

DEVELOPMENT COMMITTEE

**Minutes of the meeting of the Development Committee held on Thursday, 3 April 2025
in the Council Chamber - Council Offices at 9.30 am**

Committee	Cllr P Heinrich (Chair)	Cllr R Macdonald (Vice-Chair)
Members Present:	Cllr M Batey Cllr P Fisher Cllr V Holliday Cllr P Neatherway Cllr K Toye Cllr L Vickers	Cllr A Brown Cllr A Fitch-Tillett Cllr G Mancini-Boyle Cllr J Toye Cllr A Varley

Members attending: Cllr C Ringer

Officers in Attendance: Assistant Director of Planning (ADP)
Development Manager (DM)
Senior Planning Officer(s) (SPO)
Environmental Protection Officer (item 19 only) (EPO)
Legal Advisor (LA)
Democratic Services Officer (DSO)

14 CHAIRMAN'S INTRODUCTION

The Chair welcomed everyone to the meeting and explained how he would manage the meeting.

15 TO RECEIVE APOLOGIES FOR ABSENCE

None

16 SUBSTITUTES

None

17 MINUTES

The minutes of the meeting of the Committee held on the 6th March 2025 were approved as a correct record and signed by the Chair.

On the request of the Chair, the ADP provided the Committee with an update on application PF/24/1229 which was deferred at the previous Committee meeting. The ADP confirmed new red line plan had been submitted. The ADP also provided an update on application PF/24/1892 at High Kelling which was delegated to him to approve at the previous Committee- with some caveats- and advised that the higher visibility splay ambition was likely to be achievable and a contribution scheme to pedestrian safety scheme was under discussion.

18 ITEMS OF URGENT BUSINESS

The Chairman confirmed that there was no urgent business in addition to the published agenda items.

19 ORDER OF BUSINESS

The Chair proposed that the agenda would proceed in the order published.

20 DECLARATIONS OF INTEREST

Cllr A Brown advised that item 11 was in his ward and that he was a member of the Norfolk Mitigation Fund working party with regards to Nutrient Neutrality- although he was not predetermined.

Cllr M Batey declared an interest in relation to item 8 as the applicant was a family member and would leave the room during item 8

Cllr L Vickers declared that she was acquainted with the applicant in relation to item 10 but was not predetermined and would vote.

21 HOLT PF/24/1760 - CHANGE OF USE EXISTING DETACHED OUT-BUILDING IN REAR GARDEN TO FOOD PROCESSING ROOM AND COOKING ROOM FOR BUSINESS USE AND ERECTION OF EXTENSION TO HOUSE REFRIGERATION (PART RETROSPECTIVE)

Cllr Batey left the meeting at 9:37am

Officers report

The SPO-MB presented the report and outlined to the Committee, the site location, boundaries, elevations of the outbuilding, photos of the property and the proposed extraction unit.

The SPO-MB highlighted the recommendation was for refusal for the reasons set out in the report.

Public speakers

Gemma Harrison- Holt Town Council
Sarah Chambers (on behalf of the Applicant) Supporting

Members debate

- a. During the debate, members supported small rural businesses while noting the need to protect the environment and local amenities.
- b. In response to the Chair and Cllr Brown, the SPO-MB explained the previous application, PF23/0678 in Bodham which was referred to, included more restrictive conditions and that the frequency and scale of hours of operation of that premises were different to this application.
- c. The Chair, Cllrs P Neatherway, L Vickers, and J Toye noted that no objections to the application had been received despite the business operating for several months. They considered this to be relevant given that during that time no filtration system had been in use.
- d. The members received advice from the EPO as to the type of filtration system proposed, its use and potential effectiveness following a question

from Cllr G Mancini-Boyle. The EPO explained the filtration system proposed was often used in pubs/restaurants and not for this type of businesses and therefore it was unknown if this system would work.

e. Cllrs Holliday, Brown, A Fitch-Tillett, and K Toye considered the potential for a temporary approval to allow for evidence to be gathered surrounding potential odours created by the business which was the major concern.

f. The EPO provided details of the assessment which included field tests and said observations would be carried out to assess the odour.

g. Cllr P Fisher noted that the local community business, the Treehouse, was located nearby and operated outdoor space which he would not wish to be negatively impacted by odour from this operation.

h. The ADP provided the Committee with information on temporary permissions and outlined the need for conditions (if approved) including a time limit (if temporary approval).

i. Cllr R MacDonald noted the availability of devices to measure VOC's which could be useful to measure impact on local amenities.

