

## **REGULATION AND PLANNING POLICY COMMITTEE**

**Minutes of a meeting of the Regulation and Planning Policy Committee of South Norfolk District Council held on Tuesday 25 January 2022 at 10am.**

**Committee Members Present:** Councillors: F Ellis (Chairman), B Duffin, J Halls, P Hardy and V Thomson

**Officers in Attendance:** The Assistant Director for Planning (H Mellors) and the Democratic Services Officer (J Hammond)

### **93 URGENT BUSINESS**

The Chairman raised an urgent item regarding the installation of solar farms and the corresponding storage of generated energy, she felt that it was important for the Committee to discuss this item and consider whether the Council should have a policy on energy generation and where solar farms could be placed.

The Assistant Director for Planning advised the Committee that South Norfolk Council currently had a policy regarding natural energy in order to determine planning applications, however no policy to allocate sites was in place, she suggested returning to a future meeting of the Regulation and Planning Policy Committee to outline the current policy and discuss if there was a need for a supplementary planning document. One member highlighted a recent application for a solar farm considered by the Development Management Committee and suggested that a briefing session on the current policies be provided to all members of the Council.

During further discussion it was suggested that a review of the current policies be carried out and that officers investigate the policies in place at other Local Authorities, and whether any site allocation plans had been adopted.

The Chairman confirmed that she was due to meet with the Director of Place to discuss this item in more detail.

## 94 DECLARATIONS ON INTEREST

The following members declared 'Other' interests in the item(s) listed below:

MEMBER	ITEM	REASON
Cllr J Halls	96 - Greater Norwich Joint Five-Year Infrastructure Investment Plan and Annual Growth Programme	A former trustee on The Lizard Charity Trust, who manage the Oxford Common.
Cllr S Nuri-Nixon	96 - Greater Norwich Joint Five-Year Infrastructure Investment Plan and Annual Growth Programme	A trustee on The Lizard Charity Trust, who manage the Oxford Common.

## 95 MINUTES

The minutes of the meeting of the Regulation and Planning Policy Committee held on Tuesday 30 November 2021 were confirmed as a correct record.

## 96 GREATER NORWICH JOINT FIVE-YEAR INFRASTRUCTURE INVESTMENT PLAN AND ANNUAL GROWTH PROGRAMME

The Assistant Director of Planning introduced the report, which sought agreement of the draft Greater Norwich Joint Five Year Infrastructure Investment Plan 2022 to 2027, approval of the allocation of Community Infrastructure Levy (CIL) to projects included within Annual Growth Programme and approval of the draft loan agreement for the drawdown of £6.733M to support the delivery of the Long Stratton Bypass.

The Committee noted that in accordance with the CIL pooling arrangements for the Greater Norwich Infrastructure Investment Fund (IIF) each of the three CIL charging authorities Broadland District Council, Norwich City Council and South Norfolk Council would need to agree the recommendation set out in section eight of the report.

In accordance with the agreed procedures in place for the IIF the Greater Norwich Growth Board (GNGB) met on the 2 of December 2021 to agree the projects to be put forward for the proposed 2022/33 Annual Growth Programme.

The Committee was informed that the Norfolk County Council Wherryman's Way Access Improvements project would be located within the South Norfolk area and the importance of the proposed improvements were highlighted.

Members noted that in addition to the seven projects listed in the report, it was also proposed to allocate a further two million into the education programme at Norfolk County Council, which was set to be allocated to Hethersett School, if approved.

The Assistant Director for Planning explained that the Five-Year Infrastructure Investment Plan also provided an update on the Long Stratton Bypass and recommended that a drawdown of £6.733 million of borrowing was needed to support its delivery. In response to queries on the annual repayment of the loan, the Assistant Director for Planning assured members that the loan agreement had undergone thorough due diligence.

It was then

### **RESOLVED**

To recommend that Cabinet agrees and recommends to Council that it:

- a) Approves the Draft Five Year Infrastructure Investment Plan 2022-27 (Appendix 1)
- b) Approves the proposed 2022/23 Annual Growth Programme (section 3 of appendix 1)
- c) Agrees the draft legal loan agreement for the drawdown of £6.733m through the Greater Norwich City Deal, to support the delivery of Long Stratton Bypass (Appendix E of Appendix 1) and to allocate £350,000 of the Infrastructure Investment Fund (IIF) to the cash reserve.

And,

- d) Subject to the agreement of recommendation c), delegate authority to the Council's Section 151 Officer and Director of Place in consultation with the Leader of the Council, to finalise the terms and sign the legal loan agreement on behalf of the Council.

## **97 EAST NORWICH STAGE 1 MASTERPLAN**

Members considered the report presented by the Assistant Director for Planning, which advised the Committee on the content of the East Norwich Stage 1 Masterplan and sought their comments to inform the East Norwich Stage 2 Masterplan.

The Assistant Director for Planning explained that policy 7.1 of the Greater Norwich Local Plan (GNLP) identified East Norwich as a strategic regeneration area. It also set out that the allocation should be redeveloped in accordance with an area-wide masterplan supplementary planning document (SPD). Consultants were appointed by a public-private partnership lead by Norwich City Council, to prepare a masterplan for the East Norwich area. Although not a funding partner, officer representatives from

South Norfolk Council formed part of the wider East Norwich Partnership Board, as the masterplan included redevelopment in Trowse.

The Stage 1 masterplan evaluated the development potential of the East Norwich area in terms of housing, employment uses and community/social infrastructure to provide a framework for the future development of the site. The masterplan also consisted of a series of strategies including:

- A heritage strategy
- A movement strategy
- A public realm strategy
- A land use strategy
- A building height strategy
- Strategies for flood risk and mitigation, utilities, energy and ecology.

Members were informed that as the Local Planning Authority, South Norfolk Council would need to approve the content of any SPD which related to areas within the district.

In response to a question, the Assistant Director for Planning clarified that the officer representatives on the East Norwich Partnership Board included herself and the Place Shaping Manager.

With regard to the timescale of completion for the East Norwich Masterplan, the Assistant Director for Planning explained that completion was estimated to take 15-20 years due to the scale of development proposed, she added that timescales also depended on the momentum of funding.

Members expressed their support for the East Norwich Masterplan and thanked the lead officers for their hard work, it was then

## **RESOLVED**

To note the content of the East Norwich Stage 1 Masterplan

(The meeting concluded at 10:30am)

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Chairman