

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, held on 29 July 2021 at 9:30am at the Council Offices

Committee Members Present: Councillors: I Moncur (Chairman), T Adams, S Beadle, N Brennan, J Fisher, R Foulger, L Hemsall, C Karimi-Ghovanlou and S Prutton

Apologies: Councillors: S Riley, K Vincent and J Ward (substitute: Cllr Hemsall)

Officers in Attendance: The Assistant Director for Planning (H Mellors), the Area Planning Manager (MR) and the Democratic Services Officers (DM/JH)

Also in Attendance Cllr D Roper – local member

6 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
20202016	HAINFORD	Cllr Brennan	Other interest – a member of his family owned and occupied a neighbouring property – he had not discussed the application with them
20210002	TAVERHAM	Cllrs Adams and Karimi - Gouvanlou	Ward member and member of the parish council –had not taken part in any discussions on the application

7 MINUTES

The minutes of the meeting of the Planning Committee held on 3 June 2021 were confirmed as a correct record.

8 MATTERS ARISING

No matters were raised.

9 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. An additional matter was raised at the meeting in relation to application no 20210356, Thorpe St Andrew. The reference to “pharmacy” in paragraph 5.8 on page 39 needed to be removed and replaced with “proposal”.

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

Application	Parish	Speakers
20201787	HORSHAM ST FAITH	Georgina Brotherton – agent for the applicant
20202016	HAINFORD	Tony Dosser – Hainford Parish Council Rob Shaw – agent for the applicant John Woods – landowner Cllr D Roper – local member
20210002	TAVERHAM	Pauline Mooney – Taverham Parish Council

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.

10 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:10pm)

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** : **20201787**
- Parish** : **HORSHAM ST. FAITH**
- Applicant's Name** : Horsham Properties Ltd
- Site Address** : Land west of Abbey Farm Commercial Park, Church Street, Horsham St. Faith

- Proposal** : Erection of 7 No. commercial buildings (4,843.6m² floor space), for Classes B2, B8 and E(g) purposes; parking and servicing areas; ancillary infrastructure and structural landscaping including extension to earth bund; pedestrian footways and cycleway; creation of new vehicular access from Church Street and associated works

- Decision** : Members voted (unanimously) to **authorise the Assistant Director – Planning to approve** the application subject to no adverse comments being received by the County Ecologist and LLFA and the following conditions:
 - 1 Time limit – full permission
 - 2 In accordance with submitted drawings
 - 3 Submission of a phasing plan
 - 4 External materials to be in accordance with submitted details
 - 5 Implementation of submitted landscaping scheme
 - 6 Provision of extension to bund to northeast of site
 - 7 In accordance with Arboricultural Impact Assessment and Tree Protection Plan
 - 8 In accordance with lighting scheme
 - 9 Archaeological written scheme of investigation
 - 10 No plant or machinery installed unless otherwise granted planning permission
 - 11 Construction of vehicular access
 - 12 No obstruction across access
 - 13 Gradient of vehicular access
 - 14 Provision of visibility splays
 - 15 Provision and retention of on-site private road network and parking and service areas
 - 16 Parking scheme for construction workers
 - 17 Submission of construction traffic management plan and access route

- 18 Implementation of construction traffic management plan and access route
- 19 Submission of drawings for off-site highway works
- 20 Completion of approved off-site highway works
- 21 Promotion of Traffic Regulation Order for extension of 30mph speed limit
- 22 Confirmation of details of energy efficient design
- 23 Previously undiscovered contamination during construction
- 24 Restrict use of units to Classes B2, B8 and E(g)
- 25 Surface water drainage and any other conditions as may reasonable be recommended by the LLFA
- 26 Ecological mitigation and enhancements and/or any other conditions as may reasonably be recommended by the County Ecologist

2. **Appl. No** : **20210356**
Parish : **THORPE ST ANDREW**
Applicant's Name : Mr Gavin Smith
Site Address : Plot 16B, Peachman Way, Broadland Business Park, Thorpe St Andrew
- Proposal** : Use of the northern part of the site as a storage yard in association with hire of equipment; erection of a building to facilitate the hire business; provision of hardcore finish on the southern part of the application site; fencing, external lighting, gates, vehicle wash bay, recycling area and cycle stands; realignment to existing access; amendment to standard operating hours
- Decision** : Members voted (unanimously) for **Approval** subject to conditions

Approved with Conditions

- 1. Time limit – full permission
- 2. In accordance with submitted drawings
- 3. Foul water drainage strategy to be submitted
- 4. Implementation of surface water drainage strategy
- 5. In accordance with submitted landscaping scheme
- 6. Scheme for on-site parking for construction workers
- 7. Submission of a construction management plan, including wheel cleaning facilities
- 8. All traffic to comply with construction management plan
- 9. Access gates to remain open during hours of operation
- 10. Provision and retention of access, parking, turning and service areas

11. Hours of operation
12. No more than 12 out of hours to take place during one calendar year with the Council being given a minimum of two weeks notice of any event(s) and the applicant keeping a register of events
13. Unexpected contamination during construction
14. details of onsite wash down facilities to be submitted and agreed in consultation with LLFA and AW before commencement and these details shall be implemented as per the approved details

3. Appl. No	:	20202016
Parish	:	HAINFORD
Applicant's Name	:	Pathfinder Clean Energy UK Dev Ltd
Site Address	:	Burgate Solar Farm, Fields adjoining Spixworth Road, Hainford, NR10 3BX
Proposal	:	Ground mounted solar photovoltaic (PV) farm along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works
Decision	:	Members voted (unanimously) for Approval subject to conditions

Approved with Conditions

1. Temporary permission 57 years, removal of all equipment from site at end of this time period. (TMT01)
2. Not less than 12 months prior to expiry or within 3 months of the cessation of electricity production submission of decommissioning statement.
3. Removal of solar panels within 6 months of them no longer generating electricity and revert land back to previous use.
4. In accordance with plans (AD01)
5. Full details of Landscaping (L05)
6. Ecological Design and Management Strategy including landscape management and maintenance
7. Replacement planting 57 years (Bespoke)
8. Details of tree protection (L08)
9. Retention of trees and hedges (L16)
10. Upgrading the access (HC09)
11. Visibility splay to the access (HC17)
12. Signage on Spixworth Road (bespoke)
13. On site construction worker parking (HC23)
14. Wheel washing

15. Construction management plan including compliance with route (HC24 and B)
16. Abnormal wear and tear (Bespoke)
17. No access to solar farm from northern entrance (Bespoke)
18. Archaeology (H01)
19. No external light unless agreed (HC26)
20. Contamination during construction (AM14)
21. Surface water drainage strategy and implementation (DR04)
22. Details of CCTV areas of vision (bespoke)
23. No loud speakers (bespoke)

4. **Appl. No** : **20210002**
Parish : **TAVERHAM**
 Applicant's Name : Mr Chris Dique
 Site Address : 122 Haverscroft Close, Taverham, NR8 6LU

Proposal : Demolition of existing garage. New replacement garage and immediate driveway, extension to existing bungalow

Decision : Members voted (6- 3) for **Approval**

Approved with Conditions

1. Time Limit – Full Permission
2. In accordance with approved plans
3. remove pd for dormer windows