning point of view the District Council as local planning authority raises no objection to the following, which has been noted as amending the original approved plans in my records:
 - Use of render in place of cladding on exterior walls.

The meeting concluded at 6.27pm.

Chairman