



Planning Committee

Membership

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

Members are invited to a meeting of the **Planning Committee** in the
Conference Room, Riverside, Lowestoft on Tuesday, 18 September 2018 at 6.00pm

An Agenda is set out below.

Part One - Open to the Public

1. Apologies / Substitutes

2. Minutes

To confirm as a correct record the Minutes of the last meeting held on 14 August 2018 (Pages 1 to 14).

3. Declarations of Interest

Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non Pecuniary Interests that they may have, in relation to items on the Agenda, and are also reminded to make any declarations at any stage during the Meeting, if it becomes apparent that this may be required, when a particular item or issue is considered.

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 15).

6. Delegated Chief Officer Decisions

Reports of the Head of Planning and Coastal Management (Pages 16 to 49).

7. Enforcement Action – Case Update

Report of the Head of Planning and Coastal Management (Pages 50 to 57).

Planning Applications

Reports of the Head of Planning and Coastal Management

8. **DC/15/3288/OUT – Saint Felix School, Halesworth Road, Reydon** (Pages 58 to 228). **A**
9. **DC/18/2406/FUL – Site At Junction of Station Road And Blyth Road, Southwold** (Pages 229 to 244). **A**
10. **DC/18/2231/FUL – Land at Fallowfields, Oulton** (Pages 245 to 262). **A**
11. **DC/18/1281/ARM – Land North and East Of Hill Farm Road, Halesworth** (Pages 263 to 274). **A**
12. **DC/18/2576/FUL – Former Mill Road Service Station, Mill Road, Lowestoft** (Pages 275 to 298). **A**
13. **DC/18/2583/ADI – Former Mill Road Service Station, Mill Road, Lowestoft** (Pages 299 to 305). **A**
14. **DC/18/2584/ADI – Former Mill Road Service Station, Mill Road, Lowestoft** (Pages 306 to 312). **A**
15. **DC/18/2585/ADN – Land At Kirkley Rise, Mill Road, Lowestoft** (Pages 313 to 319). **A**
16. **DC/18/2950/DCO – The Lake Lothing Third Crossing, Lowestoft** (Pages 320 to 346). **A**

Other Matters

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

17. **The Application of Vacant Building Credit** (Pages 347 to 355).
18. **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 356 to 358).

Close



Stephen Baker, Chief Executive

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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.
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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.