

Development Control Committee

Minutes

Wednesday, 17 October 2018 at 18:30

Present :

Councillor Hanton (in the Chair); Councillors Annison, Bird, Drewitt, Flaxman-Taylor, Galer, Fairhead, Wainwright, B Wright and T Wright.

Also in attendance :

Mrs G Manthorpe (Senior Planning Officer), Mr A Nicholls (Head of Planning and Growth), Ms C Whatling (Solicitor, nplaw) and Mr G Jones (Information Manager)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A Grey.

2 DECLARATIONS OF INTEREST

Councillors Annison and Hacon declared personal interests in the item relating to 21 Crab Lane, Bradwell.

3 MINUTES

The minutes of the meeting held on the 12 September 2018 were confirmed subject to the following amendment under item 7 paragraph 3 :-

- had been refused by the Committee should read had been refused by the Officers.

4 PLANNING APPLICATIONS

5 CONVERSION OF EXISTING BARN TO 2 DWELLINGS & ERECTION OF 43 DWELLINGS & ASSOCIATED INFRASTRUCTURE.

The Committee received and considered the Senior Planner's report.

The Senior Planner reported that the total number of dwelling to be considered were 46 not 45 as listed within the report.

The Senior Planner reported that the proposal was for a residential development which included two access points onto White Street and Somerton road with limited provision of on-site open space. It was reported that the site was located outside of the saved Borough-Wide Local Plan Village Development Limits, but was immediately adjacent the fringe of the existing settlement.

The Senior Planner reported that there would be a requirement to apply to move the public right of way is open to all traffic (BOAT22) to the north of the site. It had been noted by the Natural Environment Team that the application looked to remove the vehicular rights to BOAT22 and that should objections be made to the application there may be difficulties in the granting of this. The matter of stopping up the existing right of way and re-positioning is required by the Public Rights of Way Officer and the Highways Authority. The movement and stopping up of the existing BOAT would be conditioned and is up to the applicant to comply with this to ensure a satisfactory form of development. The retention of the BOAT, albeit in a different location, would go from Hemsby Road to Somerton Road and provide a valuable walking route for dog walkers or recreation through the village. This public right of way would also provide access to Flegg High School for children of the village, most notably those who will reside in the developments which had been approved at the site known as the Mushroom Farm and the site off Hemsby Road.

The Senior Planning Officer reported that objections had been raised by Neighbours regarding potential overlooking. The applicant had amended the submitted drawings following receipt of these objections to minimise the overlooking to the adjacent properties to a degree that does not cause a

significant adverse effect.

The Senior Planning Officer reported that there had been no comments received regarding the trees however the application was supported by an arboricultural impact assessment. The assessment and planning statement note 57 trees of varying species, groups of trees and hedging. The scheme has been designed to retain the most prominent trees and provide replacement planting to compensate for the loss of trees.

The Senior Planning Officer reported that the Parish Council had not objected to the application but had asked for a restriction on HGV movements around school opening times on the grounds of safety.

The Senior Planning Officer reported that The development would be contrary to saved policy HOU10, as development in the open countryside. However, the development as proposed would be a significant boost to housing supply in accordance with Paragraph 59 of the NPPF and the report identified conformity with a range of other relevant Local Plan policies. No other significant harms are identified that are judged to outweigh the benefits arising from the need for housing, given that the Appropriate Assessment has confirmed that there will be no significant adverse impact on Natura 2000 sites (subject to mitigation).

The Senior Planning Officer reported that the application was recommended for approval with conditions and obligations in accordance with local and national planning policy. She advised that should the Committee be minded to approve the application, the recommendation is such that the permission would not be issued prior to the signing of an agreement under section 106 for provision for infrastructure, County Council requirements, mitigation, affordable housing, open space, children's play equipment/space or payment in lieu at the discretion of the Local Authority and management agreement noting that the Local Planning Authority will not take responsibility for any open space, recreation or drainage. All obligations secured will be in accordance with Regulation 123 of the Community Infrastructure Levy Regulations 2010.

The Applicants Agent summarised the salient areas of the application and stated that the site was well located for the proposed development.

Members hereby entered into a general debate to discuss issues and concerns in relation to the application.

RESOLVED :

That application 06/17/0358/F be approved with conditions and obligations in accordance with local and national planning policy.

6 2 DETACHED HOUSES & 2 DETACHED BUNGALOWS

The Senior Planning Officer reported that this application had been removed from consideration due to new EU Rule assessment.

**7 PLANNING APPLICATIONS CLEARED BY OFFICERS AND
DEVELOPMENT CONTROL COMMITTEE FROM 1 - 30 SEPTEMBER 2018**

RESOLVED :

That the Committee note the planning applications cleared by Officer and the Development Control Committee for the period 1-30 September 2018.

8 OMBUDSMAN AND APPEAL DECISIONS

There were no Ombudsman and Appeal Decisions for noting by the Committee.

9 ANY OTHER BUSINESS

There was no other business to be considered by the Committee.

The meeting ended at: 20:30