

Development Control Committee

Minutes

Wednesday, 11 March 2020 at 18:30

PRESENT:

Councillor Annison (in the chair); Councillors Bird, Fairhead, Freeman, Flaxman-Taylor, Hammond (P), Lawn, Mogford, Myers, Wainwright, Williamson, B Wright and T Wright.

Also in attendance:

Mr D Minns (Planning Manager), Ms H Ayers (Planning Technician), Mr R Tate (Planning Officer), Mrs T Bunn (Senior Democratic Services Officer)

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 MINUTES

The minutes of the meeting held on 12 February were agreed.

5 APPLICATIONS 06-19-0071-F & 06-19-0606-F STAITHE ROAD (LAND NORTH OF) MARTHAM, GREAT YARMOUTH, NORFOLK

It was proposed and agreed that this item be deferred pending a site visit. It was requested that the site visit to be arranged to coincide with school run times in order to review the traffic situation.

6 APPLICATION 06-19-0367-F EUROPA HOUSE, 40 SOUTH QUAY, GREAT YARMOUTH

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

The Planning Officer reported that the proposal was seeking approval for the erection of a building containing 17 flats within one of the main urban areas. It is a brownfield (previously developed site) in a highly sustainable location. He reported that, in the absence of a 5 year housing land supply, the proposal was a welcome one which raised no particular policy concerns and that the principle of the development was acceptable on 'Policy' grounds.

The Planning officer reported that the Historic South Quay contains a mix of period property and more modern infill and whilst the site adjoins (but is not within) the Conservation Area, it will nevertheless have an impact and the corner site is a prominent one. He reported that the proposed replacement building is a modern design and will not appear out of place with its neighbours or the surrounding area.

The Planning Officer reported that the proposal faces outwards and, providing high quality materials are used within the construction, it will be an appropriate design that will not impact on the setting or character of the Conservation Area and that the Conservation Officer supported the scheme.

The Planning Officer reported on the Flood-risk and Drainage and reported that the Environment Agency had not objected in principle to the scheme. The Planning Officer reported that the raised floor levels within the building meant

that the development itself would not be at flood risk and an escape route from the site would be to higher ground to the north and east along well made public footpaths. The Emergency Planning Officer raised no objections in principle subject to a condition requiring the submission of a detailed evacuation plan.

The Planning Officer reported that the development falls above the 15 dwelling threshold for the provision of affordable housing. The applicant had indicated that, due to the existing use-rights of the site, and the build costs of the scheme, it was not economically viable to provide any affordable contribution or provision on site. The Planning Officer reported that no affordable housing would be provided but all the proposed flats would be modest 'lower-cost' units in an appropriate location which would add to the mix of house types and would aid the 5yr Housing Land supply.

The Planning officer reported that a concern had been expressed by a local resident regarding the lack of off-road parking, the Planning Officer reported that there are public car parks and roadside parking nearby and the site is a sustainable one where lack of parking is not an over-riding consideration and the site has good access to facilities and services and appropriate cycle parking is provided and does not conflict with the N.P.P.F or Policy CS16.

The Planning Officer reported that the application was recommended for approval subject to confirmation that the development is not economically viable to provide affordable housing, and to the applicant entering in to a Section 106 agreement / obligation to provide the stated contributions, and with appropriate conditions.

Councillor Myers asked for clarification in respect of the build costs of the scheme and how this was significant when assessing the requirement for affordable housing. The Planning Manager advised that viability would always be an issue in this area and these flats would be improved accommodation, appropriate for the market and also would be accessible which has been taken into account as part of the viability report.

Councillor T Wright queried the capacity of the area allocated for refuse bins, the Planning Manager advised that the area would be communal bins rather than individual ones.

Councillor Mogford asked if appropriate provision had been made for disabled buggy storage and charging facilities and appropriate access for those with mobility issues. The Planning Manager advised that the scheme would have appropriate access ramps and a lift to all floors.

Members discussed the parking availability on this site bearing in mind that the previous office use had allocated parking on site and this development would have no parking. They asked if there had been a consideration in respect of undercroft parking. The Planning Manager advised that this would impact on the viability of the site.

No Ward Councillors wished to speak on this item.

