

BROADLAND PLANNING COMMITTEE

Minutes of a meeting of the Broadland Planning Committee of Broadland District Council, held on Wednesday, 24 April 2024 at 9.30 am.

Committee Members Present: Councillors: C Karimi-Ghovanlou (Chair), E Laming (Vice-Chair), B Baby, N Brennan, L Hempsall, B Johnson, K Leggett, A Miah, A Tipple and K Vincent

Apologies for Absence: Councillors: P Auber

Officers in Attendance: Burgess (Assistant Director for Planning), C Curtis (Area Team Manager), H Bowman (Principal Planning Officer), P Kerrison (Principal Planning Officer) and L Arthurton (Democratic Services Officer)

Also in Attendance: J Shaw from Norfolk County Highways and 22 members of the public.

57. DECLARATIONS OF INTEREST

Declarations of interest were received from the following members:

Application	Parish	Councillor	Declaration
2024/0296	AYLSHAM	A Miah	Ward member for Aylsham
20220488	LAMAS	All	All members received lobbying material for the application.
2023/0148	TAVERHAM	C Karmi-Ghovanlou	Ward member – had attended parish council meeting when the application had been considered but had not expressed any opinion about the application
2023/1758	ACLE	L Hempsall	Cllr Hempsall declared a pecuniary interest and stepped down from the Committee and spoke as an Objector for the item.
		K Vincent	County Councillor

58. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Auber.

59. MINUTES

The minutes of the meeting held on 27 March 2024 were confirmed as a correct record.

60. APPLICATIONS FOR PLANNING PERMISSION TO BE CONSIDERED BY THE COMMITTEE IN THE ORDER SHOWN ON THE BELOW SCHEDULE

The Committee considered the reports circulated with the agenda, which were presented by the officers.

The following speakers addressed the meeting on the application listed below.

Application	Parish	Speakers
2024/0296	Aylsham	S Painter-Baillie – Supporter A Ross – Supporter
2022/0488	Lamas	L Harker – Objector R Wilkinson – Supporter
2023/0148	Taverham	R Lowery – Objector M Rooke – Agent J Bon – Architect
2023/0758	Acle	L Hemsall – Objector C Nickerson-White – Applicant

The Committee made the decisions indicated in the attached appendix, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

61. PLANNING APPEALS (FOR INFORMATION)

The Committee noted the appeals lodged and decisions received.

(The meeting concluded at 12.57 pm)

Chairman

NOTE: Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place’s final determination

- 1** **Appl. No** : **2024/0296/F**
 Parish : **AYLSHAM**
 Applicant’s Name : Mr Adam Ruane
 Site Address : Land North Of B1145 Junction With A140 Banningham Road Aylsham Norfolk

 Proposal : The construction of a new temporary junction bellmouth on the B1145 to access Mobilisation Area 8 to facilitate the delivery of the Norfolk Vanguard onshore cable route (EIA development).

 Decision : Members voted unanimously for approval with conditions
- 1 Temporary consent (which includes reinstatement works)
 - 2 In accordance with submitted drawings, documents, management plans
 - 3 Landscape Scheme to be submitted and agreed
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- 2** **Appl. No** : **20220488/F**
 Parish : **BUXTON WITH LAMAS**
 Applicant’s Name : Mr Mark Wilkinson
 Site Address : Land Nr Car Park Buxton Mill The Street Lamas NR10 5AF

 Proposal : Change of use for storage of plastic canoes - laying on their side on the ground. NO buildings/ Racking - NO construction of any type

 Decision : Members voted 8-2 for approval subject to the following conditions
- 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Specific Use
 - 4 Maximum Number of Canoes
 - 5 Retention of Trees
 - 6 External lighting - ecology

3 **Appl. No** : **20230148/F**
 Parish : **TAVERHAM**
 Applicant's Name : Mrs L Minkler and Mr R Singh
 Site Address : Land Between 73 - 91 Taverham Road Taverham NR8
 6SF

 Proposal : One self build eco-friendly dwelling, with garaging,
 landscaping and associated works.

 Decision : Members voted unanimously to delegate authority to the
 Assistant Director of Planning to approve subject to
 conditions and a signed legal for self-build and GIRAMS
 and no objection being received from Natural England or
 a result on the article 13 ownership notice.

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Finish floor level to be agreed
- 4 External materials to be agreed
- 5 SHC21 Provision of parking, service
- 6 Tree protection
- 7 Landscaping scheme - minor applications
- 8 Boundary treatment to be agreed
- 9 Badger survey
- 10 Ecology Mitigation and enhancements
- 11 No PD for Classes ABCD&E
- 12 Domestic Microgeneration Equipment
- 13 No PD for fences, walls etc
- 14 Details of air source heat pumps
- 15 Contaminated land during construction
- 16 Foul drainage to main sewer
- 17 New Water efficiency
- 18 No occupation until nutrient mitigation is implemented
- 19 Submission of a construction management plan

