



## PLANNING COMMITTEE

Minutes of a remote meeting of the Planning Committee of Broadland District Council, held on Wednesday 24 March 2021 at 9:30am.

**Committee Members Present:** Councillors: S Lawn (Chairman), J M Ward (Vice-Chairman), A D Adams, S C Beadle, N J Brennan, J F Fisher, R R Foulger, D Harrison, C Karimi-Ghovanlou, I Moncur, and S M Prutton

**Other Members in Attendance:** Councillors: S Gurney and D Britcher

**Officers in Attendance:** The Assistant Director Planning, the Area Team Managers (MR & BB) and the Democratic Services Officers (DM & LA)

### 179 DECLARATIONS OF INTEREST

Member	Minute No & Heading	Nature of Interest
Cllr S Lawn	<b>APPLICATION NO: 20201679 – ROYAL NORWICH GOLF CLUB, DRAYTON HIGH ROAD, HELLESDON</b>	Other interest – Chairman of the Council's Appeals Panel considering a TPO affecting the site. Stood down as Chairman for this item and took no part in the discussion or voting on this application
Cllr A Adams		Other Interest – as a previous member of the parish council had been involved in discussions with the developers and had predetermined views of the application – took no part in the discussion or voting on this application
Cllr S Prutton		Other interest – Ward member for Helleston but had not taken part in any meetings about the application and retained the right to speak and vote

Cllrs Karimi-Ghovanlou, Prutton and Ward		Other interest - Lobbied – had received and read correspondence from the parish council.
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Note: all other members present had also received the same correspondence from the parish council in relation to this application but due to the time of receipt of the information had not had the opportunity to read the correspondence.

### 180 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr S Riley.

### 181 MINUTES

The minutes of the meeting held on 24 February 2021 were agreed as a correct record.

### 182 MATTERS ARISING

#### *Minute no 172 - Matters Arising*

The Assistant Director Planning reported that at the last meeting members had been advised that the application detailed at Minute no: 175 Application no: 20201976 – Land Adjacent to Sunny Acres, Yarmouth Road, Blofield, NR13 4LH would need to be referred back to Committee for further consideration as additional information had been received from Highways England which raised material matters which needed to be taken into account. Since that meeting, however, further representations had been received from Highways England who were now conditionally supporting the proposals and not raising any material considerations. There would therefore no longer be any need for the application to be considered further by the Committee and the decision taken at the meeting on 27 January to approve the scheme would stand.

*In respect of the decisions indicated in the following Minutes, conditions or reasons for refusal of planning permission as determined by the Committee being in summary form only and based on standard conditions where indicated and were subject to the final determination of the Director of Place.*

### 183 APPLICATION NO: 20201679 – ROYAL NORWICH GOLF CLUB, DRAYTON HIGH ROAD, HELLESDON

*The Vice Chairman of the Committee, Cllr J Ward, took the chair for consideration of this item.*

## Planning Committee

The Committee considered a reserved matters application for appearance, scale, landscaping and layout following outline planning permission 20151770 (as amended by S73 Permission 20171514 (for up to 1000 dwellings)), for Phase 2 comprising 157 dwellings and associated works including open space, sustainable urban drainage systems, landscaping, infrastructure and earthworks.

The application was reported to Committee at the request of the local members for valid planning reasons.

Members noted the location and context of the site as set out in detail in the report. Their attention was drawn to the supplementary schedule which included details of consultation responses received since the report had been prepared from the Highway Authority and the Contracts Officer, both now raising no objections. The officer recommendation to authorise approval subject to the comments of these consultees and to conditions could now be updated to recommend approval subject to conditions.

The Committee then heard from Marlon Fulcher - Hellesdon Parish Council – objecting, Alison Cornish – applicant, Stephen Milligan - Arboricultural consultant for the application, Cllr S Gurney and Cllr D Britcher local members both objecting.

The key issues in determining the application were the principle of development, the consideration of layout, appearance, scale and landscaping and other matters.

Concerns were raised and questions asked in relation to the loss of trees on the site and this not being in keeping with the Hellesdon Neighbourhood Plan. Members were reminded that the original hybrid consent given in 2017 for outline permission for 1000 homes over the whole site had been granted with an acceptance of the loss of trees as a result of the scale of development. The permission had also been granted prior to the adoption of the Hellesdon Neighbourhood Plan. Mindful of the Neighbourhood Plan however and following negotiations with the applicants, the current application for Phase 2 now included proposals to retain a number of the more significant trees and a new planting scheme was proposed to replace lost trees with a mix of native species and a hedgerow. A number of factors had been taken into account in assessing the proposals including the extant permission, the constraints of the site, the community benefits arising from the scheme and the limited life expectancy of many of the existing trees on the site. The matter was finely balanced but significant weight needed to be given to the existing planning consent.

