

KESSINGLAND PARISH COUNCIL



Minutes of the meeting of the **Planning & Highways Committee** **Held at 10.30am on Thursday 27th August 2026** in the Council Chamber, Marram Green

Members present: Cllrs A. Green & B. Saunders
Other Members: Cllrs S. James
Clerk to the Meeting: D. Blowers (Admin/Committee Clerk)

37. **Chair's Welcome**

The Chair welcomed the Committee and explained the meeting protocol

38. **Apologies for Absence**

Apologies for absence were received from Cllrs Graham, Glendinning & Pope-Brannon with the acceptance of apologies proposed by Cllr James, seconded by Cllr Saunders with all in favour.

39. **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 are no written requests for dispensations for Disclosable Pecuniary Interests. Cllr James declared an interest in Item 42.3

40. **Minutes of the Previous Meeting**

The minutes of Planning and Highways Committee meeting held on 29th July 2026 had been circulated. Cllr James proposed to approve the minutes, Cllr Saunders seconded with all in favour.

41. **Public Participation on Planning Applications.**

None

42. **Planning Applications to be Considered**

42.1 **DC/26/2753/FUL** | Retrospective Application for Placement of steps down into new garden extension | Florabank Coastguard Lane Kessingland NR33 7RE
KPC raised no objection to the proposal. However, Cllrs are concerned by the repeated submission of retrospective planning applications associated with this property. Whilst determining that there are no planning grounds on which to object to the current application, the Council emphasised the importance of obtaining the necessary planning consent prior to undertaking development works. This was proposed by Cllr Saunders, seconded by Cllr James with all in favour.

- 42.2 **DC/26/2723/FUL** | Demolition of existing garage and erection of a replacement storage/workshop building | Land Sited on eastern side of Green Lane, Kessingland.
Cllr James proposed to recommend approval of this application, Cllr Saunders seconded with all in favour.
- 42.3 **DC/26/2806/FUL** | White House Caravan Club, Beach Road, Kessingland, Lowestoft, Suffolk NR33 7RW
Cllrs have no objection in principle to this application and noted that the proposal appears to improve and modernise the existing site without significantly altering its overall character or use. However, the KPC would ask ESC to consider the impact of vehicle movements and congestion associated with the site, particularly should the operation of the caravan park change in the future, including any extension to year-round use.
The Council is aware that visitors are often unable to access the site before designated check-in times, resulting in cars and caravans waiting on the surrounding highway network. Given the site's proximity to the roundabout and main entrance, this can lead to congestion and potential highway safety concerns.
The KPC therefore requests that consideration be given to the inclusion of a suitable condition or management plan to ensure arrivals are managed effectively and do not result in the queuing of vehicles on Beach Road or adjacent roads. Any measures that facilitate the free flow of traffic and reduce congestion in the vicinity of the site entrance would be welcomed.
This was proposed by Cllr James, seconded by Cllr Saunders with all in favour.

43. **Date of Next Meeting**

The date of the next meeting will be Wednesday 9th September 2026 at 10am.
(Please note that the meeting will be cancelled if there are no applications to be considered).

44. **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).

45. **Exclusion of the Press & Public**

There were no confidential items on this agenda

46. **Close of meeting**

This meeting closed at 11.10am.