

# Planning Committee

## Minutes of the meeting held on 07 January 2022

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## Present

Tim Jickells– in the Chair, Harry Blathwayt, Stephen Bolt, , Bill Dickson, Andrée Gee, Gail Harris, Paul Hayden, and Fran Whymark

## In attendance

Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning and Sara Utting – Senior Governance Officer

# 1. Apologies and welcome

The Chairman welcomed everyone to the meeting.

**Apologies** were received from Nigel Brennan, James Knight, Leslie Mogford, Michael Scott, Vic Thomson and Melanie Vigo di Gallidoro.

## Openness of Local Government Bodies Regulations 2014

The Chairman explained that the meeting was being audio-recorded. All recordings remained the copyright of the Broads Authority and anyone wishing to receive a copy of the recording should contact the Governance Team. The minutes remained the record of the meeting. He added that the law permitted any person to film, record, photograph or use social media in order to report on the proceedings of public meetings of the Authority. This did not extend to live verbal commentary. The Chair needed to be informed if anyone intended to photograph, record or film so that any person under the age of 18 or members of the public not wishing to be filmed or photographed could be accommodated.

# 2. Declarations of interest and introductions

Members provided their declarations of interest as set out in Appendix 1 to these minutes and in addition to those already registered.

# 3. Minutes of last meeting

The Senior Planning Officer (SPO) advised that she wished to make an amendment to item 8 (enforcement update) relating to the former Marina Quays in Gt Yarmouth (para 2, line 14 referred). She stated that the purpose of the amendment was to provide clarity on the status of the two permissions for this site. For plots 1-7 the commencement date was by 4 November 2022 but the second permission (plots 8 & 9) had been implemented because it included demolition of the marina building which had now taken place. Therefore, all pre-commencement conditions had been discharged from both permissions. The revised wording would read as follows:

“In response to a question, the Senior Planning Officer (SPO) advised that the planning permission would expire on 4 November 2022 but all of the pre-commencement conditions had been discharged which meant that no further information was required to be submitted prior to implementation of the permission.”

Subject to the above amendment, the minutes of the meeting held on 3 December 2021 were approved as a correct record and signed by the Chairman.

#### 4. Matters of urgent business

There were no items of urgent business

#### 5. Chair's announcements and introduction to public speaking

No members of the public had registered to speak.

#### 6. Requests to defer applications and/or vary agenda order

No requests to defer or vary the order of the agenda had been received.

#### 7. Applications for planning permission

There were no applications for consideration.

#### 8. Enforcement update

Members received an update report from the Head of Planning on enforcement matters previously referred to the Committee. Further updates were provided at the meeting for:

**Land at the Beauchamp Arms PH:** no notification had been received from the Planning Inspectorate that an appeal had been submitted against the Enforcement Notices and so the compliance period was now in effect. The landowner would be re-advised of the compliance dates to ensure there was clarity when the caravans would need to be removed.

**Blackgate Farm, Cobholm:** a retrospective application had been submitted by the agent for the landowner but this had been turned away by the Authority, on the basis that one of the grounds for the appeal had been that planning permission should be granted but this had been rejected by the Appeal Inspector when dismissing the appeal. There was provision within the legislation for a Local Planning Authority to turn away an application for planning permission which was already covered by an Enforcement Notice. Officers had been thorough in checking that nothing had changed since the deemed application was refused under the appeal process (such as any changes to the Development Plan etc) and the applicants had been provided with a comprehensive response. The only process available to the landowner to challenge that decision was through a Judicial Review.

**Land to east of North End, Thorpe next Haddiscoe:** The Planning Officer (Compliance and Implementation) was scheduled to visit the site that day to check it had been completely cleared.

**Land east of Brograve Mill, Waxham:** Appeal decision still awaited.

## 9. Endorsing the Norfolk and Suffolk Coastal Recreation Avoidance and Mitigation Strategies

The Head of Planning (HoP) presented the report of the Planning Policy Officer, which sought the Committee's endorsement of the Norfolk and Suffolk RAMS schemes for adoption by the Authority. A [report](#) had previously been presented to the Committee (September 2021) providing the background to the Habitat Regulation Assessments, the recreation issue which had been investigated, as well as details about the Suffolk Coast scheme in place (where tariffs were already starting to be collected) and the Norfolk scheme which was now ready to be implemented. Once the Norfolk RAMS scheme had been adopted, the tariff could start to be collected from applicants, to fund measures to help mitigate the impacts of recreational activities arising from development.

