

23 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 A Brown
Mr C Cushing
Mr P Fisher
Mrs A Fitch-Tillett
Mrs W Fredericks

Mr R Kershaw
Mr G Mancini-Boyle
Mr N Pearce
Mr A Varley

Mr T Adams – substitute for Mr N Lloyd

Mrs E Spagnola – observer
Mr J Toye – observer

Officers

Mr P Rowson – Head of Planning
Mr N Doran – Principal Lawyer
Mr D Watson – Interim Development Manager
Ms N Levett – Interim Development Management Team Leader
Mr C Reuben – Senior Planning Officer
Miss L Yarham – Democratic Services and Governance Officer

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

Apologies for absence were received from Councillor N Lloyd. There was one substitute Member in attendance.

95 ITEMS OF URGENT BUSINESS

None.

96 DECLARATIONS OF INTEREST

<u>Minute</u>	<u>Councillor:</u>	<u>Interest</u>
97	Mrs A Fitch-Tillett	Knows applicant due to applicant's former employment by the Authority.
98	Mrs W Fredericks	Known to the applicant (will speak but not vote)
99	Mr P Fisher	Knows the Town Council representative

MELTON CONSTABLE - PF/19/0854 - SITING OF RAILWAY CARRIAGE (RETROSPECTIVE) AND CONVERSION, EXTENSION AND REFURBISHMENT OF RAILWAY CARRIAGE TO SELF-CONTAINED HOLIDAY ACCOMMODATION; LAVENDER COTTAGE, CULPITS FARM, HINDOLVESTON ROAD, MELTON CONSTABLE, NR24 2NF FOR MRS WAKE

Public Speaker

Polly Wake (supporting)

The Interim Development Management Team Leader presented the report. She displayed plans and photographs of the site and existing railway carriage, including a photograph of a guards van which the extension would resemble. She recommended approval of this application as set out in the report.

Councillor A Brown, the local Member, considered that the report was clear as to the policy issues and he did not have many concerns over the proposal. However, there Parish Council was uncertain as to how the proposal would affect the public footpath.

The Interim Development Management Team Leader explained that the development would not impact on the footpath, but a condition would be imposed as a precautionary measure to ensure that the footpath remained open and was not diverted.

Councillor P Heinrich stated that there was a history of old railway carriage bodies being used as accommodation and of camping coaches at railway stations. He considered that vertical cladding was acceptable but he had some reservations regarding the use of larch. However, he was happy to leave this matter to the Officers. He proposed approval of this application as recommended.

Councillor Mrs A Fitch-Tillett declared that she knew Mrs Wake, who had been a former employee of the Council. After checking with the Principal Lawyer that it was in order to do so, she seconded the proposal.

Councillor G Mancini-Boyle stated that his only concern related to fire risk and asked what precautions would be taken.

The Interim Development Management Team Leader explained that the applicant would not allow barbecues in the vicinity of carriage and that cooking facilities within the carriage were electric.

Councillor N Pearce considered that this was a finely balanced proposal and wished it to be recorded that he did not like retrospective applications. In this case, he accepted the Officer's recommendation.

Councillor C Cushing considered that the proposal fitted in well with the theme of the area and it would not impact on other businesses. He supported the recommendation.

RESOLVED unanimously

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

98 **MUNDESLEY - PF/19/1664 - ERECTION OF TWO BEDROOM DETACHED DWELLING FOLLOWING DEMOLITION OF EXISTING TRIPLE GARAGES; LAND OPPOSITE 8 HEATH LANE, MUNDESLEY, NR11 8JP FOR MR LEES**

Public Speaker

Frank Lees (supporting)

The Senior Planning Officer presented the report and displayed plans and photographs of the site and surrounding area. He referred to the previously refused application and stated that although the parking concerns had been overcome, the other concerns remained. He recommended refusal of this application as set out in the report.

