

9 JANUARY 2020

Minutes of a meeting of the **DEVELOPMENT COMMITTEE** held in the Council Chamber, Council Offices, Holt Road, Cromer at 9.30 am when there were present:

Councillors

Mrs P Grove-Jones (Chairman)
Mr P Heinrich (Vice-Chairman)

Mr P Fisher
Mrs W Fredericks
Mr R Kershaw
Mr N Lloyd

Mr G Mancini-Boyle
Mr N Pearce
Mr A Varley
Mr A Yiasimi

Mr T Adams – substitute for Mr A Brown
Dr P Bütikofer – substitute for Dr C Stockton
Mr C Cushing – substitute for Mr D Baker
Mr J Rest – substitute for Mrs A Fitch-Tillett

Officers

Mr P Rowson – Head of Planning
Mr N Doran – Principal Lawyer
Mr D Watson – Interim Development Manager
Mr R Parkinson – Major Projects Team Leader
Mrs C Dodden – Senior Planning Officer
Mr J Mann – Senior Planning Officer
Mr D Mortimer – Highways Officer (NCC)
Miss L Yarham – Democratic Services and Governance Officer

84 TO RECEIVE APOLOGIES FOR ABSENCE AND DETAILS OF ANY SUBSTITUTE MEMBER(S)

Apologies for absence were received from Councillors Mr D Baker, Mr A Brown, Mrs A Fitch-Tillett and Dr C Stockton. There were four substitute Members in attendance.

85 MINUTES

The Minutes of a meeting of the Committee held on 5 December 2019 were approved as a correct record and signed by the Chairman.

86 ITEMS OF URGENT BUSINESS

None.

87 DECLARATIONS OF INTEREST

<u>Minute</u>	<u>Councillor:</u>	<u>Interest</u>
88	T Adams	Already contributed to responses under County Council Planning Obligations Framework as County Councillor for Cromer Division
88	J Rest	Non-Executive Director of Victory

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SOUTHREPPS PF/19/0771 - RESIDENTIAL DEVELOPMENT OF 15 DWELLINGS WITH ASSOCIATED ACCESS, ONSITE PARKING PROVISION, GARDENS, OPEN SPACE AND OFF-SITE HIGHWAYS IMPROVEMENTS TO LONG LANE ESTATE AND LONG LANE INCLUDING THE PROVISION OF A FOOTPATH FROM THE PROPOSED DEVELOPMENT SITE TO THE HIGH STREET: LAND AT LONG LANE, SOUTHREPPS, FOR VICTORY HOUSING

Public Speakers

Roger Swift (Southrepps Parish Council)
 Stephen Hall (objecting)
 Graham McCabe (objecting)
 Faith Davies (supporting)

The Senior Planning Officer (JM) presented the report and an addendum giving an updated position as of 7 January 2020. As a further update, he stated that the tenure of the proposed dwellings should be 60% for affordable rent and 40% for shared ownership. Two further representations had been received following publication of the addendum which did not raise additional concerns. He displayed plans and photographs of the site and surrounding area, including the road network and visualisations of the landscape impact in 15 years' time. He presented an amended recommendation as set out in the addendum and amended above.

Councillor N Pearce, the local Member, stated that he wished to hear the Committee's views before commenting on this application.

Councillor T Adams confirmed with the Chairman that he could speak but not vote on this application. He asked for confirmation that there was sufficient width of highway verge to provide a footway. Having seen the highway boundary maps, he had some concerns regarding the deliverability of the footway given the narrowness of the highway verges. He stated that the kerbing on Long Lane as existing did not provide a continuous accessible footway and there did not appear to be proposed conditions to resolve the matter. He also requested clarification that the Highway Authority had lifted its technical objection. He considered that a site inspection would be of benefit to Members who had not previously visited the site.

The Senior Planning Officer explained that condition 5 required details of the footway to be provided, which would need to be agreed by the Highway Authority. Other conditions related to highway improvements which would also need to be agreed. He confirmed that the Highway Authority had removed its technical objection and now supported the scheme subject to conditions. These conditions had been included in the addendum.

Councillor Adams considered that there was no certainty as to whether the issues could be resolved or information to demonstrate that the footway was deliverable. He considered that this was an important issue given the increase in the number of wheelchair users who would be using the footpath.

As a point of clarification, Councillor J Rest pointed out the difference between the requirement for affordable housing across the District, which was infinitesimal, and need which as at January 2020 stood at 2864 affordable dwellings across the District. He considered that any development that delivered the right number of affordable dwellings to help address the need was the most important consideration

and that this development should be approved.

Councillor N Lloyd considered that the applicant had worked hard to resolve the highway issues and had arrived at a solution, although it was not perfect. He supported Councillor Rest's comments with regard to the huge need for affordable dwellings in the District.

