

KESSINGLAND PARISH COUNCIL



Minutes of the **Planning & Highways Committee** **on Wednesday 29th November 2023** held in the Council Chamber, Marram Green

Members present: Councillors C. Carter, M. Dunne (Chair), I. Graham, A. Green, L. Truman

Other Cllrs in attendance: None

Others present: Three members of the public

Clerk to the Meeting: S. Hogg (Deputy Clerk) D. Blowers (Admin & Committee Clerk)

137. Chair's welcome

The Chair welcomed everyone to the meeting and explained the meeting protocol.

138. Apologies for absence

Apologies for absence were received from Cllrs Glendinning & Saunders. Cllr Graham proposed acceptance of the apologies. This was seconded by Cllr Truman with all in favour.

139. Declarations of Interest

Cllr Truman declared a non-pecuniary interest in item 142.1 on the agenda as she has submitted a response to the application to the Planning Authority in a personal capacity. A dispensation has been granted to Cllr Green in respect of his role as district councillor.

140. Minutes of the previous meeting

Cllr Graham proposed that the minutes of Planning and Highways Committee meetings held on 1st November 2023 be adopted as an accurate record of the meeting. This was seconded by Cllr Truman with all in favour.

Cllr Truman left the meeting at 11.03am.

141. Public participation on Planning Applications.

There were three members of the public present who had concerns with item 142.1 on the agenda. One member of the public commented that there had been several attempts at gaining planning permission for this area and they had all been refused. A concern was raised that this application is no different to the previous ones but should the parking spaces be granted on this occasion the applicant would then again try and get permission to build a dwelling as previously done on other applications that have been submitted.

142. Planning Applications to be considered

142.1 DC/23/4422/FUL | Creation of four no. new parking spaces on land adjacent to No. 2, Smith Crescent | 2 Smith Crescent Kessingland Lowestoft Suffolk NR33 7TZ

Councillors discussed this application and it was noted that it is one in a line of inter-related applications by the same applicant with these parking spaces having been associated with two applications for new build properties unconnected to this site. Each of those previous applications have been refused including at appeal level.

On road parking in this area is highly congested with competition for spaces. The creation of four private parking spaces would only make this problem worse as it would remove a similar number of on road public parking spaces. Members of the public at the meeting raised concerns about the use of these parking spaces. They did not appear to be related to the property attached to the application, could they be for commercial use or just a forerunner to justify revised new build applications. The committee recognised the residents' concerns especially in relation to the adverse impact of removing existing on-road parking to create a similar number of off-road spaces for which a need has not been identified. This would go against the Kessingland Neighbourhood Plan Objective of ensuring that infill development does not impact on the amenity of the neighbours.

Councillors considered the issue relating to flooding in this area. Information received from the water management bodies shows this is a high-risk area for flooding as evidenced by the frequent call outs to deal with flooding issues. It was specifically noted that during heavy rainfall, properties already suffered sewage ingress. The application doesn't state what materials are being used to create these parking spaces so concerns were raised that if water-penetrative material isn't used then the flooding problem would be exuberated, especially to any property to the east and south of the parking spaces. It was also noted that despite the lack of electrical vehicle charging points being part of a previous application related to this site, there was still no provision mentioned.

For the above reasons, Cllr Graham proposed that the committee recommends refusal of this application. If the Planning Department are minded to approve this application this committee would like to see it referred to the referral panel. This was seconded by Cllr Green with all in favour.

Cllr Truman returned to the meeting at 11.17am.

143. To receive East Suffolk Council (ESC) responses to Planning Applications.

143.1 DC/23/3622/FUL | Installation of Air Source Heat Pump | Longbeach Beach Road Kessingland Lowestoft Suffolk NR33 7RW

It was noted that this application has been permitted as per KPC recommendation.

143.2 DC/23/2051/FUL | Extension of one holiday chalet to add additional bedroom, extension of existing terrace of holiday chalets to add an additional unit and extension of existing terrace of holiday chalets to add two accessible holiday chalet units. Uplift to existing car parking and associated landscaping works. | Castaways Holiday Homes Coastguard Lane Kessingland Lowestoft Suffolk NR33 7RE

It was noted that this application was recommended for refusal by KPC but has been permitted.

144. Public Consultations

None

145. Other Planning Matters

145.1 None

146. Date of next meeting.

It was noted that the date of the next meeting is 10am Wednesday 13th December 2023. *Please note that the meeting will be cancelled if there are no applications to be considered).*

147. Items for the next agenda

It was noted that due to the frequency of Planning Committee meetings, items for the next agenda need to be received by the Friday immediately following this meeting (with the exception of planning applications).

148. Exclusion of the Press & Public

That in accordance with the Public Bodies (Admission to Meetings) Act 1960 and the Local Government Act 1972 (Sections 100 and 102), the public and press be excluded for the remaining items of business due to the confidential nature of the business to be transacted including contractual and personnel related matters.

148.1 None

149. Close of meeting.

Meeting closed at 11.17am.