

## PLANNING COMMITTEE

**Minutes of a meeting of the Planning Committee of Broadland District Council, held on 2 November 2022 at 9:30 am at the Council Offices.**

**Committee Members Present:** Councillors: J Ward (Chairman), S Beadle, C Karimi-Ghovanlou, K Leggett, G Nurden (for N Brennan), S Prutton, S Riley and K Vincent

**Officers in Attendance:** The Assistant Director Planning (HM), the Area Team Manager (CC), the Principal Planning Officer (TB) the Senior Planning Officer (CR), the Area Planning Manager (GB) and the Democratic Services Officer (DM)

### 31 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
20220923	Freethorpe	G Nurden	Member of the parish council – had not taken part in any meetings considering the application
20212306	Horsford	All Members	Lobbied by interested party

### 32 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors N Brennan, J Fisher and R Foulger.

### 33 MINUTES

The minutes of the meeting held on 5 October 2022 were confirmed as a correct record and signed by the Chairman.

### 34 MATTERS ARISING

No matters were raised.

## 35 PLANNING APPLICATIONS

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

In relation to application no 3 at Foulsham, it was noted that an updated layout plan had been received and would be subject to consultation.

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

Application	Parish	Speakers
20212094	Acle	Jason Parker – agent Jason Barber – agent
20221213	Cawston	Jon Gwynn – objecting John Cummins – objecting Mark Thompson – agent Russell Eggleton – applicant
20220923	Freethorpe	Kori Moore – agent
20212306	Horsford	Graham Bloomfield – agent

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.

## 36 PLANNING APPEALS

The Committee noted the appeals lodged.

(The meeting concluded at 12 noon)

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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.

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|---|------------------|---|--|
| 1 | Appl. No         | : | 20212094   |
|   | Parish           | : | ACLE   |
|   | Applicant's Name | : | L Newman, M & J Copsey   |
|   | Site Address     | : | Land north of Damgate Lane, Acle   |
|   | Proposal         | : | 4 no self-build dwellings (Outline)  |
|   | Decision         | : | Members voted (unanimously) to Authorise the Assistant Director (Planning) to Approve with conditions and unilateral undertaking relating to self-build and GIRAMS contribution: |

1. Outline time limit (1-year)
2. In accordance with submitted documents
3. Reserved matters to be submitted
4. Details of foul drainage
5. Details of surface water drainage
6. Vehicular access
7. Visibility splays
8. Provision of on-site car parking
9. Provision of footway link
10. Off-site highway improvement
11. Retention and maintenance of hedgerow along Damgate Lane

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|---|------------------|---|---|
| 2 | Appl. No         | : | 20221213  |
|   | Parish           | : | <b>CAWSTON</b>  |
|   | Applicant's Name | : | Eggleton, Eggleton & Berry  |
|   | Site Address     | : | Land at Brandiston Road, Cawston  |
|   | Proposal         | : | Five three bedroomed single storey dwellings, comprising three self-build and 2 build-to-rent |
|   | Decision         | : | Members voted (6 - 0 (2 abstentions)) for Refusal   |

Reasons for Refusal:

1. The proposal is contrary to Policy GC2 of the Development Management DPD 2015 as the site falls outside of the settlement limit for Cawston and Policy GC2 does not permit new development outside of the settlement limits unless the proposal complies with a specific allocation and / or policy of the development plan. The proposal does not comply with a specific allocation and does not comply with any housing policies in the development plan.

2. In accordance with submitted drawings Brandiston Road serving the site is considered to be inadequate to serve the development proposed, by reason of its poor alignment, restricted width, lack of passing provision and restricted visibility at adjacent road junctions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety contrary to Policy 6 of the Joint Core Strategy and policy TS3 of the Development Management DPD 2015.
3. Due to the absence of any pedestrian facilities along Brandiston Road, the proposal is not well located to encourage walking, cycling, use of public transport and to reduce the reliance on the private car as represented in national and local policy as set out in section 9 of the National Planning Policy Framework and Policy 6 of the Joint Core Strategy, nor do they adequately provide access for people with disabilities.
4. Insufficient information has been provided to demonstrate that the proposal would not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads. The proposal is therefore considered contrary to The Conservation of Habitats and Species Regulations (2017).

<b>3</b>	<b>Appl. No</b>	:	20220923
	<b>Parish</b>	:	<b>FREETHORPE</b>
	Applicant's Name	:	Paul Robinson Partnership
	Site Address	:	75 The Green, Freethorpe, NR13 3NY
	Proposal	:	Deed of Variation of the Section 106 Agreement from 20200261 to remove the need to provide affordable housing
	Decision	:	Members voted (unanimously) to Approve the variation of S106 to reduce affordable housing from 5 affordable units to 3 and include a review mechanism within the S106.
<b>4</b>	<b>Appl. No</b>	:	20211071
	<b>Parish</b>	:	<b>FOULSHAM</b>
	Applicant's Name	:	Mr M Olby, East Anglia Construction Training Ltd
	Site Address	:	Land north of Bintree Road, Foulsham
	Proposal	:	Change of use of land to create plant training area with associated parking and three portable offices
	Decision	:	Members voted (7 - 1) to authorise the Assistant Director (Planning) to approve subject to no adverse

comments being received from the Highway Authority and the following conditions::

1. Time limit – full permission
2. In accordance with submitted drawings
3. Confirmation of ecological mitigation and enhancement measures to be submitted for approval
4. No external lighting to be installed unless details first submitted for approval and is for purposes of site security and safety
5. Piles of spoil to not exceed 1m in height above ground level
6. Hours of operation
7. Any reasonable conditions recommended by the Highway Authority
8. Submission of Noise assessment
9. Implementation of any necessary remedial noise measures if required

<b>5</b>	<b>Appl. No</b>	<b>: 20212306</b>
	<b>Parish</b>	<b>: HORSFORD</b>
	Applicant's Name	: Mr G Watts and Ms S Simpson
	Site Address	: Firbank, Green Lane, Horsford, NR10 3ED
	Proposal	: Outline planning application with all matters reserved for the part demolition of the existing workshop block and erection of up to 1no. new home and associated works
	Decision	: Members voted (unanimously) to authorise the Assistant Director (Planning) to grant outline planning permission subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality and subject to the following conditions:

1. Time Limit – Outline Permission
2. Standard outline condition requiring approval of reserved matters
3. Landscaping scheme
4. Tree protection and retention
5. Upto one and half storey
6. New access
7. Visibility splay
8. Provision of parking and turning
9. Highway improvement details
10. Highway improvement implementation
11. Surface Water
12. Foul drainage
13. New water efficiency
14. Contaminated land during construction