

Minutes of a meeting of the **Planning Committee** held via video link on **Wednesday 24 February 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 Brennan
Cllr J Fisher

Cllr R Foulger
Cllr C Karimi-Ghovanlou
Cllr K Leggett

Cllr S Prutton
Cllr S Riley
Cllr J M Ward

In attendance were the Assistant Director Planning, Area Team Managers (BB and MR) and Democratic Services Officers (DM and LA).

170 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Cllr Adams	175 – Application no: 20200640 – Land at Manor Park, Drayton	County Councillor for the area – had taken no part in any conversations about the application.

171 MINUTES

The minutes of the meeting held on 27 January 2021 were agreed as a correct record and signed by the Chairman.

172 MATTERS ARISING

Minute no: 175 Application no: 20201976 – Land Adjacent to Sunny Acres, Yarmouth Road, Blofield, NR13 4LH

The Assistant Director Planning advised members that this application would need to be referred back to Committee for further consideration as additional information had now been received from Highways England which raised material matters which needed to be taken into account. The applicant had been informed of the current situation and had requested time to consider the additional information from Highways England.

173 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr I Moncur.

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.

174 APPLICATION NUMBER 20200202 – LAND AT GREEN LANE EAST, LITTLE PLUMSTEAD

The Committee considered an application for the development of up to 130 market and affordable dwellings, a 92 bed extra care independent living facility (use class C3) and a medical centre (use class D1) with all matters reserved except access (Outline).

The application was reported to Committee as it was contrary to the provisions of the development plan and the officer recommendation was for approval. In addition the local member had requested that the application be determined by the Planning Committee for appropriate 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 and an additional plan received showing the extent of the proposed off site footpath/cycleway between Thorpe End village hall and the existing public footpath exiting onto Plumstead Road.

The Committee heard from Andrew Cawdron – Gt and Lt Plumstead Parish Council (objecting), James Millard – agent, Cllr F Wymark - Norfolk County Councillor for Wroxham (supporting) and Cllr S Vincent - local member (objecting).

The key issues in determining the application were the principle of the development, material considerations, affordable housing provision and the impact on highway safety, the character and appearance of the area, residential amenity, ecology and flooding and drainage.

In assessing these issues, members were of the view that this was a finely balanced application. Some members felt the site was not a sustainable location and the benefits of the scheme were not sufficient to outweigh the fact that the site was outside the settlement limit and contrary to policy GC2 of the Development Management DPD. The main benefit of the proposal was the provision of a medical centre but it was felt this site was not the right location for such a facility and that this should be provided on the current allocated site at GT16.

Other members, however, supported the view that the combined benefits of the scheme outweighed the harms. The development would provide market and affordable homes and deliver benefits to the community through the provision of an extra care facility, a medical centre and a footpath/cycleway along Plumstead Road. There was demonstrated need for the medical centre, indeed it could be argued that there would be sufficient need for this facility in

addition to that allocated at GT16. It was felt the site was in a sustainable location and would provide significant social and economic benefits. The development would not result in demonstrable harm to the general character and appearance of the area, to residential amenity, highway safety, ecology or flooding and drainage. A proposal for refusal having been voted on and lost, members then voted on a proposal to support the officer's recommendation and it was, by way of a roll call,

RESOLVED:

to delegate authority to the Assistant Director of Planning to **APPROVE** application 20200202 subject to the satisfactory completion of a Section 106 Agreement relating to the following heads of terms, further agreement of terms in relation to triggers for the delivery of the extra care housing and subject to the following conditions:

Heads of Terms:

- (1) Safeguard 1 Acre of land for a Medical Centre as shown on plan reference RAC – SL 01e;
- (2) Safeguard 3 Acres land for an Extra Care site as shown on plan reference RAC – SL 01e;
- (3) Pre-commencement condition to deliver the access and services to the boundary of the medical centre site.

A Reserved Matters/Full planning application for the Medical Centre to be submitted within 12 months

Conditions:

- (1) Time limit
- (2) Details of reserved matters
- (3) Plans and documents
- (4) Highways – visibility splays
- (5) Highways – on-site parking for construction workers
- (6) Highways – construction traffic management plan
- (7) Highways – development to comply with construction traffic management plan for duration
- (8) Highways – scheme for off-site highway works
- (9) Highways – off-site highway works to be completed to written satisfaction of LPA
- (10) Highways – Traffic Regulation Order for extension of the existing 30mph speed limit
- (11) Highways – Interim Travel Plan to be submitted
- (12) Highways – implementation of Interim Travel Plan
- (13) Highways – details of footpath / cycleway along Plumstead Road to be provided
- (14) Drainage scheme to be submitted and approved
- (15) AIA, AMS and TPP to be submitted and approved
- (16) Ecology – compliance with Ecological Appraisal

