

DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held on Thursday, 12 December 2024 in the Council Chamber - Council Offices at 9.30 am

Committee Cllr R Macdonald (Vice-Chairman)

Members Present: Cllr M Batey
Cllr A Brown
Cllr P Fisher
Cllr A Fitch-Tillett
Cllr M Hankins
Cllr V Holliday
Cllr P Neatherway
Cllr J Toye
Cllr K Toye
Cllr L Vickers

Officers in Attendance: Development Manager (DM)
Senior Planning Officer (SPO)
Assistant Director for Planning (ADP)
Solicitor
Democratic Services Officer (DSO-LG)
Democratic Services Officer (DSO-LW)

92 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr P Heinrich, Cllr G Mancini-Boyle and Cllr A Varley.

93 SUBSTITUTES

None

94 MINUTES

The minutes of the 14th November 2024 meeting will be presented at the next Development Committee meeting.

95 ITEMS OF URGENT BUSINESS

None received.

96 DECLARATIONS OF INTEREST

None.

97 TATTERSETT - PO/23/1025: OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED) FOR CREATION OF NEW FILM AND TV STUDIOS INCLUDING 5NO SOUND STAGES WITH ATTACHED COSTUME AND MAKE-UP FACILITIES, 8NO WORKSHOPS, 1NO PRODUCTION FACILITY BUILDINGS, 1NO ANCILLARY OFFICES, 1NO CONCESSION, FILM SCHOOL AND AMENITIES, 1NO GATEHOUSE, PARKING, LANDSCAPING AND NEW VEHICULAR ACCESS OFF SCULTHORPE BOULEVARD

Officers report

The SPO introduced the Officers report and recommendation for approval subject to conditions.

He outlined the site's location, relationship with the local setting and Nutrient Neutrality consideration. He also shared visualisations, photos in and around the site economic and business considerations.

To ensure Nutrient Neutrality requirements are addressed, a deadline of 31st March 2025 is planned for the applicant to deem whether it is feasible.

The SPO advised that some issues were still under negotiation however subject to these sufficiently being resolved to the satisfaction of the relevant statutory bodies a recommendation of approval is made.

Public speakers

Roger Gawn – Supporting

Members debate

- a. Cllr J Toye asked for clarification of the reference to Phase 2 in the conditions.
- b. The SPO advised this was required by Environmental Health after the initial Phase has been completed.
- c. Cllr J Toye concluded that concerns regarding asbestos will be addressed in Phase 2. He questioned the relationship between the site and the 'tyre mountain' and whether it would be formed as part of today's considerations.
- d. The SPO advised it was not within the considerations today and is being dealt with separately.
- e. Cllr L Vickers stated that she is excited for the opportunity for high quality jobs and potential for educational development, advising she is broadly supportive at this stage.
- f. Cllr V Holliday expressed the need to be mindful of residents in terms of noise and light pollution as well as the wildlife. She asked for details to mitigate these concerns.
- g. The DM advised the Environmental Health team has reviewed the concerns raised with information provided by the applicant. He informed noise issues would be addressed at the reserve matters stage. With reference to the Environmental Health conditions, they are onerous, and a balance would need to be sought.
- h. The SPO explained that the RSBP comments regarding stone-curlew and natterjack toads would be addressed within the new ecology report. He advised the land which the RSBP wish to monitor for 3 years is not entirely owned by the applicant. A condition will be drafted with reference to this.

- i. Cllr P Fisher stated that the application has a way to go and as it is an outline proposal, he wants to support it and proposes the officer's recommendation.
- j. Cllr A Fitch-Tillett noted the extensive conditions linked to the application and asked if there is a timescale for these to be met.
- k. The DM advised the recommendation included a suite of items which need addressing before planning permission can be granted, the key one being Nutrient Neutrality. The timing of conditions informs the reserve matters in terms of final detail.
- l. Cllr M Hankins articulated his excitement for the development and recognises that this is at the very early stages. He noted the 300 new jobs and asked if the Local Plan will be affected by the need for homes.
- m. The ADP explained that the Local Plan presumes the old airfield will be redeveloped, generally for employment opportunities.
- n. Cllr M Hankins asked for more information about the disused barrack blocks and the condition that they must be demolished.
- o. The DM explained the Core Strategy Policy outlines the requirements for former defence establishments. It details that by allowing a new footprint for the development at this specific site, an equivalent amount of demolition of the former barrack blocks is required.

The DM also advised there is likely to be an increase of individuals in the area with this application. Those individuals will be using facilities as they are visiting or may decide to move here. These elements make the assessment of Nutrient Neutrality complex.

- p. Cllr A Brown agreed that this is an exciting opportunity for the area. Questioned the process to grant permission at a reserve matters stage subject to Nutrient Neutrality matters being addressed.
- q. The ADP clarified the background of Nutrient Neutrality in North Norfolk, explaining that this specific application differs from the norm. He advised that the Local Authority have concluded that the applicant has the land to be able to address the matters of Nutrient Neutrality and if the Committee vote to approve today, it would not be formally granted until the outlined conditions were met, including matters of Nutrient Neutrality.

The ADP went on to advise that if the applicant resolves matters of Nutrient Neutrality, barrack block requirements and some other issues stated in the recommendation, the application would be granted. Following this a reserve matter application would likely go through Committee, however due to the national scheme in relation to delegation being reviewed, this is not guaranteed.

