

# Development Management Committee

## Addendum Report



Committee Date: 12 June 2024

### UPDATES TO PLANNING APPLICATIONS

#### Item 4

**Application 06/24/0125/F**

**Site: Nursery Barn, Rollesby Road, Fleggburgh, NR29 3AR**

#### 1. Additional representations received

1.1 No further representations received.

#### 2. Additional / Updated information submitted

##### Site Location Plan

2.1 In the interests of clarity, Officers have requested the Site Location Plan be revised to clarify the extent of the building's footprint. This will be demonstrated to the Committee meeting.

##### Site Layout and Landscaping

2.2 At paragraphs 10.16, 10.36 and 10.48 describe how the loss of agricultural land and the need for improved habitat features will be justified by providing additional areas of landscaping and biodiversity enhancement.

2.3 Officers have sought to clarify with the applicant the extent of the proposed landscape and habitat / biodiversity habitat areas to be provided within the site. It is necessary to clarify the extent of proposed benefits in order to fully understand the development's ability to justify the loss of agricultural land; were the decision maker unsure as to the extent of benefits presented to outweigh the conflict with policy, it would not be possible to exercise the planning balance in determining the application.

2.4 The applicant has indicated a willingness to agree an indicative landscaping scheme prior to the Development Management Committee meeting. It is expected that the details will be presented at the Committee. Officers have advised the applicant that in Officer's opinion, the landscaping scheme should introduce new native hedgerow and tree planting along the site's northern boundary, and provide a substantial area at the west end of the curtilage as habitat, which might include ponds, meadow species or a planted woodland, for example. Estimates suggest this would amount to 500 sqm, and reduce the excessive residential curtilage area to approximately 580 sqm.

2.5 Planning conditions would require the development to provide firm details of the landscaping proposals for these areas, and then provide and plant the areas prior to occupation of any approved dwelling, and would also require the continued retention, management and maintenance of those areas as landscaping and biodiversity assets. These are described in proposed Condition 6.

- 2.6 Whilst this would not reduce the amount of agricultural land lost to the development, it would reduce the excessive garden area in comparison to adopted policy expectations and improve the site's biodiversity contributions, as required by policies CS11, CS9 and A2.
- 2.7 Furthermore, the adopted rural buildings conversion policy (LPP2 policy H7) requires that the building must have landscape value in itself, and the development must be able to enhance its immediate setting – see report paragraphs 10.2 – 10.10.
- 2.8 It has been noted that the building in itself does not present heritage or landscape value, and represents a conflict with policy in that regard. It is also noted that all rural building conversions must enhance their immediate settings. The published report identifies how the proposal is currently weak in this respect, when assessed against policy H7 criteria (f), by identifying that the immediate setting is being enhanced only by completion of the part-converted building – see paragraphs 10.9-10.10.
- 2.9 However, it is considered that the development can offer a much-improved landscape setting as part of the biodiversity or habitat enhancement scheme discussed above. By introducing hedgerows and planting areas within the site the development will also improve the approach to the village and reinforce the rural fringe landscaped setting to the site and the neighbouring listed building. These are requirements of good design policy as set out in local plan policies CS9 and A2, as well as the Fleggburgh Neighbourhood Plan Policy 2.
- 2.10 It is expected that an indicative Site Layout and Landscaping Plan will be proposed to officers prior to the Committee meeting, and that the officer recommendation will be updated at the meeting. If the details are not available beforehand, Committee may consider it appropriate to delegate this aspect to Officers to finalise.

### **3. Planning Obligations**

- 3.1 The applicant has confirmed they have satisfactorily paid the public open space financial contribution required to address policy H4.

### **4. Recommendation**

- 4.1 If the landscaping proposals can be clarified in line with Officer advice, it would improve the proposed development by offering greater detail of the benefits that can be achieved through this development. Whilst the proposal remains in conflict with policies H7 and CS6, the benefits would be considered to have greater 'weight' sufficient to demonstrate that the conflict with policy has been justified and to ensure those benefits are delivered in line with Committee expectations.
- 4.2 At the time of publishing this report the details of the indicative Site Layout and Landscaping Plan had not been received, but assuming that details are supplied before the meeting, the proposed recommendation in the published agenda report would be changed to that below:

It is recommended that application 06/24/0125/F be APPROVED subject to the conditions listed in the published Agenda Report (to be modified as necessary) and with the following amendments:

- (i) At proposed Condition 1, include reference to:

- the updated site location plan; and,
  - indicative site layout and landscaping plan.
- (ii) At proposed Condition 6, substitute the first sentence of the proposed condition with the following sentence:

*“There shall be no occupation of the dwelling hereby permitted until the full details of a landscaping plan and biodiversity enhancement scheme have first been submitted to and approved in writing by the Local Planning Authority, the details of which shall be based on the layout shown in the indicative site layout and landscaping plan ref [XXXXXX] received on [XXXX] date.”*

## **Item 5**

### **Application 06/24/0088/LB**

**Site: Gorleston Pavilion, Pavilion Road, Gorleston-on-Sea, NR31 6PP**

#### **1. Procedural note**

- 1.1 The published Committee Report (page 29 of the Agenda Pack) has been issued with the wrong Description of Proposed Development under the heading of “Proposal”. Members are asked to disregard the published version and assess the application using the following Proposal:

*“Proposed emergency roof repairs and other alterations: Removal of copper sheet roofing on the Small Hall and replace with bitumen felt; Install straps to clock tower roof turret; Removal of gutters and roof vent/cowl; Installation of new boarding to east gable of Small Hall roof; Install weatherproof wraps around balusters; Other minor repair works.”*

- 1.2 Officers can confirm the above description was issued to consultees and used when the application was advertised in both the Press Advert and Site Notices, so this typographical error does not prejudice the assessment of this application.

