

# Development Control Committee

## Minutes

Wednesday, 16 September 2020 at 16:00

### PRESENT:-

Councillor Annison (in the Chair); Councillors Bird, Fairhead, Flaxman-Taylor, Freeman, Lawn, Hammond, Mogford, Myers, Wainwright, Williamson & A Wright.

Mr D Minns (Planning Manager), Mr C Green (Planning Officer), Mr R Tate (Planning Officer), Ms C Whatling (Monitoring Officer), Mr A Yardley (Digital Improvement Manager) & Mrs S Wintle (Corporate Services Manager).

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor B Wright.

### **2 DECLARATIONS OF INTEREST**

Councillors Bird, P Hammond, Wainwright & Williamson declared a personal interest in item 4, as they were Members of the Great Yarmouth Town Centre Masterplan Working Group and Councillor Williamson was also the Chairman of the Great Yarmouth Preservation Trust. The Councillors left the virtual meeting whilst the matter was dealt with.

Councillor Freeman declared a personal interest in item 5 as he was a Parish

Councillor of Ormesby St. Margaret with Scratby Parish Council. However, in accordance with the Council's Constitution, he was allowed to both speak and vote on the matter.

### **3 MINUTES**

The minutes of the meeting held on 19 August 2020 were confirmed by assent.

### **4 APPLICATION 06-20-0217-F - GREAT YARMOUTH MARKET PLACE, GREAT YARMOUTH**

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

The Planning Manager reported that the application proposed the demolition of the existing market structure which was provided in 1992 and replace it with a modern, purpose built structure aimed at creating a more pleasing retail environment for both customers and retailers. The rectangular building would have a single pitch roof and incorporate areas of glazing to maximise natural light. The proposed building would house 30 permanent stalls together with pop up and seating areas.

The Planning Manager reported that the external structure, as submitted, comprised a timber frame clad in light weight copper coloured perforated metal panels with a zinc and glazed roof. Internally, the stalls would be clad in timber as designed as a repeated timber framed structure which was repeated every 5 metres to allow the building to be extended in the future, if required.

The Planning Manager reported that the site was located towards the southern end of the Market Place. The proposed building was single storey with a graded height maximum from 6.5 to 8.5m and approximately 21m wide, and 85m long, including the over-hanging roof. The site is within designated Conservation Area No. 2 which included the Market Place, Rows and North Quay. There were eight, Grade II Listed Buildings between Regent Road and The Conge, with three of these listings adjacent to the site of the market structure.

The Planning Manager reported that since submission, the design had been subject to adjustment and further clarification following the consultation response from Historic England. The amendments include adjustment to the internal layout which better reflected the buildings that surrounded the market and provided clear east-west permeability across the building. The roof eaves of the ridge line had been developed further with the roof stepping up towards The Minster. Each of these steps related to an east-west crossing within the building. This was further reflected in the roof where each crossing point was

glazed, this also occurred along the central aisle with high level glazing along the ridge. The large overhangs to the north and south had been removed and more focus had been placed on the structural columns. The external material had been amended to timber following comments and the structural columns were articulated more clearly. The V columns when viewed externally, indicated entrance points and crossings around the building.

The Planning Manager reported that the application was supported by a number of reports including:

- Heritage Impact Assessment
- Regeneration Statement
- Planning Statement
- Design & Access Statement
- Ventilation & Extraction Strategy
- Sustainability Statement
- Drainage Statement; and
- Site Context Report.

The Planning Manager reported that consultations had been undertaken with the 2 day and 6 day market traders. A representation in support of the proposal had been received from County Councillor Castle.

The Planning Manager reported the responses from the following external consultees who had been consulted on the scheme and any requested conditions if permission was granted; NCC Local Highways Authority, Anglian Water, Essex & Suffolk Water, Norfolk Fire & Rescue Service, Norfolk Police Counter Terrorism Security Adviser, NCC Minerals, Resilience Officer, NCC Historic Environment Officer, GYBC Conservation/Design Officer & Environmental Health.

The Planning Manager discussed how the application aligned with the Council's Core Strategy, adopted 21 December 2015 & the National Planning Policy Framework (NPPF). The Planning Manager then explained how the proposal fitted in to the design and historical context of the market place as the Council, was subject to section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which stated that "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The Planning Manager detailed how the application complied with the Council's Local Planning Policy; the Development Plan, Core Policy CS7, Policy CS1, Policy CS9 & Policy CS12 and the emerging local planning policies, Policy GY1, Policy R1, Policy R6 & Policy E5 and that it required proposals to be supported by a heritage Impact Assessment where a proposal had the potential; to impact on heritage assets or their settings. Other material considerations were the Great Yarmouth Town Centre Masterplan (May 2017) and the proposal addressed most aspects of the national Design Guide in

respect of the following characteristics; Context - enhancing its surroundings, Identity - attractive & distinctive, Movement - accessible and easy to move around; and Public Spaces - safe, social & inclusive.

The Planning Manager concluded that the proposal was broadly compliant with the existing and emerging Local Plan and National Planning Policies. The development provided an opportunity to visually and practically enhance the heart of the Town Centre, improving access and flexibility of use, with the new design of the Market Place forming a central and vibrant part of the economic and visual enhancement of the Town Centre compatible with its historic surroundings.

The Planning Manager reported that the application as recommended for approval subject to the revised plans, conditions set out in the report and consideration of the further consultation response from Historic England.

