

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 25 April 2018** at **9.30am** when there were present:

Mr I N Moncur – Chairman

Mr A D Adams
Mr R F Grady
Mr R J Knowles

Miss S Lawn
Mr G K Nurden
Mr S Riley (from Minute no: 115)

Mr J M Ward
Mr D B Willmott

The following Members attended the meeting and spoke with the Chairman's concurrence on the items shown:

Minute no: 113 - Mr O'Neill

Minute no: 115 - Mrs Gurney

Also in attendance were the Head of Planning, Area Planning Managers and the Senior Committee Officer.

Mr Jonathan Cage of Create Consulting attended for Minute no: 113.

110 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Mr Grady	115 (149 Woodland Road, Hellesdon)	Advised the committee that he was a resident of Hellesdon and also a Hellesdon Parish Councillor.
Mr Nurden	119 (1 Hall Cottages, The Street, Halvergate)	Had openly expressed his support for the application. Spoke as the Ward Member only and did not vote on the application.
Mr Riley*	121 (Nurse Jenners House, Palmers Lane, Aylsham)	Had openly expressed his views on the application. Spoke as the Ward Member only and did not vote on the application.

**declaration made during the meeting*

111 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr Everett, Mrs Hempsall and Mr Mallett.

112 MINUTES

The Minutes of the meeting held on 28 March 2018 were confirmed as a correct record and signed by the Chairman.

113 APPLICATION NUMBER 20161588 – LAND OFF WOODBASTWICK ROAD, BLOFIELD

The Committee considered an outline application for the erection of four dwellings and associated works on land off Woodbastwick Road, Blofield. Matters of appearance, landscaping, scale and layout were reserved for future consideration. The application proposed a private drive 4.2m wide with a splay arrangement at the junction with Woodbastwick Road. In presenting the application, the Area Planning Manager referred to an amendment to condition 6 so that it read "... shall not be carried out otherwise than in accordance with ... " and added an Arboricultural Impact Assessment to the list of approved documents.

The application was reported to committee due to the planning history of the site and given the current position with regard to the five year housing land supply.

The Committee received the further comments from the Highway Authority together with the officer's response including a revision to condition 12 and an additional Informative, all as reported in the Supplementary Schedule.

In addition, the Committee received the verbal views of Rob Christie of Blofield Parish Council, Peter Mackness of Francis House, Francis Lane and Terry Norton representing Heathlands Management Committee, all objecting to the application and Mr Futter, the agent, at the meeting. Mr O'Neill, one of the Ward Members, spoke against the application, requesting the committee to refuse it.

Members noted the lengthy planning history of the site, including the most recent planning permission for outline planning permission (ref: 20131655) which had subsequently lapsed as the subsequent reserved matters application was not submitted within the specified two year period from the date of decision (by 31 December 2016).

It was noted that the delay in bringing this current outline application to committee was due to the Council instructing a highways consultant to undertake an assessment of the proposal in light of representations made to the Council as to the suitability and deliverability of the means of access.

The site was within the Norwich Policy Area but outside of the settlement limit where development proposals would not normally be permitted unless they accorded with another policy of the Development Plan. Policy GC1 of the DM DPD stated that planning permission should be granted unless material

considerations indicated otherwise and Paragraph 14 of the NPPF required applications to be approved unless the adverse impacts of doing so would “significantly and demonstrably outweigh the benefits”.

The Committee noted that, on 14 March 2018, the Greater Norwich Growth Board published the Joint Core Strategy draft annual monitoring report, a key element of which was the Central Norfolk Strategic Housing Market Assessment (SHMA), published in June 2017. This identified that, for the Norwich Policy Area, there was an 8.08 year housing land supply. The SHMA was a material consideration in the determination of planning applications – now that this latest evidence showed that there was an abundant housing land supply this should be given weight in the decision making processes.

Accordingly, the Committee assessed the proposals against the three dimensions of sustainable development against the development plan policies.

Economic Role

Having regard to the NPPF, the Committee acknowledged that the development of this site would result in some short term economic benefits as part of the construction work and for the longer term, the economy would benefit from local spending from the future occupants of the dwellings. It was therefore considered that the scheme would bring forward a level of economic benefit.

Social Role

The site was within very close walking distance of local facilities including a primary school, recreational space, community centre, Post Office and convenience store and bus stops. Therefore, the site was considered to be in a sustainable location with good accessibility to services and facilities. It was noted that there were currently a number of applicants on the self-build register for this area and therefore, the site could make a contribution towards meeting the demand and this weighed in favour of the proposal.

Given the scale of development proposed, it was noted that affordable housing contributions and tariff style contributions were not applicable, in accordance with the Ministerial Statement of 28 November 2014. Furthermore, Policies EN3 and RL1 of the Development Management DPD only applied to developments of five or more dwellings and therefore, no financial contributions could be required towards equipped children's play space, formal recreation space and informal open space.

Accordingly, the Committee considered that the proposals would bring forward a modest social benefit on the basis of the contribution to the supply of homes.

Environmental Role

The Committee considered that if the proposed dwellings were restricted to single storey (three of the four were described on the illustrative layout as bungalows) then there would be no adverse impact on the character and appearance of the area. Therefore, the proposals were considered to comply with Policy 2 of the JCS and Policies GC4 and EN2 of the DM DPD.

In terms of access and highway safety, the Committee noted that the applicant had satisfactorily demonstrated that the access as proposed could be delivered without third party land. Notwithstanding this, the position had been challenged by Heathlands Management Committee (HMC) and a further meeting had been held between HMC and the Council's highways consultant. The consultant's report of February 2018 concluded that "an appropriate safe and useable access can be provided for four dwellings in this location without the need for third party land and that no objection in highway terms can be sustained". The Committee considered this new evidence to weigh in favour of the proposal and also took into account the fact that the Highways Authority was also not objecting to the proposals.

It was noted that impact on residential amenity would be considered at the reserved matters stage but the Committee considered that the indicative layout satisfactorily demonstrated four dwellings could be accommodated on the site in a manner which would ensure existing residential amenity in relation to neighbouring properties would be preserved and that a satisfactory level of amenity would be provided for the proposed dwellings in accordance with Policy GC4 of the DM DPD.

In terms of all other matters raised, it was noted these had either been addressed in the report or would be dealt with through the imposition of appropriate conditions.

In conclusion it was considered that the proposal would not result in any significant adverse impact and given the presumption in favour of sustainable development, it was, on balance, considered to be acceptable subject to conditions. Accordingly, it was

RESOLVED:

to approve application number 20161588 subject to the following conditions:

- (1) Application for approval of the 'reserved matters' must be made to the Local Planning Authority not later than the expiration of TWO years beginning with the date of this decision.

The development hereby permitted must be begun in accordance with the 'reserved matters' as approved not later than the expiration of TWO years from either, the final approval of the reserved matters, or in the

case of approval on different dates, the final approval of the last such reserved matter to be approved.

- (2) Application for the approval of the 'reserved matters' shall include plans and descriptions of the:
- (i) appearance of all buildings including the precise details of the type and colour of the materials to be used in their construction;
 - (ii) landscaping of the site
 - (iii) layout
 - (iv) scale

Approval of these 'reserved matters' must be obtained from the Local Planning Authority in writing before any development is commenced and the development shall be carried out in accordance with the details as approved.

