

Minutes of a meeting of the **Planning Committee** held via video link on **Wednesday 9 September 2020 at 9.30am.**

A roll call was taken and the following Members were present:

Cllr S Lawn – Chairman

Cllr A D Adams      Cllr C Karimi-Ghovanlou      Cllr S Riley (excluding minute 119)  
Cllr N J Brennan      Cllr S Prutton      Cllr J M Ward (excluding minute 116)  
Cllr R R Foulger

Also in attendance were the Development Manager (TL), the Area Team Manager (NH) for Minute 116, the Area Team Manager (BB) for minutes 117-120, the Senior Planning Officer (HB) for Minute 116 and the Democratic Services Officers (DM & LA).

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

<b>Member</b>	<b>Minute No &amp; Heading</b>	<b>Nature of Interest</b>
Cllr S Lawn (on behalf of all Members)	Application 2020034 – Dawsons Lane Blofield	lobbied by objector – received photographs relating to the proposal – Non-disclosable, non-pecuniary interest.
Cllr N Brennan		Ward member - Non-disclosable, non-pecuniary interest.
Cllr S Lawn	Application 20201372 – Land South of Poppy Way, Broadland Gate Postwick	had attended the Thorpe St Andrew Town Council meeting when the application had been discussed but had not participated or voted. Non-disclosable - non pecuniary interest.

### **113 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr J Fisher and Cllr I N Moncur.

### **114 MINUTES**

The minutes of the meeting held on 12 August 2020 were confirmed as a correct record and signed by the Chairman.

### **115 MATTERS ARISING**

None raised.

*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.*

### **116 APPLICATION NUMBER 20200345 – DAWSONS LANE, BLOFIELD**

The Committee considered an application seeking a variation of conditions 2 and 3 of planning permission 20190844, to amend the surface water drainage strategy and boundary treatment, the addition of solar panels and amend details under condition 4 of roads and footways.

The application was reported to Committee at the request of the local member and the portfolio holder. Members noted the location and context of the site as set out in detail in the report.

The Area Team Manager (NH) advised members that reference to the 227 cubic meters in paragraph 5.14 on page 35 of the report should read 237 cubic meters. He also pointed out that the comments attributed to Cllr J Thomas (7<sup>th</sup> bullet point onwards on pages 20/21) were the comments of residents referred to by Cllr Thomas. They were detailed later in the report and should not be attributed to Cllr Thomas. Members noted the additional letter of objection received as detailed in the supplementary schedule.

The Committee heard from Mary Moxon, objecting to the proposals due to concerns with the proposed drainage scheme and flooding, Ian Douglass and Nicholas Hooper supporting the application on behalf of the applicants.

A statement from the local member Cllr J Thomas raising concerns about the drainage scheme was read out by the Chairman as Cllr Thomas was unable to attend the meeting.

In response to a concern that headwall 3 had not been constructed to the required specification, it was noted that its construction had changed in association with the revised drainage scheme and was considered acceptable. With regard to flooding shown on the objectors photographs circulated to members, it was noted that the drainage scheme was not as yet operational. It was further noted that the drainage scheme was designed with no provision for rain water harvesting within the application but individual occupiers could install such devices. With regard to management and maintenance of ditches, it was noted that a requirement for fortnightly inspections during the Autumn formed part of a proposed planning condition relating to a management and maintenance plan for the drainage system and was therefore enforceable.

The drainage scheme included a number of technical details on which the

committee accepted the advice of the technical experts. The proposed strategy was a different scheme to that originally approved and members needed to determine if the revised surface water drainage strategy was acceptable. It was noted that the revised scheme had been oversized and had a larger storage capacity than was required for the amount of surface water to be controlled at the increased discharge rate.

Members were satisfied that the revised drainage scheme was compliant with the guidance within the NPPF and would be in accordance policy 1 in the JCS, policy CSU5 in the DM DMD and policy ENV3 in the BPNP and was acceptable. The minor changes to dwellings and the boundary wall were also felt to be acceptable in design and amenity terms and complied with the relevant policies.

