

Development Control Committee

Minutes

Thursday, 19 July 2018 at 18:30

PRESENT:

Councillor Hanton (in the Chair); Councillors Annison, Bird, Fairhead, Flaxman-Taylor, Galer, Reynolds, Wainwright, Williamson, A Wright & B Wright.

Councillor Lawn attended as a substitute for Councillor Drewitt.

Councillor Hammond attended as a substitute for Councillor A Grey.

Mr A Nicholls (Head of Planning & Growth), Mr D Minns (Planning Manager), Mrs G Manthorpe (Senior Planning Officer), Mrs E Helsdon (Technical Assistant), Ms C Whatling (Monitoring Officer) & Mrs C Webb (Senior Member Services Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Drewitt & A Grey,

2 DECLARATIONS OF INTEREST

There were no declarations of interest declared at the meeting.

3 MINUTES

The minutes of the meeting held on 20 June 2018 were confirmed.

4 PLANNING APPLICATIONS

5 APPLICATION 06/16/0518/O OFF MAIN ROAD, FILBY, GREAT YARMOUTH

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

The Senior Planning Officer reported that the proposed site would be accessed off an existing access located at the southern side of the A1064, Main Road Filby. The application was an outline application for seven dwellings. Landscaping was a reserved matter and if the application was approved would need to be decided under a reserved matters application. The application was for seven detached dwellings with access, appearance, layout and scale to be decided under the current application. Contributions in accordance with Natura 2000 Policy, which is set at £60 per dwelling could be increased to £110 per dwelling if the increase is approved by the Policy & Resources Committee.

The application has undergone modifications and alterations to the access and visibility splay had been requested by the Highways Authority in order to meet current standards. A Number of neighbour objections and the Parish Council had objected to the access and although the visibility splay could be achieved this was insufficient to overcome their objections. Highways had requested that the first five metres of the access be upgraded to a minimum width of 4.5m and that the first ten metres as measured from the highway be maintained in perpetuity at 4.5m width as a minimum. The access is approximately 100m in length with no passing places which has been objected to by local residents and the Parish Council.

The Senior Planning Officer reported that concerns had been raised regarding a number of mature trees on the site, some of which were covered by TPO's. However, the Arboricultural Officer had not objected to the application. the dwelling on plot 7 had been moved to ensure it was sited as to not require the removal of a protected tree. The Senior Planning Manager reported that the Arboricultural Officer had recommended a no-dig construction method to ensure that the tree roots were adequately protected. The scheme had been amended to provide a single storey dwelling to plot 1.

Local residents and the Parish Council were concerned that the development would have an adverse effect on the character of Filby. There was a woodland area to the rear of the site which was covered by a woodland TPO and should be retained in perpetuity as it was valuable green space and could provide bat commuting and wildlife habitat.

The Senior Planning Officer reported that Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 stated that the local Planning Authority should 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 application site was within the vicinity of a listed building but this would not be considered to be adversely affected by the proposed development.

The Senior Planning Officer reported that the application was recommended for approval with conditions as it accorded with Policies CS1, CS2 and CS16 of the Great Yarmouth Local Plan:Core Strategy.

Mr Taylor, applicant's agent, reported the salient areas of the application and urged the Committee to approve the application.

Mr Thompson, Chairman of Filby Parish Council, reported the objections of the Parish Council and respectfully asked the Committee to refuse the application on highway safety and to retain the character of the village.

Councillor Thirtle, Ward Councillor, addressed the Committee and reiterated the highway safety concerns of the local residents and asked the Committee to undertake a site visit prior to determining the application.

Members were concerned that the protected trees would not be harmed/removed during the building process and were sceptical that the no-dig process would be adhered to by the contractors.

A Member was concerned that the character of the village would be eroded away by further development. Another Member was concerned that the application process could be flawed by taking vehicle speed perception of between 40 to 50 mph along the A1043 rather than the actual speed of 30 mph into consideration during determination which could set a dangerous precedence for future planning applications across the Borough.

RESOLVED:

That application number 06/16/0518/O be approved as the proposal was in accordance with policies CS1, CS2 and Cs16 of the Great Yarmouth Local Plan:Core Strategy. Approval to be subject to the submission of reserved matters in relation to landscaping, conditions required by the Highways Officer, Archaeology and any other consulted parties, those within the Preliminary Ecological Appraisal, Arboricultural Report, those noted within the agenda report and any others as required to ensure a satisfactory form of development. The planning permission should not be issued until the

appropriate Natura 2000 payment had been secured.

6 APPLICATION 06/16/0188/F - 132 GORDON ROAD, SOUTHTOWN ROAD, GREAT YARMOUTH

The Committee received and considered the report from the Planning Manager

The Planning Manager reported that this application had previously been brought to Committee on 14 December 2016 and the resolution was to approve the application subject to conditions and a s106 agreement for policy compliant contributions.

The Planning Manager reported that in order for the Council to meet its development needs land for housing that that was economically viable for development, it should be assessed on merit.

The Planning Manager reported that the recommendation was to approve the reduction in contributions following the submission and assessment of the viability assessment in line with the recommendation from Property Services. The development was recommended for approval as previously granted and contributions towards Natura 2000, at the new rate if agreed by Council, would be the only obligation required.

The Planning Manager reported that additional objections to the application had been received, however, the principle of development had been previously established.

RESOLVED:

That the reduction in contributions for application number 06/16/0188/F be approved following the submission and assessment of the viability assessment in line with Property Services recommendation. The development to be approved as previously granted and contributions towards Natura 2000 would be the only obligation required.

7 COMMITTEE AND DELEGATED DECISION LIST JUNE 2018

The Committee received, considered and noted the planning decisions made by Officers and Committee between 1st and 30th June 2018.

8 ANY OTHER BUSINESS

The Head of Planning & Growth reported that further training for Members would be held later in the Municipal Year. A draft Planning Charter citing best practice for Members of the Development Control Committee would be presented to Policy & Resources Committee for adoption to ensure transparency and openness for planning decisions in the Borough.

9 EXCLUSION OF PUBLIC

The meeting ended at: 20:30