



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 09 August 2017

Time: 18:30

Venue: Council Chamber

Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

CONTENTS OF THE COMMITTEE AGENDA PLANNING APPLICATIONS & CONDUCT OF THE MEETING

Agenda Contents

This agenda contains the Officers' reports which are to be placed before the Committee. The reports contain copies of written representations received in connection with each application. Correspondence and submissions received in time for the preparations of the agenda are included. However, it should be noted that agendas are prepared at least 10 Working Days before the meeting. Representations received after this date will either:-

- (i) be copied and distributed prior to or at the meeting – if the representations raise new issues or matters of substance or,
- (ii) be reported orally and presented in summary form by the Principal Officer of the Committee – especially where representations are similar to, or repeat, previous submissions already contained in the agenda papers.

There are occasions when the number of representations are similar in nature and repeat the objections of others. In these cases it is not always possible for these to be included within the agenda papers. These are either summarised in the report (in terms of numbers received) and the main points highlighted or reported orally at the meeting. All documents are available as 'background papers' for public inspection.

Conduct

Members of the Public should note that the conduct of the meeting and the procedures followed are controlled by the Chairman of the Committee or, if he/she so decides, the Vice Chairman. Any representations concerning Committee procedure or its conduct should be made in writing to either –

- (i) The Planning Group Manager, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager two days prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
 - (1) **Planning Officer presentation** with any technical questions from Members
 - (2) **Agents, applicant and supporters** with any technical questions from Members
 - (3) **Objectors and interested parties** with any technical questions from Members
 - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
 - (5) **Committee debate and decision**

Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

3 MINUTES

6 - 17

To confirm the minutes of the meeting held on 12 July 2017.

4 PLANNING APPLICATIONS

5 APPLICATION 06/17/0168/F

18 - 57

Sub-division of gardens to form plot for detached 2 bed house. 31-33 Station Road, Hopton.

6 APPLICATION 06/07/0340/F

58 - 92

Removal of Condition 5 of pp 06/15/0043/F & Condition 3 of pp 06/14/0099/F to allow annexe to be used as a separate dwelling, The Manor Barn, Browston Lane, Browston.

7 APPLICATION 06/17/0354/F 93 - 101

Variation of Condition 2 of pp 06/14/0780/F to allow a variation of design. Rear of 33 Nelson Road, Gorleston.

**8 APPLICATION 06/17/0346/F 102 -
104**

Two storey extension, internal alterations and conversion of part of existing garage to form a habitable space. Rose Havre, Stepshort, Belton.

**9 DELEGATED PLANNING DECISIONS MADE BY THE 105 -
DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1-31 115
JULY 2017**

The Committee is asked to note the planning decisions made by Development Control Committee and Officers during July 2017.

10 OMBUDSMAN AND APPEAL DECISIONS

The Committee is asked to note the following appeal decisions:-

(i) **06/16/0692/F** - proposed single storey residential dwelling and re-siting of stables at Short road (land off), Cherry lane Browston - appeal dismissed. original application was an officer delegated refusal.

(ii) **06/16/0200/F** - Demolition of garage at 15 Belstead Avenue; erection of three new bungalows in rear garden at 15 Belstead Avenue, Caister-on-Sea - appeal dismissed. Original application was an officer delegated refusal.

(iii) **06/16/0276/F** - 5 dwellings, garaging, community space for bowling green, car park and new highway access at The Street, (Land to the North), Runham - appeal dismissed. original application was an officer delegated refusal.

11 ANY OTHER BUSINESS

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

12 EXCLUSION OF PUBLIC

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."