

**26 OCTOBER 2017**

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

R Reynolds (Chairman)  
B Smith (Vice-Chairman)

Mrs S Arnold  
Mrs A Claussen-Reynolds  
Mrs A R Green  
Mrs P Grove-Jones  
B Hannah

N Lloyd  
N Pearce  
Ms M Prior  
S Shaw  
R Shepherd

Mrs V Uprichard

V FitzPatrick – Priory Ward  
Ms V Gay – North Walsham West Ward  
Mrs A Moore – North Walsham West Ward

Mrs A Fitch-Tillett – observing  
P Moore - observing  
J Rest – observing  
E Seward – observing

Officers

Mr G Lyon – Major Projects Manager  
Mrs S Ashurst – Development Manager  
Mr R Parkinson – Major Projects Team Leader  
Miss L Yarham – Committee Officer

**82. APOLOGIES FOR ABSENCE AND DETAILS OF SUBSTITUTE MEMBERS**

None.

**83. MINUTES**

The Minutes of a meeting of the Committee held on 28 September 2017 were approved as a correct record and signed by the Chairman.

**84. ITEMS OF URGENT BUSINESS**

None

**85. DECLARATIONS OF INTEREST**

<u>Minute</u>	<u>Councillor:</u>	<u>Interest</u>
86	S Shaw	Knew some of the partners of Westover Vets but had not discussed the application with them.
86	Mrs V Uprichard	Client of the practice.

All Members declared they had received correspondence in respect of Wells-next-the-Sea PF/17/1065.

## **PLANNING APPLICATIONS**

Where appropriate the Planning Officers expanded on the planning applications; updated the meeting on outstanding consultations, letters/petitions received objecting to, or supporting the proposals; referred to any views of local Members and answered Members' questions.

Background papers, including correspondence, petitions, consultation documents, letters of objection and those in support of planning applications were available for inspection at the meeting.

Having regard to the above information and the Officers' report, the Committee reached the decisions as set out below.

Applications approved include a standard time limit condition as condition number 1 unless otherwise stated.

**86. NORTH WALSHAM - PF/17/0831 - Erection of two storey building for new veterinary centre with associated car parking and access from Hornbeam Road; Land at corner of Hornbeam Road/ Norwich Road, Mulberry Grove Development for Westover Veterinary Centre**

The Committee considered item 1 of the Officers' reports.

### Public Speakers

Mary Seward (North Walsham Town Council)  
Toby Morrell (supporting)

The Major Projects Team Leader presented plans and photographs of the site, including 3D impressions of the proposed building. He referred to the design context of the proposal. He reported that it was proposed to remove the trees on the Norwich Road frontage. However, he considered that it might be possible to retain the trees. He recommended approval of this application subject to conditions as listed in the report, further discussions regarding trees, clarification of design details and any additional conditions required by the Head of Planning.

Councillor Ms V R Gay, a local Member, stated that both Mr Bethell (objector) and Mr Tomlinson (Westover) had discussed the application with her. She supported the Officer's recommendation. She considered that there should be as many jobs with prospects as possible in the District's towns. However, she considered that one disabled parking space was insufficient and requested that as many trees as possible be retained.

Councillor Mrs A M Moore, a local Member, supported this application. She considered that the policy conflict in this case was outweighed by the retention of an important employer, which also provided training opportunities, in the town. She considered that it would be a great loss to the town if this business relocated elsewhere.

Councillor R Shepherd commended the report. He considered that the Core Strategy and NPPF were generally satisfied and that all outstanding issues had been covered by conditions. He proposed approval as recommended by the Major Projects Team Leader.

Councillor Mrs S A Arnold stated that it had taken a long time to find a use for the land and this application would provide skilled jobs for local people. She considered that the trees should be retained if possible but this should be subject to investigation and not a condition. She seconded the proposal.

Councillor Ms M Prior also commended the report. She was particularly pleased with the employment and work experience opportunities, and liked the design of the building. She supported the application.

Councillor Mrs V Uprichard reiterated the support expressed by previous speakers. She was pleased that sound proofing was to be conditioned.

Councillor N Lloyd considered that the proposal would be a good development for the town. However, he was concerned that the proposal contained 25m<sup>2</sup> of retail space as there was a pet shop in the town centre and struggled with empty shops. He liked the building and amount of greenery shown on the plan, and hoped that a good landscaping scheme would be achieved.

The Major Projects Team Leader explained that there was sufficient green space to allow a good amount of landscaping. He considered that it would be possible to retain some of the trees. He also considered that it would be possible to provide an additional disabled car parking space.

Councillor Mrs P Grove-Jones considered that the opportunity to fill part of the unused commercial land should be taken.

