

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, on 18 May 2022 at 9:30am at the Council Offices.

Committee Members Present: Councillors: I Moncur (Chairman), A Adams, S Beadle, N Brennan, J Fisher, C Karimi Ghovanlou, K Leggett, S Riley and J Ward

Apologies: Councillors: K Vincent and R Foulger

Substitutes: Councillor: K Leggett for K Vincent

Officers in Attendance: The Assistant Director of Planning (H Mellors), the Area Team Managers (C Raine, N Harris) the Principal Planning Officer (S Everard) and the Democratic Services Officer (LA)

52 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
20220639	Sprowston	Cllr Ward	Was present at the Parish Council meeting but did not take part in any discussions
		Cllr Moncur	Ward Member for the area

53 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs K Vincent (with K Leggett appointed substitute) and R Foulger.

54 MINUTES

The minutes of the meeting of the Planning Committee held on 20 April 2022 were confirmed as a correct record and signed by the Chairman.

55 MATTERS ARISING

No matters were raised.

56 PLANNING APPLICATIONS

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

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

Application	Parish	Speakers
20212175	Brundall	Evie Hawes – Applicant Mike Marshall – Agent Cllr E Laming – Local Member
20211959	Horsham and Newton St Faiths	Kevin Cooper – Director for Building Partnerships Paul Knowles -- Director for Building Partnerships

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.

57 PLANNING APPEALS

The Committee noted the appeals lodged.

(The meeting concluded at 11.17am)

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** : **20220639**
Parish : **SPROWSTON**
Applicant's Name : Cornerstone
Site Address : WS Lusher and Son Ltd, Lushers Loke, Norwich, NR7 8TH
Proposal : 20m monopole mast with headframe accommodating 6No antennas, 2No dish (1No 300mm; 1No 600mm), 4No cabinets and all ancillary development.

Decision : Members voted (9-0 with one abstention) for Prior Approval not Required

2. **Appl. No** : **20212175**
Parish : **BRUNDALL**
Applicant's Name : Mrs. E. Hawkes
Site Address : 5 Holmesdale Road, Brundall, NR13 5LX
Proposal : Extension to Create Attic Rooms

Decision : Members voted (7 - 3) for Approval (contrary to officer's recommendation of refusal)

Approved with Conditions

1 Time limit
2 Submitted drawings
3 submission of energy efficiency details

Reasons for Approval
Members felt that the application was an improvement in design and was appropriate in the street scene.

3. **Appl. No** : **20211959**
Parish : **HORSHAM AND NEWTON ST FAITHS**
Applicant's Name : Building Partnerships
Site Address : 1 Merlin Avenue, Sprowston, NR7 8BY
Proposal : (i) Planning permission in outline for Broadway Enterprise Park comprising predominantly E(G)(i.ii.iii) B2 and B8 commercial and industrial uses, a possible filling station, two drive-thrus, a car showroom (sui generis) and a prospective park and ride development.
(ii) Planning permission in full for the infiltration basin to the north of access road, pumping station adjacent to infiltration basin, route to main sewer and landscaped earth bund.

Decision : Members voted (unanimously) for Approval subject to the following conditions and subject to satisfactorily

addressing the requirements under the Habitats Regulations regarding nutrient neutrality

Approved with conditions

Full:

1. 3 year commencement
2. Plans and documents
3. Management and maintenance arrangements tba

Outline:

1. Outline details (layout, scale, appearance, landscaping)
2. Outline time limits
3. Quantum of uses to be restricted to what has been applied for.
4. Amended updated/strategic landscape plan
5. Phasing of strategic landscaping
6. Landscaping details to be submitted with reserved matters
7. Tree protection
8. Surface water drainage
9. Tanking for filling station
10. Validation report for tanking
11. Unexpected contamination
12. Restriction on infiltration into the ground
13. Restriction on piling and foundation design
14. Construction Management Plan
15. Boundary noise levels
16. Archaeology
17. Building heights
18. Cranes
19. Biodiversity enhancement
20. Foul water drainage phasing
21. Fire hydrants
22. 10% renewable energy
23. Lighting
24. Details of roads, footways etc tba
25. Binder course prior to occupation
26. Footways & cycleways fully surfaced
27. No direct access for motor vehicles to New Home Lane
28. Construction Traffic Management Plan (CTMP) tba
29. Compliance with CTMP throughout construction
30. Off site highway works tba
31. Off site highway works to implemented
32. TRO prohibiting access from Horsham St Faiths via New Home Lane to be promoted/secured
33. Framework Travel Plan tba
34. Implementation of Travel Plan
35. Subsequent RM apps to include assessment of vehicular trips with mitigation as necessary

36. Subsequent RM apps to include assessment of cycling and walking trips with mitigation as necessary

4. **Appl. Nos** : **20211143**
Parish : **HORSTEAD WITH STANNINGHALL**
Applicant's Name : Mr and Mrs G Mardle
Site Address : Land at Grange Farm, Buxton Road, Horstead With Stanninghall, Norwich, NR12 7NS
Proposal : Demolition of Existing Agricultural Buildings which did not require Prior Approval to Change Use to a Dwelling together with Building Operations to Convert them under Prior Notification 20201368 and Erection of Single Storey Detached House with Larger Curtilage and Installation of Stand-Alone Solar Equipment

Decision : Members voted (unanimously) to authorise the Assistant Director of Planning to approve subject to the following conditions and subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality; satisfactory completion of a S106 legal agreement relating to tariff contribution; and satisfactory findings in respect to Ecology
1. 3 year time limit
 2. Development shall be carried out in accordance with the approved plans and documents
 3. Tree Protection Plan and Arboricultural Method Statement
 4. External materials and boundary treatments
 5. Bin storage and collection
 6. Foul water disposal
 7. On-site parking and manoeuvring
 8. Removal of Householder PD rights relating to extensions, alterations to the roof and outbuildings
 9. Water efficiency
 10. Ecology mitigation/enhancements [if required]