

## **28 FEBRUARY 2019**

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 P Grove-Jones (Chairman)  
Mrs V Uprichard (Vice-Chairman)

Mrs A Fitch-Tillett  
Mrs A Green  
N Lloyd  
Mrs B McGoun

N Pearce  
R Reynolds  
R Shepherd  
B Smith

M Knowles – substitute for Mrs S Arnold  
A Yiasimi – substitute for B Hannah

### **Officers**

Mr P Rowson – Head of Planning  
Mr N Doran – Principal Lawyer  
Mrs S Ashurst – Development Manager  
Miss L Yarham – Democratic Services and Governance Officer

#### **160. APOLOGIES FOR ABSENCE AND DETAILS OF SUBSTITUTE MEMBERS**

Apologies for absence were received from Councillors Mrs S Arnold, Mrs A Claussen-Reynolds (attending Health Overview & Scrutiny meeting on behalf of the Council), B Hannah and Ms M Prior. There were two substitute Members in attendance as shown above. Councillors Mrs Claussen-Reynolds and Ms Prior had been unable to find substitutes.

#### **161. MINUTES**

The minutes of meetings of the Committee held on 4, 17 and 31 January 2019 were approved as a correct record and signed by the Chairman.

#### **162. ITEMS OF URGENT BUSINESS**

None.

#### **163. DECLARATIONS OF INTEREST**

None.

### **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.

**164. CROMER - PF/18/2142 - Pitched/hipped roof to replace existing flat roof to two-storey side extension, erection of single-storey rear extension and porch to front elevation; 7 Howards Hill, Cromer, NR27 9BL for Mr & Mrs Bumphrey**

The Committee considered item 1 of the Officers' reports.

The Head of Planning presented the report and displayed plans and photographs of the site and its surroundings. He recommended approval of this application as set out in the report.

In response to a question by Councillor A Yiasimi, a local Member, the Head of Planning explained that the proposed flat roofed extension would extend approximately 2.25 metres further than the existing extensions at the rear of the dwelling.

Councillor Yiasimi considered that the proposal was acceptable.

Councillor Mrs A Fitch-Tillett considered that the application would have been approved under delegated powers if the applicant had not been a member of staff. She proposed approval of this application as recommended by the Head of Planning.

Councillor N Lloyd seconded the proposal.

Councillor R Reynolds considered that the footprint of the extension was acceptable. He asked if the proposed hipped roof to the existing side extension was intended to provide habitable accommodation.

The Head of Planning stated that there would be limited headroom in the roof void and therefore it was highly unlikely for further accommodation to be formed in the roof void. He did not recommend a condition to limit its use.

**RESOLVED** unanimously

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

**165. TRUNCH - PO/18/2135 - Erection of three dwellings with associated parking (outline - details of access only); Land North of Chapel Road, Trunch, NR28 0QG for Mr & Mrs Hicks**

The Committee considered item 2 of the Officers' reports.

Public Speaker

Mr Hardy (supporting)

The Development Manager presented the report and displayed plans, including an

indicative layout plan. She displayed photographs of the site and surrounding dwellings. She referred to the context of the new National Planning Policy Framework (NPPF) 2018 and explained that the site was not considered to be isolated or remote from day to day services. She recommended approval of this application as set out in the report.

Councillor R Reynolds stated that he was pleased to see this application. The Committee had in the past been constrained by Policy SS2, and the NPPF 2018 now allowed some leeway in considering applications in the Countryside. He proposed approval of this application as recommended.

Councillor R Shepherd seconded the proposal. He considered that the site was sustainable, the proposal would fit in well with the village and the conditions regarding the access were acceptable.

Councillor N Lloyd stated that Trunch was a thriving community with access to all services. He considered that development of this site would be a visual enhancement and fully supported this application.

Councillor Mrs A Fitch-Tillett stated that she knew Trunch very well and the proposal could only help the village. She was pleased that the NPPF was supportive of small developments in villages which could sustain them, and in turn such developments would help to sustain the villages.

In answer to a question by Councillor Mrs B McGoun, the Development Manager stated that the dwellings were not proposed to be affordable dwellings.

In answer to a question by the Chairman, the Development Manager confirmed that the land required for the visibility splay was included within the application site and conditions would be imposed on the permission as required by the Highway Authority.

The Head of Planning stated this application was a rare exception and did not mean that other proposals in Trunch or other village locations would be acceptable. The review of the Local Plan would bring forward a clear set of criteria for dealing with applications in small villages in the future.

## **RESOLVED**

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

## **166. APPLICATIONS RECOMMENDED FOR A SITE INSPECTION**

### **RESOLVED**

**That the Committee undertakes the following site inspections:**

**SALTHOUSE - PF/18/1145 – Erection of two storey detached dwelling with detached garage/studio and vehicular and pedestrian access on land at Purdy Street for Mr & Mrs Hudson**

**BLAKENEY - PF/18/2321 - Erection of Summer house with roof terrace and raising height of existing garden walls; North Granary, The Quay, Blakeney for Mr & Mrs Palmer**

## **167. NEW APPEALS**

The Committee noted item 4 of the Officers' reports.

**168. INQUIRIES AND HEARINGS - PROGRESS**

The Committee noted item 5 of the Officers' reports.

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

The Committee noted item 6 of the Officers' reports.

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

The Committee noted item 7 of the Officers' reports.

Councillor R Reynolds asked if the existing businesses on the Beeches Farm were still operating.

The Development Manager explained that they were still operating and support would be offered to the existing businesses on the site to help them relocate.

The Chairman asked if action could be taken against the Council by the businesses concerned.

The Head of Planning explained that the businesses were operating without the benefit of planning permission and so, unlawfully. The Principal Lawyer explained that the Council could not be sued for enforcing planning law and there was no potential civil liability in taking this enforcement action.

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

The Committee noted item 8 of the Officers' reports.

The meeting closed at 10.07 am.

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CHAIRMAN  
28 March 2019