

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, held on 5 October 2022 at 2.00 pm at the Council Offices.

Committee Members Present: Councillors: J Ward (Chairman), S Beadle, N Brennan, J Fisher, S Holland (for S Riley), C Karimi-Ghovanlou, K Leggett, G Nurden (for A Adams), S Prutton

Other Members Present : Cllr G Peck

Officers in Attendance: The Development Manager (TL), the Area Planning Manager (GB), the Principal Planning Officer (PK) and the Democratic Services Officer (DM)

Others in attendance: David Wilson – Norfolk Highways and Alex Grimmer Broadland Environmental Management Officer (for Weston Longville application)

26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Adams, R Foulger, S Riley and K Vincent.

27 MINUTES

The minutes of the meeting held on 7 September 2022 were confirmed as a correct record and signed by the Chairman.

28 MATTERS ARISING

No matters were raised.

29 PLANNING APPLICATIONS

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

In relation to application no 20220034 at Weston Longville, all members of the committee listed above had visited the site earlier in the day. By way of update to the published papers, a further representation had been received from the Highways Authority that day confirming that, whilst it would like to see a footpath provided, it could not defend any appeal against this provision.

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

Application	Parish	Speakers
20220034	Weston Longville,	Ruth Goodhall – parish council – objecting David Harrod – objecting Mark Howey – objecting Kate Symonds – objecting Jon Jennings – supporting Olly Jones – supporting Adrian James – supporting Cllr P Bulman – local member – objecting Cllr J Copplestone – (written statement support)
20221273	Drayton	Helen Sibley – supporting

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.

30 PLANNING APPEALS

The Committee noted the appeals lodged.

(The meeting concluded at 3:50pm)

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	:	20220043
	Parish	:	WESTON LONGVILLE
	Applicant's Name	:	Mr A Goymour, Norfolk Dinosaur Park Ltd
	Site Address	:	Morton Lane, Weston Longville, NR9 5JW
	Proposal	:	Hybrid application - Part full and part outline for the change of use of a former Deer Park to provide an extension to the Roarr Dinosaur Attraction comprising three phases of development, including a volcano feature, rides, food and beverage facilities, toilet block, entrance feature, extension to overflow carpark, ecological enhancement and landscaping
	Decision	:	Members voted (8 - 0 (1 abstention)) to authorise the Assistant Director of Place to approve subject to ecological matters being resolved and subject to conditions:

Full permission

- 1 Time limit – full permission
- 2 In accordance with submitted drawings
- 3 On-site parking for construction workers
- 4 Construction traffic management plan and access route with details of wheel cleaning facilities
- 5 Compliance with construction traffic management plan and access route
- 6 Details of layout and demarcation of parking to be submitted for approval
- 7 Tree protection details to be submitted
- 8 Programme of archaeological mitigatory work
- 9 Electronic ticketing
- 10 Details of lighting to be submitted
- 11 Hours of operation
- 12 Adhere to Noise Management Plan
- 13 Submission of construction management plan
- 14 Landscaping scheme
- 15 Surface water drainage
- 16 Foul water to package treatment plant
- 17 Any appropriate conditions relating to ecology or as recommended by Natural England

Outline permission

- 1 Time limit – outline planning permission
- 2 Submission of reserved matters
- 3 In accordance with submitted drawings
- 4 On-site parking for construction workers
- 5 Construction traffic management plan and access route with details of wheel cleaning facilities

- 6 Compliance with construction traffic management plan and access route
- 7 Submission of updated ecological surveys
- 8 Programme of archaeological mitigatory work
- 9 Electronic ticketing
- 10 Details of lighting to be submitted
- 11 Hours of operation
- 12 Adhere to Noise Management Plan
- 13 Landscaping scheme
- 14 Surface water drainage
- 15 Foul water to package treatment plant
- 16 Any appropriate conditions relating to ecology or as recommended by Natural England

2	Appl. No	:	20221273
	Parish	:	DRAYTON
	Applicant's Name	:	Broadland District Council
	Site Address	:	Drayton Drewary, Reepham Road, Drayton, NR8 6QS
	Proposal	:	Create car park, form earth bund and installation of a height barrier.
	Decision	:	Members voted (unanimously) for approval

Approved subject to Conditions

- 1. Time limit (TL01)
- 2. In accordance with submitted details (AD01)
- 3. Provision of parking (HC21)