Councillor P Heinrich stated that he understood the objections that had been made on highway grounds. However, there was a desperate need for more affordable housing throughout the District. Although the site was allocated for approximately 10 dwellings, he considered that 15 dwellings was low density compared with some developments and a private developer would seek a much higher density. He considered that the proposed landscaping improvements were quite good. He considered that the highway and parking improvements, although not ideal, were the best that could be achieved given the constraints of the site. He referred to the long list of constraints and condition that were proposed and he considered that on balance, the need for affordable housing should take priority.

Councillor N Pearce, the local Member, stated that this was a complex and lengthy application. He referred to the Council's duty to protect the natural heritage. The need for small developments in villages had been recognised in the Local Plan. The proposed development would result in 15 affordable homes, including shared ownership, which would remain affordable in perpetuity. He considered that a market development could lead to the dwellings becoming second homes, and referred to the need for affordable housing outlined in the report. He stated that the proposed development was very low density and the single-storey element of the scheme would mitigate the possibility of invasion of privacy. He considered that there was a need for this development and local villages had to contribute towards the provision of new homes. He supported the application.

It was proposed by Councillor P Heinrich, seconded by Councillor J Rest and

RESOLVED by 13 votes to 0 with 1 abstention

Part 1:

Delegate authority to the Head of Planning to APPROVE subject to:

- 1) Receipt of improved and amended boundary treatments and landscaping**
- 2) Receipt of improved layout to accommodate Highways requirements of 07/01/2020**
- 3) Satisfactory completion of a S.106 Planning Obligation to cover the following:**
 - Improvements to the Public Right of Way (Southrepps Public Footpath 18) £75 per dwelling (total £1,125)
 - Provision of all 15 houses for use as General Needs affordable housing, including 60% Affordable Rent and 40% Intermediate Tenure (preferably Shared Ownership)
 - Public Open Space contributions of £25,442 in total comprising: Allotments £6,810; Play enhancement £4,800; and Parks £13,832

- SPA / SAC visitor impact mitigation contributions £50 per dwelling (total £750)

4) The imposition of the appropriate conditions to include:

1. Time Limit – three years beginning with the date on which this permission is granted
2. The development shall be undertaken in strict accordance with the plans

Pre-commencement

3. Construction Management Plan including temporary parking for construction personnel on site
4. Demolition of the existing garages and the provision of a footpath from Long Lane Estate to the High Street
5. Details to be agreed for the provision of a footpath from Long Lane Estate to the High Street as per submitted plans, and completion of the path prior to first occupation.
6. Promotion of Traffic Regulation Order
7. Detailed plans of the roads, footways, foul and surface water drainage
8. Provision of all highways improvements – modifications to Long Lane Estate and widening to Long Lane (Junction with Long Lane Estate)
9. Materials to be agreed: External bricks and tiles, windows and doors, external finishing.
10. Materials to be agreed: Boundary treatments including detailed designs
11. Details of providing the Category M4 2 dwellings on site
12. Drainage scheme to take into account topography of the site
13. Finished floor levels informed by the Drainage Strategy and site sections (details to be agreed)
14. Soft Landscaping Plan (to also prevent ad hoc parking on Public Open Space)
15. Soft Landscaping Management and Maintenance plan
16. Hard Landscaping details
17. Hard landscaping Management and Maintenance Plan
18. Minerals /aggregate materials – details of how on-site resources will be recycled
19. Renewable Energy Details to be agreed and installed in accordance with the

approved details

20. Car Park management plan

Pre-Occupation

21. All works carried out on roads, footways, foul and surface water sewers within the estate

22. Provision of Open Space

23. Open Space Management and Maintenance Plan

24. Small mammal access in fencing

25. Provision of Bird Boxes and Bat Boxes as recommended by the Preliminary Ecological Survey

26. Restrictions on any external lighting

27. Obscure glazing, where appropriate

28. Prior to the occupation of the final dwelling, all works to the roads, footways, foul and surface water sewers shall be carried out in accordance with the approved plans

And any other conditions considered to be necessary by the Head of Planning

Part 2:

That the application be refused if a suitable section 106 agreement is not completed within 3 months of the date of resolution to approve, and in the opinion of the Head of Planning, there is no realistic prospect of a suitable section 106 agreement being completed within a reasonable timescale.

