

Minutes of a meeting of the **Planning Committee** held via video link on **Wednesday 27 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 J Copplestone  
Cllr J Fisher

Cllr R Foulger  
Cllr C Karimi-Ghovanlou  
Cllr K Leggett

Cllr S Prutton  
Cllr S Riley  
Cllr J M Ward

Also present was Cllr N Brennan – observing

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

### **163 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8**

<b>Member</b>	<b>Minute No &amp; Heading</b>	<b>Nature of Interest</b>
Cllr Lawn – on behalf of all Members (except Cllr Copplestone)	168 - Application no: 20201976 – Land adjacent to Sunny Acres, Yarmouth Road, Blofield	Lobbied by the applicants. Non-disclosable non-pecuniary interest.

### **164 MINUTES**

The minutes of the meeting held on 6 January 2021 were agreed as a correct record and signed by the Chairman.

### **165 MATTERS ARISING**

No matters were raised.

### **166 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr N J Brennan and 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.*

**167 APPLICATION NUMBER 20201949 – LAND TO THE EAST OF BROADLAND WAY AND TO THE NORTH OF A47, POSTWICK**

The Committee considered an application for the erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD), Goal Post Height restrictor and play frame.

The application was reported to Committee as it was contrary to the provisions of the development plan but the officer recommendation was for approval. Members noted the location and context of the site as set out in detail in the report. Their attention was drawn to an additional representation received from a resident of Thorpe St Andrew objecting to the proposal as set out in the supplementary schedule and it was noted that the concerns raised had been covered as part of the assessment of the application detailed in the report.

The Committee heard from Paul Thomas agent for the applicant supporting the application.

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

In assessing these issues, it was noted that the development was located on land forming part of the allocation GT10 in the GTAAP. The proposal complemented the range of approved uses and strategic function of the Broadland Gate and the location was suitable in principle for the proposed use. It was felt there was very little harm with regard to the principal of development. The design was considered to be acceptable and the impact on the nearest residents was minimal. The impact on the ecology of the area was considered minimal and the proposal would have positive economic impact. Reference was made to the hours of opening and if it was appropriate to limit these for an initial period but it was noted there were no grounds to justify any limitation of hours of operation. 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 no 20201949 subject to the following conditions:

- (1) Time limit
- (2) Plans and documents
- (3) Details of fixed plant and/or machinery
- (4) Unexpected contamination
- (5) Archaeology
- (6) Implementation of landscaping and ecology scheme
- (7) Inspection of tree for bats
- (8) Surface water drainage

- (9) Highways conditions (layout to be provided as proposed; parking for construction workers; construction traffic management plan; delivery of highway infrastructure on approved plans prior to first use)

**168 APPLICATION NUMBER 20201976 – LAND ADJACENT TO SUNNY ACRES, YARMOUTH ROAD, BLOFIELD, NR13 4LH**

The Committee considered an application to sub divide the plot and erect a two storey dwelling with attached one-and-a-half storey double garage.

The application was reported to Committee at the request of the local member.

Members noted the location and context of the site as set out in detail in the report. Their attention was drawn to the updates to the report as set out in the supplementary schedule which included an additional reason for refusal on the grounds of harm to the character and appearance of the area and a further material consideration submitted by the applicant that the proposed dwelling would improve security and safety. This was however considered by officers to relate to personal circumstances and could not be regarded as material consideration in accordance with policy.

The Committee then heard from: Anna Randlesome, applicant; John Randlesome – neighbour; and David Jones of La Ronde Wright - Agent for the applicant – all supporting the application.

The key issues in the determining the application were the principle of development, the amenity of future occupants, the impact on the character and appearance of the area, on biodiversity and habitats, on highway safety, on-site parking/turning and surface water drainage matters.

Some members were of the view that the principal of a proposed dwelling in a countryside location outside of the defined settlement limit was not acceptable, given that a 5 year land supply could be demonstrated and the proposal could not be justified nor was it sustainable and there were no overriding material considerations. They also felt the proposal would have a detrimental impact on the character and appearance of the area and should be refused. On being put to the vote (by way of a roll call) however, a proposal to support the officer recommendation to refuse the application (to delegate authority to the Head of Place to refuse the application subject to the views of Highways England) was lost.

Some members were of the view that the application was acceptable as it was sufficiently close to the settlement limit of Blofield and its services and facilities to be considered sustainable. As an existing established site separate from the wider rural area, the proposal would not impact on character and appearance of the visually distinct and more open rural surrounding area. There was also no harm to the existing or proposed amenity mindful that the applicants had expressed a willingness to accept a condition regarding the materials to be used, and there was no issue of noise

nuisance with mitigation measures. The proposal was innovative and had environmental and ecological benefits.

Members then voted on a proposal to approve the application (to delegate authority to the Head of Place to approve the application subject to comments of Highways England) On being put to the vote, by way of a roll call, it was

**RESOLVED:**

to **APPROVE** application no: 20201976 subject to the following conditions

(to delegate authority to the Director of Place to **APPROVE** application no: 20201976 subject to the following conditions and subject to the comments of the Highways England)

1. Standard time limit
2. Disclaiming submitted materials and details to be submitted for approval
3. Access/parking/turning etc.
4. Plans and documents
5. Noise mitigation

### 169 PLANNING APPEALS

Members noted the appeals lodged and decisions received for the period 18 December 2020 to 15 January 2021.

*The meeting closed at 12:03pm*