

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 18 December 2019** at **9.30am** when there were present:

Mr J M Ward – Chairman

Mr A D Adams
Mr S C Beadle
Mr N J Brennan

Mr S M Clancy
Mr J F Fisher
Mr R R Foulger

Ms R M Grattan
Mrs C Karimi-Ghovanlou
Mrs S M Prutton

The following Member attended the meeting and spoke with the Chairman's concurrence on the item shown:

Mrs L Hempsall Minute no: 62 (land north of Norwich Road, Acle)

Also in attendance were the Assistant Director of Planning; Area Planning Manager (West); Senior Planning Officer (East) and the Senior Committee Officer.

59 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Mr Adams, Mr Clancy, Mr Fisher and Mr Ward	62 (land north of Norwich Road, Acle)	Norfolk County Councillors. Repton Property Developments Ltd (company wholly owned by Norfolk County Council) was the owner of the site. Local choice, non-pecuniary interest.

60 APOLOGIES FOR ABSENCE

Apologies for absence were received from Miss Lawn, Mr Moncur and Mr Riley.

61 MINUTES

The Minutes of the meeting held on 27 November 2019 were confirmed as a correct record and signed by the Chairman.

In respect of the decisions indicated in the following Minute (no: 62), 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.

62 APPLICATION NUMBER 20191215 – LAND NORTH OF NORWICH ROAD, ACLE

The Committee considered a reserved matters application for 137 dwellings following grant of outline planning permission (20172189) with full details of appearance, landscaping, layout and scale of development, together with associated highway works on land to the north of Norwich Road in Acle. All matters except access had been reserved as part of the outline application and the outline permission had included vehicular access and egress via the existing roundabout on Norwich Road to the south of the site and pedestrian accesses and emergency vehicular access provided to Mill Lane to the north. A pedestrian footpath was proposed along the southern side on Mill Lane. The proposal included a mix of single and two storey dwellings and flats and comprised 45 affordable units (equating to 33%). A central area of open space was proposed along with a play area and informal open space along the western boundary. A series of drainage lagoons for surface water drainage purposes were proposed in the south west corner.

The application was reported to committee at the request of the Ward Member for the reasons given in paragraph 4.2 of the report.

The Committee noted the receipt of: three additional letters of objection; a revised refuse strategy together with the comments of the Contracts Officer and the Senior Planning Officer's response; additional sections showing relationships between proposed plots and neighbouring properties at Mill Road, St Edmunds Road and Norwich Road, together with the officer response and an email received from the agent, together with the officer response, all as reported in the Supplementary Schedule. The Senior Planning Officer also reported at the meeting that the comments on the current proposal on page 26 listed under the Highway Authority should have been attributed to the Lead Local Flood Authority at the end of paragraph 4.6 on page 27 and advised that the officer recommendation was to be updated to include reference to the levels and boundaries treatments on the southern and eastern boundaries were to be resolved prior to planning permission being granted and the imposition of an additional condition relating to the removal of Permitted Development Rights for garage conversions on plots where a garage was counted as part of the parking requirement.

In addition, the Committee received the verbal views of Pauline James, Clerk to Acle Parish Council; Janet Clay of The Firs, Norwich Road in Acle; John Harriss of 23 St Edmunds Road in Acle; Brian Iles (Norfolk County Councillor) all either objecting or expressing concerns on the application and Sam Sinclair of Lovell Homes (the applicant) and Iain Hill of Bidwells (the agent) at the meeting. Mrs Hemsall, the Ward Member, expressed her support for the application but requested the committee to ensure the outstanding issues were resolved before planning permission was granted.

The site had been allocated in the Broadland Site Specific Allocations under Policy ACL1 for 120-150 dwellings and as outline planning permission had been granted in May 2018 for up to 140 dwellings, the Committee accepted that the principle of development had been established.

It was noted that the application had been amended a number of times to address concerns or ensure conditions imposed at the outline stage were adhered to, such as the provision of single storey dwellings only on plots adjacent to Norwich Road and St Edmunds Road to protect the residential amenity of those properties. Regarding the properties on Mill Lane, Members noted that these were two storey dwellings and therefore, it would be unreasonable to require new dwellings to be single storey. Furthermore, the distances between the existing and proposed dwellings exceeded the recommended distances in the Broadland Design Guide and whilst there would be increased overlooking, this was not considered significant enough to warrant refusal of the application. Careful placement of new boundary treatments would provide screening to reduce potential overlooking towards neighbouring properties. Members took into consideration one of the key objectives in the NPPF which was to make the most effective use of land and, therefore, although the density of the dwelling was higher in the north east of the site, on balance, it was not considered to be unacceptable. The density was less on the western edge of the site which, along with the public open space and proposed landscaping, would help soften the impact of the development within the landscape, including the nearby Broads Area. Accordingly, the proposal was considered to comply with Policies 2 and 18 in the JCS, Policy GC4 of the DM DPD and Policies 5 and 10 of the Acle Neighbourhood Plan.

