

**28 MARCH 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 S Arnold	N Pearce
Mrs A Claussen-Reynolds	Ms M Prior
Mrs A Fitch-Tillett	R Reynolds
Mrs A Green	R Shepherd
N Lloyd	B Smith
Mrs B McGoun	

J Rest – substitute for Mrs V Uprichard

Mrs S Bütikofer – The Runtons Ward  
 T FitzPatrick – Walsingham Ward  
 N Smith – Erpingham Ward  
 Ms K Ward – Glaven Valley Ward

Officers

Mrs S Ashurst – Development Manager  
 Mr N Doran – Principal Lawyer  
 Mr R Parkinson – Major Projects Team Leader  
 Miss J Medler – Development Management Team Leader  
 Mrs C Dodden – Senior Planning Officer (Development Management)  
 Mr J Mann – Senior Planning Officer (Major Projects)  
 Mr C Reuben – Senior Planning Officer (Development Management)  
 Miss J Smith - Senior Planning Officer (Development Management)  
 Miss L Yarham – Democratic Services and Governance Officer

**172. APOLOGIES FOR ABSENCE AND DETAILS OF SUBSTITUTE MEMBERS**

Apologies for absence were received from Councillor Mrs V Uprichard. There was one substitute Member in attendance.

**173. MINUTES**

The minutes of meetings of the Committee held on 28 February 2019 were approved as a correct record and signed by the Chairman.

**174. ITEMS OF URGENT BUSINESS**

None.

**175. DECLARATIONS OF INTEREST**

<u>Minute</u>	<u>Councillor:</u>	<u>Interest</u>
176	Mrs A Fitch-Tillett	Applicant is personal friend
177	R Reynolds	Received email and telephone call

177	Ms M Prior	Received email and telephone call
177	Mrs A Green	Had met the applicants
179	All Members	Had been lobbied
180	R Shepherd	Applicant is personal friend

## **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.

### **176. BINHAM - PF/18/1524 - Proposed conversion of an agricultural barn to a dwelling; Westgate Barn, Warham Road, Binham, Fakenham, NR21 0DQ for Mr & Mrs Bruce**

The Committee considered item 2 of the Officers' reports.

#### Public Speaker

Peter Gidney (supporting)

The Development Manager presented the report. She read to the Committee the comments of the Landscape Officer, who did not object to the principle of the development subject to conditions in respect of protected species. However, the Landscape Officer was concerned that the development proposal as amended would result in the loss of additional trees, and therefore an amended Arboricultural Impact Assessment would be required. In addition, additional landscaping was required to mitigate for the loss of additional trees: further detail should be submitted.

The Development Manager presented plans and photographs of the site. She recommended refusal of this application as set out in the report. She stated that an additional reason for refusal might need to be included, relating to the inadequacy of the information submitted with regard to the trees.

The Development Manager read to the Committee the comments of the local Members, who were unable to attend the meeting.

Councillor V FitzPatrick did not agree with the Officer's recommendation for refusal on grounds that the proposal did not respect the form of the existing building. He considered that the proposed dwelling was appropriate for the location and that it would enhance the immediate setting by bringing a redundant agricultural building back into use as a family home and should therefore be approved.

Councillor S Hester supported the Officer's recommendation.

Councillor Mrs A Fitch-Tillett stated that she had sympathy with the applicant and the site was stunning. However, she was unhappy that the site was outside the

development area and within the AONB, and very close to the dark skies area. She was concerned at the additional windows and light pollution. With regret, she proposed refusal of this application.

Councillor Mrs A Green considered that the proposal would make good use of a modest agricultural building of sound construction, which would not require additional extensions except for a small building to house a ground source heat pump. She considered that conversion would only be practical by incorporating the courtyard, and the proposed lantern would be hidden. She considered that issues regarding the windows could be resolved and moving the garage had avoided the need for an extension. She proposed approval of this application.

Councillor Mrs B McGoun seconded the proposal to refuse this application.

Councillor R Reynolds considered that the original proposal with an attached garage was overbearing and was pleased that the garage had been separated as it would retain the existing vista. He considered that the building should be retained and that the issue regarding the trees could be resolved.

The Development Manager confirmed that only the entrance and driveway to the barn were within the Conservation Area, but the setting of the Conservation Area was relevant to this application. She also confirmed that the site was not within the AONB.

In response to a question by Councillor Mrs S Arnold regarding measurements, the Development Manager stated that she could not give the exact square metreage but Policy HO9 included outbuildings as well as extensions to the main house.

Councillor Mrs S Arnold considered that the building could be converted to a very good family house. The overall increase in size was not overbearing. She supported the application with the proviso that the landscape plan for the woodland area was submitted and further consideration given to the windows and doors.

Councillor N Pearce supported the application. He considered that the location allowed for some flexibility and the proposal would bring the building back into use.

The Development Manager advised that if Members were minded to approve this application should be deferred for revisions to the design and submission of information regarding the trees and landscaping.

The proposal to refuse this application in accordance with the recommendation of the Head of Planning was put to the vote and declared lost with 5 Members voting in favour and 8 against.

It was proposed by Councillor J Rest, seconded by Councillor R Reynolds and

**RESOLVED** by 10 votes in favour, 0 against and 3 abstentions

**That consideration of this application be deferred to seek revisions to landscaping and fenestration and an updated arboricultural assessment.**