

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, on 26 January 2022 at 9:30am at the Council Offices.

Committee Members Present:	Councillors: I Moncur (Chairman), A Adams, S Beadle, N Brennan, J Fisher, R Foulger, S Holland, (sub for Cllr Karimi Ghovanlou), S Prutton, K Vincent and J Ward.
Other members present:	Councillors: S Catchpole, J Copplestone and J Davis (speaking) Councillor K Leggett (observing)
Officers in Attendance:	The Assistant Director for Planning (H Mellors), the Area Team Manager (N Harriss), the Principal Planning Officer (S Everard), the Senior Planning Officer (J Fox) and the Democratic Services Officers (DM/JH)

33 DECLARATIONS OF INTEREST

No declarations were made.

34 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr C Karimi-Ghovanlou.

35 MINUTES

The minutes of the meeting of the Planning Committee held on 5 January 2022 were confirmed as a correct record and signed by the Chairman.

36 MATTERS ARISING

No matters were raised.

37 PLANNING APPLICATIONS

The Committee considered the reports circulated with the agenda, which were presented by the officers.

The Committee had received updates to the report which had been added to the published agenda.

It was noted that application no 20200077, Field South of Heathlands, Woodbastwick Road, Blofield had been deferred prior to the meeting.

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

Application	Parish	Speakers
20211249 & 20211288	Cawston	Cawston Parish Council – written representations read out Alison Shaw – Oulton Parish Council Peter Grubb – agent for the applicant Cllr Peck – local member – written representation read out Cllr S Catchpole – local member
20211287	Brundall	John Fleetwood - resident Cllr J Davis – local member
20201627	Coltishall	James Matthews - Coltishall Parish Council Taila Taylor - Coltishall Parish Council John Shirley – resident Jason Parker – agent for the applicant Cllr J Copplestone – local member
20201611	Lingwood & Burlingham	Iain Hill - agent for the applicant Byron Mann - agent for the applicant

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.

38 PLANNING APPEALS

The Committee noted that no appeals had been received or lodged.

(The meeting concluded at 13:30pm)

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. Nos** : **20211249 & 20211288**
Parish : **CAWSTON**
 Applicant's Name : Mr A Brindle
 Site Address : Land north of The Street, Cawston
 Proposal : Ground mounted solar farm including associated infrastructure
 Decision : Members voted (8-3) for Approval
 20211249

APPROVED subject to conditions

1. Temporary Permission 40 years (TMT01)
2. In accordance with submitted drawings (AD01)
3. Decommissioning (NS)
4. Hard and soft landscaping (L05)
5. Tree and hedgerow protection (to include translocation of hedgerow to be removed – should translocation fail then replacement hedge planting (L08)
6. Retention of hedges and boundary trees (L16)
7. New access (HC05 amended)
8. Existing access closure (HC08)
9. Visibility splay, approved plan (HC17)
10. Access one way system (HC18)
11. Provision of construction traffic parking (HC21)
12. Construction traffic management (HC24B variation)
13. Revised traffic management plan (NS)
14. Ecology – Lighting hours of use (NS)
15. Biodiversity Method Statement (NS)
16. Ecological Enhancement /Management Plan (NS)
17. Noise Assessment (AM03)
18. Implementation of noise remediation (AM04)
19. Construction Management Plan (AM05)
20. Archaeological work to be agreed (H01)
21. CCTV (NS)
22. Contaminated land (AM14)

- Decision : Members voted (8 - 3) for approval subject to conditions
 20211288

APPROVED subject to conditions

1. Temporary Permission 40 years (TMT01)
2. In accordance with submitted drawings (AD01)
3. Decommissioning (NS)
4. Hard and soft landscaping (L05)

5. Tree and hedgerow protection (L08)
6. Retention of hedges and boundary trees (L16)
7. Ecology – Lighting hours of use (NS)
8. Biodiversity Method Statement (NS)
9. Ecological Enhancement /Management Plan (NS)
10. Noise Assessment (AM03)
11. Implementation of noise remediation (AM04)
12. Construction Management Plan (AM05)
13. Archaeological work to be agreed (H01)
14. CCTV (NS)
15. Contaminated land (AM14)
16. No commencement of 20211288 until implementation of 20211249 (NS)

2. **Appl. No** : **20200077**
Parish : **BLOFIELD**
 Applicant's Name : Jenkinson Properties LTD
 Site Address : Field South of Heathlands, Woodbastwick Road, Blofield, NR13 4QH
 Proposal : Erection of 4 No dwellings & associated works (reserved matters: appearance, scale, layout & landscaping) including surface water drainage. Discharge of condition 7 phasing of application 20161588