- (3) The details required by conditions 1 and 2 above shall not include provision for more than 4 dwellings
- (4) The details required by conditions 1 and 2 above shall not include provision for more than 1,000m² of combined development floor space (including any garaging).
- (5) The dwelling(s) shall be of single storey construction and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order, revoking, re-enacting or modifying that order), no dormer windows or other openings to the roof space shall be provided.
- (6) The development hereby permitted shall not be carried out otherwise than in accordance with the following plans and documents:
- Location Plan 5904/LM/10
Site Plan 5904/SL/10 Rev B
Site Access Plan 5904/SL/11 Rev C
Arboricultural Impact Assessment 13.01.29 AIA (Rev C)
- (7) No development shall commence until a detailed scheme of phasing for the construction of the dwellings and access road has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme of phasing. In addition, prior to the commencement of any works in relation to any phase, the Local Planning Authority shall be notified in writing of the commencement date of that phase.

- (8) As part of the reserved matters application, details of the surface water drainage scheme to serve the dwellings and shared private driveway shall be submitted to and approved in writing by the local planning authority. The scheme shall include the following:
- (a) Calculations of the existing greenfield run-off rates for the proposed impermeable area and modelling to demonstrate that the surface water runoff will be restricted to the existing greenfield run-off rates in the equivalent rainfall events.
 - (b) Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1 in 100 year rainfall event including climate change.
 - (c) Modelling of the conveyance system to demonstrate that there would be no above ground flooding in the 1 in 30 year rainfall event, and to detail the volumes of flooding in the 1 in 100 year climate change event, along with plans and drawings to show where any flood volumes would flow and be stored to prevent flooding of buildings and offsite flows.
 - (d) Plans depicting the exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system.
 - (e) Details of who will maintain each element of the surface water system for the lifetime of the development, and submission of a maintenance schedule.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the local planning authority.

- (9) The development shall be carried out in accordance with the submitted Arboricultural Impact Assessment Ref: 13.01.29 AIA (Revision C) dated August 2017 by Robert Thackray Ltd unless otherwise agreed in writing with the Local Planning Authority.
- (10) All hard and soft landscaping works shall be carried out in accordance with the approved details and BS 4428: 1989 Code of practice for general landscape operations. The works shall be carried out within the first planting season following the commencement of work in accordance with the approved scheme of phasing.

- (11) Prior to the commencement of works full details of the construction of the 'shared private driveway' shall be submitted to and agreed in writing with the Local Planning Authority. Such details shall include a minimum width of 3.7m, structural and horizontal designs to serve a 32 tonne refuse vehicle to each dwelling, a minimum size 3 turning head and full details of the management of the same for maintenance and upkeep. The agreed details shall be implemented as approved prior to the first occupation of any of the dwellings hereby permitted and retained as such thereafter.
- (12) Notwithstanding the details indicated on the submitted drawings no works shall commence on site (unless otherwise agreed in writing with the Local Planning Authority) until a detailed scheme for the highway improvement works comprising alterations to carriageway width of Woodbastwick Road to allow improved visibility splays to site access, has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme to be submitted shall include:
- the upgrading works as indicated on drawing 5904/SL/11/Rev C and to be in accordance with the Norfolk County Council residential access construction specification (highway specification No. TRAD 1 attached) for at least the first 5 metres as measured back from the near channel edge of the adjacent realigned highway carriageway
 - Arrangements for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Prior to the first occupation of the development hereby permitted these highway improvement works shall be completed in accordance with the details as approved.

- (13) Prior to the first occupation of any of the dwellings hereby permitted access visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- (14) Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access (within 25m back from the near channel edge of the adjacent carriageway) unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reasons:

- (1) The time limit is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The application is submitted in outline form only and the reserved matters are required to be submitted in accordance with the requirements of Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- (3) To ensure the satisfactory development of the site in accordance with Policies GC4 and EN2 of the Development Management DPD (2015) and Policy HOU4 of the Blofield Neighbourhood Plan (2016).
- (4) To ensure satisfactory compliance with Paragraph 031 Reference ID:23b-031-20161116 of National Planning Practice Guidance.
- (5) To ensure the satisfactory development of the site in accordance with Policies GC4 and EN2 of the Development Management DPD (2015) and Policy HOU4 of the Blofield Neighbourhood Plan (2016).
- (6) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (7) To enable individual commencement dates so that CIL exemptions for self-build properties on a plot by plot basis can be applied for.
- (8) To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 (amendments adopted 2014), Policy CSU5 of the Development Management DPD (2015) and Policy ENV3 of the Blofield Neighbourhood Plan (2016) .
- (9) To ensure the proper development of the site without prejudice to the amenities of the area, in accordance with Policies GC4 and EN2 of the Development Management DPD (2015) and Policy ENV2 of the Blofield Neighbourhood Plan (2016) .
- (10) To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies GC4, EN1, EN2 and EN3 of the Development Management DPD (2015) and Policy ENV2 of the Blofield Neighbourhood Plan (2016).
- (11) In the interests of highway safety and accessibility of the site in accordance with Policies GC4 and TS3 of the Development Management DPD (2015) and Policy TRA1 of the Blofield Neighbourhood Plan (2016).

- (12) In the interests of highway safety and traffic movement in accordance with Policies GC4 and TS3 of the Development Management DPD (2015) and Policy TRA1 of the Blofield Neighbourhood Plan (2016).
- (13) In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD (2015) and Policy TRA1 of the Blofield Neighbourhood Plan (2016).
- (14) In the interests of highway safety and traffic movement in accordance with Policies GC4 and TS3 of the Development Management DPD (2015) and Policy TRA1 of the Blofield Neighbourhood Plan (2016).

Informatives:

- (1) The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) The applicant needs to be aware that the Community Infrastructure levy (CIL) will be applied to development on this site. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp
- (3) It is an offence to disturb, harm or kill breeding birds in the UK under the Wildlife and Countryside Act 1981. The removal of the vegetation should take place outside of the breeding season (March – September). In the event that this is not possible, the vegetation to be removed should be inspected by a suitably qualified ornithologist and if any nests are found a 10 metre exclusion zone should be established until such time as the nest has been fledged.
- (4) This development involves works within the Public Highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.
- (5) It is an offence to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Stephen Coleman on 01603 430596.

If required, street furniture will need to be repositioned at the applicant's own expense.

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

114 APPLICATION NUMBER 20170764 – EQUESTRIAN CENTRE, LAND OFF LOWER STREET, SALHOUSE

Further to Minute no: 50 of the meeting held on 4 October 2017, the Committee reconsidered the outline application for residential development of up to 16 dwellings at the Equestrian Centre, Lower Street, Salhouse. The application had been deferred to negotiate a safe and suitable access to both the site and the Jubilee Hall. There was also an outstanding objection from the Lead Local Flood Authority (LLFA) on the matter of surface water flood risk. On 23 March 2018, revised plans had been received from the agent providing details of revised access arrangements serving the application site and Jubilee Hall. It was still intended to access the site via two private drives, each serving eight plots, with the eastern access still utilising the existing Jubilee Hall access and car park to serve eight of the proposed residential plots. Illustrative proposals indicated:

- The site plan had been amended which now allowed for 32 properly sized car parking spaces as opposed to the 25 sub-standard parking spaces at the Jubilee Hall site. This provided for an extended car park into our client's site [9 car parking spaces shown].
- A more detailed drawing indicating the car parking proposals and Disability Discrimination Act [DDA] access to the village hall had been provided with the addition of internal railings and kerb details separating the proposed 4.5m wide access from the car park and pedestrian access which should make for a much safer access than the Village Hall currently enjoys.
- The above works would be undertaken at the client's expense and arrangements made for the Village Hall to utilise the additional area of land will be the subject of a legal agreement which would be prepared by the client's agents.
- The illustrative layout had also been revised omitting the houses which were previously within the Flood Zone which should meet the LLFA's concerns.