It was noted that the Section 106 Agreement, imposed on the outline permission, required 0.36 hectares of on-site play space and 0.66 hectares of informal open space. The play space would be provided to the west of the site and include a variety of equipment and the informal open space was largely to be provided as a central area of green space in the centre of the site with the remainder provided to the west of the site which would provide an important buffer and help to integrate the development into the wider rural landscape. An additional one hectare of off-site informal open space was also required as part of the application and details of this were still awaited.

In terms of highway safety, the Committee noted that the Highway Authority was not objecting to the proposal. Members noted the concerns raised through the consultation on the level of proposed car parking but took into consideration the fact that this complied with the standards in the Acle Neighbouring Plan and also the County Council's highway standards and furthermore, many properties had in excess of the minimum standard. All the garages on the site were 7 metres long which would allow for storage in addition to a car parking space. Members noted the proposed additional condition relating to the garages, as referred to above, which would ensure the parking provision would be retained. Accordingly, the proposal was

considered to comply with Policy TS4 of the DM DPD and Policy 11 in the Acle Neighbourhood Plan. The issues regarding access for refuse collection vehicles remained outstanding and Members noted these would be resolved prior to planning permission being granted.

In terms of surface water drainage, it was noted that the proposal was for this to infiltrate in shared soakaways, with water from the highway being transferred to the southwest corner of the site via a surface water sewer into a series of cascading infiltration basins located alongside the access road to the site. The Committee was mindful that locations of all the proposed soakaways and percolation tests in those areas had not been provided and, as a result, it had not been demonstrated that the proposed surface water strategy would work and accordingly, the LLFA had objected to the application on that basis. However, further negotiations would take place and further soakaway and percolation testing would take place to ensure a satisfactory surface water drainage scheme could be achieved and Members acknowledged these matters would be resolved prior to planning permission being granted, as they were an integral part of the reserved matters layout.

Regarding foul water drainage, the Committee noted that it was proposed to discharge water into the foul sewer on Norwich Road, acknowledging that this would be resolved via a condition to allow the details to be fully considered and approved which Anglian Water had accepted.

The Committee noted that two properties on Norwich Road used water from a well as part of their domestic supply and heard from one of the speakers that there were concerns the supply might be contaminated or reduced as a result of the development. Officers had discussed the matter informally with the Environment Agency who had confirmed that it was unlikely the development would adversely impact the supply but a ground water report needed to be produced to demonstrate that would be the case and this had been conditioned. Nevertheless, Members wanted an assurance prior to development commencing and officers agreed the officer recommendation could be further amended to reflect this.

Members were pleased to note the provision of 45 affordable dwellings as part of the development (33%) which complied with Policy 4 in the JCS and the requirements of the S106 Agreement and in addition, the properties would be provided in clusters throughout the development.

In terms of all other matters raised through the consultation, Members noted that these had either been resolved or would be dealt with by the imposition of appropriate conditions.

In conclusion, it was considered that the proposed developed, in its revised form, would provide a well-designed scheme with legible links to the surrounding area and would not significantly adversely affect residential

amenity, highway safety, the local landscape or increase flood risk elsewhere. Accordingly, it was

RESOLVED:

to delegate authority to the Director of Place to approve application number 20191215, subject to the conditions below and subject to sufficient information being submitted to demonstrate the surface water drainage strategy is acceptable; the private water supply on Norwich Road will not be adversely affected; refuse collection can be adequately accommodated and the levels and boundaries treatments on the southern and eastern boundaries are resolved.

Conditions:

- (1) Compliance with outline conditions (bespoke)
- (2) In accordance with submitted drawings (AD01)
- (3) Materials (D02)
- (4) Landscaping (L05)
- (5) Trees protection (L08)
- (6) Boundary treatments (bespoke)
- (7) Standard estate road (HC01)
- (8) Standard estate road (HC02)
- (9) Standard estate road (HC03A)
- (10) Foul water drainage (bespoke)
- (11) Private water supply protection report (bespoke)
- (12) Fire hydrants (D09)
- (13) Permitted Development Rights removed for garage conversion on plots where a garage is counted as part of the parking requirement (bespoke).

The meeting closed at 10:25am