

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, on 23 February 2022 at 9:30am at the Council Offices.

Committee Members Present:	Councillors: I Moncur (Chairman), A Adams, S Beadle, N Brennan, R Foulger, C Karimi Ghovanlou, K Leggett (sub for J Fisher), S Prutton, S Riley, K Vincent and J Ward.
Other members present:	Councillor: G Peck
Officers in Attendance:	The Development Manager (T Lincoln), the Principal Planning Officer (T Barker) and the Democratic Services Officer (DM)

39 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
20211768	Foulsham	All members	Lobbied by the applicant
		Cllr Brennan	Commented that he had not read the lobbying material.

40 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr J Fisher.

41 MINUTES

The minutes of the meeting of the Planning Committee held on 26 January 2022 were confirmed as a correct record and signed by the Chairman.

42 MATTERS ARISING

No matters were raised.

43 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. An error was corrected in the report at page 24 - reason for refusal no:1 should have read Foulsham and not Cawston.

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

Application	Parish	Speakers
20211768	Foulsham	Judith Miller – applicant Mark Thompson – agent for applicant Cllr Peck – local member
20212024	Aylsham	Michael Felmingham – 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.

44 PLANNING APPEALS

The Committee the appeal lodged.

(The meeting concluded at 10:38am)

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** : **20211768**
Parish : **FOULSHAM**
Applicant's Name : Mrs Judith Miller
Site Address : The Hawthorns, Hindolveston Road, Foulsham
Proposal : Three detached, three bedroomed dwellings with garages and gardens, a new highway access, ecological enhancements, and the retention of the existing woodland

Decision : Members voted (6-4) for Refusal

REFUSED

1. Contrary to GC2 as outside settlement limit
2. Does not meet criteria of para 80 of NPPF
3. Visual Harm
4. Unsustainable location for new development

Reasons:

1. The proposal is contrary to Policy GC2 of the Development Management DPD 2015 as the site falls well outside of the settlement limit for Foulsham and Policy GC2 does not permit new development outside of settlement limits unless the proposal complies with a specific allocation and / or policy of the development plan. The proposal does not comply with a specific allocation and does not comply with any housing policies in the development plan.
2. The proposed development does not accord with criteria (e) of paragraph 80 of the National Planning Policy Framework as the proposal does not represent the highest standard of architecture, would not help raise standards of design in rural areas and does not significantly enhance its immediate setting.
3. The proposal would result in visual harm from the introduction of residential development into a rural location with isolated dwellings and loss of trees leading to an urbanisation of the landscape contrary to criteria (i) of policies GC4 and EN2 of the Development Management DPD 2015 and Policies 1 and 2 of the Joint Core Strategy.

4. The location of the site and its proximity to services and facilities would result in over-reliance on the private car, which will not minimise greenhouse gas emissions and is not located to use resources efficiently. The application is therefore contrary to Policies 1 and 6 of the Joint Core Strategy.

2. **Appl. No** : **20212024**
Parish : **AYLSHAM**
Applicant's Name : Michael & Julie Felmingham
Site Address : The Grain Store, Banningham Road, Aylsham, NR11 6LS
Proposal : Proposed demolition of existing barn, which has been granted class Q permission under reference 20191719, and the erection of a new dwelling with integrated garaging, workshops & pool
Decision : Members voted (unanimously) for approval

APPROVED subject to conditions

- 1 Time limit
- 2 In accordance with submitted documents and plans
- 3 External materials and boundary treatments
- 4 Highways – visibility splays
- 5 Highways – on-site car parking to be laid prior to first occupation
- 6 Removal of Householder PD rights relating to extensions, alterations to the roof, external lighting, outbuildings, fences gates etc.