

# Development Control Committee

## Minutes

Wednesday, 12 September 2018 at 18:30

PRESENT :

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

Councillor G Carpenter attended as a substitute for Councillor Reynolds.

Councillor Hammond attended as a substitute for Councillor A Grey.

Mr D Minns (Planning Manager), Mr A Nicholls (Head of Planning and Growth), Ms C Whatling (Monitoring Officer), Mr G Bolan (Technical Officer) & Mrs S Wintle (Member Services Officer).

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Reynolds and 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 the 8 August 2018 were confirmed.

### **4 MATTERS ARISING**

There were no matters arising.

### **5 PLANNING APPLICATIONS**

#### **6 APPLICATION 06-18-0408-F LAND CORNER OF GREEN LANE & ORMESBY LANE FILBY**

Members received and considered the Planning Manager's report which sought approval of the erection of three dwellings, garaging, vehicular access off Ormesby Lane and associated works.

The Planning Manager reported that the site was an area of grassland, that was currently used as a paddock. The main frontage of the site is to Ormesby Lane and was currently enclosed by a hedge and post and rail fence alongside the roadside boundary.

The Planning Manager reported that no objections had been received from Highways subject to conditions regarding access, visibility splays and provision of a footpath across the site frontage.

It was advised that the Parish Council had not wished to comment on the application and that no neighbour comments had been received.

The Planning Manager reported that the site was outside the Village Development Limit but reminded Members that as of the 1 April 2017 the Borough had a 4.13 year supply of housing land and therefore suggested significant material consideration in the determination of this application be given.

Members were advised that the application was recommended for approval as the proposal conformed with paragraph 11 of the National Planning Policy Framework (NPPF) and the aims of Policies CS1, CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy and subject to conditions required by the highway authority regarding the provision of a footpath, visibility splay, vehicular access and parking. The Planning Manager reported that the planning permission should not be issued until the appropriate Natura 2000 payment had been secured.

**RESOLVED :**

That application 06/18/0408/F be approved in view of the proposal conforming

with Paragraph 11 of the NPPF and the aims of Policies CS1, CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy, subject to the conditions required by the highway authority regarding the provision of a footpath, visibility splay, vehicular access and parking, and planning permission should not be issued until the appropriate Natura 2000 payment has been secured.

## **7 APPLICATION 06-18-0345-CU SOUTHERN HOTEL 46 QUEENS ROAD GREAT YARMOUTH**

Members received and considered the Planning Manager's report which sought approval of a change of use from hotel to house in multiple occupation with managed accommodation.

The Planning Manager reported that the application site was situated on the eastern side of Queens Road, Great Yarmouth and was largely situated amongst residential uses, but with more mixed use on Nelson Road South further to the east.

The application submitted was to change the use of a hotel to a 12 bed House in Multiple Occupation (HMO) in use class Sui generis with managers accommodation. The Planning Manager reported that the application was a retrospective application and has been used as a HMO since 2015.

The Planning Manager reported that no objections had been received in respect of the application.

Members were reminded that this was the third application since the use started in 2015, the previous two applications had been refused by the Committee and had both been appealed, it was noted that both previous appeals had been dismissed in view of the planning inspector agreeing with the Council that the communal facilities were inadequate. The Planning Manager reported that the Planning Inspector's decision for the previous applications needed to be considered in the determination of this application whereby the principle of use of the building as an HMO had been deemed acceptable, although the appeal had been dismissed due to the layout of communal facilities being inadequate, it was pointed out that the latest application layout clearly defined areas of communal use therefore it was felt that concerns raised over living condition had been suitably resolved.

The Planning Manager reported that the application was recommended for approval, subject to all conditions ensuring a suitable development, ensuring the creation and retention of communal facilities, the provision of a flood response plan and noise assessment.

Members raised concern in that the application site had continuously been used as a HMO following two refusals by the Committee. The Planning Manager advised that the Planning Officers had been working with the applicant in order to produce a suitable option for consideration.

Some concern was raised in relation to the layout, it was pointed out that the basement had not previously been included for use but had been proposed in the current layout, all other proposed layout remained the same as previous.

A Member asked whether room sizes as detailed within the layout included the WC facilities, and it was advised that these were not included, Members were provided with measurements.

A Member raised concern in relation to Paragraph 4.1 within the report where a mixed area with tourism uses had been mentioned as it was felt that tourism was not prevalent to the number of HMO's in the area.

A Member asked how as Members a certainty could be put in place that the property would not be used as a bedsit, the Planning Manager advised that a condition could be imposed and that the property could be monitored in conjunction with the Environmental Health Team.

A Member raised concern in relation to the proliferation of HMO's in the area and the issues relating to parking within the area and the gradual erosion of prime holiday area. A further Member reiterated the concerns and stated that in his opinion there was a need to look at future sustainability and encourage development in other areas.

The Planning Officer reminded Members that the Planning inspector had commented that it was a suitable area for a HMO property. A Member stated the need for good quality rental properties in the area and felt that clusters of HMOs should not be encouraged.

RESOLVED :

That application 06/18/0345/CU be refused in view of the proliferation of HMO's in the area and the impact, appearance and condition of living facilities as proposed.

## **8 APPLICATION 06-18-0209-O, STONE COTTAGE, MAIN ROAD, ORMESBY ST MICHAEL**

The Committee received and considered the Planning Manager's report which presented outline planning permission for a pair of semi-detached cottages and parking for approval.

The Planning Manager reported that the application site was positioned on Main Road, Ormesby St Michael within the curtilage of Stone Cottage. The application is for outline permission for a pair of semi-detached properties. The application included the access, layout, appearance and scale meaning only the landscaping is a reserved matter to be determined at a detailed stage.

The Planning Manager reported that no objections had been received subject

to conditions from Highways. It was advise that the site contained a row of large Sycamores along the eastern boundary which were formerly protected. However the Protection was removed due to the structural issues within the trees. The Sycamores are still present, but are no longer protected.

It was advised the the application was recommended for approval subject to all conditions ensuring a suitable development including all the reserved matters. Subject to Highway conditions, details of boundary treatments and materials. Restriction on construction times and full landscaping conditions.

RESOLVED :

That application 06/18/0209/O be approved subject to all conditions ensuring a suitable development including all the reserved matters.

## **9 OMBUDSMEN AND APPEAL DECISIONS**

RESOLVED :

That the Committee note the appeal decision.

## **10 DELEGATED AND COMMITTEE DECISION LIST 1-31 AUGUST 2018**

The Committee considered and noted the delegated and Committee decision list for the period 1-31 August 2018.

## **11 ANY OTHER BUSINESS**

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

The meeting ended at: 19:18