

Development Control Committee

Minutes

Tuesday, 26 May 2015 at 18:30

PRESENT:

Councillor Reynolds (in the Chair); Councillors Andrews, Annison, Bird, Blyth, Collins, Grant, Jermany, Lawn, Linden, Sutton, T Wainwright & Wright.

Mr D Minns, Miss G Manthorpe, Mrs E Helsdon & Mrs C Webb (GYBC Officers)

1 DECLARATIONS OF INTEREST

There were no Declarations of Interest declared at the meeting.

2 APOLOGIES FOR ABSENCE

It was reported that no apologies for absence had been received.

3 MINUTES

The minutes of the meeting held on 21 April 2015 were confirmed.

PLANNING APPLICATIONS

4 Application - 06-14-0588-F - Lidl, Norwich Road, Caister

The Committee considered the comprehensive report from the Planning Group Manager as detailed in the agenda.

The site is located off of Norwich Road, Caister and has 83 parking spaces. The application was to demolish the existing building and to erect a larger building with a reduced overall height. The Majority of the extension would occur north and west of the existing building taking the proposed structure closer to the houses located to the west at Saxon Gardens.

The Parish Council and local residents did not object to the enlargement of the store but objected to the loss of parking spaces, the current highway network, the

current drainage system and the flooding which occurred at Saxon Gardens.

The Senior Planning Officer reported that the proposal included an external access door and a window to the southern elevation which were not in existence on the current building. Residents from Old Hall Gardens had raised concerns that this could lead to people congregating here and disturb them. The window at the southern elevation had been annotated on the revised drawings and were obscured glazed to seek to alleviate the concerns and this could be required to be retained by condition.

The Senior Planning Officer reported that although the proposed development was outside of a designated retail area, the replacement shop did not trigger a retail impact assessment and would not have a significantly adverse effect on the vitality of the High Street.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as laid out in Section 7 of the agenda.

Mr Taffs objector, addressed his concerns regarding flooding of the rear gardens, sheds and garages at Saxon Gardens as a result of the discharge of surface water from the proposed building.

Councillor Andrews, Ward Councillor, reported that local residents were concerned about the loss of parking spaces and the increase in traffic movements at the difficult junction.

Members were concerned regarding the proposed side door and window.

The Planning Group Manager suggested that if the Committee was minded to approve the application the Committee could ask for amended plans detailing the removal of the door and window.

The Senior Planning officer reported that this application was recommended for approval.

RESOLVED:

That application number 06/14/0588/F be approved with the conditions detailed in paragraphs 7.1 to 7.3 of the agenda.

5 Application - 06-15-0153-F - 16 Limmer Road, Gorleston

The Committee considered the detailed report of the Planning Group Manager as set out in the agenda.

The Senior Planning Officer reported that the proposal was to change the use of the ground floor from a residential property to a commercial restaurant with a flat above. The ground floor would be merged with the adjacent Gambas Restaurant to form an extension to the restaurant. No external changes had been proposed and the flat would be 3 bedroomed with the entrance via the Limmer Road elevation.

Members of the public had objected to the proposal on the grounds of parking, noise, waste, and odour issues.

The Senior Planning Officer reported that the applicant had requested an extension of opening hours but this would need to be submitted as a separate application.

Mr Kirkpatrick, resident, reported the concerns of many of the neighbours.

Councillor Wright, Ward Councillor, reported her concerns regarding potential noise nuisance for local residents.

The Chairman asked for clarification as to the closing time of the restaurant and was informed that this was 11 pm.

A Member reported that the restaurant had been in operation for a number of years, and to his knowledge, had generated no complaints. Unfortunately, on-street parking was an issue across the Borough and not just in the area around the application site.

The Senior Planning Officer reported that this application was recommended for approval.

RESOLVED:-

That application number 06/15/0153/F be approved subject to conditions regarding opening hours and waste storage.

6 Application - 06-15-0070-CU - Candy Cabin, Anchor Gardens, Marine Parade, GY

The Committee considered the detailed report from the Planning Group Manager as set out in the agenda.

The Senior Planning Officer reported that the application was to change the use of the kiosk on the seafront from A1 (retail) to a mixed use of A1 (retail) and A5 (hot food takeaway).

Mr Grey, applicant reported the salient areas of the application to the Committee.

Mr Gathokleous, objector, reported that he objected to the change of use of the kiosk and suggested that the applicant should rent/purchase one of the vacant properties opposite to sell hot food from. There were too many hot food premises already in operation along the seafront and Anchor Gardens should be protected as public open space and not play host to another restaurant.

Councillor Bird, Ward Councillor, was concerned that this application might lead to more illegal parking by potential customers at the Landau Station.

The Chairman reported that this application could not be refused on the grounds that it might lead to further competition amongst seafront traders.

The Senior Planning Officer reported that this application was recommended for approval.

RESOLVED:-

That application number 06/15/0070/CU be approved as the change of use was not considered to be significantly detrimental upon its surroundings or the vitality and viability of the seafront.

7 PLANNING APPLICATIONS CLEARED BETWEEN 1-30 APRIL 2015

The Committee received and noted the planning applications cleared between 1-30 April 2015 by the Planning Group Manager and the Development Control Committee.

8 OMBUDSMAN AND APPEAL DECISIONS

The Planning Group Manager reported the salient areas of the Ombudsman's findings regarding the planning application which was refused by Committee for the Kensington Guest House, 1 St. Johns Terrace, Great Yarmouth.

9 ANY OTHER BUSINESS

Election of Vice-Chairman

The Chairman asked for nominations for the position of Vice-Chairman of the Development Control Committee.

Councillors Bird and Sutton were duly proposed and seconded.

Following a vote, it was RESOLVED:

That Councillor Bird be elected Vice-Chairman of the Development Control Committee for the 2015-16 Municipal Year.

10 EXCLUSION OF PUBLIC

The meeting ended at: 20:00