

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, on 5 January 2022 at 9:30am at the Council Offices.

Committee Members Present: Councillors: Cllrs K Vincent (Vice-Chairman in the Chair), A Adams, S Beadle, N Brennan, Cllr Fisher, R Foulger, C Karimi-Ghovanlou, S Prutton and J Ward.

Other members present: Cllrs K Lawrence and G Peck

Officers in Attendance: The Assistant Director for Planning (H Mellors), the Area Team Manager (N Harriss), the Area Planning Manager (G Beaumont), the Principal Planning Officer (H Bowman) and the Democratic Services Officers (DM/LA)

27 DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

Application	Parish	Councillor	Declaration
20211717	Blofield	All members	Lobbied by an objector
		Cllr Brennan	Ward member – had not taken part in any meetings or conversations about the application
20210727	Upton	Cllr Brennan	Ward member – had not taken part in any meetings or conversations about the current application (had previously expressed a view on the proposal prior to an amendment to the access arrangements but was satisfied he had not predetermined the current application)
20211316	Taverham	Cllr Adams & Cllr Karimi-Ghovanlou	Ward member – had not taken part in any meetings or conversations about the application

28 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Moncur.

29 MINUTES

The minutes of the meeting of the Planning Committee held on 1 December 2021 were confirmed as a correct record and signed by the Chairman.

30 MATTERS ARISING

In response to a question, the Assistant Director of Planning confirmed that the representation to the Planning Inspectorate regarding recent appeal decisions had been drafted and would be sent shortly.

31 PLANNING APPLICATIONS

The Committee considered the reports circulated with the agenda, which were presented by the officers.

The Committee had received updates to the report which had been added to the published agenda and an update was given at the meeting in relation to application 20211316 at Taverham for which a further objection had been received regarding the lack of a second car parking space for a 3 bed property and highway safety concerns.

The following speakers addressed the meeting on the applications listed below.

Application	Parish	Speakers
20211717	Blofield	Stuart Smith - Blofield Parish Council Dr P Moxon – objecting Nicholas Hooper – agent for the applicant Cllr J Thomas – local member (representation read out in her absence)
20211098	Frettenham	Cllr K Lawrence – local member
20211898	Guestwick	Edward Plumb – applicant Cllr G Peck – local member

The Committee made the decisions indicated in the attached appendix, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

32 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:35pm)

Chairman

NOTE: Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place's final determination.

1. **Appl. No** : **20211717**
Parish : **BLOFIELD**
Applicant's Name : Greenacre Developments Norwich Ltd
Site Address : Land at Dawson's Lane, Blofield, NR13 4SB
Proposal : Details for condition 3 of 20202164 - (3) verification report for surface water drainage
Decision : Members voted (7-2) (contrary to the officer recommendation for approval) for Deferral of the decision to discharge condition 3 for 12 months

Reason for Deferral for 12 months to allow for all the houses and the road surface to be completed and for further testing to take place on the approved system. In reaching this decision members acknowledged that the requirement of condition 3 would not be met and no enforcement action would be taken and the houses could be occupied.

2. **Appl. No** : **20210727**
Parish : **UPTON WITH FISHLEY**
Applicant's Name : Mr Anthony Dunham
Site Address : Cranleigh House, South Walsham Road, Upton, NR13 3ES
Proposal : 1. Subdivision of existing dwelling and annexe to create two dwellings.
2. Alterations to existing vehicular access.
3. Erection of garage.
Decision : Members voted (unanimously) for approval

APPROVED subject to conditions:

1. 3 year time limit
2. Development shall be carried out in accordance with approved plans and documents
3. Full details of boundary treatments and access gates to be submitted to and approved by LPA
4. Vehicular access to be constructed as shown
5. No obstruction of access within 5 metres of highway and any gates to be hung to open inwards
6. Access and on-site parking to be laid out in accordance with plans

3. **Appl. No** : **20211098**
 Parish : **FRETtenham**
 Applicant's Name : Mr R Seed
 Site Address : 60 School Road, Frettenham, NR12 7LL
 Proposal : Erection of Side and Rear Extension with
 Accommodation within Loft and Consisting of the
 Construction of a Verandah and Balcony

 Decision : Members voted (unanimously) for approval subject to
 conditions

APPROVED subject to conditions:

1. Time Limit
2. In accordance with the amended drawings
3. External materials to be agreed
4. Ecology mitigation

4. **Appl. No** : **20211316**
 Parish : **TAVERHAM**
 Applicant's Name : Mr Mike Dawson
 Site Address : 54 Freeland Close, Taverham, NR8 6XR
 Proposal : Single storey side extension
 Decision : Members voted (7-2) for refusal (contrary to officer
 recommendation for approval)

REFUSED

Reasons: the provision of 2 parking spaces within in the curtilage of the site was essential for a 3 bed dwelling due to the location of the dwelling on a junction and due to the lack of on-street parking and the proposal was contrary to the Taverham Neighbourhood Plan Policy TAV7, the Development Management DPD Policy TS4 and Parking Standards SPD which sought 2 parking spaces for 3 bed dwellings

5. **Appl. No** : **20211898**
 Parish : **GUESTWICK**
 Applicant's Name : Mr Edward Plumb
 Site Address : Orchard Farm, Hindolveston Rd, Guestwick, NR20 5QW
 Proposal : Change of use of land from agricultural to allow for a
 single glamping pod with a new access onto the
 highway (Revised Proposal)

 Decision : Members voted (unanimously) for approval (contrary to
 officer recommendation for refusal) subject to conditions

Reasons for approving the application contrary to policy: weight was given to the tourism and economic benefits of the proposal and to the merits of farm diversification and weight given to Policy 17 of the JCS which supports small scale tourism uses, together with conditioning the operation of the business to the farm dwelling

APPROVED subject to conditions

1. Time limit
2. In accordance with submitted drawings
3. Construction of vehicular access
4. No obstruction of access within 5 metres of highway and any gates to be hung to open inwards
5. Provision of visibility splays
6. Holiday occupancy condition
7. Operation/management of the glamping pod to be linked to the existing farm and dwelling at Orchard Farm.