

Development Control Committee

Minutes

Wednesday, 17 June 2020 at 16:00

Present :

Councillor Annison (in the Chair); Councillors Bird; Fairhead; Flaxman-Taylor; Freeman; Hammond; Mogford; Myers; Wainwright; Williamson; and T Wright

Councillor G Carpenter attended as substitute for Councillor Lawn.

Also in attendance :

Ms C Whatling (Monitoring Officer); Mr D Glason (Development Director); Mr D Minns (Planning Manager); Mr R Tate (Planning Officer) and Mrs S Wintle (Corporate Services Manager)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Lawn.

2 DECLARATIONS OF INTEREST

There were no declarations of interest declared at the meeting.

3 MINUTES

The minutes of the meeting held on the 21 May 2020 were confirmed.

4 APPLICATION 06/19/0071/F & 06/19/0606/F - Staithe Road, (Land North of) Martham, Great Yarmouth, Norfolk

The Committee received and considered the Planning Manager's report which presented a construction of 47 energy efficient dwellings, including associated open space, drainage infrastructure, vehicular access and associated highway improvements. Members also considered the application for a formation of a new highway junction between Staithe Road and Somerton Road.

The Planning Manager provided a comprehensive summary of the report to Members of the Committee.

The Planning Manager advised that at the Committee meeting held in March 2020 it was resolved that a site visit be arranged prior to considering applications further. Due to the COVID 19 pandemic a site visit had not been possible and therefore, the Committee agreed at it's meeting in May 2020 to bring the applications back to the Committee for consideration without a site visit.

The Planning Manager advised that the application requested full planning permission. Since the planning application was first submitted the application had been subject to amendment both in terms of the design of the dwellings and the means of access to the site. This resulted in a separate application for a new junction to serve the development as a result of objections received from Highways.

Members were advised that the site is located on the north east approach to the village close to the junction of Somerton Road and Staithe Road and approximately 1km from the centre of Martham. The land is currently designated as Grade 1 agricultural with access from Somerton Road via the Damgate Lane track. The land lies just outside the village development boundary.

It was reported that the application proposed was to provide an exemplar highly sustainable low carbon development which would provide new well-proportioned family dwellings and new landscape areas for both new residents and existing community.

The Planning Manager reported that the proposed application comprised 1,2,3 and 4 bedroomed properties together with an element of affordable housing.

The Committee were advised that the entrance to the site would be formed from Staithe Road with a new access road running between the existing scout building and No.59 Staithe Road. The plans showed the site entrance opening up to a tree line avenue running the length of the site and giving access to the main area of public open space which formed a 'green edge' against the northern boundary, abutting the countryside and the road forming a circular route around the site. A second area of public open space would be located tot he centre of the site.

Members were advised that application 06/19/0606/F had been submitted in order to facilitate the development of the site, in response to comments of concern raised by NCC the application was amended and was now supported

by NCC. The application had been submitted to ensure that it could be considered and if approved be delivered parallel to the residential scheme.

The Planning Manager advised that there had been a significant amount of objections against the proposed application including objections from the Parish Council, the representations submitted were summarised to Members of the Committee which had shown strong objection to the principle of the development and the ability for the village to accommodate and absorb further dwellings in light of the considerable number of dwellings having already been granted planning permission in Martham.

The Planning Manager summarised the various comments and suggested conditions received from the Statutory consultations.

The Planning Manager reported that whilst various policies were of importance when determining the application, the most important policy in his opinion for consideration was Saved Local Plan Policy HOU 10, New dwellings in the Country side. This policy which looks at the settlement boundaries was out of date and in his opinion confirmed that the "tilted balance" therefore applied to the application.

Members were advised since the original submission the residential element had been subject to a number of design amendments and was considered to be more in keeping with the aims of Policy CS9 of the Core Strategy which required the design that enhanced the local character and to conserve and enhance landscape features and townscape quality.

The Planning Manager reported that Highway concerns within the proposed development had been addressed by the applicant both in terms of internal lay and junction revisions to the satisfaction of the highway authority.

It was reported that the application site was not located as at risk of flooding. In accordance with application requirements for a development of this scale the applicant submitted a Flood Risk and drainage assessment. The drainage bodies had stated that there was capacity in the system (Caister) to accommodate the foul flows associated with the application. Surface water had been addressed by an onsite sustainable drainage system. Subject to conditions regarding the final details and compliance with the drainage strategy along with appropriate management strategy as part of the Section 106 agreement there were no objections from the statutory drainage bodies.

The Planning Manager reported that the site was located in a sustainable location being close to the village centre. Martham is identified in the local plan as the largest village in the Borough with a range of facilities. The County Council have stated that there is existing capacity in the local schools.