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 approve with conditions:

1. In accordance with drawings (AD01)
2. Surface water drainage (bespoke)
3. Standard Estate Road (SHC01)
4. Standard Estate Road (SCH02)
5. Standard Estate Road (SHC03A)
6. Highway Improvements off-site (SHC32B)
7. Tree protection (L08)
8. Landscaping scheme to be complied with (L07)
9. Renewable Energy – Decentralised source (E01)
10. Boundary Treatments (L02)
11. No PD fences, walls etc. on western boundary (P08)
12. Fire hydrant (D09)
13. PD Removals walls and fences western boundary plots 9 and 10 (P08)
14. Materials (D02)

*[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.]*

### **117 APPLICATION NUMBER 20200403 – PLOT 10 AND 10A BROADLAND GATE BUSINESS PARK, POSTWICK**

The Committee considered an application for a new police station building and construction of associated ancillary buildings, hardstanding, landscaping, new access and external work.

The application was reported to Committee as it was being recommended for approval contrary to the Development Plan.

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

The Committee heard from Mark Camidge supporting the application on behalf of the applicant.

In response to questions, the Area Team Manager (BB) confirmed that further details regarding the management of light overspill onto neighbouring land had now been received and were acceptable. These needed to be included as part of the conditions. He also confirmed that controls were needed to manage construction hours and dust etc and these would be incorporated in the conditions.

Section 38(6) required that applications for planning permission be determined in accordance with the development plan unless material considerations indicated otherwise. The application site was located on a plot of land forming part of the allocation GT10 in the GT AAP 2016 for employment led development and the wider site had outline approval for the same. The proposed use was contrary to the provisions of the development plan, but was in line with the principles of both the policy and the outline approval, therefore, members agreed that the principle of development was acceptable. The design, layout and impact of the proposal were acceptable, no objections had been raised. Members felt the development would be a positive addition to the Broadland Gate Business Park and commended the design of the buildings.

It was proposed, duly seconded, that the officer recommendation, together with the additional conditions, be supported. On being put to the vote, by way of a roll call, it was

### **RESOLVED:**

to approve subject to the following conditions:

1. Time limit
2. Plans and documents
3. Hard and soft landscaping
4. Tree protection measures
5. Landscape management plan
6. Building plant detail
7. 10% renewables
8. Sustainable drainage measures

9. Highways conditions (location of access gates; visibility splays; roads, footpaths, turning areas, etc laid out; construction workers' parking; construction management plan; travel plan)

*[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.]*

### **118 APPLICATION NUMBER 20201372 – LAND SOUTH OF POPPY WAY, BROADLAND GATE, POSTWICK**

The Committee considered an application for a variation of condition 10 of permission 20081773 to allow a discount food store.

The application was reported to Committee as the proposal complied with the principle of Policy GT10 of the Area Action Plan but was contrary to the precise wording because it varied the outline approval.

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

The Committee heard from Thomas Foreman – Clerk to Thorpe St Andrew Town Council raising concerns about the proposal and Richard Huteson supporting the application on behalf of the applicant.

The main issue for consideration was the variation of the extant permission to permit one single retail unit rather than several smaller retail units.

Some reservations were expressed about the loss of a number of small units of accommodation which, given the current economic climate, could potentially be in demand. It was noted however that no such small enterprises had come forward in recent years. It was suggested that an alternative more suitable site for this proposal was available but it was noted that this did not offer any advantage over the proposed site in sequential terms and Members needed to consider the application before them. A sequential and impact assessment had been submitted with the application which concluded that there were no suitable or available sequentially preferred sites and the retail impact was acceptable. It was also noted that a number of non retail employment uses had recently come forward for the business park.

It was noted that some 12 years plus had elapsed since the original vision for the site had been established and the market for employment land had changed considerably. A large residential development had also been approved nearby and this application would be beneficial to residents. In response to concern that support for this application would set a precedent, it was noted that any similar proposal would require consideration by the

committee as it would also be contrary to Policy and would again have to be judged on its own merits.

Given that the overall amount of retail use would remain the same and having balanced the planning merits of the proposal with regard to the material considerations, it was felt the application to vary condition 10 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 approve the variation of condition 10 to read:

The A1 element of the business park use shall not exceed 2,400sqm

*[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.]*

### **119 APPLICATION NUMBER 20200855 – LAND SOUTH OF GREEN LANE EAST, RACKHEATH**

The Committee considered an application for development of up to 157 dwellings together with associated access, open spaces & infrastructure at Land South of Green Lane East, Rackheath without complying with condition no. 3 previously imposed on the approval of reserved matters Ref 20191032 dated 12 March 2020 (and amended by 20201209) pursuant to conditions no. 1 and 2 imposed on planning permission Ref 20160395 dated 31 January 2019 (Removal/Variation of a condition under s73).

