

**NORTH PLANNING COMMITTEE - UPDATE SHEET****Planning Committee Meeting Date: 09 January 2024**

This update sheet covers all further information received up to 24 hours prior to the meeting. Any other representations and submissions can be viewed on public access.

Item 6 – DC/23/2454/FUL – Retrospective Application - Single storey side and rear flat roofed extension. Rear first floor pitched roof extension at Doreens Cottage, 3 Bridge Road, Reydon, Southwold, Suffolk, IP18 6RR.

The applicant has supplied evidence showing the original consent of the ground floor extension and therefore para. 2.2 of the published report, which currently reads *“There was an existing ground floor, flat roofed extension on the rear of the building which has no planning history but has been there a significant amount of time without complaint or enforcement action that it is now lawful”* should be replaced with: *“There was an existing ground floor, flat roofed extension on the rear of the building which was approved under ref. N.12117 dated Feb 1974”*.

Item 7 – DC/23/3115/FUL – Part demolition, refurbishment and extension of an existing single family home at Seacroft, Millfield Road, Walberswick, Southwold, Suffolk, IP18 6UD

Letter of Representation from a Solicitor acting on behalf of a local resident:

The council has received one additional letter of representation following publication of the committee report. The letter proposes that residents could instruct a judicial review of the application in the event that the recommendation of the planning officer is adopted (i.e., planning permission granted). The letter claims that the application “flouts the Conservation Area and Management Plan in many key respects”; in particular in respect of the choice of the materials, which, it is claimed, are in complete contradiction to the Conservation Area Appraisal and Management Plan. A full copy of the letter and other representations is available on our website at: <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=RZ2A9IQXMEQ00>.

Officer Comment on this Late Representation:

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ
DX: 41220 Lowestoft

Section 13 of the Walberswick Conservation Area Appraisal (WCA) (December 2013), which is a material consideration in the assessment of a planning application sets out that *“The use of concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks should all be avoided. So too should the use of brown stain on timber joinery, windows and doors as it invariably appears as a discordant feature, particularly where the traditional use of white paint provides a unifying element in the street scene.”*

Section 10 identifies that *“The use of good quality building materials (and the avoidance of materials such as PVCu) should be encouraged, and ideally should comply with the established material palette evident in the village.”*

It is acknowledged that the scheme uses materials which the WCA notes should be avoided. However, each case is assessed on its own merits and as set out in the officer report, the scheme is considered to represent a high-quality design outcome in compliance with policies SCLP11.1 and SCLP11.5. It is considered that the proposed palette of materials would not cause harm to the character and appearance of the Conservation Area. For the avoidance of doubt, Officers have paid special attention to the need to preserve or enhance the character and appearance of the Conservation Area and it is also noted that the existing building is not of any particular historical significance, and it is not noted within the Conservation Area Appraisal as being a building which positively contributes to the significance of the Conservation Area; for these reasons, and as set out in more detail within the report, the wholesale change in character is deemed acceptable. Therefore, whilst there is a minor conflict with the Walberswick Conservation Area Appraisal guidance, in this particular case the proposed design is judged to be high quality, and the scheme as a whole is deemed comply with the design and heritage objectives of the NPPF and Local Plan. It is also noted that there are limited public views of the property. Officers have recommended the application for approval with clear regard to the statutory requirement of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out the general duty in respect of Conservation Areas whilst exercising our planning function; this requires that:

“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

An extension to the Walberswick Conservation Area to incorporate the Walberswick Quay was agreed by Strategic Planning Committee on Monday 8th January 2024, and is due to be formally designated on Friday 12th January, alongside the adoption of a supplement to the Walberswick appraisal. The application site does not fall within the boundary for this extension, and the “Extension of the Walberswick Conservation Area Supplement to the 2013 Conservation Area Appraisal” does not affect the consideration of this application.

The officer consideration has been carried out with advice from the Council’s Senior Design and Heritage Officer and has assessed the scheme with the section 72 principal statutory requirement as a guiding principle, and the content of the WCA has been carefully considered as a material consideration in the planning balance. Therefore, officers consider that the claim of potential Judicial Review is not deemed to have any merit.

Item 8 – DC/23/3977/RG3 – Demolition of existing single storey cafe kiosk, store and public wc block. Proposed new two storey building with a first floor cafe. On the ground floor there will be concessions space, small kiosk, external showers, toilets, and changing places facility at Jubilee Parade, The Esplanade, Lowestoft

Two additional representations of objection received raising the following key concerns:

- Concerns about the reduction in the space available for the Lowestoft Volunteer lifeguards;
- Impact upon existing business;
- Consideration needed for additional moveable seating; and
- Consideration of the use of the space throughout the year.

Lowestoft Town Council has withdrawn their previous comments contained with the committee report, and replaced them with the following:

“Lowestoft Town Council welcomes certain aspects of the development, in particular, the public toilets and having a Changing Places facility within easy reach of the South Beach.

The Town Council would therefore only wish to support this application pending:

The comments made by Historic England and the ESC Design and Conservation team are dealt with through conditions of planning.

An assessment of the potential loss of amenity, and whether this can be mitigated e.g. ensuring that the post-development storage space for the Lowestoft Volunteer Lifeguard Corps is adequate for it to continue operating from this location.

If the existing business is not making way for the proposed new development voluntarily, understanding whether it can be relocated elsewhere on the seafront so that the new development is not putting an existing, established independent cafe out of business.”

Item 9 – DC/23/2832/RG3 - Royal Plain: New fountain installation in existing location, including hard and soft landscape improvements with plantation & boulder features, raised planters with trees, and lighting improvements. Royal Green: New access routes and soft landscape improvements including trees with bespoke seating and outdoor gyms, plus EPP courtyard improvements, and new play area, also cycle hub to existing car park. South Quay: Hard & soft landscape improvements as pocket park. Public Realm Spaces Of Royal Plain, Royal Terrace, Royal Green And Adjacent Seafront Esplanade, Plus South Quay (west) Beside Bascule Bridge Centred Around East Point Pavilion Royal Plain Lowestoft Suffolk NR33 OAP.

Below is a list of (summarised) planning conditions to be included with the recommendation of authority to approve; this list is not exhaustive, and officers seek authority to add any further conditions as necessary, post-committee, in order to ensure the scheme is properly detailed and delivered.

Conditions

1. Three year time limit to commence development;
2. Development to be carried out in accordance with the approved plans;
3. Full planting details including implementation and long-term management;
4. Full details of floor finish, boundaries etc for the new bouldering area and a new fenced games area in place of the existing car park to the south end of Royal Green.
5. Implementation of mitigation and enhancement measures within the Preliminary Ecological Appraisal; and
6. Any conditions recommended by the Highways Authority and LLFA (where appropriate and applicable).