- (17) Ecology – further great crested newt survey
- (18) Ecology – Ecological Appraisal – survey validity
- (19) Ecology – lighting design strategy to be submitted
- (20) Ecology – ecological design statement to be submitted
- (21) Site investigation report to be submitted and approved
- (22) Unexpected contamination
- (23) 10% renewable to be agreed
- (24) Materials Management Plan – Minerals
- (25) Fire Hydrant

175 APPLICATION NUMBER 20200640 – LAND AT MANOR PARK, DRAYTON

The Committee considered an application for the erection of 267 dwellings with associated vehicular access, landscaping, open space, car parking and pedestrian links.

The application was reported to Committee as it was being recommended for approval contrary to the current development plan policies.

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

The Committee then heard from Graham Everett – local resident (supporting) and Jonathan Lieberman – applicant.

The key issues in determining the application were the principle of the development, housing land supply and the planning history including previous planning obligations. Other key issues included the impact on highway safety, flood risk, the character and appearance of the surrounding area, adjacent listed buildings, existing landscaping and biodiversity and the residential amenity of neighbouring properties and of potential future occupants.

In considering these issues, members were of the view that, despite being outside the settlement limit, the site was a sustainable location for this scale of development, being close to a wide range of facilities and amenities with public transport links to Norwich and the wider area. The site was allocated for housing with the allocation originally being for 200 dwellings. It was noted that, subsequently, outline permission had been granted to increase this to 250 dwellings which remained extant. Whilst the proposal did not accord with the development plan due to the number of dwellings proposed, the additional 17 dwellings sought under the current application could be accommodated with no adverse impact subject to conditions.

A range of social and environmental benefits would be secured including an expansion of the doctor's surgery, a network of footpaths and an increase in financial contribution towards the proposed traffic calming scheme bringing forward its implementation. The development would also make a positive

contribution to meeting the housing targets set out in the JCS for housing growth in the Norwich Policy Area.

In answer to a question regarding the proposed traffic calming scheme for the Carter Road area, members noted that the measures were still to be developed in consultation with the local community but that a contribution of £50k had been set aside by the developers for delivery of the traffic calming scheme.

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

RESOLVED:

to delegate authority to the Assistant Director Planning to **APPROVE** application 20200640 subject to the completion of a Section 106 agreement and conditions:

- (1) Affordable housing at 33%,
- (2) Recreation, play space and open space provision including the infiltration basins,
- (3) Green Infrastructure,
- (4) Allotment provision,
- (5) Land for expansion of the doctor's surgery, and
- (6) Public transport contributions

and subject to the following conditions:

- (1) Time limit
- (2) In accordance with submitted drawings as amended
- (3) Details of external materials to be submitted and approved. Work to be carried out as approved
- (4) Archaeological written scheme of investigation and implementation to be submitted and approved. Work to be carried out as approved
- (5) Minerals Resource Assessment and Management Plan to be submitted and approved. Work to be carried out as approved
- (6) Ground conditions investigation to be submitted and approved. Work to be carried out as approved
- (7) Construction Environmental Management Plan to be submitted and approved. Work to be carried out as approved
- (8) Highways - Detailed plans of roads, footways etc. to be submitted and approved
- (9) Highways - Works to be carried out as approved
- (10) Highways - Prior to occupation surfacing to be constructed to binder course construction
- (11) Highways – Footways and cycleways to be surfaced in accordance with a phasing plan to be approved

- (12) Highways – Visibility splays at School Road to comply with submitted detail
- (13) Highways – On-site parking for construction workers
- (14) Highways - Construction Traffic Management Plan to be submitted and approved
- (15) Highways – Development to comply with approved Construction Traffic Management Plan
- (16) Highways – Details of off-site highway improvement works to be submitted and approved
- (17) Highways – Development to comply with approved off-site highway improvement works
- (18) Highways – Detailed plans of the traffic calming measures at Carter Road/George Drive to be submitted and approved
- (19) Highways – Development to comply with approved traffic calming measures
- (20) Highways – Travel plans to be submitted and approved
- (21) Highways – Travel plans to be implemented as approved
- (22) Landscaping – Plans and details including provision of hard and soft landscaping and boundary treatments, implementation and maintenance programme to be submitted and approved. Works then to be carried out as approved
- (23) Tree protection to be installed as set out in the submitted AIA
- (24) Surface water drainage scheme to be submitted and approved
- (25) Prior to works above slab level a foul water drainage scheme to be submitted and approved
- (26) Development to take place in accordance with the noise mitigation measures as set out in the submitted acoustic report
- (27) Development to take place in accordance with the submitted Ecology Assessments and Landscape proposals. Additional enhancements required relating to nesting birds and hedgehogs
- (28) Biodiversity Enhancement and Management Plan to be submitted and approved. Works to then be undertaken as approved
- (29) Biodiversity Method Statement required
- (30) Lighting Design Strategy for biodiversity to be submitted and approved, works then undertaken as approved
- (31) Ecology surveys lifespan if commencement of development is delayed beyond specified date
- (32) Badger survey to be undertaken and necessary mitigation measures included, to be submitted and approved. Works to then be undertaken as approved
- (33) Fire Hydrants to be provided as required
- (34) Development to incorporate renewable energy technologies and water efficiency to accord with Policy 3 of the JCS.

