

## **Broads Authority**

### **Planning Committee**

Minutes of the meeting held on 6 November 2015

Present:

Dr J M Gray– in the Chair

Mr M Barnard

Miss S Blane

Professor J Burgess

Mr N Dixon

Ms G Harris

Mrs L Hemsall

Mr G W Jermayn

Mr V Thomson

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)

Mr B Hogg – Historic Environment Manager

Ms A Long – Director of Planning and Resources

#### **5/1 Apologies for Absence and Welcome**

The Chairman welcomed everyone to the meeting particularly members of the public.

Apologies were received from Mr P Rice.

#### **5/2 Declarations of Interest**

Members indicated that they had no other declarations of pecuniary interests other than those already registered and as set out in Appendix 1.

#### **5/3 Minutes: 9 October 2015**

The minutes of the meeting held on 9 October 2015 were agreed as a correct record and signed by the Chairman.

#### **5/4 Points of Information Arising from the Minutes**

None reported.

#### **5/5 To note whether any items have been proposed as matters of urgent business**

No items had been proposed as matters of urgent business.

## **5/6 Chairman's Announcements and Introduction to Public Speaking**

### **Utilities Site: Generation Park application**

The Chairman reported that public consultation on the planning application for the Generation Park (BA/2015/0255/FUL and 15/00997/F) had produced several questions and matters that required clarification. The Planning Officers from Norwich City Council and the Authority would therefore be meeting with the applicants to discuss these. In addition, Norwich City Council had received the pollution assessment prepared by independent consultants that had also raised questions requiring clarification. It was therefore unlikely that the application would be considered before the end of January 2016 since there would be the necessity for further consultation.

## **5/7 Requests to Defer Applications and /or Vary the Order of the Agenda**

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

## **5/8 Applications for Planning Permission**

There were no applications for planning permission for consideration by the Committee.

## **5/9 Stalham Staithe Conservation Area Re-Appraisal**

The Committee received a report from the Historic Environment Manager on the Draft Conservation Area Re-Appraisal for the Stalham Staithe Conservation area, the twenty-second of the 25 Conservation Areas within the Broads to be re-appraised as part of the agreed programme. As most of the area fell within the Broads Authority's LPA jurisdiction, the work had been carried out by the Broads Authority and it would also be the Authority's responsibility to undertake the consultation. The HARG had considered the draft at its meeting on 21 August and recommended that it be considered by the Planning Committee for public consultation. Stalham Town Council, local members as well as the Chairman of Broads Forum and the Broads Local Access Forum had been made aware of the proposals and invited to comment on the text.

The Historic Environment Manager drew attention to the fact that the Draft Re-Appraisal included proposed amendments to the boundary of the existing Conservation Area, which included options for exclusions on the basis of the guidelines for designation of Conservation Areas.

The two areas suggested for exclusion were:

- The open ground /allotment area which included development around this
- Exclusion of all the area west of Mill Road that included a flat roof pumping station and open field.

These fell within North Norfolk District Council's jurisdiction and therefore it would be up to North Norfolk to determine these elements. However, within

the text of the leaflet to be distributed for consultation, it was proposed to specifically draw attention to these areas.

The proposed consultation would be for six weeks to include a leaflet drop to all those residents within the Conservation Area in late December/January and an exhibition in January /February followed by a joint analysis of the consultation responses prior to a report back to the Planning Committee.

In response to a member's comment concerning the perceived scepticism of some Stalham residents about the effectiveness of the designated Conservation Area, the Historic Environment Manager confirmed that the re-appraisal, which had previously not existed, would help to define what is actually valued by the community and help to set the parameters for assessing planning applications.

Members commented that the allotments site was a very important part of the historical landscape and social history of the community as well as a contemporary use to be encouraged. Therefore they considered that more research was required on the status and history of the allotment site for inclusion within the text of the Conservation Re-appraisal. On this basis there was doubt as to whether it should be excluded and therefore discussion should be specifically invited within the consultation leaflet on both the areas.

In order to ensure that consultation was as inclusive and as wide ranging as possible and reach other interested parties without necessitating a leaflet drop on every household within Stalham, it was agreed that advice be sought from the Town Council and the possibility of including information within the local newsletters be explored. Members considered that, if possible, the allotment holders should also receive the consultation leaflet.

Members welcomed the Conservation Re-Appraisal and

RESOLVED unanimously

that the Draft Stalham Staithe Conservation Re-Appraisal be endorsed for public consultation subject to:

- (i) further information and research on the history of the allotment area being included in the main text for the Re-Appraisal;
- (ii) advice being sought from the Town Council on the extent of consultation as well as exploration of publicity through the local newsletters: the Stalham Town news and the Scorcher; and
- (iii) the leaflet to specifically invite discussion on the suitability of retaining the allotment area and the field off Mill Road within the Conservation area.

## **5/10 Enforcement Update**

The Committee received an updated report on enforcement matters already referred to Committee.

The Director of Planning and Resources provided further information on:

### **Thorpe Island**

The date for the oral hearing challenging the Court of Appeal decision had been confirmed for 3 February 2015. With regard to the injunctions, pre-injunction notification letters had been provided to all those with an interest in the site both within the Thorpe island basin and along the river and, including Norwich City Council.

### **The Ferry Inn at Horning**

Mr Rice had been assisting with facilitation in negotiations with the landowner over the unauthorised activities, but unfortunately it had not been possible to arrange a convenient date for all parties due to other commitments. Members would be further updated at the next meeting.

### **J B Boat Sales, 106 Lower Street Horning**

Compliance had not been achieved to date although information had been received this morning from the landowner who had indicated that progress was being made on the remedial works required and compliance was likely to be achieved shortly.

### **Staithe n Willow**

Considerable planting had been undertaken behind the unauthorised fencing, although the fencing would still require removal to allow the planting to flourish.

### **Grey's Ices and Confectionary, Norwich Road, Hoveton**

No Enforcement Notice had yet been issued. Since contacting the landowner, he had informed the Authority that he would be removing one of the main offending canopies.

RESOLVED

that the report be noted.

## **5/11 Appeals to the Secretary of State Update**

The Committee received a report on the appeals to the Secretary of State against the Authority's decisions since October 2015.

RESOLVED

that the report be noted.

**5/12 Decisions Made by Officers under Delegated Powers**

The Committee received a schedule of decisions made by officers under delegated powers from 1 October 2015 to 26 October 2015.

RESOLVED

that the report be noted.

**5/13 Circular 28:83/ Publication by Local Authorities of Information about the Handling of Planning Applications for quarter ending 30 September 2015**

The Committee received a report on the statistics relating to the planning applications dealt with by the Authority for the quarter ending 30 September 2015.

RESOLVED

that the report be noted.

**5/14 Date of Next Meeting**

The next meeting of the Planning Committee would be held on Friday 4 December 2015 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich. This would be followed by the Member Heritage Asset Review Group.

The meeting concluded at 10.45 am

CHAIRMAN

**Code of Conduct for Members****Declaration of Interests****Committee:**           **Planning Committee**

Date of Meeting:   6 November 2015

<b>Name</b>	<b>Agenda/ Minute No(s)</b>	<b>Nature of Interest (Please describe the nature of the interest)</b>
George Jermamy	General	Toll Payer
Jacquie Burgess	General	Toll Payer