

Minutes of a meeting of the **Planning Committee** held via video link on **Wednesday 2 December 2020 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 R R Foulger

Cllr C Karimi-Ghovanlou
Cllr K Leggett
Cllr I Moncur

Cllr S Prutton
Cllr S Riley
Cllr J M Ward

Also in attendance were the Assistant Director Planning, the Area Team Managers (NH & MR) and the Democratic Services Officers (DM & LA).

140 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Cllr Lawn Cllr Ward	Minute no 147 – Application no: 20200699 – 32-36 Harvey Lane, Thorpe St Andrew	Members of Thorpe St Andrew Town Council but had not participated in any meetings or conversations about the application. Non-disclosable - non pecuniary interest.

141 MINUTES

The minutes of the meeting held on 4 November 2020 were agreed as a correct record and signed by the Chairman.

142 MATTERS ARISING

Minute no: 137 – Application no 20191881 - Drayton Drewray, Reephram

A member stated that they had witnessed in the region of 56 cars parked at the site on one occasion at the weekend.

143 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr J F Fisher.

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.

144 APPLICATION NUMBER 20201173 – OLD HALL SITE, LITTLE PLUMSTEAD HOSPITAL, LITTLE PLUMSTEAD

The Committee considered an application for 11 new dwellings comprising 5 single storey and 6 two storey terraced buildings with associated hard surfacing and landscaping.

The application was reported to Committee as the proposal did not accord with the development plan.

Members noted the location and context of the site as set out in detail in the report. They also noted planning application reference no: 20080199 was missing from paragraph 2.6 of the report as noted in the supplementary schedule and that revised plans for waste management for plots 5-8 had now been received and the Contract Officer had commented that this was a good waste management plan.

The Committee heard from Mark Nolan supporting the proposal on behalf of the applicant.

The key issues in the determination of the application were the principle of development, the planning history/material considerations, affordable housing provision, the impact on the character and appearance of the area, the impact on amenity, trees and ecology and highway safety.

In assessing these issues, members concluded that, although the application lay outside the settlement limit and was contrary to Policy GC2 of the DM DPD, overall, there were sufficient reasons in terms of material benefits to support the proposal which outweighed the development plan conflict.

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 delegate authority to the Director of Place to **APPROVE** application number 20201173, subject to the satisfactory resolution of surface water drainage and completion of a Section 106 Agreement and subject to the following conditions:

S106 Heads of Terms:

- Provision of policy compliant commuted sums for formal and informal recreation space;
- Provision of 4 affordable housing units (4 Affordable Rent Tenure bungalows – type as per the revised plans);
- Management arrangements for public open space.

Conditions:

- (1) TL01 – time limit full permission
- (2) ADO1 – In accordance with submitted drawings as amended
- (3) DO2 – external materials to be agreed
- (4) AM12 – Contaminated land - investigation
- (5) SHC11 Access gates – restrictions
- (6) SHC21 – provision of parking
- (7) SHC23 – construction traffic – parking
- (8) SHC33A/B – highway improvements off-site
- (9) LO7 Implementation of landscaping scheme
- (10) LO9 – Tree protection
- (11) EO1 – Renewable energy
- (12) ECO1 – Ecology mitigation [NS]
- (13) DO9 – Fire hydrant
- (14) Removal of pd rights to prevent loss of garage parking spaces
- (15) Surface water drainage as required by LLFA

Informatives:

INFO01 – NPPF Statement of Conformity
INFO05 – CIL Full permission
INFO07 S.106 obligation
INFO29 CNC
SHC INF1 Off-site road improvements
Anglian Water

145 APPLICATION NUMBER 20201200 – OLD HALL SITE, LITTLE PLUMSTEAD HOSPITAL, LITTLE PLUMSTEAD

The Committee considered an application for 2 bungalows and 2 houses, garages and extension of footpath.

The application was reported to Committee as the application was linked to application 20201173 considered at minute no 144 above.

Members noted the location and context of the site as set out in detail in the report. They also noted planning application reference no: 20080199 was missing from paragraph 2.6 of the report as noted in the supplementary schedule.

The Committee heard from Mark Nolan supporting the proposal on behalf of the applicant.

The key issues in the determination of the application were the principle of the development, the planning history, affordable housing provision, the impact on the character and appearance of the area, the impact on amenity, trees and ecology and highway safety.

In assessing these issues, members concluded that the proposal was an acceptable form of development and was in accordance with the National Planning Policy Framework.

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

RESOLVED:

to delegate authority to the Director of Place to **APPROVE** application number 20201200, subject to the satisfactory resolution of surface water drainage and completion of a Section 106 Agreement and subject to the following conditions:

S106 Heads of Terms:

- Provision of policy compliant commuted sums for formal and informal recreation space;
- Provision of 4 affordable housing units (4 Affordable Rent Tenure bungalows – type as per the revised plans);
- Management arrangements for public open space.