The HoP explained that the Norfolk scheme had taken approximately five years to develop, via the Norfolk Strategic Planning Forum, under the duty to co-operate, which comprised members from the seven district councils, Norfolk County Council and the Broads Authority, supported by officers. Work commenced in 2015/16 when surveys had been undertaken at 35 different locations within Norfolk and Suffolk on patterns of recreational use, which had been developed into "zones of influence" around visited sites to indicate where development was likely to have an impact on protected sites (ie RAMSARs, SACs, SPAs) given statutory protection under European and international legislation. It transpired that these zones actually covered the whole of Norfolk and the outcome from that was that an increase in housing numbers would result in an increased impact, as more people would be out and about visiting sites. Whilst some mitigation would be achieved through on site green space provision, alternative sites provided such as Sustainable Accessible Natural Greenspaces (SANGS) or buffer zones etc. Natural England had taken the view that engagement was probably the best way to achieve mitigation, by influencing visitor behaviour (details in the report).

There were 41 key hotspots across the county within the protected sites (identified on p104 of the strategy) with the majority sited along the coast. Work had been undertaken to look at the required mitigation to address the visitor impact and associated costings (£8m which included a 10% contingency fund). These costs had been divided by the number of new houses, culminating in a cost per housing unit. The HoP emphasised that the tariff could not be used to address existing problems or issues but only those in the future as a result of the additional housing numbers but hopefully this would result in a net gain for the impacts of both existing and new visitors. The budget would also fund a delivery co-ordinator and a ranger team who would have a presence at the hot-spots to educate, influence and engage with visitors either through interpretation material, guided walks and talks etc. The HoP clarified that the rangers were not Broads Authority Rangers but RAMS Rangers, located across five areas including the Broads, Brecks and three parts of the coast. A board would be set up for delivery of the funding based on the agreed principles and a decision was yet to be made by the NSPF on the governance arrangements. The HoP concluded that the strategy was

a detailed document which was very well evidenced and required all the authorities to sign-off for delivery later that year.

A member referred to the disparity in the tariffs between Norfolk and Suffolk, at £185 and £321.22 respectively and this required an explanation. The HoP advised that the Suffolk scheme had been introduced earlier than the Norfolk scheme and also the calculation would involve a different number of houses. The Chair added that this issue had been acknowledged when the schemes were discussed at a previous meeting.

Reference was made to the Habitats Directive and the issue of mitigation, and how compensation should also be considered, as this was completely different to mitigation. Compensation could be the final resort if mitigation could not be achieved and building at an alternative site could actually result in an increase in bio-diversity. The Chair clarified that the mitigation related to increased visitor numbers and not building on sites.

A member referred to the role of the Association of Inshore Fisheries and Conservation Authorities (IFCA) and suggested they be included in the list of collaborators.

The Chair advised that all of the comments made at this meeting would be made available to the Board as part of its considerations but as they related to implementation, they should not preclude adoption of the schemes.

A member expressed his thanks to the Planning Policy Officer for her tenacity with this piece of work and particularly her influence at each stage.

Fran Whymark proposed, seconded by Stephen Bolt, and

**It was resolved unanimously to endorse the Suffolk Coast RAMS scheme and the Norfolk RAMS scheme for adoption by the Broads Authority.**

## 10. Worlingham Neighbourhood Plan – agreeing to consult

The Head of Planning (HoP) introduced the report, which sought agreement for public consultation to go ahead on the Worlingham Neighbourhood Plan. Members noted that the Broads Authority was a key stakeholder and therefore able to comment on the Plan. It was anticipated that a report would be presented to a future meeting of the Committee for endorsement of the suggested response. The HoP advised that the parish council was anxious for the Plan to progress as quickly as possible and become part of the Development Plan in due course, given that a significant amount of housing was proposed for the Worlingham area.

Gail Harris proposed, seconded by Andrée Gee, and

**It was resolved unanimously to endorse the Worlingham Neighbourhood Plan Reg16 version for consultation.**

## 11. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting.

## 12. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 19 November to 17 December 2021 and any Tree Preservation Orders confirmed within this period.

## 13. Date of next meeting

The next meeting of the Planning Committee would be on Friday 4 February 2022 at 10.00am.

Members discussed the arrangements for the next meeting and the consensus view was to meet at a larger venue to ensure attendees, including the public, were not deterred from attending due to public health concerns.

The meeting ended at 10:51 am

Signed by

Chairman

## Appendix 1 – Declaration of interests Planning Committee, 07 January 2022

Member	Agenda/minute	Nature of interest
Andrée Gee	10	East Suffolk District Councillor – “other” registerable interest