

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, held on 3 June 2021 at 9:30am at the Council Offices.

Committee Members Present: Councillors: I Moncur (Chairman), S Beadle, N Brennan, J Copplestone, J Fisher, S Holland, K Leggett, S Prutton, S Riley, K Vincent and J Ward.

Apologies: Cllrs A Adams, R Foulger and C Karimi-Ghovanlou (K Leggett, J Copplestone and S Holland appointed substitutes).

Officers in Attendance: The Assistant Director for Planning (H Mellors), the Area Planning Manager (N Harriss) and the Senior Planning Officer (H Bowman)

Also in Attendance Cllr S Lawn

1 DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

Application	Parish	Councillor	Declaration
20202164	BLOFIELD	Cllr Brennan	Ward member for the application – had not taken part in any meetings or conversations about the application
20161873	THORPE ST ANDREW	All members present	Local Planning Code of Practice/Other Interest – had attended the council meeting which had approved the progress of a compulsory purchase order to secure the roundabout and voted in support

20210134	FOULSHAM	Cllr Copplestone	Local Planning Code of Practice/Other Interest – acquainted with the applicant but not taken part in any conversation about the application
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2 MINUTES

The minutes of the meeting of the Planning Committee held on 21 April 2021 were confirmed as a correct record.

3 MATTERS ARISING

No matters were raised.

4 PLANNING APPLICATIONS

The Committee considered the reports circulated with the agenda, which were presented by the officers. The Committee received updates to the report, which had been added to the published agenda.

The following speakers addressed the meeting on the applications listed below.

Application	Parish	Speakers
20202164	BLOFIELD	Stuart Smith - Blofield Parish Council Mary Moxon – resident Cllr J Thomas – Local Member
20161873	THORPE ST ANDREW	Thomas Foreman – Thorpe St Andrew Town Council
20210134	FOULSHAM	Mr Mathers – applicant Cllr G Peck – Local Member
20210284	CAWSTON	Tom Mayes – Applicant Luke Broom Lynne – Architect for the applicant Cllr G Peck – Local Member

The Committee made the decisions indicated in the attached appendix, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

5 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 11:30am)

Chairman

NOTE: Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place's final determination.

1. **Appl. No** : **20202164**
Parish : **BLOFIELD**
Applicant's Name : Greenacre Developments Norwich Ltd
Site Address : Land at Dawsons Lane, Blofield, NR13 4SB

Proposal : Variation of condition 2 following grant of planning permission 20190844 - amend site plan

Decision : Members voted (6-4) for **Approval** subject to conditions

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

2. **Appl. No** : **20161873**
Parish : **THORPE ST ANDREW**
Applicant's Name : Broadland District Council
Site Address : Land to the east of Pound Lane and west of Heath Road, Plumstead Road East, Thorpe St Andrew

Proposal : Road improvements comprising new junction arrangement(s) and footways

Decision : Members voted (unanimously) for **Approval** subject to conditions

Approved with Conditions

1. Time limit
2. Plans and documents
3. Construction workers parking
4. Wheel cleaning
5. Off-site highway improvements
6. Traffic regulation order to reduce speed limit
7. Drainage
8. Trees
9. Ecology

3. **Appl. No** : **20210134**
Parish : **FOULSHAM**
 Applicant's Name : Mr and Mrs Richard Mathers
 Site Address : The Old Pharmacy, 3 High Street, Foulsham, Dereham,
 NR20 5RT

Proposal : Subdivision of curtilage and erection of dwelling and
 Garage

Decision : Members voted (unanimously) for **Approval** subject to
 conditions

Approved with Conditions

1. Time limit
2. In accordance with plans a documents
3. Landscaping –already agreed
4. New Access
5. Visibility
6. Access gates
7. Access limited to specified road
8. Provision of on-site parking/turning

4. **Appl. No** : **20210284**
Parish : **CAWSTON**
 Applicant's Name : Mr Tom Mayes
 Site Address : Land abutting south side of Cawston, west of
 Norwich Road and immediately south of William
 Bush Close, Cawston

Proposal : 3 no detached single-storey three bedroomed
 dwellings (including self-build) with garages and
 gardens (Outline)

Decision : Members voted 7- 4 for **Approval** (contrary to
 officer recommendation, which was lost)
 Approved with Conditions and subject to section 106
 agreement re self build:

1. Outline time limit
2. Reserved matters to be submitted
3. Single storey only
4. New access construction
5. Provision of visibility splays
6. Provision of footway link
7. Biodiversity enhancement measures
8. Contamination during construction
9. Details of surface water drainage
10. Details of foul drainage

Reasons for Approval:

1. Good connectivity to services given provision of footpath link
2. The site is not isolated or overly intrusive being adjacent and opposite existing development
3. Securing self-build unit