

Confirmed



Minutes of a Meeting of the **Planning Committee North** held in the Conference Room,
Riverside, on **Tuesday, 9 August 2022 at 3.30 pm**

Members of the Committee present:

Councillor Paul Ashdown, Councillor Norman Brooks, Councillor Tony Cooper, Councillor Linda Coulam, Councillor Andree Gee, Councillor Malcolm Pitchers, Councillor Sarah Plummer

Officers present: Ben Bix (Democratic Services Officer), Joe Blackmore (Principal Planner), Matthew Gee (Planner), Mia Glass (Assistant Enforcement Officer), Nicola Wotton (Deputy Democratic Services Manager)

1 Apologies for Absence and Substitutions

Apologies for absence were received from Councillors Ceresa and Rivett.

2 Declarations of Interest

Councillor Pitchers declared an Other Registerable Interest in item 6 on the agenda, as a Ward Member for Kirkley and Pakefield.

3 Declarations of Lobbying and Responses to Lobbying

There were no declarations of lobbying.

4 Minutes

On the proposition of Councillor Cooper, seconded by Councillor Pitchers it was

RESOLVED

That the minutes of the meeting held on 12 July 2022 be agreed as a correct record and signed by the Chairman.

5 East Suffolk Enforcement Action - Case Update

The Committee received report **ES/1247** of the Head of Planning and Coastal Management, which was a summary of all outstanding enforcement cases for East Suffolk Council where enforcement action had been sanctioned under delegated powers up until 21 July 2022. At that time there were 15 such cases.

With regard to Pine Lodge Caravan Park, the Assistant Enforcement Officer clarified that an article had been published recently, as a likely consequence of the routine change in date on the report, and advised that the case was still with the Council's legal department.

In response to a query from Councillor Brooks regarding a site off the A146, the Assistant Enforcement Officer undertook to brief Councillor Brooks and the Chairman after the meeting. There being no further questions, on the proposition of Councillor Cooper, seconded by Councillor Gee, it was

RESOLVED

That the outstanding enforcement matters up to 21 July 2022 be noted.

6 DC/22/1885/FUL - 322 London Road South, Lowestoft NR33 0BG

The Committee considered report **ES/1248** which related to planning application DC/22/1885/FUL. The application sought planning permission for a change of use from a guest house (C1) with residential use, into a solely residential dwelling (use C3). The application had been referred directly to the Committee as the applicant was a close relative of an East Suffolk District Councillor.

The Committee received a presentation from the Planner, who was the case officer for the application. The site location was outlined, an aerial photograph was displayed, along with photographs of the site. The existing and proposed floor plans were shown. No physical, external works were proposed, and the application related only to the internal use of the building. The material planning considerations and key issues were summarised as: principle of the loss of tourist accommodation, design, amenity and highways.

In response to Members questions, Officers clarified that there would remain a substantial tourist accommodation offering in the town. As there was no on-site parking, there would be a negligible local parking benefit from the change in use insofar as the on-street parking would no longer be used by bed and breakfast customers.

Councillor Brooks asked whether the site, once converted to residential, could be converted back to bed and breakfast use in the future. Officers confirmed that the area would continue to be suitable for bed and breakfast accommodation subject to planning considerations if an application were to be made.

The Chairman invited the Committee to debate the application. There being no debate, Councillor Pitchers moved that the application be approved, Councillor Coulam seconded and it was unanimously

RESOLVED

That planning permission be **GRANTED** subject to conditions.

Conditions

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with:

- Site Location Plan, received 06/05/2022
- Existing and proposed floor plans, received 06/05/2022

for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

The meeting concluded at 3:43 PM

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Chairman