The Committee received: the further comments of the LLFA together with the officer comment including an amended reason for refusal in the officer recommendation; further comments from the Chairman of Salhouse Village Hall Management Committee; an objection on behalf of the owner of Penny Farthing, 29 Lower Street and further comments from the Highway Authority,

the owner / occupier of 46 Lower Street and Salhouse Parish Council, all as reported in the Supplementary Schedule.

It was noted that since the original decision to defer consideration, on 14 March 2018, the Greater Norwich Growth Board published the Joint Core Strategy draft annual monitoring report, a key element of which was the Central Norfolk Strategic Housing Market Assessment (SHMA), published in June 2017. This identified that, for the Norwich Policy Area, there was an 8.08 year housing land supply. The SHMA was a material consideration in the determination of planning applications – now that there was an abundant housing land supply this should be given weight in the decision making processes. Accordingly, it was necessary for the Planning Committee to make an assessment of the benefits of the scheme and any harm which would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of sustainable development (economic role, social role and environmental role), together with a consideration of the details contained in the amended plans.

Economic Role

Having regard to the NPPF, the Committee acknowledged that the development of this site would result in some short term economic benefits as part of the construction work and for the longer term, the economy would benefit from local spending from the future occupants of the dwellings. It was therefore considered that the scheme would bring forward a level of economic benefit.

Social Role

The site was located outside of the settlement limit where development proposals would not normally be permitted unless they complied with a specific allocation and / or policy of the development plan. Policy 15 of the JCS provided for a small-scale allocation of housing (10 – 20 dwellings for a service village) and Members noted this had been achieved on land on Norwich Road where a development of 19 dwellings, including affordable housing, had been completed. It was considered that the addition of 16 dwellings in this location would clearly make a contribution but in light of the evidence of the updated SHMA which was a material consideration, the proposal would bring forward only a modest social benefit on the basis of its contribution to the supply of homes.

Environmental Role

The Committee noted the revised illustrative layout which showed that some small-scale development would be in place of, and therefore remove, some small-scale and some larger buildings. However, at least eight of the new dwellings would extend into the more open site curtilage beyond the existing building pattern. The site was clearly visible from the public footpath and the proposal would extend development into open countryside. Members

acknowledged that, in October 2017, the Committee had concluded the development would not cause significant harm to the character and appearance of the area; this was against a backdrop of considerable weight associated with delivering new housing in the Norwich Policy Area in the absence of a five year housing land supply. The SHMA was significant new evidence and diminished the weight which would otherwise be attached to the benefits of increased housing delivery in the context of Policy GC1 of the DM DPD and Paragraph 14 of the NPPF.

Therefore, it was considered that there would be harm associated with the proposed development and as a whole, the proposal would not respect, conserve or enhance the characteristic of the rural landscape character area. Furthermore, the development would impact on the setting of the Conservation Area and, whilst this harm could be considered to be less than substantial, it had to be weighed against the public benefits of the residential development as a whole, particularly given the diminished weight of increased housing delivery.

In terms of the risk of surface water flooding, the Committee noted that the revised illustrative layout did not deal with all the issues raised by the Lead Local Flood Authority (LLFA) and accordingly, their objection remained. Accordingly, the proposal was contrary to Policy 1 of the JCS and Policy CSU5 of the DMD DPD.

The Committee acknowledged that the remodelling of the carpark to facilitate the identified improvements and works demonstrated a safe and suitable access to both the site to the rear and to the Jubilee Hall could be achieved. It was noted that the Highway Authority continued to raise no objection to the proposals.

In conclusion it was considered that the modest economic and social benefits of providing additional housing would not outweigh the significant and demonstrable environmental harm which would result to both the rural landscape character area and the setting of the Salhouse Conservation Area and matters of surface water flood risk and, when considered as a whole, the scheme did not represent sustainable development. Accordingly, it was

RESOLVED:

to refuse application number 20170764 for the following reasons:

There is harm associated with the proposed development, particularly with regard to the scale of the proposal that extends beyond the existing building footprint and into the more open parts of the site that have an important role in the transition between the existing buildings and the adjoining open rural landscape. Therefore, the proposal as a whole would not respect, conserve or enhance the characteristic of the rural landscape character area and as such would be contrary to JCS Policy 2; Policies GC2, GC4 and EN2 of the DM DPD; Policies OE1 and H1 of the Salhouse Neighbourhood Plan; and the

Broadland Landscape Character Assessment (Supplementary Planning Document).

The development as a whole will impact on the setting of the Conservation Area and views of this from the public footpath to the northeast of the site. The scale of development proposed would in effect establish a new settlement edge projecting further into the landscape setting of the Conservation Area where there is currently an open/low level transition between the site curtilage and the rural landscape to the northwest. Whilst this harm may be less than substantial, it has to be weighed against the public benefits of the residential proposal as a whole and given the diminished weight that would otherwise be attached to the benefits of increased housing delivery when taking account of the new evidence of the updated SHMA as a material consideration, it is considered that the scheme as a whole would adversely affect the setting of the heritage asset that is Salhouse Conservation Area and would be contrary to JCS Policy 2; Policies GC2, GC4 and EN2 of the DM DPD; and Policy OE1 of the Salhouse Neighbourhood Plan.

The FRA / drainage strategy has not adequately addressed the risk of flooding to properties and drainage infrastructure from mapped surface water ponding. As such, the proposal is contrary to JCS Policy 1 and DMDPD Policy CSU5.

The Committee adjourned at 11am and reconvened at 11.15am when all of the Members listed above were present for the remainder of the meeting with the exception of Miss Lawn who left after Minute no: 116.

115 APPLICATION NUMBER 20180224 – 149 WOODLAND ROAD, HELLESDON

The Committee considered an application for the change of use of a semi-detached residential dwelling to accommodation providing supported living for up to five occupants living at the property at 149 Woodland Road, Hellesdon. No more than four patients / residents would occupy the property at any one time; two members of staff would be at the property during the day and one member of staff would sleep at the property overnight (classed as the fifth occupant of the property). The statement submitted with the application advised that the property would support nearby hospitals and provide supported living for those well enough to leave hospital but needed some assistance or support before they were ready to live on their own or with family again. No changes were proposed to the external appearance of the property and only very minor alterations were proposed internally such as the study being used as the manager's office.

The application was reported to committee at the request of Mrs Gurney for the reasons stated in paragraph 5.9 of the report.

The Committee received further comments from the applicant's agent as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Colin Abbott of 147 Woodland Road and Barry Vick representing 151 Woodland Road, both objecting to the application and Jason Parker, the agent, at the meeting. Mrs Gurney expressed her concerns on the application.

The site was located within the settlement limit where the principle of development was considered to be acceptable, subject to other considerations. Policies H4 and H5 of the DM DPD permitted the change of use of dwellings, including to residential institutions, subject to a number of criteria.

Contrary to the officer opinion, Members considered that the site was not a suitable location for the scale of the proposed use and the proposal would result in significant adverse impacts to the detriment of neighbours' amenities and the amenity needs of all future occupiers. Furthermore, the proposed change of use would fail to meet the requirements of Policy H5 of the DM DPD.

In conclusion, it was considered that the benefits associated with the development did not decisively outweigh the perceived harm.

