

11 APRIL 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 A Fitch-Tillett
N Lloyd
R Reynolds

R Shepherd
B Smith

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

P Moore – North Walsham (East) Ward
J Rest - Lancaster South Ward
N Smith – Erpingham Ward

Officers

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

188. 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 Committee on behalf of the Council), Mrs A Green, B Hannah, N Pearce and Mrs V Uprichard. There was one substitute Member in attendance.

189. ITEMS OF URGENT BUSINESS

None.

190. 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.

191. FAKENHAM - PF/18/1720 - Erection of single storey and two storey extension including installation of mezzanine to create a retail unit (A1) (Revised design to that approved under PF/15/0452); 15 Millers Walk, Fakenham, NR21 9AP for Fakenham Properties Ltd

The Committee considered item 1 of the Officers' reports.

The Senior Planning Officer (Development Management) presented the report and displayed plans and photographs of the site. He recommended approval as set out in the report.

Councillor J Rest, a local Member, expressed concern with regard to traffic entering and leaving the site, particularly with regard to Bridge Street which was very narrow, with two-way traffic. He considered that people would find it difficult to get to the site and would not attempt to find another car park. He considered that the removal of the bollards at the junction of White Horse Street and Cattle Market Street would allow traffic to enter the site and leave in different directions.

The Development Manager reported that Councillor J Punchard, the other local Member, was unable to attend the meeting and had sent his comments. The points he had raised had been covered by Councillor Rest.

Councillor R Reynolds stated that he was also a Fakenham Member and long-term resident of the town. He considered that the proposed shop was of a size which was likely to attract blue-chip retailers and increase footfall in the town to the benefit of local businesses. He stated that everyone had been aware that part of the car park would eventually be built on since the development of Millers Walk. He supported Councillor Rest's comments. He could recall problems with articulated vehicles when the junction was open but would support the removal of the bollards if something could be done about it. He proposed approval of this application as recommended.

Councillor Mrs A Fitch-Tillett commented that there was public parking to the east of the site. She considered that the improved retail offer would be an asset. HGVs would use the delivery yard and would not need to travel down White Horse Street. She seconded the proposal.

Councillor R Reynolds considered that the proposed development would encourage the development of the adjacent area of waste ground.

Councillor B Smith endorsed Councillor Rest's comments with regard to the highway issues. He supported the Officer's recommendation.

The Head of Planning advised the Committee that the applicant had no control over the waste ground and although changes to the highway network were desirable, the scale of the proposed development was not sufficient to require changes to be made. There was extant permission which could be built out if this proposal did not go ahead. Traffic management issues could be explored with the Town Council and Highway Authority outside of the planning process.

The Principal Lawyer added that individual planning applications could not be used to address wider and pre-existing problems. However, this application would achieve improvements through improved signage to alternative car parking facilities.

RESOLVED unanimously

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

192. HANWORTH - PF/18/2286 - Demolition of pair of semi-detached dwellings and erection of detached two-storey dwelling, double garage and summerhouse; 24 The Common, Hanworth, Norwich, NR11 7HP for Mr M & Mrs Fowler

The Committee considered item 2 of the Officers' reports.

Public Speaker

Mrs J Walton (Hanworth Parish Council)

The Senior Planning Officer (Development Management) presented the report and displayed plans and photographs of the site, including plans which had been annotated with the measurements of the new building. He recommended approval as set out in the report.

The Development Manager advised the Committee that an additional condition would be necessary to require demolition of the existing cottages prior to the first occupation of the new dwelling.

Councillor N Smith, the local Member, considered that the extension which had been built onto the existing cottages could be replaced with a design which was more in keeping with the cottages. The proposed dwelling would be higher than the existing cottages and would be visible from Hanworth Common. He questioned whether cost should be put before conservation.

The Chairman asked how deep it was proposed to sink the new dwelling into the ground.

The Development Manager stated that it was proposed to dig the new dwelling into the site by one or two metres. She did not have details of the existing levels but recommended a condition to require the submission of the existing and proposed land levels.

