

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 10 July 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 J F Fisher
Mr R R Foulger
Ms R M Grattan

Mrs C Karimi-Ghovanlou
Mr M L Murrell
Mr S Riley

Mrs Hemsall was also in attendance for part of the meeting.

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

Mr G Peck Minute no: 16 (Grove Farm, Blackwater Lane, Heydon)

Also in attendance were the Development Manager, Area Planning Managers and the Committee Officer (JO).

12 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Mr Adams, Mr Beadle, Mr Fisher, Mr Foulger, Ms Grattan, Mrs Karimi-Ghovanlou, Mr Riley and Mr Ward	15 – Land East of Memorial Hall, Brundall	Lobbied by applicant and objectors. Non-disclosable, non-pecuniary interest.
Mr Adams and Mr Ward	15 – Land East of Memorial Hall, Brundall	Observed the site when undertaking a Council arranged informal site visit of both this and another application site for residential development in Brundall. Non-disclosable, non-pecuniary interest.
Mr Beadle	17 – Little Edgewood, Norwich Road, Reepham	Visited an adjacent property. Non-disclosable, non-pecuniary interest.

13 APOLOGIES FOR ABSENCE

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

14 MINUTES

The Minutes of the meeting held on 12 June 2019 were confirmed as a correct record and signed by the Chairman, save for the following amendment:

Minute no: 6 – Application Number 20181808 – Beck Farm, Norwich Road, Reepham

The following was added as the penultimate sentence to the narrative text on page 7:

The Committee was advised that they were not in a position to approve the application without additional ecological and hydrological information.

The Development Manager advised the meeting that an informal site visit was to be arranged by Democratic Services to Hill House, Hall Lane, Drayton before the item came back to Committee for consideration later in the year.

In respect of the decisions indicated in the following Minutes (nos: 15 to 18) 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.

15 APPLICATION NUMBER 20171386 – LAND EAST OF MEMORIAL HALL, BRUNDALL

The Committee considered a hybrid application comprising outline permission with all matters reserved except access for the development of up to 170 dwellings a community/sports pavilion a country park, formal and/or informal outdoor sports provision, access and other operations, and full planning permission for 23 dwellings in Phase 1.

The application was supported by a series of Parameter Plans, which establish the proposed finished ground levels, building heights and extent of built development, recreation and ecological connectivity zones, recreational zones and the location of access and a primary movement corridor. These plans established that the built development would be concentrated to the south and east of the application site with an informal country park to the north of the site and formal outdoor recreational land to the west. Buildings would be a maximum of 11m in height from finished ground level and access would be to the east onto Brundall Road. The Primary Movement Corridor would extend east-west from the access into the area designated for built development with land reserved for emergency access to the west to Links Avenue.

The application was reported to Committee as the application was for approval, contrary to the current Development Plan and given the level of public interest.

Additional comments from Brundall Parish Council, residents and officers were included in the supplementary schedule and the Area Planning Manager reported on minor revisions proposed to the Draft S106 Heads of Terms and Conditions contained in Appendix One to the supplementary schedule.

The Committee received the verbal views of the following who objected to the application: Mr Steve Millbank; Carey Cake; Don Evans; Mrs Tutt and Diane Vanderson.

The Committee received the verbal views of Kevin Wilkins, the Chairman of Brundall Parish Council and Graham Abbott also a member of the Parish Council, objecting to the application

The Committee received the verbal views of Mr Philp, in support of the application. In addition, Mr Philp read out a statement by Mr Brunton in support of the development.

The Committee heard a statement by County Councillor Andrew Proctor – Member for Blofield and Brundall Division objecting to the application.

Members had regard to the material considerations forming part of the proposal in terms of providing 3ha of recreational open space, significant green infrastructure and 33% affordable housing. However, they were concerned regarding the cumulative impacts associated with existing committed residential development in both the parishes of Brundall and Blofield and that the development was clearly contrary to the development plan as the Council was now in a position of having in excess of a 5 year land supply.

On this basis and giving primacy to the development plan, Members concluded that there were demonstrable harms associated with the development in terms of impact on the character and appearance of the area and on the setting of a heritage asset and that the material considerations forming part of the proposal were not of sufficient weight to determine otherwise than in accordance with the development plan.

RESOLVED:

to refuse application number 20171386 for the following reasons:

- The development would result in the introduction of built form and infrastructure associated with residential development. This would impact on the openness and rurality of the application site and result in significant harm to the rural character of the landscape including views

from the public footpath to the south of the site. This would be to the detriment of the existing character and appearance of the area and conflict with policies GC2, GC4 and EN2 of the Development Management DPD [DMDPD], Policy 2 of the Joint Core Strategy [JCS] and Policy 3 of the Brundall Neighbourhood Plan [BNP].

- The development is in conflict with the Site Allocations DPD [SADPD] in that it does not provide the full recreational open space allocation required under BRU3 of the SA DPD.
- The development results in harm, albeit less than substantial harm, to the setting of the Grade 1 Listed Church of St Andrew and St Peter when viewed from the Memorial Hall and the public footpath connecting Links Avenue with Golf Links Road. The public benefits of the proposal are not considered to outweigh this harm and the proposal therefore conflicts with Policy 1 of the JCS and Policy 3 of the Brundall Neighbourhood Plan and paragraph 196 of the NPPF.
- The application site is located outside of a settlement limit and does not accord with a specific allocation or policy of the development plan and as such is contrary to Policy GC2 of the DMDPD. Furthermore, as the Council's housing policies are up to date, due to the existence of a 5 year housing land supply, the proposal, for the reasons outlined above, is not considered to have considerations so material that the development plan should not be followed.

