



# Planning Committee

## Membership

Cllr J Groom (Chairman)  
Cllr P Ashdown (Vice Chairman)  
Cllr S Allen  
Cllr N Brooks  
Cllr J Ceresa  
Cllr M Cherry  
Cllr G Elliott  
Cllr T Goldson  
Cllr I Graham  
Cllr R Neil  
Cllr M Pitchers  
Cllr C Rivett  
Cllr J Smith

Members are invited to a meeting of the **Planning Committee** in the Conference Room, Riverside, Lowestoft on **Tuesday, 13 March 2018 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 meeting held on 16 January 2018 (Pages 1 to 7).
- (b) To confirm as a correct record the Minutes of the last meeting held on 13 February 2018 (Pages 8 to 16).

### 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

Reports of the Head of Planning and Coastal Management (Pages 17 to 19).

### 6. Delegated Chief Officer Decisions

Reports of the Head of Planning and Coastal Management (Pages 20 to 53).

**7. Enforcement Action – Case Update**

Report of the Head of Planning and Coastal Management (Pages 54 to 57).

**Planning Applications**

Reports of the Head of Planning and Coastal Management

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|-----|--|---|
| 8.  | <b>DC/17/3519/OUT – Land at Church Lane, Carlton Colville, Lowestoft</b> (Pages 58 to 78). | R |
| 9.  | <b>DC/17/5381/COU – Mill House, South Elmham St James</b> (Pages 79 to 87).                | A |
| 10. | <b>DC/18/0312/FUL – 21 Kirkley Cliffe Road, Lowestoft</b> (Pages 88 to 93).                | A |
| 11. | <b>DC/18/0329/LBC – 21 Kirkley Cliffe Road, Lowestoft –</b> (Pages 94 to 99).              | A |
| 12. | <b>DC/18/0320/FUL – 32 Grosvenor Road, Lowestoft</b> (Pages 100 to 103).                   | A |

**Other Matters**

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

13. **Update Report for DC/17/1680/ARM, Approval of Reserved Matters of DC/01/0977/OUT (W17802) – Outline Application for a mixed use development comprising of residential, neighbourhood shopping centre, community hall, primary school, play areas and country park – Construction of 220 dwellings including access, appearance, landscaping, layout and scale. Land south of Hall Lane, Oulton** (Pages 104 to 106).

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.**