

## PLANNING COMMITTEE

**Minutes of a meeting of the Planning Committee of Broadland District Council, held on 22 March 2023 at 9:30 am at the Council Offices.**

**Committee Members Present:** Councillors: J Ward (Chairman), K Vincent (Vice Chairman), A Adams, S Beadle, N Brennan, J Fisher, R Foulger, S Holland (for S Riley), C Karimi-Ghovanlou and K Leggett

**Officers in Attendance:** The Assistant Director Planning (H Mellors), the Principal Planning Officer (H Bowman), the Senior Planning Officer (A Parnell) and the Democratic Services Officer (D Matthews)

**Other members present:** Cllr J Copplestone

### 49 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
20212207	Horstead with Stanninghall	Cllr Copplestone	The applicant was a member of the parish council which was in her district councillor ward.
20230306/H	Acle	All members present	The applicant was a district councillor and as such was known to all members present

### 50 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L Hemsall and S Riley.

### 51 MINUTES

The minutes of the meeting held on 21 December 2022 were confirmed as a correct record and signed by the Chairman.

## 52 MATTERS ARISING

No matters were raised.

## 53 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.

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

Application	Parish	Speakers
20212207	HORSTEAD WITH STANNINGHALL	Campbell Jones - Horstead Parish Council Daniel Austen-Fainman – agent for the applicant Alan Browne – applicant Cllr J Copplestone – local member

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.

## 54 PLANNING APPEALS

The Committee noted the appeal decision received.

(The meeting concluded at 10:55 am)

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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 | <b>Appl. No</b><br><b>Parish</b><br>Applicant's Name<br>Site Address<br><br>Proposal<br><br>Decision | :<br>:<br>:<br>:<br>:<br>: | <b>20212207</b><br><b>HORSTEAD WITH STANNINGHALL</b><br>Mr Browne<br>Land at Buxton Road, Horstead with Stanninghall, NR12 7EX<br><br>Outline application for the erection of two self-build/custom build dwellings and garages together with associated works; construction of new access; construction of pedestrian footpath; planting of woodland and tree buffer<br><br>Members voted (7 – 3) for delegated authority for the Assistant Director Planning to Refuse, subject to no new issues being raised by the re-consultation in respect of the revised red line, on the following grounds |
|---|--|----------------------------|---|
1. The proposed development is not supported by any specific Development Management policy which allows for development outside of the settlement limit and neither does it present material considerations to justify a departure from policies. As such, the application does not satisfy the requirements of either GC1 or GC2 of the Broadland Development Management Development Plan Document.
  2. The development would cause harm to the verdant rural landscape along Buxton Road and have a detrimental impact on both views to the south and the character of the immediate area. The proposal would, due to the inevitable bulk of development in place of an open field, erode the soft transition from the countryside into the main built up part of the village. The proposal would therefore adversely affect the character and appearance of the area. The application is therefore contrary to Policies 1 and 2 of the Joint Core Strategy and Policies EN2 of the Broadland Development Management Development Plan Document.
  3. By virtue of the lack of supporting information and assessment, the proposal has not demonstrated nutrient neutrality with regard to its nitrate and phosphate impact on The Broads SAC for which it is within the catchment. As such, the proposal fails to meet the requirements of the Conservation of Species and Habitats Regulations 2017 (as

amended) and the aims of Policy 1 of the Joint Core Strategy and Policy EN1 of the Broadland Development Management Development Plan Document.

4. No measures have been provided to adequately mitigate the recreational impacts of the proposal on the protected sites of The Broads SAC of which the site is within both catchment areas. As such, the proposal fails to meet the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended) and the aims of Policy 1 of the Joint Core Strategy and Policy EN1 of the Broadland Development Management Development Plan Document and paragraphs 174, 179, 180 and 181 of the NPPF.

<b>2</b>	<b>Appl. No</b>	<b>:</b>	<b>2023/0306/H</b>
	<b>Parish</b>	<b>:</b>	<b>ACLE</b>
	Applicant's Name	:	M and L Hemsall
	Site Address	:	Southacre, 21 South Walsham Road, Acle, Norfolk, NR13 3EA
	Proposal	:	Provision of Single Storey Flat Parapet Roof Building in Rear Garden for Use as Gymnasium Incidental to Main House
	Decision	:	Members voted (10 - 0 unanimously) for Approval

Authorise the Assistant Director of Planning to approve with conditions subject to the expiry of publicity:-

1. Time limit
2. In accordance with submitted drawings
3. Use incidental to main dwelling
4. Tree Protection (implementation only)