

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, on 7 September 2022 at 9:30am at the Council Offices.

Committee Members Present:	Councillors: J Ward (Chairman), S Beadle, N Brennan, J Fisher, R Foulger, C Karimi-Ghovanlou, S Prutton, S Riley and K Vincent
	Councillors: K Leggett and L Hempsall (for A Adams) for Reepham and Weston Longville applications only (items 1-4)
Other Members Present :	Cllr J Copplestone (for application no: 20220034) Cllr P Bulman (for application no: 20220034) Cllr S Catchpole (for application no: 20220732)
Officers in Attendance:	The Assistant Director of Planning (HM), the Area Team Manager (CR), the Area Team Manager (CC), the Area Planning Manager (GB), and the Democratic Services Officer (DM)
Others in attendance:	Dave Wilson – Norfolk Highways (for Reepham Applications)

19 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
20200469 20200847 20201183	Reepham	All Members	Lobbied by interested party
		Cllr S Beadle	Non- pecuniary interest (School Governor). Wished to speak as local member, therefore took no part on the discussion and decision on the application

20 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr A Adams.

21 MINUTES

The minutes of the meeting held on 10 August 2022 were confirmed as a correct record and signed by the Chairman.

22 MATTERS ARISING

No matters were raised.

23 PLANNING APPLICATIONS

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

Members were advised that, in relation to application no: 20200847 at Reepham, there was a need for additional conditions in respect of offsite highway improvement works at the existing pedestrian crossing of the B1145 between Park Lane and Smugglers Lane, requested by Highways and agreed with the applicant.

In relation to application no 20220034 at Weston Longville, additional expressions of support had been received from the Royal Norwich Golf Course and the Chairman of the New Anglia LEP Growth Team. Also, Natural England had indicated it was not opposed to the proposal but a view from the local office of Natural England was still awaited.

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

Application	Parish	Speakers
20200469 20200847 20201183	Reepham	Julie Fielder for Steven Fielder – objecting Helen Lindsay for Richard Taylor – objecting Norman Smith – objecting Julie Fielder – objecting Helen Lindsay – objecting Mark Bridges for Hugh Ivins – objecting Mark Bridges – objecting Iain Hill – supporting Frazer Hall – supporting Tim Gibbs – supporting Cllr Beadle – local member Cllr Peck – County Council local member (written statement)
20220034	Weston Longville,	Ruth Goodhall – parish council – objecting David Harrod – objecting Mark Howey – objecting Kate Symonds – objecting Jon Jennings – supporting Cllr J Copplestone – supporting Adam Goymour – supporting Cllr P Bulman – local member

20220732	Aylsham	Maz Hill – objecting Jane Kenny – objecting Cllr S Catchpole – local member
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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.

24 PLANNING APPEALS

The Committee noted the appeals lodged and decisions received.

(The meeting concluded at 3.20pm)

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** : **20200469**
Parish : **REEPHAM**
Applicant's Name : Norfolk County Council
Site Address : Broomhill Lane, Reepham, NR10 4JT
Proposal : Widening of carriageway with traffic calming, revised junction configuration with Whitwell Road, shared use cycleway/footway and surfacing footpath to Park Lane
Decision : Members voted (8 for, 1 against, 1 abstention) to approve
Approved subject to conditions
 1. 3 year commencement
 2. Plans and documents
 3. Highways conditions SHC17, SHC23, SHC 24A, SHC 24B, SHC33A, SHC33B, SHC34(1) and SHC 34(2)
 4. Landscaping scheme

2. **Appl. No** : **20200847**
Parish : **REEPHAM**
Applicant's Name : Lovell, Lakeside 500, Broadland Business Park, Old Chapel Way, Norwich, NR7 0WG
Site Address : Land west of Broomhill Lane, Reepham
Proposal : Proposed residential development for 141 dwellings with associated open space, highway and landscaping works. Extension to existing Reepham cemetery
Decision : Members voted (7 for, 3 against) to authorise the Assistant Director Planning to approve.
Authorised the Assistant Director Planning to approve subject to conditions and a section 106 Agreement, subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality and subject to the application being referred to the Secretary of State in respect of the Sport England objection.
S106 Heads of Terms:
 1. 28% Affordable Housing (65% rent:35% intermediate)
 2. Open space provision/contributions in accordance with EN3 and RL1 (and the associated Recreational provision in Residential Development SPD)
 3. £1.5 million contribution towards sports hall
 4. Transfer of land identified for cemetery
 5. Travel Plan
 6. Bus service contributions
 7. Dedication of land at Whitwell Road for visibility splays
 8. GIRAMS