In terms Conservation of Habitats and Species Regulations 2017, the assessment of the Local Planning Authority, as Competent Authority, is that the application, if

approved, would not adversely affect the integrity of Natura 2000 sites provided that the mitigation put forward in the Shadow HRA report and as set out within the application were secured. To meet the mitigation requirements the appropriate contribution would be required to be secured by a legal obligation (S.106 agreement) and conditions for both on- and off-site improvements.

The Planning Manager reported that In summary, no significant harms had been identified, and where harm exists ,it is concluded that they could be satisfactorily controlled through planning conditions or the S106 legal agreement.

The Planning Manager reported that the proposal was considered to comply with policy HOU9 of the Great Yarmouth Borough-Wide Local Plan 2001 and policies CS1, CS3, CS4, CS9 CS11 and CS14 of the Core Strategy and the National Planning Policy Framework.

The Committee were advised that the recommendation was to approve both application 06/19/0071/F and 06/19/0606/F subject to conditions as detailed within the report.

Councillor Hammond raised some concern with regard to Staithe Road and the amount of cars that use the road, and asked if consideration could be given to using Damgate Lane / Back Lane instead as the access road to the site which would allow for the access road to come straight out on Somerton Road. The Planning Manager advised that the County Council had raised no objection to the proposed access.

Councillor Wright asked with regard to Grade 1 Agricultural Land and raised concern as to how much Grade 1 land was bring used and then with regard to the play area and whether the drainage would be an open drainage system as this seemed to be situated close to the play area. The Planning Manager advised that the drainage system would need to be secured and this would from part of any written conditions. With regard to the Grade 1 Agricultural Land the Planning Manager advised that overall there was only around 1% of developments that had used Grade 1 land, he advised this figure could be reported back if needed.

Councillor Williamson asked with regard to the ground source heating and whether this would be lateral or vertical. The Planning Manager advised that these would form part of the application later on or as part of a separate application.

Councillor Mogford raised concern around the drainage close to the play area.

Sophie Pain, agent for the applicant, summarised the key elements of the scheme, she advised that the applicant was a specialist in building energy efficient homes which are designed using latest modern technology. The proposed efficient homes would provide a reduction in construction times and

would deliver 11 affordable homes which equated to 24% delivery and the Council housing Officer was satisfied with the mix and tenure of the development. Sophie advised that the applicant had looked at and addressed concerns that had been raised by residents, Parish Council and Officers. Members were advised that the scheme was landscape led, with the two open space areas providing more space than required.

Members were advised that the outdoor space associated with the scout hut had been relocated to the North of the building which would be of benefit to the Scouts with the existing Scout hut car park would be improved with a new vehicle access and parking arrangements.

Sophie advised that the concerns from Highways around the junction had been addressed and the application was amended accordingly and included footpaths and dropped kerbs and these amendments have been audited and Highways were now satisfied with the amended application.

Sophie advised that the applicant hoped that the application would provide the first of its kind scheme for the Borough.

Parish Councillor, Paul Hooper summarised the main concerns of the Parish Council, he stated that Martham had grown in size in the number of developments approved and advised this was around 500 homes. He commented that the application being considered by the Committee was not within development limits, he advised that Staithe Road was used extensively by Children accessing the school. He asked the Committee to consider whether the village should provide over 10% of the housing needs of the entire Borough. He raised concern as to the Parish Council's comments not being considered and urged the Committee to refuse the application or defer until at least a site visit could be arranged during school hours.

Councillor Wright sought clarification from Hooper as to the type of dwellings the Parish Council expected to see for the village even though the development was proposing 24% affordable housing, he also asked with regard to the 10% of housing of the Borough being in Martham. Mr Hooper advised with regard to the 10% housing reference this figure had been taken from the Core Strategy Part 2. With regard to the type of dwellings, Mr Hooper advised that this was with regard to the developer returning to say they could not provide the affordable housing as this would become unaffordable. Members sought clarification as to whether this could be conditioned. The Planning Manager advised that this could form part of the Section 106 agreement. The Planning Manager clarified issues around the 5 year housing supply and the need to consider the figures that are currently adopted by the Council and not from the emerging local plan.

Councillor Wainwright commented on the 24% that had been offered as affordable housing and felt that this should be encouraged to provide affordable developments.

The Committee hereby entered into a general debate with regard to the

application.

RESOLVED :

(1) That application 06/19/0071/F be approved subject to a s106 agreement securing Local

Authority requirements of children's recreation, public open space, affordable housing and Natura 2000 payment as outlined above subject to referral to Natural England and no objection be raised as required by legislation.

(2) That application 06/19/0606/F be approved subject to being linked to application 06/19/0071/F as outlined within the report and subject to the appropriate condition to secure a properly planned development. The proposal complies with the aims of Policies CS2, CS3, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.

5 DELEGATED DECISIONS MADE BETWEEN THE 1ST MAY AND 31ST MAY 2020

The Committee received and noted the delegated decisions made between the 1 and the 31 May 2020.

6 ANY OTHER BUSINESS

There was no other business discussed at the meeting.

The meeting ended at: 18:00