Therefore, notwithstanding the officer recommendation, it was

RESOLVED:

To refuse application number 20180224 for the following reasons:

This application has been considered against the Development Plan for the area, this being the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (2011) as amended (2014) and The Development Management DPD (2015). Other material considerations include The National Planning Policy Framework (NPPF) 2012 and The Planning Practice Guidance (2014).

The policies particularly relevant to the determination of this application are Policies 1,2, 5 and 7 of the JCS and Policies GC1, GC2, GC4, EN4, H4, H5, TS3 and TS4 of the Development Management DPD.

The application seeks full planning permission for a change of use of a private residential dwelling to accommodation providing supported living for up to five occupants living at the property. The proposal is for up to four patients / residents to occupy the property at any one time with two members of staff at the property during the day and one additional member of staff at the property overnight.

The property is a semi-detached bungalow, with rooms in the roof, located within the settlement limits of Hellesdon, where Policy GC2 states that new

development is acceptable in principle. There are a number of factors, however, that determine the suitability of the site for development and proposals should not be at the expense of these factors. For example, the development should not give rise to anything that has an adverse impact on residential amenity.

Policy H5 of the Development Management DPD meanwhile states that it is important that any sites for residential institutions relate well to existing development and that no adverse impacts will arise. In this respect, proposals would be considered against the guiding principles set out in Policy GC4 of the Development Management DPD.

In this regard, the property is located within an established residential area, within close proximity to a number of neighbouring dwellings. As indicated by the Highway Authority the proposal is likely to significantly intensify the vehicular generation at the site and considering the fact that there will be both day and night staff, this could result in noise and disturbance to neighbouring dwellings at all hours of the day. As well as the staff, the proposal is also likely to result in a number of other visitors and vehicles coming to and from the site which is likely to increase the amount of noise and disturbance.

It is considered that the scale of the proposed use is also likely to lead to an increase in noise within the property. Given the scale of the proposed use and the fact that this is a modest sized, semi-detached property in close proximity to its neighbours, the proposal is very likely to lead to an unacceptable level of noise and disturbance, especially for the adjoining and adjacent neighbouring properties.

Policy GC4 of the Development Management DPD also states that proposals should pay adequate regard to meeting the reasonable amenity needs of all potential future occupiers. It continues to state that sufficient internal living space should be provided which allows the occupants to live comfortably and conveniently. In this regard, the dwelling in question is a modest sized bungalow which has been extended to provide rooms in the roof. Whilst there is a shower room upstairs for those mobile enough to use the stairs, there is only a small bathroom and separate WC for residents / patients and staff on the ground floor. Some of the rooms on the first floor are also likely to have limited head room and therefore, provide only a small amount of useable space whilst there is no designated room for the overnight member of staff to sleep in. Overall, it is considered that given the scale of the proposal and the modest size of the dwelling, that the proposal would not meet the reasonable needs of all potential future occupiers.

Overall, it is not considered that this is a suitable location for the use proposed. It is considered that the scale of the proposed use is unsuitable given the type of property it relates to and its position in relation to neighbouring residential properties. It is considered that the proposal will have a significant detrimental impact upon the amenities of existing neighbouring properties and will fail to meet the reasonable amenity needs of

all potential future occupiers. The application therefore fails to comply with Policies GC4 and H5 of the Development Management DPD.

The Local Planning Authority has taken a proactive and position approach to decision taking in accordance with the requirements of paragraphs 186 – 187 of the NPPF and as such, has acted to refuse this unacceptable form of development.

116 APPLICATION NUMBER 20180243 – 76 GORDON AVENUE, THORPE ST ANDREW

The Committee considered an application for the raising of the roof (by 0.6 metres), rear extension (6 metres) and loft conversion at 76 Gordon Avenue, Thorpe St Andrew. Five rooflights would be included in the west elevation, four of which would be to provide light to ground floor rooms with the fifth serving the landing in the loft space. One further rooflight would provide light to the stairwell on the east elevation. Combined with internal alterations, the property would be increased from a two bed to a four bed, detached dwelling.

The application was reported to committee as the applicant was related to a Council employee and objections had been received to the proposal.

The Area Planning Manager read out two emails received from the occupiers of no: 78 Gordon Avenue at their request, as they were concerned their objections had been greatly summarised in the committee report. In addition, the Committee received the verbal views of Mrs Gurney, representing the occupiers of 78 Gordon Avenue, objecting to the application, at the meeting.

The site was located within the settlement limit where the principle of development was considered to be acceptable, subject to other considerations.

The Committee accepted the principle of extensions and alterations to the property but considered that the overall bulk of the roof was excessive and there was scope for the applicants to revise their design proposals to minimise any impact on the neighbouring property. Therefore, it was unable to make a decision on the application in its present form and accordingly

RESOLVED:

- (1) To defer consideration of application number 20180243 to enable officers to negotiate with the applicant a revised roof bulk which incorporate a hipped roof to the rear to match the proposed hipped roof to the front.
- (2) To delegate authority to the Head of Planning to approve application

number 20180243, subject to the satisfactory conclusion of (1) above.

In the event that (1) was not achieved, the application would be reported back to Committee for determination.

117 APPLICATION NUMBER 20171999 – LAND OFF ROSEBERY ROAD, GREAT PLUMSTEAD

The Committee considered an application for the erection of 22 dwellings (1 to 4 bed) including a mix of 9 bungalows, 4 flats and 9 houses and associated works on land off Rosebery Road, Great Plumstead. Eight of the dwellings would be affordable equating to 36% of the total development. Vehicular access to the site would be via a continuation of the existing estate road.

The application was reported to committee as the applicant (Broadland Growth Ltd) formed part of the District Council and two Councillors, together with the Chief Executive, were members of the Board.

The Committee received the verbal views of Jonathan Green of NPS, the agent, at the meeting.

The site was within the Norwich Policy Area but outside of the settlement limit where development proposals would not normally be permitted unless they accorded with another policy of the Development Plan. Policy GC1 of the DM DPD stated that planning permission should be granted unless material considerations indicated otherwise and Paragraph 14 of the NPPF required applications to be approved unless the adverse impacts of doing so would “significantly and demonstrably outweigh the benefits”.

The Committee noted that, on 14 March 2018, the Greater Norwich Growth Board published the Joint Core Strategy draft annual monitoring report, a key element of which was the Central Norfolk Strategic Housing Market Assessment (SHMA), published in June 2017. This identified that, for the Norwich Policy Area, there was an 8.08 year housing land supply. The SHMA was a material consideration in the determination of planning applications – now that there was an abundant housing land supply this should be given weight in the decision making processes.

It was noted that the application proposed eight affordable dwellings on a development of 22 which equated to 36%, thereby exceeding the requirements of Policy 4 of the JCS for 33%. This was considered to be beneficial to the development and affordable housing provision in the area, particularly as the proposal was for smaller property types which would meet the current housing need within the parish. Furthermore, the adjacent parcel of land was proposed to be changed from agricultural to community use (see Minute no: 118 below) and would be transferred to the Parish Council in lieu of onsite open space provision. It was noted that the size of the parcel of land was in excess of the size required by Policy RL1. Finally, off-site highway

works were also being proposed, focussing on achieving a better performing 30mph speed limit through the village. In total, it was considered these benefits were both substantial and significant and outweighed any harm arising from the extension of the village into the countryside.

Although the dwellings were contemporary in form, design and materials they did incorporate traditional elements of scale and massing and the overall design of the development was considered to respect the character and appearance of the area. Accordingly, the development was considered to accord with the relevant policies in the JCS, DM DPD and Neighbourhood Plan. Although the proposed dwellings will be partly visible from outside of the site, it was considered that there would be a limited effect on the general character and appearance of the area.