Application deferred prior to the meeting

3. **Appl. No** : **20211287**
Parish : **BRUNDALL**
 Applicant's Name : Mr Chris Williams
 Site Address : Land at Oakhill, Brundall, NR13 5AQ
 Proposal : Erection of 4 dwellings
 Decision : Members voted (7-4) for refusal (contrary to officer recommendation for approval)

REFUSED

Reason for Refusal:

The application site is located within a residential area and includes a number of significant trees. The proposal is considered to represent overdevelopment of the site by virtue of the size and scale of the dwellings proposed, resulting in a cramped form of development which is contrary to the character and appearance of the area. Furthermore, the relationship between the proposed dwellings and trees within the site exacerbates the overall cramped design and may result in undue pressure for the trees to be either reduced in size or removed. The proposal is therefore considered to be contrary to the requirements of GC4, ENV1 and ENV2 of the Broadland Development Management Plan DPD 2015 and the Joint Core Strategy – Policy 2 – promoting good design.

4. **Appl. No** : 20201627
Parish : **COLTISHALL**
Applicant's Name : Crocus Contractors Limited
Site Address : Land at Rectory Road, Coltishall, NR12 7HR
- Proposal** : Residential Development 30 dwellings, new vehicular accesses and open space
- Decision** : Members voted (10-1) to delegate authority to the Director of Place to APPROVE the application subject to the satisfactory completion of a Section 106 Agreement relating to the following heads of terms (Heads of Term 2. having been modified by majority vote to secure footpath link to Bure Valley Walk) and subject to the following conditions:

DELEGATED APPROVAL subject to:

Heads of Term

1. Policy compliant affordable housing (33% - 60% affordable rent:40% shared equity charge);
2. Policy compliant Green Infrastructure and recreational open space provision, with footpath link to Bure Valley Walk
3. The setting up of a management company for managing and maintaining on site amenity / biodiversity areas.

Conditions:

1. 3 year time limit
2. Development shall be carried out in accordance with approved plans and documents
3. Highways – Details of roads, footways, cycleways, street lighting, foul and surface water drainage to be submitted to and approved by LPA
4. Highways – Roads, footways, cycleways, street lighting, foul and surface water drainage works to be carried out prior to first occupation
5. Highways - Roads etc. to be constructed to binder course surfacing level prior to first occupation
6. Highways – visibility splays to be provided
7. Highways – Scheme for on-site parking for construction workers to be submitted to and approved by LPA
8. Highways – Construction Traffic Management Plan to be submitted to and approved by LPA
9. Highways – For construction period all construction traffic to comply with Construction Traffic Management Plan

10. Highways – Off-site highway works details to be submitted to and approved by LPA
11. Highways – Off-site highway works to be completed prior to first occupation
12. Highways – No works shall commence until Traffic Regulation Order has been promoted by LHA
13. Development must be carried out in accordance with Flood Risk Assessment
14. Landscaping
15. Works to be carried out in accordance with Arboricultural Impact Assessment (AIA) Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)
16. Development must be carried out in accordance with mitigation and avoidance measures set out in section 7 of Ecology Report
17. Landscape Ecology Management Plan (LEMP) to be submitted and approved
18. Details of Biodiversity enhancement (including bat and bird boxes) to be submitted and approved
19. Details of external lighting to be submitted and approved
20. Archaeological Written Scheme of Investigation to be submitted and approved
21. Details of 10% renewable and low-carbon energy supply to be submitted and approved
22. Details of provision of fire hydrant to be submitted and approved
23. Unexpected contamination

5.	Appl. No	:	20201611
	Parish	:	LINGWOOD AND BURLINGHAM
	Applicant's Name	:	Torrington Properties Ltd
	Site Address	:	Former Lingwood First School, Chapel Road, Lingwood, NR13 4PB
	Proposal	:	Reserved matters application with full details of appearance, landscaping, layout and scale of development for 22 residential units together with associated highway works from outline application 20190278
	Decision	:	Members voted (10-1) for approval subject to conditions

APPROVED subject to conditions

1. Approval follows granting of outline application 20190278
2. In accordance with approved plans and documents
3. Removal of householder PD rights for extensions, alterations, outbuildings etc.
4. Bathroom and en-suite windows to be obscure glazed

5. All proposed rooflights to be a minimum of 1.7m above floor level of room that they serve
6. Development to be carried out in accordance with Proposed Drainage Strategy
7. Development to be carried out in accordance with Arboricultural Report
8. Energy efficiency details set out in Design & Access Statement to be completed prior to first occupation of dwellings
9. Full details of pedestrian access into Homelea Crescent to be submitted to and approved by LPA
10. Unexpected contamination