Conditions:

- (1) TL01 – time limit full permission
- (2) ADO1 - In accordance with submitted drawings as amended
- (3) DO2 – external materials to be agreed
- (4) AM12 – Contaminated land - investigation
- (5) SHC05 New access
- (6) SHC10 Access – gradient
- (7) SHC11 Access gates – restrictions
- (8) SHC17 – visibility splay
- (9) SHC21 – provision of parking
- (10) SHC23 – construction traffic – parking
- (11) SHC33A/B – highway improvements off-site
- (12) LO7 Implementation of landscaping scheme
- (13) LO9 – Tree protection
- (14) EO1 – Renewable energy
- (15) ECO1 – Ecology mitigation [NS]
- (16) DO9 – Fire hydrant
- (17) Surface water drainage as required by LLFA

Informatives:

INFO01 – NPPF Statement of Conformity
INFO05 – CIL Full permission
INFO07 S.106 obligation
INFO29 CNC
SHC INF1 Off-site road improvements

146 APPLICATION NUMBER 20201086 – LAND TO THE REAR OF THE COTTAGE, GRANGE ROAD, HAINFORD

The Committee considered an application for the erection of a single four-bedroom one & half-storey residential dwelling following outline approval 20180060 (reserved matters).

The application was reported to Committee at the request of the local member for appropriate planning reasons.

Members noted the location and context of the site as set out in detail in the report. They also noted that additional comments had been received from Hainford Parish Council as set out in the supplementary schedule.

The Committee heard from Tony Dosser and Alan Chuter, objecting, Gary Daynes on behalf of the applicant and Cllr J Neesam, local member, objecting to the proposal.

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

In assessing these issues, members concluded that the principle of the development on this site had already been established by the outline approval which it was noted was for a dwelling with all other matters reserved including the layout, scale and appearance of the dwelling including its materials as well as the access, parking and landscaping of the site. It was noted that the outline application had considered the access arrangements onto Grange Road and that the visibility to the south of the access did not comply with the stated visibility standard. It was felt that the matter of the access arrangements would not be further adversely affected by the reserved matters proposal. Members, particularly, considered the issues raised by objectors regarding the size and siting of the proposal and its impact on the character and appearance of the area, and on neighbouring amenity and the nearby trees. On balance they were satisfied that the size and character of the proposal was in keeping with the location. Members concluded that the development would not result in demonstrable harm to the general character and appearance of the area, residential amenity, the nearby trees or highway safety and could therefore be supported.

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

RESOLVED:

to **APPROVE** application number 20201086, subject to the following conditions:

- (1) NS – The approval of Reserved Matters follows the granting of outline planning permission 20180060
- (2) AD01 – In accordance with submitted drawings
- (3) NS – In accordance with TPP, AMS and Landscaping Plan
- (4) HC21 – Prior to first occupation proposed access and on-site parking to be laid out as on plans
- (5) P04 – Rooflights on southern elevation to have sill height of no less than 1.7 metres measured from the internal floor level
- (6) P01 – Removal of permitted development rights for Classes A, B, C & E (extensions, alterations to the roof and outbuildings)
- (7) NS – Details of the first floor escape window on western elevation to be submitted, agreed and retained in perpetuity

[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.]

147 APPLICATION NUMBER 20200699 – 32-36 HARVEY LANE GARAGE, THORPE ST ANDREW

The Committee considered an application for the demolition of the garage site and erection of 4 no: dwellings and 4 no: apartments.

The application was reported to Committee as the proposal would result in the loss of an employment site.

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

The Committee heard from Dr Thomas Foreman – Clerk to Thorpe St Andrew Town Council – objecting to the proposal.

The key issues for consideration were the principle of development, the design and impact upon the character and appearance of the area and on highway safety and parking and neighbour amenity.

In assessing these issues, members concluded that the site was in a sustainable location. It had adequate car parking and there were no highway safety issues associated with the proposal. The development would contribute to the provision/enhancement of formal recreation and Green Infrastructure. The proposal complied with the aims of the relevant policies

and could be supported. The loss of an employment site was balanced against the benefits gained regarding the appearance of the site, the impact on the amenity of residential neighbours and removal of any contamination associated with previous uses. It was noted that a balanced judgement had been taken with regard to the period for which the commercial site had been marketed for rent in that on this occasion the property had been marketed for a period of 6 months. The council would preferably wish to see a minimum marketing period of 12 months but, given the condition of the buildings on site and the substantial upgrading and investment required for them to be an attractive option, the impact of COVID and other material considerations, it was felt on this occasion that a marketing period of 6 months was acceptable.

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

RESOLVED:

to delegate authority to the Director of Place to **APPROVE** application number 20200699, subject to the following conditions and successful completion of a Section 106 Agreement with the following Heads of Terms:

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

Conditions:

- (1) Time limit (TL01)
- (2) In accordance with plans and documents (AD01)
- (3) External materials (D02)
- (4) Landscaping scheme (L04)
- (5) Implementation of landscaping scheme (L07)
- (6) Archaeological work to be agreed (H01)
- (7) Ecology mitigation (EC01)
- (8) Highway access (HC05)
- (9) Visibility splays (HC17)
- (10) Provision of parking (HC21)
- (11) Highway improvements offsite (HC33A)
- (12) Highway improvements offsite (HC33B)
- (13) Contaminated land investigation (AM12)
- (14) Implementation of remediation (AM13)
- (15) Contaminated land during construction (AM14)

148 PLANNING APPEALS

The Committee noted the appeal decisions received and appeals lodged for the period 22 October 2020 to 19 November 2020.

The meeting closed at 12 noon