

Minutes of a meeting of the **Planning Committee** held via video link on **Wednesday 6 January 2021 at 9.30am.**

A roll call was taken and the following members were present:

Cllr S Lawn – Chairman

Cllr A D Adams
Cllr S Beadle
Cllr N J Brennan
Cllr J Fisher

Cllr C Karimi-Ghovanlou
Cllr K Kelly
Cllr I Moncur

Cllr S Prutton
Cllr S Riley
Cllr J M Ward

Also present was Cllr L Hemsall.

In attendance were the Assistant Director Planning, the Area Team Manager (NH) and the Democratic Services Officers (DM & LA).

156 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Cllr Brennan	Minute no 160 – application no: 20202062 – land at Clark's Loke, Blofield	Ward Member for the application – had not taken part in any meetings or conversations about the application

157 MINUTES

The minutes of the meeting held on 17 December 2020 were agreed as a correct record and signed by the Chairman.

158 MATTERS ARISING

No matters were raised.

159 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr R Foulger.

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 subject to the final determination of the Director of Place.

160 APPLICATION NUMBER 20202062 – LAND AT CLARK’S LOKE, BLOFIELD

The Committee considered an application for the erection of a house and garage.

The application was reported to Committee as it was contrary to the provisions of the development plan and the officer recommendation was for approval. Members noted the location and context of the site as set out in detail in the report.

The key issues in the determination of the application were the principle of the development, the planning history, the impact on neighbouring properties, the design of the dwelling and the impact on highway safety.

In assessing these issues, it was acknowledged that the application site was outside the settlement limit and therefore contrary to Policy. However, it was considered that the planning history and lack of evidence of any harm to neighbouring properties were significant material considerations to support the application, as they outweighed the development plan conflict. It was noted that concerns regarding highway safety resulting in a previous refusal of the application had not been upheld by the Inspector on appeal who was of the view that the proposal would not result in significant adverse impact on the satisfactory functioning or safety of the highway network.

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

RESOLVED:

to **APPROVE** application no 20202062 subject to the following conditions:

- (1) Time limit;
- (2) In accordance with submitted plans and documents;
- (3) External materials;
- (4) Highways – passing bay, parking/turning areas laid out prior to occupation.

161 APPLICATION NUMBER 20201801 – UNIT 2, WOOD GREEN INDUSTRIAL ESTATE, STATION ROAD, SALHOUSE

The Committee considered an application for change of use from a storage space to a commercial studio gym.

The application was reported to Committee as the applicant was a close relative of a member of Broadland District Council and an objection had been received.

Members noted the location and context of the site as set out in detail in the report. The Committee heard from Stephen Snowling, applicant, supporting the proposal.

The key issues in the determination of the application were the principle of development, the impact on the character of the area, the impact upon highway safety, parking and neighbour amenity.

Members supported the view that re-use of a current vacant unit would provide employment and the building could revert back to a warehouse if the need arose. They did not feel that the proposal would have a detrimental impact on the character of the area or highway safety and, with the conditions proposed, would not have a detrimental impact on the amenity of neighbouring residents. With regard to the potential noise concerns, it was noted that a condition was included to seek to ensure that noise levels did not go above background noise levels arising from the legitimate use of the industrial area. The applicant had confirmed the nature of the use of the premises did not include the playing of loud music. It was also noted that the applicant had agreed a revised start time of 7:30am on a weekday instead of the applied for 6:30am and 08:30am on a Saturday instead of the applied for 08:00am. The proposal was therefore considered to be in accordance with the criteria of the relevant policies and could be supported as an acceptable form of development.

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

RESOLVED:

to **APPROVE** application no: 20201801 subject to the following conditions:

- (1) TL01 – Time limit (TL01);
- (2) AD01 – In accordance with submitted drawings;
- (3) R03 – Restricting use to E(d) Indoor recreation/ fitness use and also that unit will revert back to a B8 Use once the proposed use ceases to operate;
- (4) R02 – Hours of operation limited;
- (5) NS – Noise at boundary with 14 – 16 Wood Green shall not exceed background noise level when measured in accordance with British Standard 4142 until noise assessment has been submitted and approved by LPA.

162 PLANNING APPEALS

No appeals had been lodged and no decisions received for the period 7 December 2020 to 18 December 2020.

The meeting closed at 10:35am