

# Development Control Committee

## Minutes

Wednesday, 12 June 2019 at 18:30

### PRESENT:

Councillor Annison (in the Chair); Councillors Bird, Fairhead, Flaxman-Taylor, P Hammond, Lawn, Talbot, Wainwright, Williamson, A Wright & B Wright.

Councillor Candon attended as a substitute for Councillor Freeman.

Councillor Talbot attended as a substitute for Councillor Myers.

Mr A Nichols (Head of Planning & Growth), Ms C Whatling (Monitoring Officer), Mrs G Manthorpe (Senior Planning Officer), Mrs H Ayers (Technical Officer) & Mrs C Webb (Executive Services Officer).

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Freeman & Myers.

## **2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **3 MINUTES**

The minutes of the meeting held on 22 May 2019 were confirmed.

## **4 APPLICATION 06-18-0464-F - 50 CLAYDON GROVE (LAND R-O), GORLESTON**

The Senior Planning Officer reported that following the submission of amended plans, application 06/18/0464/F would be deferred at tonight's Development Control Committee meeting to allow for consultations to be carried out and the revised plans to be assessed. The revised plans would shortly be available to view on the Council's website and consultation will be sent out to previously consulted parties and those who had previously commented on the application.

RESOLVED:

That application number 06/18/0464/F be deferred.

## **5 APPLICATION 06-18-0475-O - 14 BEACH ROAD (LAND ADJ) SCRATBY**

The Committee received and considered the report from the Planning Manager.

The Senior Planning Officer reported that the application was an outline application with access, layout and scale forming part of the application and should the outline application be approved, the landscaping and appearance would be decided under a separate application for reserved matters.

The Senior Planning Officer reported that the application site was surrounded on two sides and partially on a third by residential development locating the site within an existing residential area. The application site required high quality planting to be carried out given the location of the development and the potential for landscape improvements.

The Senior Planning Officer reported that the Parish Council objected to the application. There had been three neighbour responses received, two objecting

and one requesting conditions. The neighbour responses were summarised as follows; no objection as long as privacy is maintained, access road is situated on a nasty bend, plot 8 will overlook existing properties, a lot of trees will be chopped down and owls and bats could be affected.

The Senior Planning Officer reported that Highways had not objected to the revised plans but the kink in the access road would need to be removed as part of any detailed design. Norfolk County Council Fire had no objection subject to condition requiring a hydrant to be installed. The Senior Planning Officer reported that the Local Planning Authority would accept no liability for public open space, children's recreation or drainage and this should be subject to a management company in perpetuity.

The Senior Planning Officer reported that the triggers for the management company or nominated body and all other matters not specifically listed in the agenda report would be determined through the s106 process. payment of £110 per dwelling under policy CS14 would be payable as required by the habitats & Mitigation Strategy.

The Senior Planning Officer reported that two trees would be removed on the application site, however, the trees do not have a long lifespan due to disease and ivy. The developer would have to comply with the law and licensing requirements if bats and owls were found to roost in the area. The development gave the opportunity for biodiversity enhancements which could come through at reserved matters stage.

The Senior Planning Manager reported that the Parish Council had requested a footpath for children to walk from the development to the recreation ground at Station Road. This had not been requested by NCC as offsite Highway improvement works. The Parish Council had also requested that a traffic survey is undertaken. However, Highways have not requested any additional information.

The Senior Planning Manager reported that the proposed two storey dwelling at plot 8 would result in overlooking. However, at this stage mitigation can be put into place to prevent adverse impacts on neighbours such as no windows on the northern elevation and that any rooms which would overlook were bathrooms with obscure glazed windows.

The Senior Planning Manager reported that it had been suggested that the submission of reserved matters for this application was 12 months of the decision being issued to bring the development forward. The applicant has agreed to this condition which demonstrates his intent to deliver the site.

The Senior Planning Officer reported that the developer of the adjacent site and for the current application were the same. However, the developments could not be treated as cumulative developments because the land owner and the applicant are not the same. The Senior Planning Officer reminded the Committee that we only had a 2.6 year housing land supply which affected the policies which applied to the application.

The Senior Planning Officer reported that there were no harms identified directly related to the current application. The application could be sufficiently conditioned to ensure that the site was deemed deliverable, and, in the absence of a reserved matters application, the permission would expire in 12 months, and any future application will be assessed on merit. The application was therefore recommended for approval subject to conditions to ensure an adequate form of development and a s106 agreement.

A Member asked for clarification as to why NCC had refused to provide a footpath from the development for children from the application site to Station Road which had been requested by the Parish Council. The senior Planning Manager reported that this could not be conditioned if the application was approved.

A Member asked for clarification on policy CS9, thermal comfort, which was an important issue in climate change matters. The Senior Planning Manager reported that the level of thermal comfort would be picked up by Building Control. The Member requested that it was essential that the planting scheme was of high quality and the details of the scheme should be reported to Committee.

Parish Councillor Freeman addressed the Committee and reported the concerns of the Parish Council and urged the Committee to refuse the application as it was back land development as it was outside of the village development limit and there were very high highway safety concerns for the villagers and visitors alike.

Following a vote, it was RESOLVED:-

That application number 06/18/0475/O be approved; subject to the conditions to ensure an adequate form of development including those requested by consultees and a s106 agreement securing Local Authority requirements of children's recreation, public open space, affordable housing and Natura 2000 payment. It was assessed that given the location of the application site, it was acceptable to require a contribution in lieu of children's play and public open space. The proposal complied with the aims of Policies CS2, CS3, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.

## **6 DELEGATED DECISION LIST**

The Committee noted the planning applications cleared by delegated officer decision and by the Development Control Committee during May 2019.

## **7 OMBUDSMAN AND APPEAL DECISIONS**

The Committee noted the appeal decision.

## **8 ANY OTHER BUSINESS**

The Head of Planning and Growth reported that discussions had been undertaken with the Corporate Services Manager to find a solution to the clarity of images via the projectors during the Development Control Committee presentations in the Council Chamber.

The meeting ended at: 20:30