89 BINHAM - PF/19/0456 - DEMOLISH OLD READING ROOM BUILDING AND ERECTION OF ONE AND A HALF STOREY DETACHED DWELLING AND DETACHED GARAGE WITH STORAGE ABOVE, INCLUDING PART RETROSPECTIVE ALTERATIONS TO EXISTING SECTION OF FRONT BOUNDARY WALL; LAND EAST OF NO.5 (FORMER READING ROOM), LANGHAM ROAD, BINHAM, NR21 0DW FOR MR BIRCHAM

Public Speaker

Jerry Stone (supporting)

The Senior Planning Officer (CD) presented the report and displayed plans and photographs of the site and surrounding area, including photographs of the boundary wall, proposed site access and visibility from the proposed access. A map was displayed showing the relationship of the site with the village and its services. The Senior Planning Officer recommended refusal of this application as set out in the report.

Councillor R Kershaw, the local Member, stated that the existing building was now derelict and an eyesore. The proposal was a self-build scheme for a young family with local connections who wanted to return to their village and could not afford local market prices. The Parish Council supported the proposal subject to conditions in

respect of parking and deliveries, to which the applicant had agreed. Average traffic speed along the road was 20-23 mph and he considered that the visibility splay would be better than that of the surrounding dwellings. The site was within a cluster of dwellings and he did not consider that the proposed dwelling would be isolated. Binham had been identified as a small growth village which would allow infill development to take place. He referred to Policy HO8 and considered that the proposed dwelling would not result in a disproportionately large increase in the height and scale in comparison with the existing building and would not materially increase the impact of the building on the surrounding countryside. The applicant had tried to comply with all planning requests and had amended the original plans. He considered that a site inspection would be beneficial before a decision was made.

It was proposed by Councillor R Kershaw, seconded by Councillor J Rest and

RESOLVED by 12 votes to 2

That consideration of this application be deferred to allow the Committee to carry out a site inspection.

In response to a question by Councillor T Adams, the Senior Planning Officer confirmed that the lowering of the wall required planning permission which was the reason for its inclusion within this application.

90 **BRINTON - PF/18/1553 - PROPOSED ERECTION OF TWO-STOREY AGRICULTURAL DWELLING; LAND AT VALLEY FARM, BALE ROAD, SHARRINGTON (ADJ GARAGE) FOR MR RIVETT**

The Head of Planning announced that filming would take place during this item and asked if any member of the public did not wish to be included. No objections were raised.

Public Speakers

Debra Hyslop (Brinton Parish Council)
Keith Parks (objecting)
Ben Rivett (supporting)

The Acting Development Manager presented the report and presented plans and photographs of the site and surrounding area, including plans showing the extent of the land at Valley Farm, much of which was tenanted, and the area of land owned by the applicant.

The Acting Development Manager reported that Councillor Ms K Ward, who had been local Member when the application was submitted, supported the Officer's recommendation for refusal as it had significant implications for building in the countryside and was clearly contrary to HO5. Councillor Ward had also stated that Councillor A Brown, the current local Member, supported the recommendation. A request had been made to make it clear that representations had been received from the CPRE. These had been included in the general list of representations as the CPRE was not a formal consultee for this application. An email had been received from the applicant, which had been circulated to the Committee, and four emails had been received from a local resident which did not raise new material issues. Emails had been received from two further local residents which also did not raise new material issues. They also referred to the potential for pigs to be kept on

land close to their dwellings and effect on property values. The Acting Development Manager explained that the siting of pigs on land did not require planning permission and any effect on property values was not a material planning consideration.

The Acting Development Manager recommended refusal as set out in the report.

It was proposed by Councillor R Kershaw, seconded by Councillor P Bütikofer and

RESOLVED unanimously

That this application be refused in accordance with the recommendation of the Head of Planning.

91 **FAKENHAM - PF/19/0487 - ERECTION OF A PAIR OF ONE BEDROOM SEMI-DETACHED AFFORDABLE DWELLINGS; LAND NORTH OF 77, ST PETERS ROAD, FAKENHAM FOR VICTORY HOUSING TRUST**

This application had been withdrawn by the applicant prior to the meeting.

92 **APPLICATIONS RECOMMENDED FOR A SITE INSPECTION**

None in addition to PF/19/0456 above.

93 **APPEALS SECTION**

(a) **NEW APPEALS**

The Committee noted item 12(a) of the agenda.

(b) **INQUIRIES AND HEARINGS - PROGRESS**

The Committee noted item 12(b) of the agenda.

(c) **WRITTEN REPRESENTATIONS APPEALS - IN HAND**

The Committee noted item 12(c) of the agenda.

The Acting Development Manager reported that the appeal in respect of Melton Constable PF/19/0481 had been dismissed.

(d) **APPEAL DECISIONS**

The Committee noted item 12(d) of the agenda.

(e) **COURT CASES – PROGRESS AND RESULTS**

The Committee noted item 12(e) of the agenda.

The meeting closed at 11.35 am.

CHAIRMAN
6 February 2020