The application was reported to Committee as it was contrary to the provisions of the development plan and the officer recommendation was for approval.

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

Members noted the receipt of additional plans and documents ensuring the previously approved Biodiversity Management Plan, Arboricultural Method Statement and off-site highway improvement plans were retained for the section 73 application and would enable these documents to be referred to in the schedule of recommended conditions as reference in the supplementary schedule.

The Committee heard from Pippa Nurse of Rackheath Parish Council and Paula Blythe, local resident, raising objections to the application. They also heard from Nicole Wright and Kai Gibbon, agent and applicant, in support of the application.

The main matters for consideration were the principle of development and planning history, the principle of 100% affordable housing, CIL and infrastructure requirements, and whether the proposal was acceptable in all other regards in respect of the development plan and any material considerations including highway safety, landscape, ecology, design.

Reference was made to the fact that there would be no CIL monies payable to the parish arising from this development and the impact of this on the provision of play equipment. There was concern that there was no provision for play equipment included within the development. Officers pointed out that the scheme would still be required to contribute towards the provision of play space (and formal recreation and allotments) and the play equipment would be secured by the Section 106 agreement but could potentially have to be provided offsite on a nearby play area. Members expressed a preference for play equipment to be located on site if possible. It was noted that this might not be feasible due to water attenuation measures on the open spaces. Officers would however negotiate further with the applicants in this respect when finalising the Section 106 agreement.

Having considered these matters, members felt that the application would not result in adverse impacts which could not be mitigated either by condition or section 106 agreement and that the benefits of the scheme significantly and demonstrably outweighed the limited dis-benefits.

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 subject to satisfactory resolution of the issues raised by the LLFA, Highway Authority and Contracts Officer and subject to a deed of variation to the s106 for the outline application 20160395 and subject to the following conditions:

1. Time limit, 2 year commencement from approval of Reserved Matters 20191032 (12 March 2020).
2. Plans and Documents.
3. Prior to the commencement of development, a scheme for landscaping and site treatment to include grass seeding, planting of new trees and shrubs, specification of materials for fences, walls and hard surfaces, and the proposed maintenance of amenity areas, shall be submitted to and approved as part of the application for reserved matters. If within a

period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

4. The development hereby permitted shall be carried out in complete accordance with the approved Tree Protection Plan and Arboricultural Impact Assessment and Method Statement approved under 20191032.
5. Development to be carried out in accordance with approved Energy Statement Rev A and thereafter maintained in accordance with the approved details.
6. No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, and foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
7. No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.
8. Before any dwelling is first occupied the roads, footways and cycleways shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with details to be approved in writing by the Local Planning Authority.
9. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan, drawing 1411-88-PL203. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225m above the level of the adjacent highway carriageway. (Officer note, these were the plans approved under outline application 20160365).
10. Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority.
11. For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the Construction Traffic Access Route and no other local roads unless approved in writing with the Local Planning Authority.
12. Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing numbers 1411-88-PL201, 1411-88-PL204, 1411-88-PL205 & 1411-88-PL206 (Amended Transport Assessment 1411-88/TA/02 Rev A) have been submitted to and approved in writing by



the Local Planning (officer note, these were the plans approved under outline application 20160395). Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in this condition shall be completed to the written satisfaction of the Local Planning Authority.

13. Prior to commencement of any development above slab level, the approved Noise Strategy dated 22.05.2019 (ref 11127: Letter Report By Adrian James Acoustics) shall be undertaken and the results and recommendations submitted to and approved in writing by the Local Planning Authority. Thereafter, specific measures identified in the approved recommendations document shall be incorporated into the design and build of the development hereby approved.
14. The development hereby approved shall be carried out in full accordance with Dwg No 5871\_012\_P12 Landscape and Ecology Strategy, Update to Ecology Report and Biodiversity Management Plan.
15. Prior to the commencement of development a scheme for the provision of 1 fire hydrant for every 50 dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
16. The development hereby permitted shall be carried out in full accordance with the approved technical drainage details (plans to be listed)
17. Prior to their installation details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

### **120 PLANNING APPEALS**

The Committee noted the appeal decisions received and appeals lodged for the period 4 August 2020 to 27 August 2020.

*The meeting closed at 1:10pm*