

6 SEPTEMBER 2018

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 A Fitch-Tillett (Chairman)
Mrs V Uprichard (Vice-Chairman)

Mrs A Green
Mrs P Grove-Jones
B Hannah
N Lloyd
N Pearce

Ms M Prior
R Reynolds
B Smith
N Smith

V FitzPatrick – substitute for Mrs A Claussen-Reynolds
M Knowles – substitute for Mrs S Arnold

Ms K Ward – Glaven Valley Ward

J Rest - observer

Officers

Mr P Rowson – Head of Planning
Mrs E Duncan – Monitoring Officer & Head of Legal
Mr G Lyon – Major Projects Manager
Mr G Linder – Major Projects Team Leader
Mr J Dougan – Senior Planning Officer (Major Projects)
Miss L Yarham – Democratic Services and Governance Officer

64. APOLOGIES FOR ABSENCE AND DETAILS OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Mrs S Arnold, Mrs A Claussen-Reynolds and R Shepherd. Two substitute Members attended the meeting as shown above.

65. MINUTES

The Minutes of a meeting of the Committee held on 9 August 2018 were approved as a correct record and signed by the Chairman.

66. ITEMS OF URGENT BUSINESS

None.

67. DECLARATIONS OF INTEREST

<u>Minute</u>	<u>Councillor:</u>	<u>Interest</u>
68	Mrs A Fitch-Tillett	Had been lobbied on this application.
69	M Knowles	Applicant is an acquaintance and has business connections with him.
69	B Smith	Knows applicant and met the applicant on a few occasions

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' reports, the Committee reached the decisions as set out below.

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

68. CROMER - PF/18/1244 - Construction of a new 3 court tennis enclosure with adjoined fitness suite, changing facilities, social area and studio/meeting room. Addition of 4No. disabled car parking spaces.; Cromer Academy, Norwich Road, Cromer, NR27 0EX for North Norfolk District Council

The Committee considered item 1 of the Officers' reports.

The Chairman explained for the benefit of the public that any negotiations regarding the ownership of the land had no bearing on the consideration of the planning application.

The Major Projects Manager presented the report, including plans and photographs of the site. He stated that the link between the application site and the Cromer Lawn Tennis Association was still under discussion. A bat survey had indicated that one of the trees to be removed had low potential for bats and soft felling was recommended. Both of these issues could be dealt with by conditions. He recommended approval of this application subject to conditions set out within the report, conditions in respect of the pedestrian link and tree felling, and any other conditions considered to be appropriate by the Head of Planning.

Councillor N Pearce, a local Member, considered that this was an exciting development which would benefit the wider community. He praised the benefits the project would have for the community, sport and health. There were a number of issues which needed to be resolved but he supported the application.

Councillor R Reynolds considered that the building, although large by its nature, would be well settled within the existing buildings. However, he expressed concerns regarding the proposed white roof covering.

The Major Projects Manager explained that the roof was a tensile fabric which was semi-translucent and therefore better in terms of energy saving than a dark roof which would require the interior to be lit all the time.

Councillor Ms M Prior considered that this was an excellent application which would be of great benefit for health and wellbeing and was aimed at all age groups. Cromer was accessible to many people in North Norfolk and the facility would therefore be beneficial to the whole of the North Norfolk area. She proposed approval of this application as recommended.

Councillor B Smith expressed concerns with regard to the use of polyester and aluminium cladding as these materials had low flashpoints which he considered could be a fire risk.

The Major Projects Manager explained that the developer would need to comply with Building Control regulations. If Building Control had concerns regarding the materials the developer would be requested to consider alternatives.

Councillor B Hannah supported this application for the reasons put forward by other Members and considered that it could also have a positive effect on crime and disorder.

Councillor V FitzPatrick supported the application.

Councillor Mrs P Grove-Jones considered that the replacement trees put forward by the Landscape Officer were good, provided that they were of sufficient size. She fully supported the application.

