

BROADLAND PLANNING COMMITTEE

Minutes of a meeting of the Broadland Planning Committee of Broadland District Council, held on Wednesday, 14 August 2024 at 9.30 am.

Committee Members Present: Councillors: E Laming (Vice-Chair), P Auber (Chair for item 1), B Baby, N Brennan, J Copplestone, K Leggett, A Miah and A Tipple

Apologies for Absence: Councillors: C Karimi-Ghovanlou (Chair), L Hemsall and K Vincent

Substitute: Councillors: B Johnson (In place of L Hemsall)

Officers in Attendance: B Burgess (Assistant Director for Planning), R Smith (Principal Planning Officer), A Banham (Principal Planning Policy Officer), S Everard (Area Team Manager), M Blackie (Senior Planning officer) and L Palmer (Democratic Services Officer)

Also in Attendance: 5 members of the public

77. DECLARATIONS OF INTEREST

Declarations of interest were received from the following members:

Application	Parish	Councillor	Declaration
2023/2395	Horsford	All Planning Committee members	All members of the Planning Committee had received a letter to their home address in objection to the application and had received lobbying emails from both supporters and objectors
2020 220688	Brundall	Cllr E Laming	Cllr Laming declared that she was pre-determined on the item and would leave the room for the discussion and vote. She would speak at the appropriate time as the ward member.
2024/1261	Oulton	Cllr A Miah	Cllr Miah declared that he was the ward member for the area.
2023/2490	Hellesdon	Cllr B Johnson	Cllr Johnson declared that he was pre-determined on the item and would leave the room for the discussion and vote.

78. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr C Karimi-Ghovanlou, Cllr K Vincent and Cllr L Hemsall (Cllr B Johnson was appointed as substitute.)

79. MINUTES

The minutes of the meeting held on 17 July 2024 were confirmed as a correct record.

80. 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 Committee had received updates to the report which had been added to the published agenda.

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

Application	Parish	Speakers
2020 220688	Brundall	C Lambert – Architect E Laming – Local Member
2023 2395	Horsford	C Waller-Barrett – Objector R Shaw – Agent M Kelly – Agent J Seaman – Agent A Crotch – Local Member
2024 1261	Oulton	S Mather – Parish Councillor A Shaw – Parish Councillor R Gandy – Agent
2023 2490	Hellesdon	J Benson - Agent

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 Assistant Director of Planning.

81. PLANNING APPEALS (FOR INFORMATION)

The Committee noted the appeals lodged and decisions received.

(The meeting concluded at 1.15 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 Assistant Director of Planning's final determination

- 1** **Appl. No** : **20220688/F**
 Parish : **BRUNDALL**
 Applicant's Name : Mr & Mrs Wilson
 Site Address : Riverview House, 8 Station Road, Brundall, NR13 5LA
 Proposal : Construction 2 no dwellings and associated garages and access.
- Decision : With five members voting in favor and three against, the application was approved subject to the following conditions:
1. Time limit
 2. In accordance with plans and documents
 3. External materials to be agreed
 4. Highways – New access
 5. Highways – Access gates – configuration
 6. Highways – Access – Gradient
 7. Highways – provision of parking, service
 8. Highways – Construction Traffic (parking)
 9. Highways – Highway improvements offsite
 10. Highways – Highway improvements offsite
 11. Surface Water Drainage to be agreed
 12. Foul Drainage to main sewer
 13. Tree protection – In accordance with AIA
 14. Implementation of landscaping scheme
 15. Archaeological investigation
 16. External lighting
 17. Ecological mitigation and enhancements
 18. New water efficiency
- 2** **Appl. No** : **2023/2395**
 Parish : **HORSFORD**
 Applicant's Name : Mr Richard Mosinghi – Third Revolution Projects
 Site Address : Land northeast of Reephram Road, Horsford, NR10 3AJ
 Proposal : Temporary ground mounted solar photovoltaic (PV) farm along with continued agricultural use, ancillary infrastructure, security fencing, landscaping provision, ecological enhancements and associated works.

Decision : With two members voting in favour and seven voting against approval, the application was refused.

Reasons for refusal

In view of the application being finely balanced, the loss of Best and Most Versatile Agricultural Land outweighed the benefits of the Solar Scheme.

3 **Appl. No** : **2024/1261/RVC**
 Parish : **OULTON**
 Applicant's Name : Ms Julie Rankin
 Site Address : Oulton Airfield, The Street, Oulton, Norfolk
 Proposal : Variation of conditions 3 & 5 of 20150952 – Extension of temporary planning permission for phases 1 & 2 from 25 years to 40 years.

Decision : Members voted unanimously for approval with the following conditions:

1. Development to take place in accordance with relevant submitted plans and documents
2. Operation of Phase 1 from 16th February 2016 for 40 years and subsequent removal of all solar farm equipment
3. Operation of phase 2 from first date of electricity export for 40 years and subsequent removal of all solar farm equipment
4. Written confirmation of date from which Phase 2 exports electricity
5. Implementation and ongoing management of Biodiversity Management Plans on Phases 1 and 2
6. Means of access from B1149
7. Adherence to Construction Management Plan
8. Visibility splays provided in accordance to approved plans and maintained thereafter.

4 **Appl. No** : **2023/2490**
 Parish : **HELLESDON**
 Applicant's Name : William Clark
 Site Address : 331 Drayton High Road, Hellesdon, NR6 5AA
 Proposal : Erection of building to be used as a care facility (use class C2) with associated landscaping scheme and car parking for young adults following the demolition of existing bungalow.

Decision : Members voted unanimously to delegate authority to the

Assistant Director of Planning to approve, subject to conditions, sufficient mitigation to mitigate the Habitats regulations impacts on Protected Sites (Nutrient Neutrality) and an acceptable Habitats Regulations Assessment to satisfy the competent Authority of the mitigation; GIRAMS and anything as may be necessary for Nutrient Neutrality.

1. Time limit – Full Permission
2. In accordance with approved plans
3. Use Class Order – Specific C2 use
4. New Access over footway
5. Closure of Existing Access
6. Visibility Plays
7. Noise Management Plan to be agreed
8. No Plant without consent
9. Landscaping scheme to be submitted
10. Biodiversity enhancements to be submitted
11. Foul drainage
12. Surface water drainage