

DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 8 February 2024 in the Council Chamber - Council Offices at 9.30 am

Committee Members Present:	Cllr P Heinrich (Chairman)	Cllr R Macdonald (Vice-Chairman)
	Cllr A Brown	Cllr P Fisher
	Cllr V Holliday	Cllr G Mancini-Boyle
	Cllr P Neatherway	Cllr J Toye
	Cllr K Toye	Cllr A Varley
	Cllr L Vickers	
Substitute Members	Cllr L Withington	
Officers in Attendance:	Development Manager (DM)	
	Principal Lawyer (PL)	
	Senior Planning Officer (SPO-JS)	
	Planning Officer (PO-NW)	
	Household Planning Assistant (HPA)	
	Democratic Services Officer – Regulatory	
Also in attendance:	Cllr S Butikofer	

121 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr M Batey, Cllr A Fitch-Tillett and Cllr M Hankins.

122 SUBSTITUTES

Cllr L Withington was present as a substitute for Cllr A Fitch-Tillett.

123 MINUTES

The minutes for the Development Committee meeting held on the 11th January were approved subject to changes to 106.f to include the word 'have' after 'negative impact that cars ...' and 110.h to correct the spelling for 'disdain'

124 ITEMS OF URGENT BUSINESS

None.

125 DECLARATIONS OF INTEREST

None received.

126 LANGHAM - PF/23/1694 - CHANGE OF USE OF BUILDING TO HOLIDAY ACCOMMODATION AND ASSOCIATED LAND TO GARDEN TO SERVE THE HOLIDAY ACCOMMODATION; ERECTION OF A SHED AND MEANS OF ENCLOSURE WITH GATED ACCESS BETWEEN EXISTING BRICK PIERS;

ASSOCIATED OPERATIONAL DEVELOPMENT AT STABLE COURT BARN, LANGHAM HALL, HOLT ROAD, LANGHAM FOR MR J CRISP.

Officers Report

The SPO-JS introduced the Officer's report and recommendation for approval subject to conditions. It was noted that this application site was formally part of Langham Hall but was now under separate ownership. She outlined the site's location, provided images in and around the site, existing and proposed elevations and floors plans, and detailed relevant context for the proposal including relationship with the adjacent hotel.

Public Speakers

Mr Patrick Allen – Langham Parish Council
Mr Sam Cutmore – Objecting
Mr Jonathan Crisp – Supporting

Local Member

The Local Member – Cllr S Butikofer – considered this a contentious application which would benefit from determination from the Committee. She expressed her support for the views of the planning officer, though recognised the site's unique location and relationship with the adjacent Harper Hotel presented challenges and stated it was important to also consider the potential impact of this application on the Harper Hotel. The Local Member reflected that the Harper Hotel employed 65 people in this rural location and had grown to become an important part of the North Norfolk tourist economy, she would not wish to see the business adversely affected by the application. Cllr S Butikofer advised that she had received assurances from the applicant that they did not intend to let the property out commercially, rather it would be used by friends and family.

Members Debate

- a. The Chairman reminded the Committee to consider the application on its planning merits, noting that the civil dispute referenced was not relevant in determining the application.
- b. Cllr K Toye asked how many people could be accommodated on site.
- c. The SPO-JS confirmed there was only one bedroom contained in the accommodation.
- d. Cllr K Toye noted concerns raised about potential noise disruptions but considered it more likely that the occupants of the holiday accommodation would be disturbed by hotel guests to the adjacent site. She was satisfied with the application and so proposed acceptance of the Officer's recommendation for approval.
- e. Cllr G Mancini-Boyle recognised that the application may be supported by an accompanying business plan. He took no issue with the application and so seconded the Officer's recommendation.

IT WAS RESOLVED by 9 votes for, and 3 abstentions.

That Planning Application PF/23/1694 be APPROVED in accordance with the Officer's recommendation.

127 CROMER - PF/23/2699 - CHANGE OF USE FROM B&B TO RESIDENTIAL DWELLING AT 17 MACDONALD ROAD, CROMER, NR27 9AP FOR MRS JILL BOYLE

Officer's Report

The PO-NW introduced the Officer's report and recommendation for approval. It was noted that the application was brought to Committee per the constitution as the applicant was a serving elected District Councillor.