It was proposed by Councillor Ms M Prior, seconded by Councillor B Hannah and

RESOLVED unanimously

That this application be approved subject to the conditions set out within the report, conditions in respect of the pedestrian link and tree felling, and any other conditions considered to be appropriate by the Head of Planning.

69. PASTON - PF/16/1743 - Demolition of Block 3 and replacement with 8no. relocated holiday lodges (Revised location and form of development); Mundesley Holiday Centre, Paston Road, Mundesley, Norfolk, NR11 8BT for Mundesley Holiday Village Ltd

The Committee considered item 2 of the Officers' reports.

The Senior Planning Officer reminded the Committee of the application as previously submitted and presented plans of the scheme as now proposed. He outlined the key planning considerations which were explained in detail in the report. He recommended approval in accordance with the recommendation set out in the report.

Councillor B Smith, a local Member, considered that the report was excellent and he was now happy with the outcome. He stated that the cliff had been stable for a number of years, the revetments were in good condition and the groyne were doing their job. The proposed lodges could be moved if the situation became critical. He was happy with the drainage proposals. He proposed approval of this application as recommended.

Councillor N Lloyd supported Councillor Smith's comments. He considered that this was a good example of officers working in consultation with the developers. He seconded the proposal.

The Chairman stated that this was the first application within the coastal erosion zone which had moveable buildings. She considered that this was a way forward.

Councillor V FitzPatrick considered that proposed condition 3, which required the use of the lodges to cease if they became within 25 metres of the cliff edge, was critical to the success of this proposal.

RESOLVED by 11 votes to 0 with 1 abstention

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

70. NORTH WALSHAM - PF/18/0915 - Replacement roof with increased height to provide habitable accommodation within roofspace, insertion of rooflights; 9 Ashfield Road, North Walsham, NR28 9EL for Mr Everson

The Committee considered item 3 of the Officers' reports.

Public Speakers

Mr G Merchant (objecting)
Mr Everson (supporting)

The Major Projects Team Leader presented plans including 3D images of the proposal and photographs of the site and neighbouring dwellings. He referred to the objections regarding overlooking. He stated that the separation distance from the objector's front windows would be 22m, the roof lights would be just over 1m above floor level and the proposal would not affect the objector's private amenity space. There would be no overlooking to the north as the window had been removed from the rear elevation. He recommended approval of this application subject to the conditions listed in the report.

Councillor N Lloyd, a local Member, had sympathy with the objector's concerns regarding overlooking. However it had been mitigated somewhat by amendments to the size and number of the windows. His concerns regarding the number of bedrooms had lessened having heard the applicant's comments.

Councillor R Reynolds considered that the roof height would not be any higher than those at the rear. Having received confirmation from the Major Projects Team Leader that the increase in overall height would be modest, with no increase in the eaves height, he considered there was no reason to refuse the application and proposed approval as recommended.

Councillor B Smith supported Councillor Reynolds' comments. He considered that overlooking was a perception and not a reality. He seconded the proposal.

Councillor N Smith was concerned that there would be six windows overlooking the neighbour and asked if the windows could be moved.

The Major Projects Team Leader explained that there were four windows, one of which was to an en-suite which would have obscured glazing. The windows would serve bedrooms and be in the angle of the roof.

Councillor V FitzPatrick considered that the overlooking issue had been mitigated and he supported the application.

Councillor Mrs P Grove-Jones commented that there was a shortage of bungalows and expressed concern that converted bungalows were not being replaced.

RESOLVED by 9 votes to 0 with 3 abstentions

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

71. STODY - PF/18/0459 - Change of use and alterations of agricultural building to (Class B8) Storage or Distribution; Stody Hall Barns, Brinton Road, Stody for Stody Estate Ltd

The Committee considered item 4 of the Officers' reports.

Public Speakers

Mrs C Crawley (Stody Parish Council)

Mr J Roberts (objecting)

Mr C MacNicol (supporting)

The Major Projects Team Leader presented plans and photographs of the site, including photographs of the surrounding buildings and road network. He explained that the courtyard behind the adjacent holiday let did not form part of this application. He reported that the agent acting on behalf of the owner of Stody Hall had pointed out that there were two holiday cottages within the grounds of Stody Hall and not one as stated in the report. The Committee had viewed these cottages on the site inspection.