Members noted that the applicants were willing to accommodate a request from the parish council for a second access from the site to the high school but that officers had reservations about the suitability of the location proposed and its proximity to the junction with Drayton High Road. Any such amendment would need to be subject to no concerns being raised by the Highway Authority. On a show of hands members agreed to seek a second

access from the site to the High School subject to consultation with the Highway Authority.

In assessing the key issues, members acknowledged that the principle of development was acceptable. On balance, and having regard to the history of the site, they acknowledged that the proposed reserved matters including layout, scale, appearance and landscaping, reflected the principles of the hybrid permission and would result in a development which would comply with the development plan as a whole. There were no material considerations to refuse the application and it could therefore be supported subject to conditions. It was noted that the conditions were limited in scope given that the development would be controlled by the conditions on the hybrid consent.

It was then proposed, duly seconded that the updated officer recommendation to approve subject to conditions be supported together with the proposal to seek a second access to the school subject to comments from the Highway Authority. On being put to a vote by way of a roll call, it was

### **RESOLVED to**

**APPROVE** application no 20201679 subject the following conditions:

- (1) Plans and documents
- (2) Submission of precise details of external materials
- (3) Implementation of noise mitigation measures as proposed in the submitted Noise Assessment.
- (4) Second access (subject to no highway objections)

*The Committee adjourned at 11:00am and reconvened at 11.05am, when all the Committee members listed above were present.*

*Cllr S Lawn resumed the role of Chairman of the Committee for the remaining items of business.*

### **184 APPLICATION NO: 20201275 – FENGATE FARM, FENGATE, MARSHAM**

The Committee considered an application for the erection of 5 new dwellings in lieu of conversion of agricultural buildings to 5 dwellings granted under prior notification application 20181827.

The application was reported to Committee as the officer recommendation was contrary to the provisions of the development plan.

Members noted the location and context of the site as set out in detail in the report. Their attention was drawn to the supplementary schedule and a correction to date of approval for application 20181827 which should be 22 January 2019 and not 8 November 2018 as stated at paragraph 2.2 of the report.

The key issues in determining the application were the principle of development, the impact on the character and appearance of the area, residential amenity and highway safety.

In assessing these issues members felt that, although the site was outside the settlement limit, the barns could be converted to five dwellings with a similar floor space to the proposed new dwellings and this was a significant material consideration weighing in favour of the application. The layout, design and appearance of the proposed development resulted in a number of improvements over the original proposal, improving the relationship to the character and appearance of the surrounding area and residential amenity. The new proposal also resulted in a commuted sum for off-site contributions for formal recreation and green infrastructure. The proposal was an acceptable form of development which complied with the remaining relevant policies.

It was then proposed, duly seconded that the officer recommendation to delegate authority to the Assistant Director Planning to approve the application subject to conditions and successful completion of a Section 106 Agreement be supported. On being put to a vote by way of a roll call, it was

### **RESOLVED to**

delegate authority to the Assistant Director Planning to **APPROVE** application no: 20201275 subject to successful completion of a Section 106 Agreement with the following Heads of Term:

- (1) Offsite contributions for formal recreation
- (2) Green Infrastructure

and subject to the following conditions:

- (1) Time limit –full permission (TL01)
- (2) In accordance with submitted drawings (AD01)
- (3) External materials to be agreed (D02)
- (4) Boundary treatment to be agreed (L01)
- (5) Provision of parking (HC21)
- (6) Contaminated land investigation (AM12)
- (7) Implementation of approved remediation scheme and validation (AM13)
- (8) Contaminated land during construction (AM14)
- (9) Noise assessment (AM03)
- (10) Implementation of approved noise remediation scheme and validation (AM04)
- (11) Ground and air source heat pump installation (NS)
- (12) Construction and Demolition Management Plan (AM05)
- (13) Remove PD rights for Classes ABCD & E (P01)

**185 APPLICATION NO: 20210135 – 12 GRANGE CLOSE, OLD CATTON**

The Committee considered an application for a rear orangery/garden room & associated internal alterations.

The application was reported to Committee as the applicant was an employee and a close relative of a member of the Council.

Members noted the location and context of the site as set out in detail in the report.

The key issues in determining the application were the impact on neighbour amenity and the character and appearance of the area including the conservation area.

In assessing these issues members felt the proposal was acceptable with no impact on the character and appearance of the area or the Conservation Area and no unacceptable impact on residential amenity. It therefore was in accordance with the relevant policies and could be supported.

It was then proposed, duly seconded that the officer recommendation to approve subject to conditions be supported. On being put to a vote by way of a roll call, it was

**RESOLVED to**

**APPROVE** application no 20210135 subject to the following conditions:

- (1) Time limit
- (2) In accordance with plans and documents

**186 PLANNING APPEALS**

The Committee noted details of the planning appeal decisions received and appeals lodged for the period 12 February 2021 to 12 March 2021.

(The meeting concluded at 12 noon)

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Chairman