

Development Control Committee

Minutes

Tuesday, 22 April 2014 at 18:30

PRESENT;

Councillor Castle (in the Chair), Councillors Blyth, Cuncliffe, Collins, Field, Holmes, Jermany, Marsden, Robinson -Payne, Shrimplin and D Thompson.

Miss G Manthorpe (Senior Planning Officer), Miss J Smith (Technical Officer) and Mrs C Webb (Member Services Officer).

1 APOLOGIES FOR ABSENCE

There were no apologies given at the meeting.

2 MINUTES

The minutes of the meeting held on 18 March 2014 were confirmed.

3 PLANNING APPLICATIONS

The Committee considered the Planning Group Manager's schedule of planning applications as follows:-

(a) APPLICATION NO 06-14-0071-F - LOWESTOFT ROAD (OLD) HOPTON ON SEA

The Senior Planning Officer reported that the application site was 0.11 hectares located to the east of Lowestoft Road (old), in Hopton, which was previously used as a car repair and sales business and petrol station which was no longer in operation.

The application was for the demolition of the existing buildings and the construction of six, three bedroom, two storey dwellings. The site was currently a brownfield site located within the village development limits of the Borough Wide Local Plan 2001. The Senior Planning Officer reported that given the current condition of the land, the development would offer a degree of betterment by removing derelict buildings which would fall into further disrepair resulting in an eyesore in that part of the village.

The Senior Planning Officer reported that four letters of objection had been received from two households citing over development and loss of privacy and

overlooking, together with one letter of support in favour of the development. The Parish Council had also objected on the grounds of over-development.

There were initial concerns regarding parking and sewer protection but these had been overcome through revised plans. The Highways officer had suggested a number of conditions to be applied should permission be granted.

The Senior Planning Officer reported that a Desk Study, Quantitative Risk Assessment, including Site Investigation for the site had been submitted. This detailed the level of contamination on the site and Environmental Health had suggested a number of conditions to be placed on any grant of permission.

The Senior Planning Officer reported that with regard to overlooking, that the proposed units 1,2 and 3 would overlook the gardens at The Laurels to a degree although owing to the layout of The Laurels, they were currently overlooked by neighbouring properties within the same development. The additional overlooking was not deemed significant enough to recommend refusal on these grounds. Objections to overdevelopment of the site was also not able to be supported as the number of properties on the site could provide two parking spaces per dwelling and private open space to each dwelling. The application was therefore recommended for approval.

A Member was concerned that the plans did not include adequate space for vehicle turning provision for each dwelling and that cars would reverse onto a main road.

Mr Smith, the applicant, reported the salient areas of the application which had been drawn up in consultation with Planning, Highways and Environmental Health. He apologised for not discussing the plans with the Parish Council. He stated that any reduction in the number of properties or the style; ie. a change from houses to bungalows would not make the development of the site viable and the scheme would most likely be mothballed.

The Chairman of Hopton Parish Council reported that the Parish council objected to the proposal as it would result in drastic overlooking of the properties at The Laurels. However, the Parish Council would support the application if it was for six bungalows. He reported that the Council had ignored the Hopton Village Development Plan when planning applications were considered.

A Member asked how far away the new houses would be to the properties at The Laurels, window to window. The Parish Council Chairman reported that it would be approximately between 150 and 180 feet.

The Chairman suggested that the development would result in less traffic movements for the village than when the site was operating as a garage.

Councillor H Wainwright, Ward Councillor, reported that she had visited the site and endorsed the views of the Parish Council, that the development would result in loss of privacy and gross overlooking of The Laurels and asked the Committee to refuse the application.

A Member asked whether the plans could be altered to include obscure glazing or velux windows to help mitigate some of the overlooking concerns as he sympathised with the residents of The Laurels. The Senior Planning Officer reported that this would not be viable.

A Member reported that he was happy to propose approval of the application as it was a good use of a derelict, brownfield site.

RESOLVED:-

That application number 06/14/0071/F be approved as the site is within the village development limits and is a brownfield site which is suitable for residential development subject to highways and Environmental Health conditions and the development being built in accordance with the revised layout.

4 PLANNING APPLICATIONS CLEARED BETWEEN 1-31 MARCH 2014

The Committee received the Planning Group Manager's schedule in respect of applications cleared during the period 1 March to 31 March 2014 under delegated powers, together with those determined by the Development Control Committee.

5 OMBUDSMAN AND APPEAL DECISIONS

The Committee noted the following appeal decision:-

06/13/0505/F - Erection of two, two-storey dwellings (in lieu of single storey dwellings approved under Reserved Matters, reference 06/09/0593/D - Plots 43 and 44) at Plots 43 and 44, Martham Road/Common Road, Hemsby, Great Yarmouth.

The original application was an Officer Delegated Refusal.

6 ANY OTHER BUSINESS

There was no other business as was determined by the Chairman of the meeting as of being of sufficient urgency to warrant consideration.

7 EXCLUSION OF PUBLIC

The meeting ended at: 19:00