The Committee adjourned at 11.10am and reconvened at 11.20am when all of the Members listed above were present for the remainder of the meeting.

16 APPLICATION NUMBER 20190005 – GROVE FARM, BLACKWATER LANE, HEYDON

The Committee considered an application for the use of land as a camp site for four tents, the erection of a timber shower block with storage and honesty shop and the provision of a car parking area at Grove Farm, Blackwater Lane in Heydon. The tents would be sited and available for hire from March to October, and measure approximately 5m wide by 9m long with a pitched roof approximately 3.4m to the ridge, clad in heavy green and brown canvas and would sit on wooden floors supported by small concrete pads. Each could accommodate 6-8 people. The shower block would be a permanent construction of a wooden timber frame and clad building, measuring approximately 5m wide by 9.5m in length with a pitched roof approximately 3.3m high. The scheme proposed parking for up to 10 cars located at the southern end of the site.

A decision on the application had been deferred by the Committee at its meeting on 6 March 2019 to enable the applicant to demonstrate the financial viability of the proposal and how the proposed passing bays and revised access could be achieved and to appraise the visual impact of these works.

The application was reported to Committee at the request of Mr Peck, the Ward Member, for the reasons given in paragraph 5.3 of the original report.

The Committee received the verbal views of Simon Pegg, the agent at the meeting in support of the application. Mr Peck, the Ward Member, expressed his support requesting the Committee to approve the application.

Members noted that new plans had been submitted to provide 70m visibility splays in both directions at the site access point and that informal passing bays could be provided on land owned by the applicant. It was also noted that the independent company that would be marketing and providing the tents, had submitted financial viability data which showed the predicted cash flow for the first 5 years of the business and were making a significant investment, this suggested that the business concept would be viable.

In conclusion, the Committee resolved to approve the application contrary to the officer recommendation due to the low scale and seasonal nature of the proposed use, being four tents and a shower block set back into the site and the low impact of the proposal given that there was no impact on the character and appearance of the area. In addition it noted that improvements were proposed to improve visibility at the site access and the applicant was prepared to provide informal passing provision to assist with the Highway Authority comments.

RESOLVED

To approve application number 20190005, subject to the following conditions:

- (1) Statutory time limit (A1)
- (2) Development to be carried out in accordance with approved plans and documents (E3)
- (3) Landscaping scheme to be submitted in respect of the replacement roadside hedgerow (T04)
- (4) Maximum number of tents to be erected is 4 (NS)
- (5) Use to operate between March – October (NS)
- (6) The approved treatment plant is to be installed prior to the first use of the camp site (NS)
- (7) Informal passing places are to be provided prior to the first use of the camp site (NS)

17 APPLICATION NUMBER 20190659 – LITTLE EDGEWOOD, NORWICH ROAD, REEPHAM

The Committee considered an application for the sub-division of residential property, change of use of swimming teaching business from incidental to commercial, new vehicular access and car parking at Little Edgewood, Norwich Road, Reepham.

The application was reported to Committee as the site was outside of the settlement limit and the sub-division of the residential property and change of use to commercial use did not accord with any specific policy of the Development Plan.

The Committee received the verbal views of Steven Howes, the agent, at the meeting in support of the application.

In conclusion, it was considered that the development did not cause significant harm in terms of its impact on the character and appearance of the area. Furthermore, there was no other harm associated with approving this development. Therefore, whilst there was a degree of conflict with the development plan, with the site being outside of the settlement limit, the lack of harm was considered a material consideration which justified the approval of the application.

It was also noted that the application had incorrectly requested opening until 13.00 on a Saturday. Member agreed that this should be extended to 14.00.

RESOLVED:

To approve application number 20190659, subject to the following conditions:

- (1) time limit
- (2) plans and documents
- (3) in accordance with AIA
- (4) highways vehicular crossing (SHC 05)
- (5) highways gates, chain or other means of obstruction opening inwards (SHC 07)
- (6) highways laying of car parking / manoeuvring areas (SHC 20)
- (7) hours of operation

18 APPLICATION NUMBER 20190589 – THE WHEATSHEAF, NEWTON ROAD, HAINFORD,

The Committee considered an application for the demolition of an existing outbuilding and erection of new cart shed with office above; extension of residential curtilage and erection of timber outbuilding for use as storage / gym at The Wheatsheaf, Newton Road, Hainford.

The application was reported to the Committee as the site was outside of the settlement limit and the change of use of land to residential use did not accord with any specific policy of the Development Plan

The Committee received the verbal views of Mr Alexander Hackett, the applicant, at the meeting in support of the application.

The Committee concluded that whilst the extension of the residential curtilage was contrary to Policy GC2 of the DM DPD, the development did not cause significant harm in terms of its impact on the character and appearance of the area. Furthermore, there was no other harm associated with approving this development. Therefore, whilst there was a degree of conflict with the development plan with the site being outside of the settlement limit, the lack of harm was considered a material consideration which justified the approval of the application.

RESOLVED:

To approve application number 20190589, subject to the following conditions:

- (1) time limit (A1)
- (2) plans and documents (E3)
- (3) contamination (K7)
- (4) occupation restriction for outbuildings (C4)
- (5) restrictions on permitted development for any further outbuildings (D5)

The meeting closed at 1.11 pm