The PO-NW outlined the sites location and relationship with the local setting. She advised that the principle of development was considered acceptable by Officers, and as there were no proposed external alterations, Officers were satisfied that there would be little impact. Whilst the change of use would result in the loss of tourist accommodation, it was recognised that there were many alternative holiday accommodations located within the town and surrounding area. Further, there was considered to be a highway improvement as there would be reduced parking requirements for a residential property.

Public Speakers

None

Local Member

Not in attendance

Members debate

- a. Cllr L Vickers considered the application would return the accommodation to its prior designation, and agreed with the Case Officer's comments that there was suitable alternate accommodation located nearby. Cllr L Vickers proposed acceptance of the Officer's recommendation.
- b. Cllr J Toye seconded the motion.

UNANIMOUSLY RESOLVED by 12 votes for.

That Planning Application PF/23/2699 be APPROVED in accordance with the Officer's recommendation.

128 GIMINGHAM - PF/23/2322 - CONVERSION AND EXTENSION OF DETACHED OUTBUILDING TO FORM ANNEXE TO HALL FARM COTTAGE; EXTERNAL ALTERATIONS INCLUDING INSTALLATION OF EXTERNAL CLADDING TO WALLS AT HALL FARM COTTAGE, HALL ROAD GIMINGHAM FOR MR MARK TILLET

Officer's report

The HPA introduced the Officer's report and recommendation for approval subject to conditions. He detailed the site's location and relationship with the host dwelling,

confirmed proposed floor plans and elevations for the annexe, and offered photos in and around the area.

Public Speakers

None

Members debate

- a. The Local Member – Cllr R Macdonald – advised he took no issue with the application, nor did the Parish Council. He considered the scheme to be an improvement to the appearance of the outbuilding and was encouraged by the use of solar panels. Cllr R Macdonald proposed acceptance of the Officer’s recommendation for approval.
- b. Cllr J Toye seconded the motion.
- c. Cllr V Holliday expressed concern about the amount of glazing used for the replacement door. She requested that this glass be ‘smart glass’ to minimise the impact to the AONB.
- d. The HPA advised provision of ‘smart glass’ could be discussed with the applicant, however Officers determined in their assessment that this was not significant enough to cause a detrimental impact to the landscape to warrant implementation of a condition.
- e. Cllr V Holliday stated, in response to the HPA that his response was unfortunate, lack of provision of ‘smart glass’ was not a justified reason for refusal.

UNANIMOUSLY RESOLVED by 12 votes for.

That Planning Application PF/23/2322 be APPROVED in accordance with the Officer’s recommendation.

129 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

- a. The DM introduced the Officer’s report and advised, with respect of the speed of non-Majors that the 24-month average figure was 94.26%, and the number of appeals allowed by the inspector for the 24-month average was 0.45%. He spoke highly of the Councils strong record at appeal which was well below the government’s 10% target and the Council’s own 5% target figure.
- b. With respect of S106 agreements, the PL confirmed that Purdy Street, Salthouse, had completed, as had the agricultural barns at Hindolveston. Options were now signed for the 2 Developments in West Beckham, achieving the 4-month timescale. The draft S106 unilateral undertaking for the 2 one-bedroom tree houses near Melton Constable had also been agreed.
- c. Cllr A Brown expressed his thanks to the PL for her hard work in completing complicated agreements.

- d. Cllr G Mancini-Boyle relayed his thanks to the DM and the Planning Service for maintaining their excellent performance figures.

130 APPEALS SECTION

- a. The DM advised that since the agenda was published a decision had been reached for 5 Meadow Way, Sheringham, which was dismissed by the Planning Inspector. He advised that he would review the case and report back to Committee regarding implications as some costs had been awarded.
- b. The Chairman noted the extensive list of appeals, some of which dated back over 3 years.
- c. The DM acknowledged the Planning Inspectorate had resourcing issues which was resulting in delays, and it was unlikely the situation would improve due to changes which would lift restrictions on the number of appeals made. He confirmed the Council would continue to engage with the Inspectorate and report back on progress to the Committee.
- d. Cllr A Brown expressed his sympathy with Planning Officers for the delays arising from the Planning Inspectorate.
- e. Cllr L Withington asked if the date when appeals commenced could be added to the list, as this would make clearer how long applications had been outstanding.
- f. The DM confirmed he would relay this request to the team, but that this would be practically possible. He agreed it would be informative for the public and give a greater impression of wait times, possibly encouraging appellants to work with the Council for a faster solution.
- g. The Chairman was supportive the change to the appeals list.

131 EXCLUSION OF PRESS AND PUBLIC

None.

The meeting ended at 10.10 am.

Chairman