With regard to the impact upon neighbour amenity, it was considered that the layout, scale and design of the development had been carefully thought out, with bungalows proposed to back onto the existing bungalows on Rosebery Road. The proposed layout would not result in any significant overlooking issues and therefore, the privacy and amenities of neighbouring properties would be protected.

In terms of the impact on the highway, it was noted the Highways Authority was not objecting to the application subject to conditions but had raised concerns with regard to the layout of the development. The Committee considered that these did not justify a refusal of the application or outweigh the benefits outlined above. The Committee acknowledged that the level of parking was slightly below that stated in the Neighbourhood Plan (by 3 spaces) and not every dwelling had a garage but these factors were not considered to be so material as to result in an unacceptable form of development or one which would result in any serious conflict with the Neighbourhood Plan and overall, the proposal complied with Policies TS3 and TS4 of the DM DPD.

In terms of all other matters raised, it was noted these had either been addressed in the report or would be dealt with through the imposition of appropriate conditions.

Members also assessed the proposals against the three dimensions to sustainable development.

Economic Role

Having regard to the NPPF, the Committee acknowledged that the development of this site would result in some short term economic benefits as part of the construction work and for the longer term, the economy would benefit from local spending from the future occupants of the dwellings. It was therefore considered that the scheme would bring forward a level of economic benefit.

Social Role

For the reasons outline above, it was considered the proposals met the social dimension to sustainable development – through the over-provision of affordable housing; a significant area of publicly accessible open space; highway improvements and financial contributions through both CIL and to the Parish Council for the maintenance of the open space.

Environmental Role

The impact of the proposal extending the village into the surrounding countryside was considered to be mitigated by the layout and design quality of the scheme, together with the limited impact upon local residents' amenities.

In conclusion it was considered that the proposal represented an acceptable form and development and accordingly, it was

RESOLVED:

To delegate authority to the Head of Planning to approve application number 20171999 subject to the satisfactory completion of a Section 106 Agreement relating to the following heads of terms and subject to the following conditions.

Heads of Terms:

- Play and open space contribution and tying application to 20172000 application
- Affordable housing contribution

Conditions:

- (1) The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.
- (3) Notwithstanding the details indicated on the submitted drawings, within 3 months of the date of this permission, a detailed scheme for the off-site highway works (including the provision of VAS and gateway features to the north and south of the village) shall be submitted to and approved in writing by the Local Planning Authority.

- (4) Prior to the first occupation of the development hereby permitted a scheme for the off-site highway works referred to in condition 3 shall be completed to the written satisfaction of the Local Planning Authority.
- (5) No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.)
- (6) Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking areas shall be laid out as in accordance with the approved plan and retained thereafter available for that specific use.
- (7) 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.
- (8) For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan unless otherwise approved in writing with the Local Planning Authority.
- (9) 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 relocation of the existing highway soakaway within the site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (10) Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 9 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- (11) Prior to the commencement of the development details of the maintenance arrangements for the lifetime of the development for the roads/paths, surface and foul water disposal options shall be submitted to and approved in writing by the Local Planning Authority.

- (12) No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy as approved unless otherwise approved in writing by the Local Planning Authority.
- (13) (A) No development shall take place unless otherwise agreed in writing with the Local Planning Authority until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organisation to undertake the works set out within the written scheme of investigation.
- (B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A).
- (C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this case the programme of mitigatory work will comprise an archaeological excavation in accordance with a brief which can be obtained from the Norfolk County Council Historic Environment Service.

- (14) Prior to the commencement of development details of all external materials to be used in the development shall be submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.
- (15) All works shall be carried out in accordance with the requirements of the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan, received 15 November 2017.

- (16) Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate:
- (a) the species, number, size and position of new trees and shrubs at the time of their planting. (This should include the species listed within section 8 (Enhancements) of the Ecological Report).
 - (b) details of any proposed alterations in existing ground levels and of the position of any proposed excavation or deposited materials,
 - (c) details of the location of all service trenches.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing. 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.

- (17) Prior to the first occupation of the development hereby permitted 6 bird boxes and two bat boxes shall be erected within the development. Boxes should be placed at least three metres above ground on the new building, in the locations indicated in Figure 4, Section 8 (Enhancements) of the Ecological Report, received 15 November 2017.

The east, north and west sides of the new buildings would be the most suitable for installing bird nest boxes. The west, south and east sides of the new buildings would be the most suitable for installing bat boxes. Integrated bird and bat box designs (built into the fabric of the building) are available, and are more durable and visually subtle than externally fitted boxes. The bird boxes should target house sparrow *Passer domesticus*. House sparrow boxes should be of the terrace design, which hold three nest holes within one box.

- (18) Unless otherwise agreed in writing by the Local Planning Authority none of the dwellings hereby permitted shall be occupied until the development has incorporated the provision of a fire hydrant (on a minimum 90mm main) for the purposes of firefighting.

Reasons:

- (1) The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (3) In the interests of highway safety and in accordance with Policy TS3 of the Development Management DPD 2015.
- (4) In the interests of highway safety and in accordance with Policy TS3 of the Development Management DPD 2015.
- (5) To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy TS3 of the Development Management DPD 2015.
- (6) To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety and in accordance with Policy TS3 of the Development Management DPD 2015.
- (7) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (8) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (9) To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy TS3 of the Development Management DPD 2015.
- (10) To ensure that the highway network is adequate to cater for the development proposed in accordance with Policy TS3 of the Development Management DPD 2015.
- (11) To ensure that these elements are maintained in perpetuity and to ensure the satisfactory development of the site in accordance with Policies GC4, TS3 and CSU5 of the Development Management DPD 2015.
- (12) To prevent environmental and amenity problems arising from flooding in accordance with Policy 1 of the Joint Core Strategy.

- (13) To enable the County Archaeologist to keep a watching brief on the site in accordance with Policy EN2 of the Development Management DPD 2015 and paragraph 141 of the National Planning Policy Framework.
- (14) To ensure the satisfactory appearance of the buildings in accordance with Policy GC4 of the Development Management DPD 2015.
- (15) To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability in the interest of amenity in accordance with Policies GC4 and EN2 of the Development Management DPD 2015.
- (16) To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies GC4, EN1 and EN2 of the Development Management DPD 2015.
- (17) To provide enhancements to the biodiversity and wildlife at the site in accordance with Policy EN1 of the Development Management DPD 2015.
- (18) To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire and to ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.