**RESOLVED** unanimously

**That this application be approved subject to conditions as listed in the report, further discussions regarding trees, clarification of design details and any additional conditions required by the Head of Planning.**

Councillor Mrs S A Arnold considered that local Members should monitor the implementation of the landscaping scheme and report any concerns to the Enforcement Board.

**87. WELLS-NEXT-THE-SEA - PF/17/1065 - Demolition of existing boundary walls and erection of two-storey dwelling; Land adjacent to Hampden House, East Quay for Mr Chick**

The Committee considered item 2 of the Officers' reports.

Public Speakers

Greg Hewitt (Wells Town Council)  
Alex Tsentides (objecting)  
Jon Chick (supporting)

The Development Manager presented plans and photographs of the site and its surroundings. She explained that the applicant was willing to replace a tree which would be removed to create a parking space for the proposed dwelling.

The Development Manager reported that four additional representations had been received, all of which had been circulated to Members in advance of the meeting. She stated that the relationship between the applicant and the Council in respect of his involvement in the Maltings project was not a material planning consideration.

The Development Manager reported the comments of the Landscape Officer, who had raised concerns with regard to design, materials and light pollution. The Landscape Officer had requested that, if the application was approved, permitted development rights be removed for external lighting, and details of the boundary treatment to include the parking area were conditioned.

The Development Manager recommended approval of this application subject to the conditions listed in the report and additional conditions to remove permitted development rights for external lighting and that samples of materials should include details of lighting, including the parking area, and boundary treatments.

Councillor V FitzPatrick, a local Member, considered that the remaining walls, which were thought to be from a former public house on the site, were not a significant heritage asset and added little to the street scene of East Quay. Buildings along the East Quay jostled for position giving it a "lived in" character and he considered that the proposed building would add to this character. There were fairly modern buildings in close proximity to the site and he considered that the new development would add to the mix and style of the area. It was an interesting development which would add to the street scene. He urged the Committee to support the Officer's recommendation.

Councillor Ms M Prior supported the comments and proposed approval of this application as recommended.

Councillor R Shepherd stated that the only possible reason to reject the application was EN4 design. He asked if samples of the proposed materials were available.

The Development Manager stated that samples were not available but she understood they were on order. A condition would be imposed to require details of materials to be agreed prior to use on site.

Councillor Shepherd stated that the buildings behind the site were new build bungalows. Although it was good to preserve old parts of the town, he considered that the proposed dwelling would eventually blend in. He seconded the proposal.

Councillor B J Hannah referred to the Highway Authority recommendation of refusal.

The Development Manager explained that the doors to the workshop and boat store would open directly onto East Quay. Officers considered that although there would be a conflict, any vehicular movements would be very slow and this was insufficient reason to refuse the application.

Councillor Mrs S A Arnold supported the imposition of a permitted development condition and requested that the tree be replaced if possible.

Councillor B Smith considered that this was an innovative scheme which appeared to fit snugly within the street scene. Flooding was unlikely to cause a problem as the accommodation would be upstairs. Movements would be limited to taking a boat out. Although it was a shame to lose the garden, the tree was in a poor state. He considered that the proposed dwelling did not appear as bulky from Jolly Sailor Yard, and would not prevent views of the mudflats or from buildings to the east. He supported the application.

Councillor S Shaw considered that the modern building would enhance the area. There were several modern buildings nearby and he considered that the proposed dwelling would fit in well.

It was proposed by Councillor Ms M Prior, seconded by Councillor R Shepherd and

**RESOLVED** by 10 votes to 2

**That this application be approved subject to the conditions listed in the report, and additional conditions to remove permitted development rights for external lighting and to require the submission of details of external lighting, and details of boundary treatments to the parking area, and any other conditions considered appropriate by the Head of Planning.**

**88. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – QUARTER 2 2017/18**

The Committee noted item 3 of the Officers' reports.

Councillor Mrs S A Arnold requested that the Development Manager feed back to the Officers the Committee's appreciation for their hard work and dedication in producing such excellent performance figures. The Chairman and Committee reiterated these comments.

**89. NEW APPEALS**

The Committee noted item 4 of the Officers' reports.

**90. INQUIRIES AND HEARINGS - PROGRESS**

The Committee noted item 5 of the Officers' reports.

The Major Projects Manager updated the Committee on the latest position with regard to the appeals in relation to wind turbines at Bodham and Selbrigg, and application PF/15/0907 at Sculthorpe.

**91. WRITTEN REPRESENTATIONS APPEALS - IN HAND**

The Committee noted item 6 of the Officers' reports.

**92. APPEAL DECISIONS – RESULTS AND SUMMARIES**

The Committee noted item 7 of the Officers' reports.

Councillor Mrs S A Arnold congratulated the Planning Department on the latest appeal results.

**93. COURT CASES – PROGRESS AND RESULTS**

The Committee noted item 11 of the Officers' reports.

The meeting closed at 10.40 am.

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CHAIRMAN  
23 November 2017