

KESSINGLAND PARISH COUNCIL



Minutes of the **Planning & Highways Committee** **Meeting held at 10.00am on Wednesday 25th June 2025** in the Council Chamber, Marram Green

Members present: Councillors C. Carter (Chair), C. Cook, I. Graham (Vice-Chair), N. Glendinning & J. Ollett
Other Members present: Cllrs D. Boyle, S. James & Cllr A. Green (ESC)
Clerk to the Meeting: S. Hogg (Acting Parish Clerk), D. Blowers (Admin & Committee Clerk)

30. Chair's welcome

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

31. Apologies for absence

Apologies for absence were received by Cllrs Pope-Brannon & Saunders and acceptance of apologies was proposed by Cllr Glendinning, seconded by Cllr Cook with all in favour.

32. Declarations of Interest

There were no Declarations of Disclosable Pecuniary, Other Registerable and Non-Registerable Interests from Councillors on items on the Agenda and it was noted that there were no written requests for dispensations for Disclosable Pecuniary Interests nor dispensations granted.

33. Minutes of the previous meeting

Cllr Graham proposed that the minutes of Planning and Highways Committee meeting held on 28th May 2025 be adopted as an accurate record of the meeting. This was seconded by Cllr McLean with all in favour.

34. Public participation on Planning Applications.

No members of the public attended.

35. An Update on the Chairs Communications

The Chair provided an update on recent communications. Councillor Carter continues to liaise with a resident who has submitted reports dating back to 1998 concerning longstanding issues with drainage and flooding in the village.

Regarding speeding along Church Road, KPC is actively gathering data using the newly

acquired SID. The findings will be shared in the Village News and published on the website.

Cllrs James & Glendinning left the meeting at 10.53am.

36. Planning Applications to be considered

- 36.1 **DC/25/1479/FUL**|Construction of care home (Use Class C2)|Former Ashley Nurseries Site London Road Kessingland Lowestoft Suffolk
An extension has been granted by ESC and the matter will be scheduled for consideration after a public consultation.
- 36.2 **DC/25/2324/DRC**|Discharge of Condition Nos. 4, 5, 6 & 7 of DC/23/0038/FUL (AP/23/0056/REFUSE) - Construction of new dwelling on vacant site; provision of off-street parking on land at 2 Smith Crescent - Material Details / Boundary Treatments / Details of Hard & Soft Landscaping Works / Construction Management Plan|Land Adjacent 48 Mclean Drive Kessingland Suffolk
- 36.3 **DC/25/2323/VOC**|Variation of Condition 2 & 11 of DC/23/0038/FUL (APP/X3540/W/23/3326401) - Construction of new dwelling on vacant site; provision of off-street parking on land at 2 Smith Crescent - To create an improved 4 bedroom dwelling, Condition No 2 update drawing references & Condition 11 remove all permitted development rights|Land Adjacent 48 Mclean Drive Kessingland Suffolk
The committee objected strongly with both applications. If you see from planning history they have lost at appeal and to try and impose a 4-bedroom dwelling without the drawings makes it almost impossible to come to any other decision. With regard to Condition 11 we already believe this application to be an over development and to remove the permitted development rights condition would only lead to further development of this site.
- 36.4 **DC/25/2295/CLE**|Certificate of Lawful Use (Existing) - The existing address has planning approval for the demolition of existing bungalow and construction of 2 No dwellings - DC/22/0182/FUL - We would like Certificate of Lawfulness to confirm that this planning permission has commenced.|The Willows 7 Holly Grange Road Kessingland Lowestoft Suffolk NR33 7RR
The committee are objecting the Certificate of Law as they fear it would be premature at this time and should only be issued once all of the work has been completed in compliance with the extant planning permission.

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

- 37.1 **DC/25/1298/FUL**|Porch to front of property|26 Church Road Kessingland Lowestoft Suffolk NR33 7TQ
This application has been permitted.
- 37.2 **DC/25/1159/FUL**|Single storey side extension and timber cladding|270 Church Road Kessingland Lowestoft Suffolk NR33 7SB
This application has been permitted.
- 37.3 **DC/25/0864/FUL**|Retrospective Application - Demolition of the existing garage and side/rear single-storey extension, followed by the construction of single-storey side extensions and a single-storey rear extension. Including alterations to fenestration and upgrading the existing walls to cavity wall construction.|The Lookout Beach Road Kessingland Lowestoft Suffolk NR33 7RW
This application has been permitted.

- 37.4 **DC/25/0104/FUL**|Extension and alterations to form annexe for and garage including new vehicular access|58 Church Road Kessingland Lowestoft Suffolk NR33 7TQ
This application has been permitted.
38. **Other Planning Matters**
DC/25/0237/FUL|Proposed Bungalow|Flora Bank Coastguard Lane Kessingland Lowestoft Suffolk NR33 7RE
A briefing was received from the Chair regarding the Flora Bank matter.
39. **Highways matters not pertaining to SCC Highways Dept.**
None
40. **Date of next meeting.**
The date of the next meeting will be Wednesday 9th July 2025 at 10am.
(Please note that the meeting will be cancelled if there are no applications to be considered).
41. **Items for the next agenda**
To note 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).
42. **Exclusion of the Press & Public**
None.
43. **Close of meeting**
This meeting closed at 11.08am.