Plans and documents:

Site Location Plan, Dwg No: 001, received 15 November 2017
Site Block Plan (Amended), Dwg No: 003, received 7 March 2018
Indicative off-site highway works plan (OS001) (Additional), received 7 March 2018
Site Roof Plan (Amended) , Dwg No: 004, received 7 March 2018
Street Elevations, Dwg No: 010, received 15 November 2017
Arboricultural Impact Assessment, received 15 November 2017
Ecological Report, received 15 November 2017
Energy/Sustainability Statement, received 15 November 2017
Planning Statement (Amended), received 5th February 2018
Design & Access Statement, received 15 November 2017
Heritage Desk Based Assessment, received 15 November 2017
Archaeological Evaluation Report, received 15 November 2017
Foul and Surface Water Drainage Strategy/Assessment Vol 1 of 3, received 15 November 2017
Foul and Surface Water Drainage Strategy/Assessment Vol 2 of 3, received 15 November 2017
Foul and Surface Water Drainage Strategy/Assessment Vol 3 of 3, received 15 November 2017
House Types:

Bungalows Block A Plans and Sections – Plots 1 and 2, Dwg No: HBS-DR-A-23, received 15 November 2017

Bungalows Block A Elevations – Plots 1 and 2, Dwg No: HBS-DR-A-103, received 15 November 2017

Bungalows Block B Plans and Sections – Plots 3 and 4, Dwg No: HBS-DR-A-24, received 15 November 2017

Bungalows Block B Elevations – Plots 3 and 4, Dwg No: HBS-DR-A-104, received 15 November 2017

Bungalows Block C Plans– Plots 5 - 7, Dwg No: HBS-DR-A-25, received 15 November 2017

Bungalows Block C Elevations– Plots 5 - 7, Dwg No: HBS-DR-A-105, received 15 November 2017

Bungalows Block C Section– Plots 5 - 7, Dwg No: HBS-DR-A-145, received 15 November 2017

Bungalow Block D Plans – Plots 8 and 9 (Plot 8 to be M4(2) Compliant), Dwg No: HBS-DR-A-26, received 15 November 2017

Bungalow Block D Elevations – Plots 8 and 9, Dwg No: HBS-DR-A-106, received 15 November 2017

Bungalow Block D Section – Plots 8 and 9, Dwg No: HBS-DR-A-146, received 15 November 2017

4B7P Floor Plans and Section AA – Plots 10-14, Dwg No: HBS-DR-A-20, received 15 November 2017

4B7P Elevations – Plots 10-14, Dwg No: HBS-DR-A-100, received 15 November 2017

3B5P Detached Floor Plans– Plots 15 and 16, Dwg No: HBS-DR-A-27-3B5P received 15 November 2017

3B5P Elevations – Plots 15 and 16, Dwg No: HBS-DR-A-107-3B5P received 15 November 2017

3B5P Semi-detached Floor Plans - Plots 17 and 18, Dwg No: HBS-DR-A-21-3B5P received 15 November 2017

3B5P Semi-detached Elevations - Plots 17 and 18, Dwg No: HBS-DR-A-101-3B5P received 15 November 2017

Flat Floor Plans – Plots 19 – 22, Dwg No: HBS-DR-A-22-1B2P received 15 November 2017

Flat Floor Elevations – Plots 19 – 22, Dwg No: HBS-DR-A-102-1B2P received 15 November 2017

Double Garage – Plan & Section, Dwg No: 27, received 15 November 2017

Double Garage – Elevations, Dwg No: 107, received 15 November 2017

Informatives:

- (1) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or

enquiries@cncbuildingcontrol.gov.uk and the website
www.cncbuildingcontrol.gov.uk

- (2) Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence
- (3) It is an offence to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the applicant and the County Council. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's highways development management group based at County Hall in Norwich. Please contact David Higgins on 01603 223274 or by e-mail graham.worsfold@norfolk.gov.uk
- (4) Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer. If required, street furniture will need to be repositioned at the applicant's own expense.
- (5) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the decision is made. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp
- (6) The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraphs 186-187 of the Nation Planning Policy Framework, as a number of pre-application meetings were held to assist the planning submission and the applicant's agent has been given the opportunity to respond to the consultation comments received.

118 APPLICATION NUMBER 20172000 – LAND OFF ROSEBERY ROAD, GREAT PLUMSTEAD

The Committee considered an application for the change of use of agricultural land to an outdoor community use, including allotments, on land off Rosebery Road, Great Plumstead. The application was connected to application no: 20171999 (see Minute no: 117 above). The change of use application was to ensure compliance with the policies of the Development Plan which required open space to be provided in respect of developments of five or more dwellings. The aim was for the land to be transferred to the Parish Council along with a financial contribution to cover future maintenance and a contribution towards play space, formal recreation and allotments. Vehicular access to the site would be provided through the adjacent site to the west. A pedestrian access was also being proposed.

The application was reported to committee as the applicant (Broadland Growth Ltd) formed part of the District Council and two Councillors, together with the Chief Executive, were members of the Board.

The Committee received the verbal views of Jonathan Green of NPS, the agent, at the meeting.

The site was located outside of the settlement limit where development proposals would not normally be permitted unless they accorded with a specific allocation and / or policy of the development plan. Members noted the relevant policies in the Great Plumstead, Little Plumstead & Thorpe End Garden Village Neighbourhood Plan relating to both this site and that submitted under application number 20171999. It was considered that, when assessing the two applications together, the criteria in the Neighbourhood Plan would be met and therefore, the principle of the proposal was considered to be acceptable.

As the site was to be transferred to the Parish Council, along with financial contributions, in lieu of on-site open space provision, it was considered that Policies EN3 and RL1 of the DM DPD and Policy 6 of the Neighbourhood Plan would be met. Furthermore, the provision of additional outdoor community space (and potentially allotments) would enhance the range of facilities available within the local area, thus the proposal would comply with Policy CSU1 of the DM DPD.

The comments of the Health and Safety Executive in relation to the proximity of the high-pressure gas pipeline were noted. However, the Committee acknowledged this was an automated response and therefore, there was no opportunity to provide any additional information or negotiate in a bid to overcome its objection. Furthermore, National Grid, whose pipeline ran underneath the adjacent site, had raised no objection. The Committee noted that the site was already subject to informal community use, eg local dog walkers. In any event, the HSE would be notified of the granting of planning permission and would have 21 days to consider whether to request that the

Secretary of State for Communities and Local Government call in the application for their own determination.

In terms of highway safety, it was noted the Highways Authority was not objecting to the application subject to conditions.

In conclusion it was considered that the proposal would benefit the local area and was in compliance with development plan policies. Accordingly, it was

RESOLVED:

To delegate authority to the Head of Planning to approve application number 20172000 subject to dealing with the HSE issues and subject to the following conditions:

(1) The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.

(2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

Application Form, received 15 December 2017

Location Plan (Amended), received 7 March 2018

Arboricultural Impact Assessment, received 15 December 2017

Flood Risk Assessment and Drainage Strategy, received 15 December 2017

(3) Prior to the first use of any allotments within the site, details of the proposed arrangements including number of pitches, locations, ancillary areas including parking areas, structures and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The site shall be implemented in accordance with the approved details and maintained as such for the duration of its use.

(4) Notwithstanding the provisions of Schedule 2 Part 12 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, and re-enacting or modifying that Order) with or without modification, no buildings, walls, fences or other structures shall be erected within the site curtilage, nor any hardstanding erected without the prior consent of the Local Planning Authority.

Reasons:

(1) The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (3) To ensure the satisfactory development of the site and allow consideration to be given to the siting of any structures, hardstanding or parking areas etc. to prevent any impact upon the character of the area, nearby trees and highway safety in accordance with Policies GC4, EN2 and TS3 of the Development Management DPD 2015.
- (4) To ensure the satisfactory development of the site and allow consideration to be given to the siting of any structures, hardstanding or parking areas etc. to prevent any impact upon the character of the area, nearby trees and highway safety in accordance with Policies GC4, EN2 and TS3 of the Development Management DPD 2015.

Informatives:

The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.

National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels and storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National Grid will take action to legally enforce the terms of the easement. No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through the National Grid. The applicant's attention should be drawn to the advice notes within National Grid's comments dated 16/03/2018.

The Committee adjourned at 12:55pm and reconvened at 1:15pm.