#### **2. Additional representations received**

- 2.1 No representations received.

#### **3. Amended / updated proposed planning conditions**

- 3.1 A typographical error has led to proposed Conditions 5 and 6 being published in their draft form only. These should be deleted and replaced with the following revised proposed conditions:

- 3.2 Condition 5 is proposed to be deleted and replaced with the following:

*In respect of the proposed replacement of the copper roof of the small hall with bitumen felt, listed building consent is hereby granted on a temporary basis only.*

*Consent for the use of bitumen felt shall enure for a maximum of 5 years only beginning with the date of this notice.*

*Within two years of the date of this notice, full details of the replacement of the roof with a replacement roof of copper material, or alternative proposed material, shall be submitted to the Local Planning Authority for its approval in writing. Details shall include:*

- a) Proposed materials to be used in the replacement roofing and its supporting framework;*
- b) Methods of installation and a full schedule of works thereof;*
- c) A timetable and programme for undertaking the repairs and installation of permanent replacement roofing, to be demonstrated to be undertaken within a period of no later than 5 years from the date of this notice; and,*
- d) Details of funding being available and confirmation of the appropriate standards of qualified workmanship being engaged in the project.*

*There shall be no use of any materials other than those approved within the details referred to in this condition, and the works of repair, replacement and refurbishment shall be undertaken strictly in accordance with the approved details.*

*The replacement features shall be provided to the timescales specified within the approved under Part 2(c) of this condition.*

*Reason: The use of bitumen felt is not considered appropriate nor acceptable for anything other than an emergency repair and medium-term temporary solution whilst the listed building is repaired to a suitable standard, so the condition is necessary to ensure that special regard is paid to protecting the buildings special architectural and historic interest and ensuring the long term integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with adopted policy CS10.*

3.3 Condition 6 is proposed to be deleted and replaced with the following:

*In respect of the proposed removal of the decorative vent/cowl and use of any replacement feature or repairs thereto, listed building consent is hereby granted on a temporary basis only.*

*Consent for the removal of the decorative vent/cowl and use of any replacement feature or repairs thereto, shall enure for a maximum of 5 years only beginning with the date of this notice.*

*Within two years of the date of this notice, full details of the removal of the decorative vent/cowl and use of any replacement feature, or repairs thereto, shall be submitted to the Local Planning Authority for its approval in writing. Details shall include:*

- a) Proposed method of removal;*
- b) Proposed materials to be used in the replacement decorative vent/cowl and use of any replacement feature and any supporting framework;*
- c) Methods of installation and a full schedule of works thereof;*
- d) A timetable and programme for undertaking the repairs and installation of permanent replacement decorative vent/cowl, or reinstatement of the refurbished original feature, and use of any replacement feature, to be demonstrated to be undertaken within a period of no later than 5 years from the date of this notice; and,*
- e) Details of funding being available and confirmation of the appropriate standards of qualified workmanship being engaged in the project.*

*There shall be no use of any materials other than those approved within the details referred to in this condition, and the works of repair, replacement and refurbishment shall be undertaken strictly in accordance with the approved details.*

*The replacement features shall be provided to the timescales specified within the approved under Part 2(c) of this condition.*

*Reason: The use of bitumen felt is not considered appropriate nor acceptable for anything other than an emergency repair and medium-term temporary solution whilst the listed building is repaired to a suitable standard, so the condition is necessary to ensure that special regard is paid to protecting the buildings special architectural and historic interest and ensuring the long term integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with adopted policy CS10.*

3.4 Additional precautionary conditions are proposed for the purposes of protecting the listed building, as follows:

3.4.1 New Condition 8:

*Other than the works expressly permitted under this consent, all original external and internal historic features forming part of the special character of the heritage asset (including buttresses, brickwork, joinery of historic importance, etc) should be preserved and protected from any damage throughout the works.*

*Any damaged fabric should be repaired in a like for like manner with relevant matching materials and techniques within 28 days of the occurrence of damage, to the satisfaction of the Local Planning Authority.*

*Reason: To protect the special architectural and historic interest and integrity of the building as a heritage asset under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

3.4.2 New Condition 9:

*During the works, if hidden historic features or archaeology are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately. Works shall not recommence on that aspect of the development until a suitable scheme of mitigation has first been submitted to and approved in writing by the Local Planning Authority and shall only be recommenced in accordance with such a mitigation strategy as approved.*

*Reason: To ensure that historic features are recorded and preserved as part of the special character of the Listed Building in accordance with Core Strategy Policy (2015) CS10.*

3.4.3 New Condition 10:

*Other than the works expressly permitted under this consent, any new external and internal repair works to the retained fabric shall match the existing adjacent historic work with regard to the methods, materials, colour, texture and profile of materials used, unless otherwise first agreed in writing by the Local Planning Authority. Newly added brickwork and repointing*

*should match the quality of the existing and should be undertaken using lime mortar where lime mortar is already used in the building.*

*Reason: To ensure that the used materials and finishes are appropriate for the character and appearance of the Listed building, to protect the special architectural and historic interest and integrity of the building as a heritage asset under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

#### **4. Recommendation**

4.1 The recommendation in the published agenda report is now proposed to be changed as below:

4.2 It is recommended that application 06/24/0088/LB should be APPROVED subject to the conditions listed in the published Agenda Report with the following amendments:

- (i) Condition 5 shall be substituted with the condition proposed at paragraph 3.2 above.
- (ii) Condition 6 shall be substituted with the condition proposed at paragraph 3.3 above.
- (iii) New Conditions 8, 9 and 10 shall be added as proposed at paragraph 3.4 above.