

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, on 13 July 2022 at 9:30am at the Council Offices.

Committee Members Present: Councillors: J Ward (Chairman), A Adams, S Beadle, N Brennan, R Foulger, K Leggett, S Prutton, S Riley and K Vincent

Other Members Present : Cllr J Fisher (for application no 4 & 5)

Officers in Attendance: The Assistant Director of Planning (HM), the Area Team Manager (CR), the Principle Planning Officer (HB) and the Democratic Services Officer (JH)

7 DECLARATIONS OF INTEREST

No declarations were received

8 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs J Fisher and C Karimi-Ghovanlou.

9 MINUTES

The minutes of the meeting held on 15 June 2022 were confirmed as a correct record and signed by the Chairman.

10 MATTERS ARISING

No matters were raised.

11 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. They were also advised of updates to application no's: 20210161 and 20210178 - Thorpe St Andrew, to note that an additional letter

of objection had been received and the Town Council had now submitted their objection to the proposals in relation to:

- Application has been reconsidered in its entirety
- Increased in ridge height of the building will give the building dominance and combined with modern aesthetic will negatively impact on both the conservation area and grade II listed building
- Housing development to the rear was approved on the condition that materials were in keeping
- Materials are not sympathetic to the area felt that the intensification if the uses and increased height of the outbuildings will create a street scene where the grade II listed pub becomes the secondary building on site
- Number of buildings used will result in a proliferation of signage and advertising which will negatively impact on the conservation area and the street scene as well as the main building
- Insufficient parking on site which will result on parking on the main transit route into the city which is already at capacity
- When considering the Thoroughfare to the houses at the rear the proposal is over development of the site which impact on the Conservation Area and the listed buildings
- New ventilation will negatively impact on appearance and fabric of the building
- Likely to be the case with the wine bar which will cause odour nuisance to surrounding residents
- Application should be refused, and the applicant should develop a masterplan which is sympathetic to the building and the wider conservation area

It was also noted that applications 20200469, Broomhill Lane, Reepham, 20200847, Land West Broomhill Lane, Reepham and 20201183, Reepham High School and College, Whitewell Road, Reepham had been deferred prior to the meeting.

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

| Application | Parish | Speakers |
|---------------------|------------------|---|
| 20210161 & 20210178 | Thorpe St Andrew | Cllr J Fisher – Thorpe St Andrew Town Council Nicole Wright – agent for the applications Cllr S Lawn – local member – written representation read out |

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.

12 PLANNING APPEALS

The Committee noted the appeals lodged and decisions received.

(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. No** : **20200469**
Parish : **REEPHAM**
Applicant's Name : Norfolk County Council
Site Address : Broomhill Lane, Reepham, NR10 4JT
Proposal : Widening of carriageway with traffic calming, revised junction configuration with Whitwell Road, shared use cycleway/footway and surfacing footpath to Park Lane

Application deferred prior to the meeting

2. **Appl. No** : **20200847**
Parish : **REEPHAM**
Applicant's Name : Lovell, Lakeside 500, Broadland Business Park, Old Chapel Way, Norwich, NR7 0WG
Site Address : Land west of Broomhill Lane, Reepham
Proposal : Proposed residential development for 141 dwellings with associated open space, highway and landscaping works. Extension to existing Reepham cemetery

Application deferred prior to the meeting

3. **Appl. No** : **20201183**
Parish : **REEPHAM**
Applicant's Name : Mr Rob Watton, Reepham High School and College
Site Address : Reepham High School And College, Whitwell Road, Reepham, NR10 4JT
Proposal : Provision of a New Sports Hall with associated Changing Facilities, Studio, Sports Classrooms and Parking.

Application deferred prior to the meeting

4. **Appl. Nos** : **20210161**
Parish : **THORPE ST ANDREW**
Applicant's Name : Black Orange Inv Ltd
Site Address : The Buck, 55 Yarmouth Road, Thorpe St Andrew, NR7 0EW
Proposal : Proposed refurbishment and change of use from public house (Sui Generis) to cafe with hot food take away (Eb/Sui Generis) (unit F) and retail / office (Ea and Eg(i) (Unit D) and retention of the existing first floor flat (Unit E), alongside conversion and refurbishment of ancillary storage facilities (Sui Generis) Units A and B to retail/business units (E(a/b/c/d/e//g)/F2(a)/ Hot food take-away, Nail Salon, Beauticians, Massage therapist,

Hair salon, and Simulation shops (such as a golf simulator) and Unit C to a Public house/wine bar/drinking establishment to include a mix of internal and external alterations, and a single-storey front extension to the storage unit with new fenestration and cladding.

Decision : Members voted (6-3) for Approval subject to conditions

Approved with conditions

1. Time limit – full permission
2. In accordance with the drawings
3. Hours of use 8am -11pm for public house, café hot food takeaway and simulation shops
4. Units A and C will not be used concurrently as hot food takeaways
5. Details of materials
6. Details of windows and doors
7. Permitted development removed unit F
8. Permitted development removed units A, B and E for class E (f)
9. Landscaping including bollards around the seating area
10. Provision of accesses, parking and turning.
11. In and out accesses
12. Provision of cycle parking
13. Construction worker parking
14. Provision of bin stores
15. Tree protection
16. Contamination during construction

5. **Appl. No** : **0210178**
Parish : **THORPE ST ANDREW**
Applicant's Name : Black Orange Inv Ltd
Site Address : The Buck, 55 Yarmouth Road, Thorpe St Andrew, NR7 0EW
Proposal : Internal and external alterations to listed building
Decision : Members voted (6-3) for Approval subject to conditions

Approved with conditions

1. Time limit – listed building
2. In accordance with drawings
3. Details of staircases