

Planning Committee

Minutes of the meeting held on 14 August 2020

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Stephen Bolt, Andree Gee, Gail Harris, Lana Hemsall, Tim Jickells, James Knight, Leslie Mogford (from item 9), Vic Thomson, Fran Whymark.

In attendance

Natalie Beal – Planning Policy Officer, Maria Conti (minutes), Kate Knights – Historic Environment Manager, Kayleigh Judson – Heritage Planning Officer, Cally Smith – Head of Planning, Sarah Mullarney (meeting moderator).

1. Apologies and welcome

The Chairman welcomed everyone to the meeting.

Apologies were received from Bill Dickson and Bruce Keith.

Openness of Local Government Bodies Regulations 2014

The Chairman explained that the meeting was being held remotely in accordance with the Standing Orders for remote meetings agreed by the Broads Authority on 22 May 2020. The meeting would be livestreamed and recorded, and the Authority retained the recording copyright. The minutes remained the formal record of 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 last meeting

The minutes of the Planning Committee meeting held on 17 July 2020 were approved as a correct record and would be signed by the Chairman.

4. Points of information arising from the minutes

There were no points of information arising from the minutes.

5. Matters of urgent business

There were no matters of urgent business.

6. Chair's announcements and introduction to public speaking

There were no announcements, and no requests for public speaking had been received.

Requests to defer applications and/or vary agenda order

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

7. Applications for planning permission

The Committee considered the following applications submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decisions set out below. Acting under its delegated powers, the Committee authorised the immediate implementation of the decisions. The minutes relate to additional matters of information or detailed matters of policy not covered in the officer's report.

(1) BA/2020/0181/FUL and BA/2020/0182/LBC

Six Mile House Mill, Acle New Road, Halvergate

(2) BA/2020/0211/LBC

Wiseman's Mill, River Bure, Ashby with Oby

The Heritage Planning Officer gave a presentation on two planning applications at Six Mile House Mill in Halvergate and one at Wiseman's Mill in Oby, all submitted as part of the Water, Mills and Marshes Landscape Partnership scheme. Referring to the conditions for Wiseman's Mill in para 9.4 of the report, it was noted that the Authority's Ecologist had asked for conditions requiring the installation of a barn owl box as an enhancement and a check of the mill structure for bats.

A member asked about the engine house restoration at Wiseman's Mill. The Heritage Planning Officer replied that this work had been consented and she could update members on progress at a future meeting. In response to a member's question, the Head of Planning advised that the fabric of the conical roof at Six Mile House Mill had a lifespan of around 40 years. Another member noted that the temporary fabric cover on Wiseman's Mill was loose, and suggested it be fixed quickly to keep the mill waterproof.

A member asked if there were any long-term proposals for the use of the restored mills. The Head of Planning and Historic Environment Manager replied that the aim of this Water, Mills and Marshes project was to restore some mills and arrest deterioration in others. It would then be up to individual owners to decide what to do with the mills, but part of the project's legacy planning was to work with the Norfolk Windmills Trust and use volunteers to help promote the mills.

Tim Jickells proposed, seconded by Andree Gee, and

It was resolved, by 9 votes in favour and 1 abstention, to approve the application subject to the conditions outlined in the report. The application is considered to be in accordance with Policies SP5, DM11, DM13, DM21, DM43 and SSMILLS of the Broads Local Plan.

Leslie Mogford joined the meeting.

8. Enforcement update

The Head of Planning introduced the monthly update on enforcement matters.

A member referred to recent email correspondence between a planning applicant and the Authority, which had been copied in to some Planning Committee members. The Chair said

she could forward this correspondence to other members if requested. A member commented that, while he supported the Authority's response on this particular matter, it should also recognise that some issues may need more investigation.

The report was noted.

9. Ludham Conservation Area

The Historic Environment Manager presented the draft Ludham Conservation Area (CA) appraisal. The Ludham CA was designated in 1974 but did not have an appraisal. The area straddled the Broads Authority Executive Area and North Norfolk District Council's area, and the two planning authorities were liaising on the appraisal process. Consultation responses to the appraisal were outlined in the report and presentation.

A member asked about the potential development impact if the fields to the west and south of the village were removed from the CA. The Historic Environment Manager explained that land within a CA should be of architectural or historic interest, and most fields would not fulfil the criteria. These particular fields were no more or less likely to be developed as a result of the CA boundary change but, if a planning application was submitted, the CA would be a material consideration.

It was noted that North Norfolk District Council's Planning Committee would receive the appraisal shortly, and was expected to approve it. If that committee wanted any changes to the CA, these would apply only to the Council's part of the appraisal area.

Stephen Bolt proposed, seconded by Leslie Mogford, and

It was resolved unanimously to adopt the Ludham Conservation Area appraisal, including the proposed boundary changes and management and enhancement proposals.

10. Joint Position Statement with the Environment Agency on Strategic Flood Risk Assessments

The Planning Policy Officer introduced the updated Joint Position Statement on Strategic Flood Risk Assessments (SFRA), which the Authority had agreed with the Environment Agency.

A member commented that future flood risk modelling may change and asked how this might affect someone developing a plan now. The Planning Policy Officer replied that the SFRA and flood risk maps were used as a starting point to inform Local Plan policy. Some development proposals would need a site-specific Flood Risk Assessment, which might include modelling, and the Environment Agency had set % allowances on various flood management matters.

Tim Jickells proposed, seconded by Gail Harris, and

It was resolved unanimously to endorse the amended Joint Position Statement on Strategic Flood Risk Assessments and recommend it to the Broads Authority for adoption.

11. Appeals to the Secretary of State update

The Committee received a schedule of appeals to the Secretary of State since January 2020.

In response to a question relating to the appeal on land east of Brograve Mill Coast Road at Waxham, the Head of Planning reported that officers had already held preliminary discussions with the agent on mitigation measures. If the appeal was dismissed, the officers would work further with the agent and applicant on how best to remedy the breach.

The report was noted.

12. Decisions made by officers under delegated powers

The Committee received a report on delegated decisions made by officers on planning applications from 4 July to 31 July 2020.

The report was noted.

13. Date of next meeting

It was noted that the next meeting of the Planning Committee would be on Friday 11 September 2020 at 10.00am. The meeting would be held remotely.

The meeting ended at 11.14am.

Signed by

Chairman

Appendix 1 – Declaration of interests: Planning Committee, 14 August 2020

Member	Agenda/minute	Nature of interest
Harry Blathwayt	9	Resident of Ludham