119 APPLICATION NUMBER 20180303 – 1 HALL COTTAGES, THE STREET, HALVERGATE

The Committee considered an application for the construction of an attached two bedroom dwelling adjacent to 1 Hall Cottages, The Street, Halvergate. The proposal would result in the continuation of the existing terrace and would match the ridge and eaves height.

The application was reported to committee at the request of Mr Nurden for the reasons stated in paragraph 3.2 of the report.

The Committee received the views of Karen Hatchett, the applicant via a statement read out on her behalf by Mr Nurden, at the meeting. Mr Nurden then expressed his own support for the proposals.

The site was located outside of any defined settlement limit, with Halvergate having no defined settlement limit, where Policy GC2 of the DM DPD did not permit new development unless it accorded with another policy of the development plan.

The Committee noted that, on 14 March 2018, the Greater Norwich Growth Board published the Joint Core Strategy draft annual monitoring report, a key element of which was the Central Norfolk Strategic Housing Market Assessment (SHMA), published in June 2017. This identified that, for the rural area, there was a 14.94 year housing land supply. The SHMA was a material consideration in the determination of planning applications – now that there was an abundant housing land supply this should be given weight in the decision making processes.

The nearest settlement limit was at Freethorpe, 1.8km away and there were no standard everyday service facilities within close proximity to the site; the site was not connected to footway links and public transport facilities were limited. Therefore, the application site was not considered to be in a sustainable location and did not represent a sustainable form of development. Members noted an application for four, single storey dwellings in the grounds of Halvergate Hall had been dismissed at appeal, with the Inspector referring to Halvergate being a relatively remote, rural location where there would be a reliance on car journeys for access to services and facilities.

The site was situated within the Halvergate and Tunstall Conservation Area and accordingly, Members also had regard to the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as the relevant development plan policies and the comments of the Historic Environment Officer. The Committee concluded that the development would satisfactorily preserve the character and appearance of the Conservation Area and surrounding streetscene, subject to the imposition of conditions relating to materials and boundary treatments.

In terms of residential amenity, it was considered that the proposal would not impact significantly upon neighbour amenity in terms of loss of light; privacy or overlooking due to the location of the site, proposed separation distances and existing / proposed boundary treatments.

However, in conclusion it was considered that the site was in an unsustainable location and as there was no shortage of housing land supply in the Broadland rural area, there was no justification for going against the development plan. Accordingly, it was

RESOLVED:

To refuse application number 20180303 for the following reasons:

The application site is outside of any defined settlement limit and therefore within the 'rural' part of the district outside the 'Norwich Policy Area' (NPA). The NPA is an area defined in the Joint Core Strategy (JCS) where development is focussed and comprises part of Broadland District, Norwich City and part of South Norfolk District. In planning terms it is treated as a separate entity for the supply of housing, as set out in the JCS. This has been accepted by Local Plan and Appeal Inspectors. For outside the NPA i.e. the 'rural' part of Broadland there is considerably more than a 5 year supply of housing land. Therefore, NPPF paragraph 14 and 49 do not apply in this case.

The application site is outside of any defined settlement limit, with the nearest settlement limit being Freethorpe which is located approximately 1.8km. There are no standard everyday service facilities within close proximity to the site, the site is not connected to footway links, and public transport facilities are very limited. Therefore the application site is not considered to be in a sustainable location and does not represent a sustainable form of development. The proposed development, if permitted, would therefore be contrary to Paragraph 55 of the National Planning Policy Framework and Policies GC1 and GC2 of the Development Management DPD 2015.

120 APPLICATION NUMBER 20180073 – SITE ADJACENT TO 6 GREEN LANE NORTH, THORPE ST ANDREW

The Committee considered an outline application for the erection of a single storey dwelling (self-build plot) on land adjacent to 6 Green Lane North, Thorpe St Andrew. All matters, other than landscaping, had been submitted for approval.

The application was reported to committee as it was contrary to policy.

The Committee noted that Thorpe St Andrew Town Council had no objection, as reported in the Supplementary Schedule.

The site was located outside of the settlement limit where Policy GC2 did not permit development proposals unless they accorded with a specific allocation and / or policy of the development plan.

The Committee noted that, on 14 March 2018, the Greater Norwich Growth Board published the Joint Core Strategy draft annual monitoring report, a key element of which was the Central Norfolk Strategic Housing Market Assessment (SHMA), published in June 2017. This identified that, for the Norwich Policy Area, there was an 8.08 year housing land supply. The SHMA was a material consideration in the determination of planning applications –

now that there was an abundant housing land supply this should be given weight in the decision making processes.

Accordingly, the Committee assessed the proposals to establish the benefits of the scheme and any harm which would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of sustainable development.

Economic Role

Having regard to the NPPF, the Committee acknowledged that the development of this site would result in some short term economic benefits as part of the construction work and for the longer term, the economy would benefit from local spending from the future occupants of the dwelling. It was therefore considered that the scheme would bring forward a level of economic benefit.

Social Role

The site was within walking distance of local facilities at Thorpe End and also good accessibility to public transport which connected it to a wider range of facilities and services approximately 4 miles away in the city centre. Therefore, the site was considered to be in a sustainable location with good accessibility to services and facilities. Furthermore, allocation GT6 relating to Brook Farm, a site of approximately 38 hectares to the south It was noted that there were currently a number of applicants on the self-build register for this area and therefore, the site would make a contribution towards meeting the demand and this weighed in favour of the proposal.

Environmental Role

The Committee considered the scheme allowed for the retention and enhancement of existing trees and vegetation on the boundaries of the site and therefore, minimised any potential impact on protected species. It was noted that landscaping would be agreed at the reserved matters stage. The site was adjacent to the Thorpe End Garden Village Conservation Area to the east and, given the proposal for a single storey dwelling within a relatively generous plot, consistent with the surrounding development, it was considered the proposal would have no material impact on the character and appearance of the adjacent Conservation Area.

In terms of residential amenity, it was considered that the dwelling would not impact significantly upon neighbour amenity in terms of loss of light, privacy or overlooking due to the location of the site, separation distances and existing / proposed boundary treatments.

In conclusion it was considered that there were limited adverse impacts associated with the development and these were outweighed by the benefits of the proposal. Accordingly, it was

RESOLVED:

To approve application number 20180073 subject to the following conditions:

- (1) Details of the landscaping (hereinafter called the “reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- (2) Application for approval of the reserved matters shall be made to the local planning authority not later than TWO years from the date of this permission. The development hereby permitted shall not begin later than TWO years from the date of approval of the last of the reserved matters to be approved.
- (3) The development hereby permitted shall not be carried out otherwise than in accordance with the following plans and documents:
- (4) Concurrently with the details of the reserved matters required, the following shall also be submitted to and approved by the local planning authority before any development commences:
 - i) A schedule of all external materials to be used in the development; and
 - ii) The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, specification and schedules of existing plants to be retained and proposed planting and showing how account has been taken of underground services).
- (5) Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specification) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following:
 - i) Visibility splays;
 - ii) Access arrangements; and
 - iii) Parking provision in accordance with adopted standard.
- (6) Prior to the commencement of development, an Ecological Method Statement shall be submitted to and approved by the local planning authority. The work shall be carried out in accordance with the approved details.

- (7) Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA) and Preliminary Method Statement supplied by Oakfield Arboricultural Services dated March 2018 and Tree Protection Plan (TPP) drawing no.OAS 18-050-TS01. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA have been carried out and all tree protection barriers are in place as indicated on the TPP. The protective fencing shall be retained in a good and effective condition for the duration of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior written approval of the local planning has been sought and obtained.