The Major Projects Team Leader referred to the highway safety issues which had been raised by the Parish Council and objectors, and the Highway Authority's views that a highway objection could not be sustained. It would therefore be difficult to justify an objection on highway safety grounds.

The Major Projects Team Leader referred to conditions which would be imposed to protect residential amenity. He recommended approval of this application as set out in the report.

Councillor Ms K Ward, the local Member, referred to a question raised at the site inspection regarding the inclusion of a roller door on the eastern elevation of the barn, which had been addressed by the Major Projects Team Leader in his presentation. In addition, she explained that the applicant had to maintain a right of way across the courtyard to allow the owner of the adjacent holiday cottage to maintain the rear of the building and boundary wall. She stated that the proposal was not contrary to policy but there was considerable concern by local people regarding highway safety and traffic pressure.

Councillor Ms M Prior stated that she had driven regularly on the adjacent roads and knew the situation well. She had read the details and evidence which had been provided and the application had been carefully considered by the Council's Officers. She questioned the value of the comparison with Stockton-on-Tees in the report which had been commissioned by an objector. She considered that there were strong grounds to approve the application. There was a need to support the rural economy and the proposal did so without having an unacceptable impact on the surroundings. She proposed approval of this application as recommended.

Councillor B Hannah sympathised with farmers who could not use their buildings for agriculture and had listened to the points made by Councillor Ms Prior. However, he considered that the highway network was inadequate for an additional 60-70 cars per day and that the Council could be complicit if a serious accident occurred.

Councillor R Reynolds stated that the buildings could still be used for agricultural use, animals or storage. There was a large buffer between the building and the holiday cottages, whereas in normal circumstances 5 metres would be acceptable. He stated

that Norfolk roads were similar throughout the County. There were no objections from the Highway Authority and the proposal would remove some of the very large agricultural vehicles. He considered there was no reason to refuse this application and seconded the proposal.

Councillor Mrs P Grove-Jones supported Councillor Reynolds' comments regarding the road network. She considered that if this application was refused there could be an application for residential use. The Council was expected to support the local economy.

Councillor N Smith expressed concern regarding the road network and highway safety issues and could not support this application.

Councillor V FitzPatrick considered that given the stance of the Highway Authority there were no planning reasons to refuse the application.

RESOLVED by 8 votes to 4

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

72. NEW APPEALS

The Committee noted item 5 of the Officers' reports.

73. INQUIRIES AND HEARINGS - PROGRESS

The Committee noted item 6 of the Officers' reports.

The Major Projects Manager reported that the appeal against refusal of North Walsham PO/17/0549 had been dismissed by the Planning Inspector. The decision had confirmed the Council's 5-year land supply and the soundness of the Local Plan policies, which would be helpful in respect of the Sculthorpe appeal (PF/15/0907). Details of the decision would be reported to the next meeting

Councillor Mrs V Uprichard requested that her thanks to the Officers involved in the North Walsham appeal be minuted.

Councillor R Reynolds referred to the Sculthorpe appeal and asked if the Council's views with regard to the school issue had been put forward.

The Major Projects Manager explained that the matter was now back before the Planning Inspector to restart the appeal process. The North Walsham decision would significantly affect the appeal.

The Head of Planning explained that to be successful in the appeal, the applicant would need to win all grounds and would need to convince the Planning Inspector in respect of the school.

74. WRITTEN REPRESENTATIONS APPEALS - IN HAND

The Committee noted item 7 of the Officers' reports.

75. APPEAL DECISIONS – RESULTS AND SUMMARIES

The Committee noted item 8 of the Officers' reports.

76. COURT CASES – PROGRESS AND RESULTS

The Committee noted item 9 of the Officers' reports.

The meeting closed at 11.30 am.

CHAIRMAN
4 October 2018