Conditions

- 1) 3 year commencement
- 2) Plans and documents
- 3) Delivery of highway works under 20200469 prior to commencement
- 4) Tree protection/retention measures (L09 and L16)
- 5) Detailed landscaping plan
- 6) Further site investigation for contamination
- 7) Construction management plan
- 8) Surface water drainage scheme
- 9) Minerals management plan
- 10) External lighting scheme
- 11) Badger information pack for homeowners
- 12) Construction Environment Management Plan: biodiversity
- 13) Landscape Environment Management Plan
- 14) Biodiversity Enhancement Plan
- 15) Fire hydrants (1 per 50 dwellings)
- 16) Details of roads, footways etc (SHC01)
- 17) Details of roads, footways etc (SHC02)
- 18) Binder course (SHC03A)
- 19) Phasing Plan (SHC03B)
- 20) Visibility Splays (SHC17)
- 21) Details of on-site parking for construction workers (SHC23)
- 22) Construction Traffic management Plan and Access Route (SHC24A)
- 23) Compliance with Construction Traffic Management Plan (SHC24B)
- 24) Stopping Up Order (SHC32)
- 25) Offsite highway works PRA029-GA-003 (SHC33A(1))
- 26) Implementation of off site highway works (SHC33B(1))
- 27) Off-site highway improvement works to improve the road crossing (with road narrowing if required) of School Road at Reepham Primary School and provision of pedestrian and cycle signs between the development and Reepham town centre SHC33A(2)
- 28) Implementation of off site highway works SCH33B(2)
- 29) Details of Interim Travel Plan SHC35A
- 30) Implementation of Interim Travel Plan SHC35B
- 31) External materials
- 32) Construction management plan
- 33) 10% renewables
- 34) off-site highway improvement works at the existing pedestrian crossing of the B1145, between Park Lane and Smugglers Lane
- 35) implement works agreed under condition 34

- 3 **Appl. No** : **20201183**
 Parish : **REEPHAM**
 Applicant's Name : Mr Rob Watton, Reepham High School and College
 Site Address : Reepham High School and College, Whitwell Road, Reepham, NR10 4JT
 Proposal : Provision of a New Sports Hall with associated Changing Facilities, Studio, Sports Classrooms and Parking.
 Decision : Members voted (9 for, 1 against) to approve **Approved** subject to conditions
 1. Reserved matters time limits
 2. Details required for access, appearance, layout, scale and landscaping
 3. Community use agreement
 4. Tree protection details
 5. Highway Condition SHC21 and SHC 22
 6. Surface water drainage
 7. Ecological enhancements
- 4 **Appl. No** : **20220043**
 Parish : **WESTON LONGVILLE**
 Applicant's Name : Mr A Goymour, Norfolk Dinosaur Park Ltd
 Site Address : Morton Lane, Weston Longville, NR9 5JW
 Proposal : Hybrid application - Part full and part outline for the change of use of a former Deer Park to provide an extension to the Roarr Dinosaur Attraction comprising three phases of development, including a volcano feature, rides, food and beverage facilities, toilet block, entrance feature, extension to overflow carpark, ecological enhancement and landscaping
 Decision : Members voted (7 for – 4 against) to defer the application for a site visit (officer recommendation was for approval)
 DEFERRED for site visit
- 5 **Appl. No** : **20220732**
 Parish : **AYLSHAM**
 Applicant's Name : MGF Norfolk
 Site Address : Land Adjoining Burgh Rd, Spratts Green, Aylsham, NR11 6TX
 Proposal : Formation of Means of Access to Burgh Road and Erection of Double Five Bar Timber Gates and Timber Post and Rail Fencing (Retrospective)
 Decision : Members voted (7 for, 2 against) to approve with conditions.
 Approved with conditions.
 1. Development shall be carried out in accordance with the amended plans and documents
 2. Access gates – configuration

