

PLACE SHAPING POLICY DEVELOPMENT PANEL

Minutes of a meeting of the Place Shaping Policy Development Panel of Broadland District Council, held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on Monday 24 January 2022 at 6pm.

Committee Members Present: Councillors: J M Ward (Chairman), N Brennan, E Laming, K Leggett MBE, R Potter and D Thomas.

Cabinet Member present: Councillor: S Lawn (ex officio)

Officers in Attendance: The Assistant Director for Planning (H Mellors), the Senior Heritage and Design Officer (C Bennett) and the Democratic Services Officer (LA)

11 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Clancy, Cllr Harpley and Cllr Thomas.

12 MINUTES

The minutes of the meeting held on 15 November 2021 were agreed as a correct record.

13 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 to agree the draft loan agreement for the drawdown of £6.733M to support the delivery of the Long Stratton Bypass.

The Panel 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 Panel were advised that there were three projects proposed within the Broadland area:

- Broadland County Park Horsford Crossing
- Yare Boat Club
- Yellow Pedalway extension (Airport to Broadland Northway)

In addition to the seven projects listed in the report, it is also proposed to allocate a further two million into the education programme at Norfolk County Council. This 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. Members noted that subject to the endorsement of the draft legal agreement by all parties, it had been proposed that when the delivery of the project was at the point where loan monies were required, the final legal loan agreement would return to a special meeting of the GNGB for finalisation.

With regard to the proposed project the Broadland Country Park - Horsford Crossing, a member raised concerns over the lack of involvement with the parish council. He further explained that the parish council had brought in external partners to look at the traffic management, but had not been consulted over the proposed plans in the Greater Norwich Joint Five Year Infrastructure Investment Plan. The Assistant Director of Planning noted these concerns and will feedback to project managers the need to engage with parish councils at the appropriate time. In response to a question raised regarding the implications of the project overrunning or the total project cost increasing, it was noted that the project should have a contingency plan in place, but if the costs were significantly higher a further request would need to be put forward to the Project Board.

One member was pleased to see investment into county parks and noted the benefits to local communities, but expressed the need for funds to be made available for maintenance of the parks. The Assistant Director for Planning referred members to the table set in section 3.6 of the report which gave details of the requested CIL amounts and the total project sizes.

Further clarification was given regarding the Long Stratton Bypass funding and timescales. The Panel noted that the planning application would be brought before the South Norfolk Development Management Committee in forthcoming months.

On request from a member of the Panel the recommendations were taken separately and it was;

RECOMMENDED TO CABINET

That Cabinet agrees and recommends to Council

- A. to approve the Draft Five Year Infrastructure Investment Plan 2022-27 (Appendix 1)
 - B. to approve the proposed 2022/23 Annual Growth Programme (section 3 of appendix 1)
 - C. agree 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.

14

ADOPTION OF THE NORFOLK GREEN INFRASTRUCTURE AND RECREATIONAL AVOIDANCE AND MITIGATION (GIRAMS) STRATEGY

The Assistant Director for Planning introduced the report which was brought before the Panel to ensure that the Council continued to meet its legal duty under the Conservation of Habitats and Species Regulations 2017.

The report sought members agreement for the adoption of the Norfolk Green Infrastructure and Recreational Avoidance and Mitigation Strategy (GIRAMS) and the collections of related obligations from applications for residential development and other relevant development proposals, in accordance with the GIRAMS evidence and Policy three of the Greater Norwich Local Plan (GNLP).

The Panel noted that it was the Council's legal duty to implement and comply with the Strategy. The Norfolk wide Strategy sought agreement of all Councils working with both officers and councillors to draft the document. The examination stage of the Strategy was set to start shortly, with final sign off at Cabinet in February and look to implement the Strategy on 31 March 2022.

In response to a query regarding the role of the Delivery Coordinator I, it was confirmed that this resource would be operating at a countywide level.

A question was raised regarding the proposed fee payment and at what point of the development process it would be implemented. Members noted that officers were still investigating the implementation method with other local authorities, but it was likely to be introduced within the existing section 106 agreements or other agreed mechanism. Work would be carried out to promote this through developers to make sure the Strategy was clear for all.

Following this, a member asked if the fee could be adjusted over time, and it was confirmed that the proposed Strategy and charge would be reviewed periodically as necessary to accommodate any changes.

The Panel voted by a show of hands, where it was unanimously:

RECOMMENDED TO CABINET

That Cabinet agrees and recommends to Council

To adopt the Norfolk Green Infrastructure and Recreational Avoidance and Mitigation (GIRAMS) Strategy and resolves to begin collecting obligations from applications for residential development, and other relevant development proposals in accordance with the following requirements of Policy 3 of the Greater Norwich Local Plan:

All residential development will address the potential visitor pressure, caused by residents of the development, that would detrimentally impact on sites protected under the Habitats Regulations Directive through:

- *the payment of a contribution towards the cost of mitigation measures at the protected sites (as determined under the Norfolk Green infrastructure and Recreational Impact Avoidance and Mitigation Strategy plus an allowance for inflation); and,*
- *the provision or enhancement of adequate green infrastructure, either on the development site or nearby, to provide for the informal recreational needs of the residents as an alternative to visiting the protected sites. This will equate to a minimum of 2 hectares per 1,000 population and will reflect Natural England's Accessible Natural Greenspace Standard.*

15 APPROVAL OF EXTENSION TO BELAUGH CONSERVATION AREA AND ADOPTION OF CONSERVATION AREA APPRAISAL

Members considered the report of the Senior Heritage and Design Officer, which sought the approval of the proposed extension of the boundary of Belaugh Conservation Area and the adoption of the conservation area appraisal.

The Senior Heritage and Design Officer explained that it was the Council's duty from time to time to review conservation areas in the District and to amend and expand areas as necessary. The existing Belaugh conservation area is situated entirely within the Broads Authority area, with the proposed extension being one building that fell within the Broadland District. The Panel noted that the Broads Authority had carried out an extensive review and consultation. No feedback had been received from the property in the proposed extended area.

In response to a question about why the extension was not adopted in 2011, when it was first proposed, officers confirmed that they were unsure

about why the adoption was not progressed at the time, however the report before members would make sure the expansion of the area was finally achieved.

A further question was raised about a resident's concern about restricting rights to use solar panels on their home. The Senior Heritage and Design Officer explained that planning permission would need to be granted for the installation of solar panels on buildings within the Conservation Area. These would be subject to an article 4 direction, but any property in the extended area within the Broadland District was not included in this direction.

Members voted by a show of hands, where it was unanimously:

RECOMMENDED TO CABINET

That Cabinet agrees and recommends to Council

To approve the adoption of the proposed extension of the boundary of Belaugh Conservation Area to include Piper's Haigh and its curtilage (see map Appendix A) and,

to approve and adopt the conservation area appraisal for Belaugh Conservation Area (Appendix C)

(The meeting concluded at 6.35pm)

Chairman