The Senior Planning Officer explained that the Environment Agency's flood zone maps would shortly be updated to show the site located in Flood Zone 1 rather than zones 2 & 3, and therefore at a lower risk of flooding. However, the revised zones were not yet in place and the application had to be determined according to the existing situation.

Councillor Mrs W Fredericks, the local Member, stated that she had a copy of a letter from the Environment Agency which had been referred to by Mr Lees, confirming that the site would be designated as Flood Zone 1. She stated that Heath Lane had a varied street scene, with a mix of bungalows and houses of varying sizes and parcels of land. She considered that the garage site would be better used to provide housing as there was a dire shortage in Mundesley, and stated that neighbouring bungalows sat on equally small plots. This was a contentious site and she considered that a site inspection would be appropriate. This was seconded by Councillor A Varley.

On being put to the vote, 4 Members voted in favour of a site inspection and 4 against. On the casting vote of the Chairman it was

RESOLVED

That consideration of this application be deferred to allow the Committee to inspect the site.

99 **WELLS-NEXT-THE-SEA - PF/19/0642 - DEMOLITION OF EXISTING TOILET FACILITIES, ERECTION OF REPLACEMENT TOILET BLOCK INCLUDING CHANGING PLACES FACILITY; NNDC CAR PARK AND PUBLIC CONVENIENCES, FREEMAN STREET, WELLS-NEXT-THE-SEA FOR NORTH NORFOLK DISTRICT COUNCIL**

Public Speaker

Roger Arguile (Wells Town Council)

The Interim Development Manager presented the report. He displayed plans and photographs of the site and the surrounding area, and a photograph of the proposed Corten steel cladding and an example of its use in a sensitive location elsewhere. He recommended approval of this application as set out in the report.

Councillor P Fisher, the local Member, referred to the popularity of Wells-next-the-Sea as a tourist destination and the pressure on its public conveniences, which were outdated and barely adequate. He stated that the new facilities were needed, but he considered that the Corten steel cladding was inappropriate and did not reflect the character of the surrounding area. Although flint had been incorporated into the east and west elevations, they would be seen by few people. The site was in an elevated position and the building would be highly visible, particularly in the winter months when the car park was empty.

Councillor Mrs A Fitch-Tillett asked if the proposed panels were similar to those on the Maltings building in the town.

The Head of Planning explained that the material on the Maltings and the proposed toilets were effectively rain screens. The material used on the Maltings was a bronzed contemporary material which set the benchmark for modern materials on prominent buildings. It was not similar in appearance to the Corten steel proposed for the toilets but it was similar in context of a contemporary material in a Conservation Area. He advised the Committee of its options for determination of this application, including deferral for further negotiations relating to materials.

Councillor Mrs A Fitch-Tillett stated that she was Vice-Chairman of the AONB Partnership, which was more concerned about lighting than the materials and she shared its concerns. She did not object to the application in principle.

Councillor N Pearce stated that the Council was entrusted to look after heritage and the AONB. He considered that the proposed materials did not match the AONB and Conservation Area and that this application should be deferred for negotiations on materials.

Councillor P Heinrich stated that he was familiar with the example which was displayed during the Officer's presentation and considered that it fitted in very well with that particular landscape. He had no objection to a modern building of high quality design in the car park and considered that the inclusion of flint detailing provided some connection with the area. The proposal would provide Changing Places toilets which were needed, with a good modern design using appropriate materials. He supported the application.

Councillor C Cushing supported the Town Council's concerns and considered that the design was inappropriate.

The Chairman commented that there appeared to be no concern regarding the internal layout of the proposed building.

Councillor T Adams supported Councillor Pearce with regard to deferral. He stated that he would like to see Changing Places toilets in every community, and many public conveniences in the District needed replacement. However, he was not convinced that the material was appropriate for the location.