[The Committee adjourned for a 5 minute comfort break following which a roll call was taken to confirm that all members as recorded above were in attendance.]

176 APPLICATION NUMBER 20202268 – DAIRY FARM, WROXHAM ROAD, COLTISHALL NR12 7AH

The Committee considered an application for the demolition of the existing barn and replacement with two dwellings and associated garages plus private drive.

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.

The Committee heard from Nicholas Hoffman – resident (objecting), Tracy Lister - resident (objecting) and Dale Cooper – applicant.

The key considerations were the principle of development and the impact on the character and appearance of the area, on residential amenity and on highway safety.

Having regard to these issues members felt that, whilst the site was outside of the settlement limit, the conversion of the barns into two dwellings with a similar floor space to those the subject of the extant permission (ref. 20201070) granted via the Part Q prior approval process to convert the barn into two dwellings was a material consideration that weighed in favour of the application. Indeed it was considered that the new proposal was visually more acceptable than that originally supported. There were no significant adverse impacts on the character and appearance of the area, on residential amenity and on highway safety and the application represented an acceptable form of development that complied with the remaining relevant policies of the development plan.

With regard to representation made about the removal of an existing hedge, overlooking and potential use of the garage for accommodation, members noted that conditions were included to deal with boundary treatment and removal of pd rights applicable to the garage and that the only window in the west elevation was an obscure glazed bathroom window and a velux window in the roof slope.

It was therefore 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 20202268 subject to conditions:

- (1) Time limit – full planning permission
- (2) In accordance with submitted drawings

- (3) Submission of external materials
- (4) Submission of landscaping scheme
- (5) Contaminated land - investigation
- (6) Implementation of approved remediation scheme
- (7) Construction of vehicular access
- (8) Position of gates/obstruction
- (9) Provision and retention of the parking and turning area
- (10) First floor side window in Plot 2 to be installed with obscured glass
- (11) No roof lights in west elevation of garage of Plot 2
- (12) Water efficiency

177 APPLICATION NUMBER 20202317 – WOODVIEW, 81 FAKENHAM ROAD, GREAT WITCHINGHAM, NR9 5AE

The Committee considered an application for the sub-division of the plot and erection of 2 detached dwellings with garaging and new vehicular access.

The application was reported to Committee as the proposal was outside of the settlement limit and recommended for approval.

Members noted the location and context of the site as set out in detail in the report. Their attention was drawn to supplementary schedule and a request from the applicant for an additional condition relating to boundary treatments.

The key considerations were the principle of development, design and the impact on amenity, highway safety and parking.

Members had regard to the fact that although the site was outside the settlement limit, there was an extant planning permission for a similar proposal which carried significant weight in determining the principle of the development and the suitability of the location. They felt that the development would not result in demonstrable harm to the general character and appearance of the area, residential amenity or highway safety and on balance the application should be supported. . It was therefore 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 20202317 subject to conditions:

- (1) Time limit
- (2) In accordance with plans and documents
- (3) Details of external materials
- (4) Highways – Vehicular access provided and retained as shown on plans
- (5) Highways – Access to be maintained in perpetuity with minimum width of 5.5m for at least 6 metres into the site
- (6) Highways – Access visibility spays
- (7) Highways – On-site parking and manoeuvring areas as shown on plans

- (8) Highways – Access from Fakenham Road only
- (9) Tree Protection Plan
- (10) Landscaping Scheme
- (11) Removal of permitted development rights (Schedule 2, Part 1 of GPDO)
- (12) Contaminated land during construction
- (13) Boundary treatments to be agreed with the LPA and undertaken as approved.

178 PLANNING APPEALS

Members noted the appeals lodged and decisions received for the period 15 January 2021 to 12 February 2021.

The meeting closed at 12:50pm