

Minutes of a meeting of the **Planning Committee** held via video link on **Wednesday 15 July 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 C Beadle
Cllr N J Brennan

Cllr R R Foulger
Cllr C Karimi-Ghovanlou
Cllr K G Leggett

Cllr I N Moncur
Cllr S Prutton
Cllr J M Ward

Also in attendance were the Assistant Director - Planning; the Development Manager (TL), the East Area Team Manager (NH) and the Committee Officer (DM).

99 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

The following declarations were made during a roll call:

Member	Minute No & Heading	Nature of Interest
Cllr Moncur	102 Application number 20191370 – Land at White House Farm, Salhouse Road, Sprowston	Ward Member - had not been involved in any discussions on the application. Non-disclosable local choice interest.
Cllr Ward		Sprowston Town Councillor - had attended the Town Council meeting when the application had been discussed but had not participated or voted. Local choice non pecuniary interest.

100 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Clancy, Cllr J Fisher, Cllr Gratton and Cllr Riley.

101 MINUTES

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

In respect of the decisions indicated in the following Minute (no: 102), 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.

**102 APPLICATION NUMBER 20191370 – LAND AT WHITE HOUSE FARM
SALHOUSE ROAD SPROWSTON**

The Committee considered an application (as amended) for outline planning permission with all matters reserved, except access, for a development of up to 456 dwellings and a 0.25 ha local centre for A1-A5 and D1 uses with associated infrastructure and landscaping on a 23.94 ha site. The number of dwellings originally proposed was 516 but this was reduced through the course of the application to 456.

The application was reported to Committee as it was considered to be contrary to the provisions of the Growth Triangle Area Action Plan 2016 and the officer recommendation was for approval.

Members noted the location and context of the site as set out in detail in the report. They also noted the matters raised in the supplementary schedule confirming the number of dwellings as 456 and not 465 and that the arboricultural issues raised had now been satisfied.

The Committee heard from Sarah Hornbrook – Planning Consultant, Bidwells on behalf of the applicant who was supporting the application.

Officers answered a number of questions from Members, confirming arrangements to secure the satisfactory control of the number of affordable housing units, the area of open space provision, aviation/residents safety issues, screening and boundary treatment for the protection of users of the MUGA and NEAP, mindful of its location near the road, and the future relationship between the development and the use of the marquee at Sprowston Manor Country Club which currently had temporary planning permission. It was noted that negotiations between the developers and the Highway Authority to secure Atlantic Ave as an adopted highway were underway with a view to this being achieved by the end of the year. Concerns regarding issues of parking on Atlantic Way would need to be addressed by the Highway Authority if this became necessary. Officers also confirmed that the Local Education Authority would be aware of the high school education requirement arising from this and other development in the area and that CIL monies were available to support any identified needs in the LEA's secondary school place provision.

Members were mindful that Section 38(6) of the Planning and Compulsory Purchase Act 2004 required applications for planning permission to be determined in accordance with the development plan unless material considerations indicated otherwise.

The site was allocated in the GT AAP 2016 for mixed use development under policy GT20 and the proposal for 456 dwellings and a 0.25ha site for A1-A5 and D1 use was considered acceptable. The proportion of affordable housing

(28%) was below that expected by the GT AAP (33%), but the application complied with the requirements of the JCS policy 4 by being in accordance with the most up to date needs assessment for the area (this being the SHMA 2017). This was a material consideration which justified a departure from the GT AAP. Members felt the proposal complied with other relevant policies of the development plan and would not result in significant adverse impacts which could not be mitigated either by way of condition or Section 106 Agreement.

It was proposed, duly seconded, that the officer recommendations 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** subject to conditions and completion of a Section 106 Agreement to secure the following heads of terms:

Conditions:

- (1) Time Limit
- (2) RM condition – layout, scale, appearance and landscaping
- (3) Plans and documents including compliance with parameter plans
- (4) Phasing plan
- (5) Limit to 465 dwellings; A1-A5 or D1 uses in Local centre
- (6) Limit building height to maximum 15m above existing ground level
- (7) Surface water scheme per phase
- (8) Hard and soft landscaping
- (9) Arboricultural Method Statement and Tree Protection Plan per phase
- (10) Ecological management plan per phase
- (11) Archaeology per phase
- (12) Minerals per phase
- (13) Land contamination per phase
- (14) Construction management plan per phase
- (15) Noise assessment per phase
- (16) Fire hydrants per phase
- (17) Energy efficiency measures per phase
- (18) Lighting per phase
- (19) External materials per phase
- (20) Highways conditions SHC23, SHC24A and B, SHC3, SHC33(1)A and B, SHC33(2) A and B, SHC33(3)A

Heads of Terms:

28% Affordable Housing (64:36 Rent: Intermediate)
Open Space to comply with EN1, EN3 and RL1 of DM DPD
Travel Plan
Dedication of land at Salhouse Road for BRT

103 PLANNING APPEALS

The Committee noted the appeal decisions received and appeals lodged for the period 5 June to 1 July 2020.

The meeting closed at 10:26am