

BROADLAND PLANNING COMMITTEE

Minutes of a meeting of the Broadland Planning Committee of Broadland District Council, held on Wednesday, 19 June 2024 at 9.30 am.

Committee Members Present: Councillors: C Karimi-Ghovanlou (Chair), E Laming (Vice-Chair), P Auber, B Baby, N Brennan, J Copplestone, B Johnson, K Leggett and A Miah

Apologies for Absence: Councillors: K Vincent

Substitute: Councillors: L Hemsall (In place of K Vincent)

Officers in Attendance: Burgess (Assistant Director for Planning), S Everard (Area Team Manager), H Bowman (Principal Planning Officer), Yarham (Planning Officer) and L Palmer (Democratic Services Officer)

67. DECLARATIONS OF INTEREST

Declarations of interest were received from the following members:

Application	Parish	Councillor	Declaration
2020/01627	Coltishall	J Copplestone	Cllr Copplestone declared that she was pre-determined on the application and left the meeting for the discussion and vote on the item..
2023/3126	Hellesdon	B Johnson	Ward member – confirmed that he was not pre-determined on the application
2023/3138	Aylsham	A Miah	Ward member for Aylsham

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr K Vincent with Cllr L Hemsall attending as substitute.

69. MINUTES

The minutes of the meeting held on 22 May 2024 were confirmed as a correct record.

70. 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.

There were no updates in relation to any of the applications being considered.

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

Application	Parish	Speakers
2020/1627	Coltishall	J Shirley - Objector
2023/3126	Hellesdon	G Robinson Hodges - Agent
2023/3138	Aylsham	D Player (on behalf of J Benson)

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.

71. PLANNING APPEALS (FOR INFORMATION)

The Committee noted the appeals lodged and decisions received.

(The meeting concluded at 11.05 am)

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** : **2020/1627**
Parish : **COLTISHALL**
 Applicant’s Name : Crocus Contractors Limited
 Site Address : Land at Rectory Road, Coltishall, NR12 7HR
 Proposal : Residential development of 30 dwellings, new vehicular accesses and open space.
- Decision : Members voted unanimously for approval subject to the following conditions:
1. 3 year time limit
 2. Development to be carried out in accordance with approved plans and docs
 3. Highways – Details of roads, footways, cycleways, street lighting etc.
 4. Highways – Roads, footways, cycleways, street lighting etc. be carried out
 5. Highways – Roads etc. to be constructed to binder course surfacing level
 6. Highways – Visibility splays to be provided
 7. Highways – On-site parking for construction workers
 8. Highways – Construction Traffic Management Plan to be submitted
 9. Highways – Compliance with Construction Traffic Management Plan
 10. Highways – Off-site highway works details to be submitted
 11. Off-site highway works to be completed
 12. Highways – Traffic Regulation Order
 13. Compliance with Flood Risk Assessment
 14. Landscaping
 15. Tree Protection
 16. Ecological Mitigation
 17. Landscape Ecology Management Plan (LEMP)
 18. Biodiversity enhancement
 19. External Lighting
 20. Archaeological Written Scheme of Investigation
 21. 10% renewable and low-carbon energy
 22. Details of provision of fire hydrant to be submitted and approved
 23. Construction management plan
 24. Water efficiency
 25. Unexpected contamination

- 2** **Appl. No** : **20220802**
 Parish : **FRETtenham**
 Applicant's Name : Mr P Roberts
 Site Address : Glenone House, 23 School Road, Frettenham, NR12
 7LL
- Proposal : Sub division of existing garden. Erection of new dwelling
 and garage and erection of new garage to existing
 dwelling. Creation of new vehicle access.
- Decision : Members voted unanimously for approval subject to the
 following conditions:
1. Time Limit – Full Permission
 2. In accordance with submitted drawings
 3. Full details of boundary treatments and access gates to be submitted to and approved by LPA. The front boundary to be no higher than 1 meter and retained as such.
 4. The bathroom window in the south elevation shall be formed with obscure glazing. No further openings shall be added at first floor in the elevation.
 5. No PD for Part A, B, C, D, E, F
 6. Vehicular access to be constructed as shown
 7. No obstruction of access within 5 meters of highway and any gates to be hung to open inwards
 8. Access and on-site parking to be laid out in accordance with plans
 9. Water Efficiency
 10. Nutrient Neutrality

3 **Appl. No** : **20230085**
 Parish : **SPIXWORTH**
 Applicant's Name : Harrier Homes Norfolk Ltd
 Site Address : 42 Park Road, Spixworth, Norfolk, NR10 3PJ
 Proposal : 6 residential dwellings

Decision : Members voted unanimously to authorise the Assistant Director of Place to approve, subject to the following conditions and signing of a S106 agreement for open space and GIRAMS:

1. In accordance with submitted drawings
2. Provision of parking and turning
3. Vehicular Crossing
4. Visibility splays
5. Drainage Strategy
6. Finished floor levels
7. AIA and Tree Protection
8. Ecology
9. Landscaping
10. New Water Efficiency
11. Nutrient conditions
12. Boundary Treatments
13. Removal of PD for conversion to garages

4 **Appl. No** : **2023/3126/F**
 Parish : **HELLESDON**
 Applicant's Name : Mr X Kolici
 Site Address : 127-129 Reepham Road, Hellesdon, Norfolk, NR6 5LY
 Proposal : Change of use and extensions to 2 x C3 dwellings to 8 self contained C2 supported housing units, with 24 hour onsite care.

Decision : Members voted 7-2 (with 1 abstention) to authorise the Assistant Director of Place to approve, subject to the following conditions and satisfactorily addressing the requirements under the Habitats and Species Regulations (2017) regarding Nutrient Neutrality and GIRMAS:

1. Time Limit
2. Submitted drawings
3. New Access
4. Access location
5. Parking and turning
6. Materials
7. Specific Use
8. Surface water drainage details

- 9. Foul Drainage
- 10. Water Efficiency
- 11. Boundary treatments

- 5 **Appl. No** : **2023/3138**
 Parish : **AYLSHAM**
 Applicant's Name : Mr Mike Garside
 Site Address : Dell Farm, Heydon Road, Aylsham, NR11 6QT
 Proposal : Installation of an additional 120 solar panels.
- Decision : Members voted unanimously to delegate authority to the Assistant Director of Planning to approve the application, subject to a satisfactory consultation with Norfolk Fire and Rescue Service and the following conditions:
- 1. Time Limit – Full Permission
 - 2. In accordance with submitted drawings
 - 3. The development hereby permitted shall be restored to its former condition upon cessation of the use.