Following a vote it was RESOLVED:-

That application 06/19/0367/F be APPROVED subject to confirmation that the development is not economically viable to provide affordable housing, and to the applicant entering in to a Section106 agreement / obligation to provide the stated contributions and subject to the appropriate conditions.

7 APPLICATION 06-19-0341-F LAND ADJACENT TO THE CROFT, MARTHAM ROAD, ROLLESBY

The Committee received and considered the comprehensive report by the Planning Officer.

The Planning Officer reported that this application had been called in by Councillor Grant on the grounds of over-development.

The Planning Officer reported that the proposal was seeking approval for the development of 4 dwellings on the countryside edge of the settlement of Rollesby, which is identified in Core Strategy Policy CS2, as one of the Secondary Settlements, which are to absorb 5% of the Districts Housing requirement as minor developments within the settlement, appropriate in scale to the settlement.

The Planning Officer reported that the current application site falls within the development limits apart from the strip of land that allows for the access road, however, given the lack of a five year Housing Land Supply, such development would be difficult to resist on Policy grounds.

The Planning Officer reported that the proposed dwellings are a backland form (served from a private drive) in the same backland situation as the outline approval, although the enlargement of the site has allowed the inclusion of a pair of semi-detached cottages on the road frontage.

The Planning Officer reported that the Martham Road area of Rollesby has a very eclectic mix of dwelling types and that the adjacent dwelling is a vernacular cottage with thatched roof, although elsewhere, the dwelling types are very mixed including modern infill of houses and bungalows.

The Planning Officer reported that it is not considered that the proposal represents an unwarranted intrusion in to the countryside beyond the obvious visual limits of the settlement and the proposal included a new boundary hedge to define the north-eastern edge.

The Planning Officer reported that an ecology report had been submitted that had concluded that there was little potential for wildlife to be present at the site, and with appropriate additional bio-diversity enhancement the development would not harm wildlife.

The Planning Officer read to the Committee additional objections that were received after the agenda had been published and therefore had not been included in the report. Objectors felt that residents had not been given enough notice of the revised development, that there would be an impact on the residents living in The Croft due to the size of the development and that the development should remain as a single storey development.

Members asked for clarification as to whether this was an amendment to the previous application or a new one and asked for details of the consultation process. The Planning Manager advised that this was a new application and that there had been two consultations as the initial one had contained incorrect information.

Councillor Williamson asked that the sizes of the bedrooms be checked in respect of the three bedroomed properties to ensure that they would comply with National Standards and that the doors could be closed. The Planning Officer confirmed that this was the case.

Mr Shaun Day, Chair of the Parish Council, spoke on behalf of local residents and expressed concerns in respect of the site drainage and submitted a photograph of the road when flooded. He also raised concerns in respect of the visibility splay onto a busy road and that part of the site was not owned by the developer.

Mr Day also reminded the Committee that there was a Neighbourhood Plan in process, not yet completed, and queried why this was not taken into account.

Members were advised that the Neighbourhood Plan process was ongoing and was awaiting a local referendum.

Councillor Mogford advised that the application had been called in by a fellow ward councillor and that they were not content with the current application size and scope, the previous application of two bungalows was acceptable. He felt that this was outside the village boundary, outside the scope of the village plan and the access was via an already busy road. He felt that this was over-development and therefore unsuitable for the site.

Members also queried the capacity of the surface water drainage as there had been a number of incidents of flooding in the locality.

The Planning Manager advised members that there could be a condition added to the application to look at mitigating against flooding.

Following a vote it was RESOLVED:

That application 06-19-0341-F be refused on the grounds of over-development, reference HOU17.

8 APPEAL DECISION

The Planning Manager reported that the appeal in respect of the Application 06/19/0439/A - upgrade of existing 48 sheet advert to support digital poster at 73 North Quay was dismissed.

9 PLANNING APPLICATIONS CLEARED UNDER DELEGATED AND COMMITTEE DECISIONS BETWEEN 1 FEBRUARY 2020 AND 29 FEBRUARY 2020

The Committee received and noted the planning applications cleared under delegated officer decision and by the Control Committee for the period of 1 February 2020 and 29 February 2020.

10 ANY OTHER BUSINESS

The Chair declared that there were no items of any other business.

The meeting ended at: 20:15