Reasons:

- (1) The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (3) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (4) To ensure the satisfactory development of the site and to protect neighbour amenity in accordance with Policy GC4 of the Development Management DPD 2015.
- (5) In the interest of highway safety and traffic movement in accordance with Policies GC4 and TS3 of the Development Management DPD 2015.
- (6) To ensure the development is not detrimental to Protected Species in accordance with Policy EN1 of the Development Management DPD 2015 and the National Planning Policy Framework.
- (7) To ensure the development is not detrimental to tree and in the interests of the amenities of the area in accordance with Policy EN2 of the Development Management DPD 2015.

Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186 – 187 of the National Planning Policy Framework.
- (2) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Building Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk.
- (3) This development involves works within the public highway that can only be carried out by Norfolk County Council as Highways Authority unless otherwise agreed in writing. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Stephen Coleman on 01603 430 596.

If required, street furniture will need to be repositioned at the applicant's own expense.

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

121 APPLICATION NUMBER 20180422 – NURSE JENNERS HOUSE, PALMERS LANE, AYLSHAM

The Committee considered an application for the construction of a two storey rear extension and minor alterations including the provision of a new front entrance door and altering the position and size of some of the ground floor windows at Nurse Jenners House, Palmers Lane, Aylsham. The extension would project 4.7m from the back of the property and be the full width of the rear of the property.

The application was reported to committee at the request of Mr Riley for the reasons stated in paragraph 5.2 of the report.

The Committee received the verbal views of Mrs Lee of 59 Hungate Street, objecting to the proposals and Amy Pearce, the applicant at the meeting. Mr Riley expressed his concerns on the proposed scale of the roofline.

It was noted that the height of the extension would not extend above the height of the existing roof and the width would not extend beyond either side wall. Therefore it was considered the extension would not have an unacceptable effect on the appearance of the property when viewed from the front or the character and appearance of the street scene. The Committee acknowledged that the extension would result in a sizeable increase in the size of the property but considered that the size of the plot could easily accommodate the scale of the development without compromising the spacious character of the area and therefore, was not considered to be overdevelopment.

The objections from the occupiers of 59 Hungate Street were noted but given the distances involved, it was considered that there would not be any significant additional loss of privacy, when compared to the existing situation nor would there be any overshadowing as a result of the proposed extension.

In conclusion it was considered that the application would not have a significant detrimental impact on the character an appearance of the area or residential amenity. Accordingly, it was

RESOLVED:

To approve application number 20180422 subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

Application Form, received 13 March 2018
Location Plan, received 13 March 2018
Proposed Block Plan, received 13 March 2018
Proposed Elevations, received 13 March 2018
Proposed Floor Plans, received 13 March 2018

Reasons:

- (1) The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.

Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk

122 APPLICATION NUMBER 20180131 – WOOD FARM BARN, BRANDISTON ROAD, CAWSTON

The Committee considered an application for the conversion of an agricultural barn to a residential dwelling; change of use of agricultural land to residential curtilage; porch extension and erection of detached carport at Wood Farm Barn, Brandiston Road, Cawston. Prior approval had been granted for the conversion of the barn into a four bedroom residential dwelling in January 2018 and the only proposed changes were the inclusion of a porch on the north elevation and an external flue on the roof. The area of land for inclusion as residential curtilage had increased from 308m² to 863m².

The application was reported to committee as the recommendation was contrary to Development Plan policies.

The site was located outside of the settlement limit where development proposals would not normally be permitted unless they accorded with another policy and / or allocation of the development plan and did not have any significant adverse harm. It was accepted that the principle of the conversion of the barn to a residential dwelling had been established. However, notwithstanding this, the Committee considered that the application met the requirements of Policy GC3 of the DM DPD in that the building was capable of

conversion without substantial alteration and the conversion would lead to an enhancement of the immediate setting.

The Committee concurred with the officers' view that the increased size of the residential curtilage would result in better living conditions for the applicant and an improved form of development which followed the plot boundaries of the neighbouring dwelling to the west. In addition, it was not considered that the conversion of this gravelled parcel of land would result in any visual harm to the rural landscape, particularly as the site was well screened when viewed from Brandiston Road to the west and was only partially visible when viewed from the public footpath to the south. Therefore, despite being larger than originally approved, it was considered that the extension of the curtilage would not be unduly excessive, represent a significant incursion into the countryside or cause unacceptable harm to the general character and appearance of the surrounding area.

It was noted that the footprint of the barn was not increasing from the previously approved plans and the design of the barn and choice of materials were considered to be acceptable. Although the site was partially visible from the south and east, it was considered that the proposal would not cause any harm to the general character and appearance of the area, in accordance with Policies GC4 and EN2 of the DM DPD.

In conclusion it was considered that the development would have a neutral impact on the character and appearance of the area and would not result in any significant harm. Accordingly, it was

RESOLVED:

To approve application number 20180131 subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

Site & Location Plan, received 19 February 2018
Proposed Ground and First Floor Plans, received 19 February 2018
Proposed Elevations, received 19 February 2018
Proposed Carport Elevations, received 22 February 2018
Existing and Proposed Elevations Showing Changes to 2017
Applications, received 19 February 2018

- (3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other order revoking and re-enacting or modifying that Order), no development permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 of that

Order shall be carried out without the prior consent of the Local Planning Authority.

- (4) Prior to the first occupation of the development hereby permitted, the vehicular access shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification (Dwg. No. TRAD 5) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- (5) Vehicular access to and egress from the adjoining highway shall be limited to the access shown on the approved drawing only. Any other access or egresses shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.
- (6) Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.

Reasons:

- (1) The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (3) To ensure the satisfactory appearance of the building and satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (4) To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (5) In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (6) To ensure the permanent availability of the parking and manoeuvring area, in the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.

Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk
- (3) This development involves works within the Public Highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an offence to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Stephen Coleman on 01603 430 596.

If required, street furniture will need to be repositioned at the applicant's own expense. Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

- (4) The applicant is advised that the previous use of the building and associated land may have involved potentially contaminated activities which have given rise to the presence of contamination. In view of this you are advised to consider commissioning a suitably qualified independent and experienced professional or company to undertake a site investigation and risk assessment to determine whether any remedial work is required to ensure that the site is suitable for the intended use. The responsibility for the safe development of the site, the disposal of any contaminated materials from the development of the site and ensuring that the site is suitable, or can be made suitable for the intended development, through the implementation of an appropriate remediation strategy, is the responsibility of the developer.

A leaflet explaining in more details what the council would expect to comply with this advice is available via the Broadland District Council website www.broadland.gov.uk

- (5) There is a possibility that asbestos containing material may be present within the existing building structure. The removal of asbestos materials must be carried out in accordance with appropriate guidance and legislation including compliance with waste management requirements. Accordingly any works should be managed to avoid damage to any asbestos containing material such as to prevent the release or spreading of asbestos within the site or on to any neighbouring land. Failure to comply with this may result in the matter being investigated by the Health and Safety enforcing authority and the development not being fit for the proposed use. In addition the developer may incur further costs and a time delay while ensuring the matter is correctly resolved.

- (6) The buildings / site to which this permission relates contains suitable habitat for bats, barn owls or reptiles which are protected by the Wildlife and Countryside Act 1981 (as amended). In this respect the applicant is advised to consult Natural England, Dragonfly House, 2 Gilders House, Norwich, NR3 1UB or enquiries.east@naturalengland.org.uk and follow any requirements in this respect.

The meeting closed at 2:15pm