



Regulation and Planning Policy Committee

Minutes of a meeting of the Regulation and Planning Policy Committee held at South Norfolk House, Long Stratton on 19 October 2018 at 9.30 am.

Committee Members Present:	Councillors:	C Easton (Chairman), C Gould, M Gray, L Neal, J Savage and V Thomson
Apologies:	Councillor:	K Worsley
Substitute Member in Attendance:	Councillor:	F Ellis
Cabinet Member in Attendance:	Councillor:	L Neal
Officers in Attendance:	The Senior Conservation and Design Officer (C Bennett)	
Also in Attendance:	Heather Jackson – Chairman of Shotesham Parish Council	

55. MINUTES

The minutes of the meeting held on 18 April 2018 were agreed as a correct record and signed by the Chairman.

56. ADOPTION OF ADOPTION OF CONSERVATION AREA APPRAISALS AND BOUNDARY AMENDMENTS FOR BRAMERTON, BROCKDISH, SAXLINGHAM GREEN, SAXLINGHAM NETHERGATE AND SHOTESHAM CONSERVATION AREAS

Members considered the report of the Senior Conservation and Design Officer which sought their opinions regarding the proposed amendments to conservation area boundaries and the adoption of conservation area appraisals and management guidelines for Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham, prior to these being considered by Cabinet and Full Council. The Senior Conservation and Design Officer provided members with a brief presentation, summarising the considerations made for each of the five areas, as detailed in the report.

Regarding Shotesham, the Committee was advised that a small number of properties had mistakenly been omitted from the consultation regarding boundary changes and officers felt it prudent to undertake a four-week consultation, just for those few properties concerned, with any additional representations being included within the report to Cabinet and Council.

The Chairman of Shotesham Parish Council addressed the Committee and reiterated the comments from the Parish Council, as detailed in the report, in particular its request that the playing field on The Street be included within the conservation area boundary. Cllr Ellis stated that, 12 years ago, the Parish Council had been led to believe that the playing field would be listed as a community asset but that it had only recently discovered this had not happened. In response, the Senior Conservation and Design Officer advised that the playing field was not considered to be a significant open space in terms of contributing to the character and appearance of the conservation area and stressed that the inclusion of the field within the boundary would not have any effect on the consideration of any planning application received, as planners would always take the setting of the conservation area into account as a material consideration. The Chairman reassured the Committee that land was not deemed to be 'ripe for development' just because it was not included within the conservation area.

During discussion regarding agricultural fields to the west of Hawes Green being proposed to be removed from the conservation area. It was proposed, seconded and agreed to recommend that part of the land to the north west of Hawes Green should not be removed from the conservation area, as proposed in the report.

The Committee discussed Bramerton and noted that representation had been received from Bramerton Parish Council expressing concern regarding the impact of standard timber fence boundaries, especially on the gateway into the village. Cllr Thomson requested that consideration be given to retaining and extending the boundary in order that trees and hedges could be protected. In response, the Senior Conservation and Design Officer agreed that the approach was attractive but advised that care was required when defining a conservation area boundary and that this should be primarily due to architectural and historic interest in

the built environment and important views rather than as a means to simply protect trees and hedges. Members were further advised that residents were still permitted to erect 1m fences even if they were in a conservation area. It was then proposed, seconded and agreed to recommend that the area proposed for exclusion along Framingham Lane should be retained within the conservation area but that this area should not be extended. After further discussion, it was

RESOLVED: To RECOMMEND that Cabinet:

1. recommend to the Council the approval and adoption of the proposed changes to the boundaries of Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham Conservation Areas, subject to the amendments at Shotesham and Bramerton as outlined above, and subject to a four-week consultation of the few properties which had been omitted from the consultation in Shotesham, as noted above;
and
2. recommend to the Council the approval and adoption of the conservation area appraisals and conservation management guidelines for the conservation areas of Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham, subject to the amendments at Shotesham and Bramerton as outlined above, and subject to a four-week consultation of the few properties which had been omitted from the consultation in Shotesham, as noted above.

57. FORWARD WORK PROGRAMME

Members noted the Forward Work Programme and briefly discussed the current position relating to the 5-year housing land supply for which Cllr Neal believed more detail would be available in November 2018. In response to a question from Cllr Gray regarding whether the Regulation and Planning Policy Committee would be given the opportunity to comment on proposed site allocations before the draft GNLP was agreed by the GNPD and published for consultation, the Chairman advised that he would consult with the Interim Spatial Planning Manager and respond to members, by email, after the meeting.

(The meeting concluded at 10.55 am)

Chairman