The Chair proposed the officer's recommendation for refusal.

It was UNANIMOUSLY RESOLVED to refuse the Officer's recommendation

Cllr MacDonald proposed that the application be granted full approval subject to the following conditions including a) installation of the appropriate filtration system, b) hours of operation, and c) installation of appropriate VOC reading/monitoring equipment and any other the ADP saw fit.

Cllr Vickers seconded the motion.

RESOLVED by 8 votes for and 4 against

That Planning Application PF/24/1760 be APPROVED subject to conditions.

22 BODHAM - PF/24/2531 - CONVERSION OF BUILDING TO SINGLE UNIT OF HOLIDAY ACCOMMODATION, EXTERNAL ALTERATIONS AT THE SHED, HART LANE, BODHAM

Cllr Batey rejoined the meeting at 10:21am.

Officers report

The SPO- MB presented the report to the Committee and outlined the policies SS2, EC2 and EC9 which the application complied with. He explained the removal of trees would increase visibility and there were no objections from Highways. He confirmed the door was to be changed to bifold door and solar panel and air source heat pumps to be fitted.

Public speakers

Will Beeson (Applicant)– Supporting

Local Member

Cllr C Ringer spoke as Local Member and Parish Council Chair. Cllr Ringer expressed his concern for the application as this exceeds the threshold outlined in

EC7. He commented that he and the local Parish Council objected to this development on three grounds

- 1) The type of development, being a holiday home.
- 2) Damage to the landscape
- 3) Highways issues.

Members debate

- a. Cllr J Toye noted that there were difficult issues to balance but considered that the Officer in recommending approval, had come to the right balance in this case.
- b. Cllr Varley noted the planning balance issues but was encouraged by the energy efficiency proposed in the application.

Cllr J Toye proposed, and Cllr Varley Seconded the recommendation

It was **RESOLVED** by 11 votes for and 2 against

That Planning Application PF/24/2531 be APPROVED in accordance with the Officers recommendation.

23 WALSINGHAM - PF/24/2612 - ERECTION OF A TWO STOREY DETACHED DWELLING WITHIN REAR GARDEN AREA AT 18 BRIDEWELL STREET, WALSINGHAM, NORFOLK, NR22 6BJ

Officers report

The SPO- OL presented the report and advised the revised site layout included the wall to be retained. She explained the existing access was to be used and the application had previously been refused, and an appeal was lost.

Public speakers

Vincent FitzPatrick (Applicant) -Supporting

Members Debate

- a. Cllrs Mancini-Boyle and Vickers both expressed support, given the need for high quality modern homes that are sympathetic to the environment.
- b. The SPO- OL provided further details of vehicular access and parking following a question from the Chair.
- c. Cllrs Varley, Brown and Holliday commented on the landscaping and trees around the development.
- d. The ADP confirmed an updated Arboricultural assessment would be required as part of the conditions.

Cllr Mancini-Boyle proposed, and Cllr Varley seconded the recommendation

UNANIMOUSLY RESOLVED

That Planning Application PF/24/2612 be APPROVED in accordance with the Officers recommendation.

*The meeting was adjourned at 10.55am and recommenced at 11.07am
The DM left the meeting at 10:55am*

24 MELTON CONSTABLE - PF/23/0775 CONVERSION OF BARN TO DWELLING, INCLUDING ASSOCIATED EXTERNAL ALTERATIONS AT BARN AT GREENS FARM, HINDOLVESTON ROAD, MELTON CONSTABLE NORFOLK.

Officers report

The SPO- JS presented the report and highlighted the application was for a barn conversion. She outlined the location on the site, proposed elevations and improvements to the building were allowed under Class Q. The SPO-JS explained to the Committee the recommendation was for approval.

Public speakers

Dr Michelle Lyon (Agent for the applicant) - Supporting

Local Member

Cllr Brown noted that this was a rare, amended Class Q application that had come before the committee. He expressed his support for the application.

Member Debate

- a. Cllr J Toye supported the application although noted disappointment that the site didn't use considerable solar energy generation.

Cllr Brown proposed, and Cllr Fisher seconded the recommendation.

UNANIMOUSLY RESOLVED

That Planning Application PF/23/0775 be APPROVED in accordance with the Officers recommendation

25 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE

Officers updated the Committee on performance data and S106 Agreements and noted an upward trend in the number of major applications.

The ADP brought to the Committee's attention to a recent appeal which was decided in favour of the council which related to the use of agricultural buildings. (PU/24/0753)

The meeting ended at 11.24 am.

Chairman