- r. Cllr A Brown echoed concerns in relation to the safety of the 'tyre mountain' and reports relating to road safety in the area. Asked for confirmation of when Section 106 agreement might be addressed.
- s. The ADP advised that County Highways have proposed a condition to make the application acceptable. He confirmed that the Section 106 agreement

needs to be signed prior to permission being issued but it cannot require the development to take place. He also confirmed that the 'tyre mountain' is being addressed within separate legislative framework.

- t. Cllr A Brown referenced NNDC's Core Strategy Policy which addresses the barrack blocks, stating he hopes this policy will be carried forward with emerging local plans. He proposed a hard 6 months as a timeframe as a reasonable alternative.
- u. The ADP advised that if the Committee voted for the Officer Recommendation today, it would delegate authority to the ADP to issue an outline planning permission, but only if the barrack blocks and Nutrient Neutrality are resolved satisfactorily. The current recommendation states a timeframe for these to be addressed by March 2025 with some discretion given to the ADP to extend if matters are going well. He advised that the alternative proposal of a hard 6 months is a reasonable but slightly more challenging timeframe.
- v. Cllr P Neatherway asked for confirmation that the site is not going to cause issues in relation to the proximity to existing housing.
- w. The DM informed there are Environmental Health considerations attached to the application; these include the fabrication of the buildings to protect the applicants from noise as well as the surrounding area.
- x. Cllr J Toye stated that as Portfolio Holder for Sustainable Growth he would welcome the economic development potential.

Having previously lived within the area, he confirmed the buildings are not in the best condition and supports the reuse of the site. In relation to the road safety concerns, he did not consider the application would exacerbate the accident figures.

Cllr J Toye welcomed the use of a timeframe to ensure progress is monitored and maintained as agreed.

- y. Cllr K Toye thanked the Officers for bringing the application to Committee for comments and views. She agrees it is an existing application and a great opportunity for North Norfolk. Cllr K Toye appreciates the Officers clarification that the 'tyre mountain' is being separately addressed.
- z. Cllr L Vickers welcomes the ADP's sensible approach to Nutrient Neutrality and trusts his judgement and the Officers recommendation for a timeframe with some discretion. Cllr L Vickers seconded the Officers recommendation.
- aa. The ADP asked for clarification for whether the Committee would like to propose a timeframe of 31st March 2025 with ADP discretion or a hard deadline of 12th June 2025.
- bb. The DM advised that the Officers recommendation which includes the ADP discretion makes it easier as there are uncertainties in relation to Section 106 obligations.
- cc. Cllr A Brown withdrew his proposal for a 6-month deadline.

UNANIMOUSLY RESOLVED with 11 votes for.

That Outline Planning Application PO/23/1025 be approved in accordance with the Officers recommendation.

98 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

The DM outlined the performance report and explained the small difference and reason for this, advising NNDC is at 5% which is well within the national target of 10%.

Cllr A Brown thanked the Officers for the statistics and the work they are doing to ascertain the figures.

The Solicitor advised that Woodside and Norwich Road, North Walsham have completed and are now off the list.

The ADP referred to the application for Norwich Road, North Walsham, stating it was approved with the recommendation of discretion similarly to the previously approved application in Tattersett, there were extensive conditions for approval.

99 APPEALS SECTION

The DM advised there are a couple of new appeals that have come in, there are no enquiries or hearings.

There are outstanding written representation appeals, one appeal for Potter Heigham was dismissed. Since the report was published, Hickling application for erection of single storey extension has been dismissed due to inspector not being happy. Another application in Wells was dismissed by the planning inspectorate with concerns regarding flood risk implications. These conclusions support decisions before taken as Officers and as a Committee.

100 PLANNING SERVICE IMPROVEMENT PLAN (PSIP) – LOCAL VALIDATION LIST 2024-2026

The DM explained that he presented to the Committee in September in relation to the PSIP. There was a public consultation which has concluded, this shows increased engagement but not to the level desired.

Concerns were expressed in terms of cost implications, especially with householder applications, which NNDC have tried to address.

In the main, it was supported, however there were questions in relation to a requirement to have applicants set out how they have used AI technology in the production of their planning application. The danger of AI use in planning is it can generate lengthy responses, which may inhibit the public from engaging with planning applications. The DM advised clear guidance would need to be in place to make it clear if applications are affected by AI.

The DM shared the Local Validation List matrix which has been created to guide those submitting applications in the first instance.

Cllr M Hankins commended excellent recent member training and would request additional training in relation to Section 106.

The ADP advised he will be publishing member training dates for 2025 and asked for any suggestions for items for the training to be sent to him.

Cllr A Brown asked how the Local Validation List matrix would be shared and if there was a need for a 2-tier matrix which includes guidance for major and non-manor applications. He also queried if the 1st January 2025 is too soon to be published.

The DM advised there are bespoke solutions included in the matrix which are very much dependent on site context.

Cllr J Toye congratulated Officers on the work put into the matrix and appreciates the inclusion of AI consideration within the PSIP. He proposed the Officers recommendation.

Cllr A Fitch-Tillett praised the matrix and seconded the Officers recommendation.

UNANIMOUSLY RESOLVED

- 1. Committee is recommended to adopt the Local Validation list with some minor modifications as set out in the report.**
- 2. The new Local Validation List will come into effect on 01 January 2025 with transitional arrangements as set out in this report.**

The ADP advised that the next meeting will most likely be moved to the reserved date on 23rd January 2025.

101 EXCLUSION OF PRESS AND PUBLIC

The meeting ended at 11.03 am.

Chairman