

## BROADLAND PLANNING COMMITTEE

Minutes of a meeting of the Broadland Planning Committee of Broadland District Council, held on Wednesday, 17 July 2024 at 9.30 am.

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

**Apologies for Absence:** Councillors: A Tipple and K Vincent

**Officers in Attendance:** B Burgess (Assistant Director for Planning), R Smith (Principal Planning Officer), C Rickman (Principal Planning Officer) and L Palmer (Democratic Services Officer)

**Also in Attendance:** Five members of the public

### 72. DECLARATIONS OF INTEREST

Declarations of interest were received from the following members:

Application	Parish	Councillor	Declaration
2023/1326	Coltishall	J Coplestone	Declared that she was pre-determined on the application and left the meeting for the discussion and vote on the item.

### 73. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Tipple and Cllr Vincent.

### 74. MINUTES

The minutes of the meeting held on 19 June 2024 were confirmed as a correct record.

**75. 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, and an updates sheet, which were presented by the officers.

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

<b>Application</b>	<b>Parish</b>	<b>Speakers</b>
2023/1326	Coltishall	Matthew Rooke - Agent D Griffiths - Objector

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.

**76. PLANNING APPEALS (FOR INFORMATION)**

The Committee noted the appeals lodged and decisions received.

(The meeting concluded at 10.41 am)

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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

<b>1</b>	<b>Appl. No</b>	<b>:</b>	<b>2023/1326/F</b>
	<b>Parish</b>	<b>:</b>	<b>COLTISHALL</b>
	Applicant’s Name	<b>:</b>	Mr & Mrs Shearwood
	Site Address	<b>:</b>	Land east side of 16 Saint Johns Close, Coltishall, Norwich
	Proposal	<b>:</b>	One self-build ecofriendly dwelling with garaging, landscaping and associated works
	Decision	<b>:</b>	Members voted unanimously to delegate authority to the Assistant Director of Planning to approve, subject to conditions below and a signed legal agreement for self- build and GIRAMS, and no objection being received from Natural England upon a nutrient neutrality solution being put forward by the applicant.

This also included two additional conditions as outlined at the Committee (relating to a Construction Traffic Management Plan (no14) and submission of Sustainability Report (to demonstrate how measures from the Energy & Sustainability Statement are incorporated in the building) (no15)).

1. Time Limit-Full Permission
2. In accordance with submitted drawings
3. SHC21 Provision of parking, service
4. Landscaping scheme – minor applications
5. No PD for Classes ABCD & E
6. Domestic Microgeneration Equipment
7. No PD for fences, walls etc.
8. Details of air source heat pumps
9. Contaminated land during construction
10. Surface Water Drainage
11. Private Treatment Plant
12. New Water Efficiency
13. No occupation until nutrient mitigation is implemented
14. Construction Traffic Management Plan
15. Sustainability Report submission (to show how measures from the Energy & Sustainability Statement) are incorporated in the building

- 2    **Appl. No**                   :   **2023/1905/F**  
    **Parish**                       :   **FREETHORPE**  
    Applicant's Name         :   Timm  
    Site Address               :   75 The Green, Freethorpe, NR13 3NY  
    Proposal                   :   Demolition of existing commercial building and erection  
                                      of two new semi-detached dwellings including amenity  
                                      and vehicle parking area.
- Decision                       :   Members voted unanimously to delegate authority to the  
                                      Assistant Director of Planning to approve the application  
                                      subject to completing the Unilateral Undertaking to  
                                      secure the payments for GIRAMS and the following  
                                      conditions, including the Highways conditions which are  
                                      to be confirmed.
1. Time limit (3 years)
  2. In accordance with approved plans and documents
  3. Removal of householder permitted development rights
  4. First floor bathroom windows on side elevations to be obscure glazed
  5. External materials
  6. Contamination
  7. Unknown contamination
  8. Imported material
  9. Restriction on installation of air source heat pumps
  10. Construction management plan
  11. Securing of ecological enhancements
  12. Surface water drainage as in accordance with details submitted
  13. Foul water drainage to connect to mains sewer
  14. Highways conditions – To be confirmed
  15. Finished floor levels