

Minutes of a meeting of the **Planning Committee** held via video link on **Thursday 17 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 N J Brennan

Cllr J Fisher
Cllr R Foulger
(minutes 154/155 only)
Cllr C Karimi-Ghovanlou

Cllr S Prutton
Cllr S Riley

Cllr S Catchpole

Cllr J M Ward

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

149 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Cllr Adams Cllr Karimi-Ghovanlou	Minute no 153 – Application no: 20201930 - 224 Fakenham Road, Taverham	Attended a parish council meeting at which the application was considered but had not participated in any conversation about the application.
Cllr Ward	Minute no 154 - Application no: 20201650 – Royal Oak, North Walsham Road, Sprowston	Member of Sprowston Town Council but had not participated in any meetings or conversations about the application. Non-disclosable - non pecuniary interest.

150 MINUTES

The minutes of the meeting held on 2 December 2020 were agreed as a correct record and signed by the Chairman.

151 MATTERS ARISING

No matters were raised.

152 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr S Beadle 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.

Note: the order of applications considered was changed by the Chairman at the meeting to accommodate public speaking.

153 APPLICATION NUMBER 20201930 – 224 FAKENHAM ROAD, TAVERHAM

The Committee considered an application for the demolition of an existing dwelling and erection of two dwellings (outline).

The application was reported to Committee as the applicant was known to be a relative of an officer of Broadland District Council (not a member as stated in the report).

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

The Committee heard from Leanne Gunns objecting and Dr Rattan objecting on behalf of Asha Ratton.

The key issues in the determination of the application were the principle of the development and the impact on amenity, trees and highway safety.

In assessing these issues, a number of concerns were raised about the ability to accommodate two dwellings on the site due to its limited width. Officers reminded members that further details regarding the size, form, scale and design of the properties would be considered as part of the subsequent reserved matters application; they were satisfied that the application site could accommodate two dwellings in principle. There was concern that development of the site for two dwellings could not be achieved without compromising the amenity of neighbours and without causing harm to the character and appearance of the area. It was suggested therefore that the proposal did not comply with the relevant policies and could not be supported.

It was then proposed, duly seconded, that contrary to the officer's recommendation, the application be refused as the narrow plot would result in the two proposed dwellings, sited within the area identified in the parameter plan, being out of keeping with the established character and appearance of the area contrary to Policy GC4 of the DM DPD and the NPPF. On being put to the vote, by way of a roll call, it was

RESOLVED:

to **REFUSE** outline application no 20201930 for the following reason:

The narrow plot would result in the two proposed dwellings, sited within the area identified in the parameter plan, being out of keeping with the established character and appearance of the area contrary to Policy GC4 of the DM DPD and the NPPF.

154 APPLICATION NUMBER 20201650 – ROYAL OAK, NORTH WALSHAM ROAD, SPROWSTON

The Committee considered a full application for demolition of existing buildings and erection of 8 new dwellings and garages.

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

Members noted that a marketing strategy had taken place over two periods since December 2019 which had not attracted a commercial re-use of the site and supported the view that the loss of an employment site was balanced against the benefits that the development would have for the appearance of the site, the provision of dwellings in what was a sustainable location and the improved relationship with residential neighbours as a result of the commercial uses being replaced.

Adequate car parking had been provided and there were no highway safety issues. The development would contribute to the provision/enhancement of formal recreation and green infrastructure. Members therefore concluded that the proposal complied with the aims of the relevant policies and should be approved.

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 no: 20201650 subject to the following conditions and successful completion of a Section 106 Agreement with the following Heads of Terms:

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, including details of bin collection area and relocation of pub sign (L04)
- (5) Implementation of landscaping scheme (L07)
- (6) Tree works in accordance with submitted AIA
- (7) Access gates restriction (HC11)
- (8) Provision of parking (HC21)
- (9) Removal of PD rights Plots 6 garage (NS)
- (10) Removal of sign and post adjacent to proposed development (NS)
- (11) Roof light windows to be obscure glazed on rear roof slope of plot 6 (P05)
- (12) No dormer windows or additional first floor openings on the rear roof slopes of plots 7 and 8 (P10)

155 PLANNING APPEALS

The Committee noted the appeal decisions received and appeals lodged for the period 19 November 2020 to 7 December 2020.

The meeting closed at 11:05am