**RESOLVED :-**

That application number 06/20/0217/F be approved subject to the revised plans, conditions set out in the report and consideration of the further consultation response from Historic England.

## **5 APPLICATION 06-20-0156-O - LAND OFF FOSTER CLOSE, ORMESBY ST MARGARET**

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

The Planning Officer reported that the site was situated to the south of 74 Station Road, Beechcroft, Ormesby St Margaret and access to the site is through land that was part of its curtilage and which benefited from planning permission for a seven unit scheme. This is taken off a stub called Foster Close currently offering access to two dwellings.

The Planning Officer reported that Ormesby was categorised as a larger village where 30% of development was expected to take place. The site was farmland, mainly Grade 1 agricultural land and outside the village residential boundary and part of the conservation area touched the site boundary in the south west corner.

The Planning Officer reported that this was an outline application with access being the one matter identified as being for consideration. The submitted drawings were therefore indicative only. However, because of the affordable homes legal agreement for onsite provision regarding conclusion before approval in outline, the numbers of properties proposed is considered established as part of this application. At this stage, the indicative proposal is to construct a mix of three and four bedroom houses totaling 33 properties, arranged around a looped access.

The Planning Officer reported that the following documents had accompanied the application; Planning Statement/Design & Access Statement, Flood Risk Assessment & Drainage , Habitat Regulations Assessment, Indicative Plans & elevations & Preliminary Ecological Assessment (received 27/07/20). It had now been confirmed by the County that a Transport Statement was not required since the details of the junction geometry had been provided.

The Planning Officer reported that the Parish Council and several local residents had objected to the development (as detailed on page 40 of the report). The Planning Officer informed the Committee that it might be possible that suitable materials might be extracted for use on site and a mineral investigation condition had been requested by Norfolk County Council. If the application was approved, prior to the first reserved matters application being submitted, a newt survey would be required as part of the application process as a single newt was found during a previous survey undertaken in 2017.

The Planning Officer reported that the application was recommended for approval subject to s106 affordable housing and conditions detailed in the report.

Councillor A Wright voiced his displeasure that the application site was Grade 1 Agricultural Land and asked for clarification as to whether Ormesby St Margaret had a Neighbourhood Plan in progress/place.

Councillor Myers asked for clarification regarding the suitability of access to the site via Station Road for the delivery of building material via heavy goods vehicles.

Councillor Freeman asked for clarification regarding the drainage strategy for the site. The Planning Officer reported that the Lead Local Flood Authority were happy with the proposed drainage scheme.

Ms Kothari, Mr Roberts, Mr Sparkes, Mrs McKay & Mrs Anderson, who were local residents and objected to the proposal addressed the Committee and strongly urged them to refuse the application on the grounds of unsuitable vehicular access, loss of wildlife habitat, over-development, parking issues, an unacceptable increase in the number of vehicular movements in and out of the development, loss of privacy, over-looking, light and noise pollution and flooding concerns.

Councillor Freeman, Parish Councillor & Ward Councillor addressed the Committee and reiterated the concerns of the residents to the application. He was concerned that vital information was being reported to the Committee at the meeting and that this was not fair to the local community who did not have all the necessary information to hand to assist them in making an informed planning decision which would affect their village and asked that the application be deferred to allow it to be fully reassessed.

Councillor A Wight reiterated his concern regarding the loss of Grade 1 Agricultural Land. Councillor P Hammond was concerned that the proposed

site was not one of the identified development sites for Ormesby in the Local Plan.

Councillor Wainwright reported that it would be difficult for the Committee to refuse the application as the Council did not have a five year housing land supply and he was disappointed that the proposal did not contain any 2 bedroom starter homes to assist young people to get on the housing ladder in the northern parishes. He suggested that a condition should be added to ensure that the build out of the permission, if granted, would commence within the next two years.

The Planning Manager reported that a condition regarding the build out time could be conditioned with the reserved matters application submission time reduced to one year. However, if Members were minded to refuse the application, he would rather the application be deferred to allow officers time to assess whether an alternative access to the site was possible for construction vehicles and if not, to seek sustainable grounds for refusal.

Councillor Freeman reported that Ormesby St Margaret was in the process of working up a Neighbourhood Plan and that the Parish Council welcomed good applications resulting in quality developments for its residents and that he would support the Planning Manager's request for a deferral of the application. This motion was proposed by Councillor Myers seconded by Councillor P Hammond.

Following a vote on the motion that the application be deferred, it was  
RESOLVED:-

That application number 06/20/0156/O be deferred.

## **6 APPLICATION 06-19-0694-F - SEALIFE CENTRE, MARINE PARADE, GREAT YARMOUTH**

The Chairman asked that this application be deferred, as it had come to light that persons who had made representations and wished to speak at the meeting had not been informed that the application was being heard at Committee this evening. Therefore, to ensure transparent and open democracy, the Chairman asked that this application be deferred to the next meeting.

RESOLVED:-

That application number 06/19/0694/F be deferred.

**7 DELEGATED DECISIONS MADE BETWEEN 1 - 31 AUGUST 2020**

The Committee received and confirmed by assent the planning applications cleared between 1 - 31 August 2020.

**8 OMBUDSMAN AND APPEAL DECISIONS**

The Committee received, considered and noted the appeal decisions as reported by the Planning Manager.

**9 ANY OTHER BUSINESS**

The Chairman reported that there was no other business being of sufficient urgency to warrant consideration.

The meeting ended at: 18:00