

Development Control Committee

Minutes

Wednesday, 09 January 2019 at 18:30

PRESENT:

Councillor Hanton (in the Chair); Councillors Drewitt, Fairhead, Galer, Hammond, Wainwright, Williamson, A Wright & B Wright.

Councillor Hacon attended as a substitute for Councillor Annison.

Mr A Nicholls (Head of Planning & Growth), Mr D Minns (Planning Manager), Mrs G Manthorpe (Senior Planning Officer), Ms C Whatling (Monitoring Officer), Mr J Clements (Principal Strategic Planner), Miss J Smith (Technical Officer), Ms H Ayers (Planning Technician) & Mrs C Webb (Senior Member Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Annison, Bird, G Carpenter & Flaxman-Taylor.

2 DECLARATIONS OF INTEREST

Councillor Drewitt declared a personal interest in item number 4, as he had

received a letter concerning the application, but in accordance with the Council's Constitution, was both allowed to speak and vote on the matter.

3 MINUTES

The minutes of the meeting held on 14 November 2018 were confirmed.

4 06-18-0340-F 4 BARN CLOSE HOPTON ON SEA GREAT YARMOUTH

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

The Senior Planning Officer reported that the application, as originally submitted, was for a chalet bungalow which measured 6.9 m in height and was deemed to be out of character with the surrounding area and would have a significant adverse impact on the character. Following discussions, the application was revised to provide a single storey dwelling at a height of 4.2 m which was more in keeping with the character of the area and sat more appropriately on the site.

The Senior Planning Officer reported that the Parish Council had objected on a number of grounds. However, Highways had not objected to the access to the site and therefore there were no grounds for refusal on highway grounds. The Parish Council had noted that there was no mention of a visibility splay or maintenance of the adjoining hedge. However, Highways had recommended that a condition of a visibility splay be provided prior to occupation and thereafter maintained free of obstruction over 0.6 m.

The Senior Planning Officer reported that the Parish Council were concerned regarding the access crossing the public footpath and land which was in unknown ownership and were objecting on these grounds. The access over unknown land was noted, however, the grant of planning permission did not extinguish private rights. The Parish Council were also objecting on the issue of flooding, however, the application site was within Flood Zone 1 and as such no flood risk assessment was required nor should the application be refused on flooding grounds.

The Senior Planning Officer reported that further conditions requested by Highways had been inadvertently omitted from the agenda report; any public apparatus/utilities in the application site area would have to be moved at the expense of the applicant and the access and visibility splay to be provided prior to occupation of the dwelling.

The Senior Planning Officer reported that the site was within the built-up area of Hopton but soakaways were shown on the application as a means of sustainable drainage. There were concerns that if planning permission was

granted that a precedent would be set for accesses off of Warren Road, however, this could have no bearing on this application.

The Senior Planning Officer reported that Strategic Planning had noted that the site was not considered as having the potential for having an impact on a Natura 2000 site, and as such, there was no need to progress to the appropriate assessment stage. This also means that the applicant was not required to pay the Natura 2000 contribution for the proposed development.

The Senior Planning Officer reported that the application site was in a sustainable location within Hopton. The sub-division of the garden provided adequate amenity space for the proposed dwelling and the donor dwelling. There were no impacts by virtue of the proposed development that significantly nor demonstrably outweighed the presumption in favour of sustainable development and the application was recommended for approval subject to conditions requested by Highways, to be no more than a single storey development and any other conditions to ensure a satisfactory form of development.

Mr Thomas, Hopton Parish Council, reported the salient points of the Parish Council's objections to the Committee and requested that the Committee refuse the application.

Councillor Wainwright reported that he appreciated that Warren Road was busy during the holiday season but this was true across a number of locations in the Borough and did not constitute a reason for refusal so he proposed that the application be approved.

Councillor Hammond asked for clarification regarding the hedge to the side of the proposed visibility splay. Mr Penfold, the applicant, who was present at the meeting but had elected not to speak informed the Committee that the hedge was in his ownership and would be removed as part of the development. Councillor Hammond duly seconded the application for approval.

Following a vote, it was RESOLVED:

That application number 06/18/0340/F be approved, subject to conditions as requested by Highways, to be no more than a single storey development and any other conditions to ensure a satisfactory form of development.

5 PLANNING UPDATE

The Head of Planning & Growth and the Principal Strategic Planner gave a presentation to the meeting on the following topics:-

- (i)) Local Plan update
- (ii) Habitat Regulations Assessment
- (iii) Recent/Current National Planning Policy Framework changes
- (iv) Current/Recent consultations on High Street charges & extension to

permitted development rights, developer contribution charges, biodiversity gain, street trees & woods and changes to National Parks, Areas of Outstanding Natural Beauty & The Broads.

The Chairman thanked the officers for their informative presentation.

6 PLANNING APPLICATION CLEARED BETWEEN 1 NOVEMBER - 31 DECEMBER 2018

The Committee received and noted the planning applications made by Development Control Committee and by delegated officer decision for the period 1 November to 31 December 2018.

7 OMBUDSMAN AND APPEALS DECISIONS

The Committee received and noted the two appeal decisions.

8 ANY OTHER BUSINESS

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

9 EXCLUSION OF PUBLIC

The meeting ended at: 19:45