The Head of Planning stated that issues of accessibility would be taken forward through the Corporate Plan, with consideration for arts and culture at the heart of any consideration. He expressed disappointment at the concerns that had been raised regarding the use of Corten steel in this particular setting, and stated that the scheme as presented had been subject to very careful consideration by Officers and the Project Team. In his opinion, the proposal was for a good contemporary building using appropriate materials. In the event of deferral, the Project Team would work

hard to find a suitable alternative. However, he could not guarantee that the proposal would not come back to Committee with a contemporary building using Corten steel or a bronze material such as that used on the Maltings. The design as proposed had been through a careful process and was supported by the Senior Conservation Officer.

It was proposed by Councillor P Heinrich, seconded by Councillor Mrs A Fitch-Tillett that this application be approved in accordance with the recommendation of the Head of Planning.

On being put to the vote, the proposal was defeated with 3 Members voting in favour and 9 against.

Councillor N Pearce proposed that consideration of this application be deferred as the design is not consistent with the Conservation Area in terms of the proposed cladding material and does not contribute to the preservation of the AONB or Conservation Area and the protection of heritage. He considered that it was important to get the design right and that view, location and tourism should be taken into account. If a contemporary design came back to Committee it could be discussed at that time.

Councillor C Cushing asked if the Committee could instruct the Project Team with regard to the appearance of the building.

The Interim Development Manager explained that due to the nature of the building, which was built off site, it was inevitable that it would be clad in some way. Timber cladding had been considered but dismissed due to concerns regarding durability and ongoing maintenance.

The Principal Lawyer explained that although this was a District Council application, it should be treated as any other application. Whilst the Committee could indicate its preference, it was within the gift of the applicant as to what was submitted.

Councillor P Fisher requested that the Project Team consult directly with the Town Council on this matter.

Councillor R Kershaw stated that during the discussion it had been agreed that the overall design was acceptable. The design was revolutionary in that the modules could be changed if necessary without closing the facilities. The cladding was the only concern.

Councillor Mrs A Fitch-Tillett asked if there was pressure to carry out the replacement for the forthcoming tourist season and expressed concern that a major tourist town would be left without toilet facilities.

The Head of Planning explained that he understood this proposal was part of a first tranche of Changing Places toilets. Timing of construction was a matter for discussion with the Project Team and the Town Council and he could not guarantee the facilities would be deliverable for the forthcoming tourist season.

Councillor Fisher confirmed that the existing toilets were fully functional and considered that a delay would be preferable to getting it wrong.

Councillor A Brown asked what arrangements would be made for temporary toilet facilities during the construction period.

The Interim Development Manager explained that other toilets were available in the town but he was unaware as to whether there were plans to install temporary facilities. This was a matter for the Project Team and not a planning consideration.

The Head of Planning agreed to provide information regarding temporary facilities when the matter was next considered.

Councillor N Pearce stated that the discussions on this application were relevant to toilet facilities throughout the District and deferral would allow more information to come forward.

It was proposed by Councillor N Pearce, seconded by Councillor P Fisher and

RESOLVED by 11 votes to 1

That consideration of this application be deferred to seek an alternative cladding material as the design as proposed is not consistent with the Conservation Area and does not contribute to the preservation of the AONB, Conservation Area and protection of heritage.

100 APPLICATIONS RECOMMENDED FOR A SITE INSPECTION

None in addition to PF/19/1664 above.

101 APPEALS SECTION

(a) NEW APPEALS

The Committee noted item 10(a) of the agenda.

(b) INQUIRIES AND HEARINGS - PROGRESS

The Committee noted item 10(b) of the agenda.

The Interim Development Manager reported that the hearing in respect of Letheringsett with Glandford PF/28/2980 had taken place and the result was expected in the next few weeks.

(c) WRITTEN REPRESENTATIONS APPEALS - IN HAND

The Committee noted item 10(c) of the agenda.

The Interim Development Manager reported that the appeal in respect of Happisburgh ENF/18/0069 had been dismissed.

(d) APPEAL DECISIONS

The Committee noted item 10(d) of the agenda.

(e) COURT CASES – PROGRESS AND RESULTS

The Committee noted item 10(e) of the agenda.

The meeting closed at 10.38 am.

CHAIRMAN
Thursday, 6 February 2020