

Planning Committee

Minutes of the meeting held on 11 October 2019

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Bill Dickson, Andree Gee, Lana Hemsall, Tim Jickells, James Knight, Vic Thomson, Fran Whymark

In attendance

Natalie Beal – Planning Policy Officer (for Minute 10), Sandra Beckett – Administrative Officer (Governance), Nigel Catherall – Planning Officer, Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning.

Members of the public in attendance who spoke

Mr Richard Smith – Applicant for Application BA/2018/0505/COND

1. Apologies and welcome

The Chairman welcomed everyone to the meeting.

Apologies received from, Jacquie Burgess, Bruce Keith, Leslie Mogford and Marie-Pierre Tighe, Director of Strategic Services.

The Chair stated that Tristram Hilborn was no longer a member of the Planning Committee due to other additional commitments. He would still be on the Audit and Risk Committee.

Openness of Local Government Bodies Regulations 2014

The Chair gave notice that the Authority would be recording the meeting in accordance with the Code of Conduct, with the Authority retaining the copyright. No other member of the public indicated that they would be recording the meeting.

2. Declarations of interest and introductions

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

3. Minutes of Planning Committee meeting held on 13 September 2019

The minutes of the meeting held on 13 September 2019 were approved as a correct record and signed by the Chair subject to an amendment to Minute 11, last paragraph of the resolution to read: “Consideration to be given to having a specific workshop style format” to be consistent with the minute above the resolution.

4. Points of information arising from the minutes

Minutes 10, 11 and 12 Draft planning documents for consultation - the planning documents for the Draft Statement of Community Involvement, Draft Marketing and Viability Supplementary Document (SPD) and the Draft Flood Risk SPD were referred to the Broads Authority on 27 September 2019 and had been approved for public consultation.

Minute 14: Extinguishment of Public Rights of Way – the Broads Authority on 27 September 2019 agreed to proceed with the extinguishment of the public rights of way. The Head of Planning was attending a meeting in the following week to progress matters and members would be updated.

Two members reiterated concerns expressed at the previous meeting about the use of links for appendices in reports for review and due to be published for consultation. It was considered that these should be attached to the report itself and form a single document as wi-fi did not always work, it was impractical to download several documents and switch between each and links were considered unsuitable for those with a visual impairment and/or could cause difficulties for those using tablets. Officers commented that links were used when the accompanying documents were large, and could make the complete set of papers too large to send via email. Officers would discuss with the Governance team on the best way forward.

5. To note whether any items have been proposed as matters of urgent business

There were no items of urgent business

6. Chairman's announcements and introduction to public speaking

Public Speaking: The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wished to speak were invited to come to the Public Speaking desk when the application on which they wished to comment or respond to questions was being presented.

7. Requests to defer applications and/or vary the order of the agenda

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

8. Applications for planning permission

The Committee considered the following application submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decision set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decision.

The following minutes relate to further matters of information, or detailed matters of policy not already covered in the officer's report, and which were given additional attention.

(1) BA/2018/0505/COND Waveney Model Flying Club, St Mary's Road, Aldeby

Amendment to approved flying hours, variation of condition 3 of permission

BA/2015/0055/COND. **Applicant: Mr Richard Smith**

The Planning Officer provided a detailed presentation on the proposal to amend the flying hours originally approved under condition 3 of the planning permission granted in 2015 for the use of the 1.5 acre site as an airfield for flying model aircraft. The site has been used by the Waveney Model Flying Club since 2005, initially under a temporary permission with permanent permission granted for its use as such in 2008 and permission given for a variation to the hours of use in 2015. The proposed hours of operation detailed in this application had been subject to a number of consultations. The combined total difference to the approved hours between 1 May to 31 August inclusive would be an additional 5.5 hours and from 1 September to 30 April inclusive an additional 7 hours. The proposed additional hours were for "silent" flight (electric powered and gliders). Although these hours were an increase, the actual take up would depend on weather conditions and the suitability for flying and were designed to allow for flexibility in use. The hours proposed were also a significant reduction from the original proposal, the applicant having taken note of the views of the local community and highways. The additional hours would be for electric models only and there would be no Sunday afternoon sessions. Although not absolutely silent, this would represent the less intrusive of the two approved classifications of flight. The planning balance to consider was between recreational amenity and amenity of local residents.

The Planning Officer concluded that the flying of model aircraft on this site was established and permitted. The proposed amendment to the approved flying hours was not considered unreasonable or excessive, and the removal of the Sunday afternoon session would make a more telling contribution to residential amenity. Overall the additional hours proposed were considered to be minor additions and reasonable. The proposal was considered acceptable in terms of potential impacts on highways and a designated site and in accordance with policies of the Local Plan. The application was recommended for approval.