Councillor Mrs A Fitch-Tillett stated that one of the cottages was in such a poor state of repair that she considered that it could not be retained. There was evidence of other buildings having been on the site in the past. She considered that permission should be tightly conditioned. She proposed approval of this application as recommended and subject to the additional conditions suggested by the Development Manager.

Councillor R Shepherd seconded the proposal. He commented that there was a flock of house sparrows on the site which should be taken into account.

The Chairman stated that additional nest boxes were specified.

RESOLVED by 7 votes to 1

That this application be approved in accordance with the recommendation of the Head of Planning and subject to additional conditions to require the submission of details of existing and proposed land levels and the demolition of the cottages prior to first occupation of the new dwelling.

193. NORTH WALSHAM - PF/18/2318 - Subdivision of existing five-bedroom dwelling property into two 3-bedroom houses and a 2-bedroom bungalow; 8A New Road, North Walsham, NR28 9DF for Mr & Mrs Godden

The Committee considered item 3 of the Officers' reports.

Public Speaker

Mr M Godden (supporting)

The Senior Planning Officer (Development Management) presented the report and displayed plans and photographs of the site. He recommended refusal as set out in the report.

Councillor P Moore, a local Member, stated that there would be little change in the design of the building, the Highway Authority had raised no objection and there was no principle objection to the application. He considered that it was difficult to substantiate overdevelopment given the McCarthy and Stone development on the opposite side of the road and planning permission on a nearby site for 11 dwellings. He did not agree that the proposal did not conform to the character of the street scene. He requested approval of this application or a site inspection.

Councillor R Reynolds stated that the proposal was unfortunately against policy and the Committee could not make policy "on the hoof". He proposed the Officer's recommendation to refuse this application.

Councillor N Lloyd considered that the street scene would not be affected by the proposal. He referred to other development in New Road which was very compact, with only one parking space per dwelling. He stated that the gardens of the proposed dwellings would be substantially larger than those of most new dwellings. He did not agree with the Officer's recommendation.

The Head of Planning drew the Committee's attention to the sections of the current Design Guide relating to form and character and density. He advised Members to consider their opinion of the unique character of the locality. In his opinion, there were special circumstances which related to the southern side of New Road. However, the applicant had articulated his reasons for taking a different view.

Councillor R Shepherd considered that this was a difficult application but in view of the policy issues he seconded the proposal to refuse this application.

Councillor M Knowles stated that there was little change to the form of the building but he considered that the parking arrangements would not work.

Councillor N Lloyd stated that there was a public car park nearby which could cater for any surplus parking.

Councillor B Smith considered that the development would make little difference to the street scene and referred to a nearby site which had planning permission for 11

dwellings but had not been built out. He considered that the car parking appeared to be acceptable on the plan but he was unsure as to how it would look when implemented.

Councillor Mrs A Fitch-Tillett considered that the proposal was overdevelopment and would be totally inappropriate in the street scene.

RESOLVED by 7 votes to 1

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

194. APPLICATIONS RECOMMENDED FOR A SITE INSPECTION

RESOLVED

That the Committee undertakes the following site inspection:

LEATHERINGSETT – PF/18/1980 - Erection of single-storey detached dwelling, garage, associated engineering works and change of use of agricultural land to form residential curtilage; land off Thornage Road, Letheringsett for Mr R Cozens-Hardy

195. NEW APPEALS

The Committee noted item 5 of the Officers' reports.

196. INQUIRIES AND HEARINGS - PROGRESS

The Committee noted item 6 of the Officers' reports.

197. WRITTEN REPRESENTATIONS APPEALS - IN HAND

The Committee noted item 7 of the Officers' reports.

198. APPEAL DECISIONS – RESULTS AND SUMMARIES

The Committee noted item 8 of the Officers' reports.

199. COURT CASES – PROGRESS AND RESULTS

The Committee noted item 9 of the Officers' reports.

The meeting closed at 11.24 am.

CHAIRMAN