Mr Smith as applicant on behalf of the Waveney Model Flying Club clarified that the sound level for electric powered craft was a maximum of 74 decibels as opposed to 82 decibels for internal combustion planes. These were measured using a sound meter at specific distances and 1 metre off the ground and were the maximum figures allowed. The noise impact on residential amenity would depend on the wind direction and speed and type of plane. Mr Smith explained that a log book was kept documenting dates and times, types of model aircraft being flown and their frequency. From this it was calculated that there had been 45% usage since January 2019. The extra hours requested were based on this. He commented that there were more electric models than being flown since planning permission was first granted. He confirmed that model aircraft were not permitted to fly beyond the 200-metre no-fly zone as delineated on the aerial photograph provided in the Planning Officer's presentation.

The Planning Officer confirmed that neither the Broads Authority nor South Norfolk Council had received any complaints about the club not adhering to the flying zones over the last 4 years.

Members were mindful that the use of the area for flying model aircraft was established and the proposed additional hours, with the exclusion of Sunday afternoons, were for silent craft.

They were of the view that the amenity of residents had been considered and the changes were acceptable. A member commented that if it appeared that the majority of the vociferous objections were from those who had moved to the area following the use having been established, could this be material.

The Head of Planning confirmed that there was recent legislation concerning “agent of change” which affected the way in which pre-existing activities could be dealt with. The important point in this case was that the club was proposing additional activities and the Committee had to determine the intrinsic acceptability of this change.

Andree Gee proposed, seconded by Harry Blathwayt and

It was resolved unanimously to approve the application subject to conditions outlined within the report as the proposal is considered to be in accordance with Policies DM13, DM21, and DM23 of the Local Plan for the Broads (2019), and the National Planning Policy Framework (2019) which is a material consideration in the determination of this application.

9. Enforcement Update

The Committee received an updated report on enforcement matters previously referred to Committee. Further updates were provided for:

Former Marina Keys building – It was expected that the decision notice for the application BA/2018/0118/FUL would be issued in the following week.

Land at Beauchamp Arms Public House, Ferry Road, Carlton St Peter – Unauthorised caravans. An additional caravan had been placed on the site although it was not being used. Officers would continue to monitor the site.

It was resolved to note the report.

10. Consultation documents and proposed response

The Committee received a report outlining the proposed officer response to recently received planning policy consultations from Great Yarmouth Borough and Norfolk County Council. The first set of responses were to Great Yarmouth Borough’s Draft Local Plan Part 2 concerning the further focused changes only, not on the draft policy or allocations. The second set of responses concerned Norfolk County Council’s report on the Great Yarmouth Transport Strategy.

The Planning Policy Officer provided further comments for inclusion in the responses to Norfolk County Council on the Great Yarmouth Transport Strategy concerning tourism, transport and growth in the area. These were proposed following a stakeholders’ meeting attended by one of the Authority’s Planning Officers as follows:

- Not much mention of travel by boat/ship – tourism people arrive by boat at the quay as do workers on offshore oil rigs, shipping and windfarm supply vessels, and in

increasing numbers by cruise ship. This should be considered as all three could have a positive impact upon the town, or impacts upon the transport network, in particular the cruise ship passengers.

- People also access the town by boat from the Broads and this needs to be strengthened both for users of the Broads having access to the tourist offer of Great Yarmouth, but also to strengthen the sustainable access point to the Broads by rail or good road links. Therefore, the proposed cycling and walking measures that benefit this need to be considered, including better links from the yacht station and things like bike hire or walking routes or their promotion to visitors to Great Yarmouth by boat.
- Finally, some of the descriptive section includes information which might need updating. For example, at 3.1.17 the rolling stock needs have begun to be upgraded and works have commenced on signalling and new automated railway crossings.

Members agreed with the proposed responses together with the additional ones set out above. They also commented how impressed they were with the breadth of intent and ambitious nature of the proposals within the consultation document.

James Knight proposed, seconded by Fran Whymark and

It was resolved unanimously to note the report and endorse the proposed responses together with all the additional comments outlined above.

11. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since 11 January 2019. James Knight declared an interest in the information report as he was one of the appellants. This would be a regular declaration pending determination of the appeal.

Members noted that the appeal at **Nursery View, Burghwood Road Ormesby** against the Authority's refusal to provide planning permission for 4 detached dwellings with garages and access had been dismissed. There were three outstanding appeals awaiting consideration by the Secretary of State.

It was resolved to note the report.

12. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 29 August to 27 September 2019. Members confirmed that they received notice of all planning applications and decisions in the weekly lists.

A member queried whether it would be possible to indicate the status of the applicant /relevant organisation on behalf of which planning permission was being sought, on the schedule of delegated decisions in order to clarify the organisation applying or who might be carrying out the proposed development.

The Head of Planning confirmed that the Authority, in the same way as all Local Planning Authorities, was required to document the application on the basis of the names supplied on the application form. It could be erroneous to make assumptions, since this might be misleading and it was open to anyone to submit a planning application.

It was resolved to note the report.

13. Date of next meeting

The next meeting of the Planning Committee would be held on Friday 8 November 2019 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting ended at 11.40 am

Signed by

Chairman

Appendix 1

Declaration of interests Planning Committee, 11 October 2019

Member	Agenda/minute	Nature of interest
James Knight	8 BA/2018/0505/COND	South Norfolk Council Ward member
James Knight	11	Planning Appeal appellant – Grange Walk Wroxham