

## **Broads Authority**

### **Planning Committee**

Minutes of the meeting held on 31 May 2019

Present:

In the Chair - Mrs M Vigo di Gallidoro

Prof J Burgess

Mr W A Dickson

Ms G Harris

Mrs L Hempsall

Mr H Thirtle

Mr V Thomson

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)

Ms N Beal – Planning Policy Officer (for Minute 10/10 and 10/11)

Mr B Hogg – Historic Environment Manager (for Minute 10/12)

Mr J Ibbotson – Planning Officer (up to and for Minute 10/8(ii) and Minute 8(iii))

Mr C Pollock – Planning Assistant (up to and for Minute 10/8(i))

Ms C Smith – Head of Planning

Mrs M-P Tighe – Director of Strategic Services

Members of the public in attendance who spoke:

**Application BA/2019/0071/FUL Morrisons, George Westwood Way  
Beccles**

Ed Kelmsley

On behalf of applicant

**Application BA/2019/0058/FUL Land West of Bewilderwood Car Park,  
Hoveton**

Fergus Bootman

On behalf of applicant

#### **10/1 Apologies for Absence, Welcome and Housekeeping Matters**

The Chair welcomed everyone to the meeting.

Apologies had been received from Bruce Keith.

#### **The Openness of Local Government Bodies Regulations**

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.

## **10/2 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.

## **10/3 Minutes: 26 April 2019**

The minutes of the meeting held on 26 April 2019 were agreed as a correct record and signed by the Chair.

## **10/4 Points of Information Arising from the Minutes**

### **Minute 9/10 Local Plan for the Broads**

The Chair confirmed that the Broads Authority had adopted the Local Plan for the Broads at its meeting on 17 May 2019 and this would now be used in the determination of planning applications within the area. The Head of Planning explained that in the interests of conforming to electronic government, only a limited number of Local Plans had been published in paper form. It was hoped that Members would be content with accessing the Local Plan and its detailed planning policies on line. If a member specifically required a hard copy, please could they contact the Head of Planning.

## **10/5 To note whether any items have been proposed as matters of urgent business**

There were no items of urgent business.

## **10/6 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 was being presented.

## **10/7 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.

## **10/8 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 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/2019/0071/FUL Morrisons, George Westwood Way, Beccles**  
Proposed café and lobby extension, new trolley bay and minor works to car park.  
Applicant: Mr D Darbyshire (on behalf of Morrisons)

The Planning Assistant gave a detailed presentation and assessment of the application which involved a number of extensions to the existing store to provide a new customer café with an uncovered outdoor seating area and kitchen, and a new entrance lobby. The application also included updated lighting across the site, a new shopping trolley shelter to the south of the store entrance, a car pick-up point and a footpath through the site.

The Planning Assistant concluded that the proposal could be recommended for approval subject to conditions. The principle of the scheme was acceptable; the design was appropriate for a commercial site, the development would not be detrimental to the employment uses on the site and the adverse impact on the immediate landscape would be mitigated through the implementation of a hard and soft landscaping scheme, which would be required by condition. The development would not have a detrimental impact on neighbouring amenity. He explained that the proposed condition for the removal of the roof tiles by hand was in order to provide necessary protection to any wildlife. Overall, the proposal was considered to be in accordance with development plan policy.

On behalf of the applicant, Mr Kemsley clarified that the proposed lighting would involve replacing the existing with a more sustainable and energy efficient product following advice from Morrisons' own ecologist and consultation with the Authority's officers, to ensure that it would not impact on the ecology of the area. The proposed footpath was designed to provide a link across the site particularly for store staff. He explained that the application was part of a £4 million investment for a wider refurbishment of the store to become more efficient.

A member considered that the application did not constitute a major application and that it would have been more efficient to have been dealt with under delegated powers. The Planning Assistant explained that the application was defined as major due to the site being over 1 hectare. The Head of Planning emphasised that under the scheme of delegation, applications that were classed as major had to be brought to the Committee. There was no mechanism by which it could have been dealt with otherwise. Other members commented that given the history of the site, it was important that the Committee considered the application.

Members fully supported and welcomed the application. The proposals were kept within the existing site, it would not be intrusive in landscape terms and would improve the viability and value of the site.

Lana Hemsall proposed, seconded by Jacquie Burgess and it was

RESOLVED unanimously

that the application be approved subject to the conditions outlined within the report. The scheme is considered to be consistent with development Policies DM43, DM26, SP7 and DM21 of the adopted Broads Local Plan 2019.

(2) **BA/2019/0058/FUL Land West of Bewilderwood Car Park Site, Hoveton**

Change of use of agricultural land to ten-pitch camp site and the erection of a new washroom block to serve the site. (Scheme amended to revise washroom provision.)

Applicant: Trustees of the Hoveton Estate

The Planning Officer explained that the application was before Members as there had been significant objections.

The Planning Officer provided a presentation on a slightly amended proposal to replace an area of agricultural land currently managed as mown grassland bound by hedges and trees, with a camp site with 10 pre-erected tents/glamping pods and two permanent structures to contain a washroom, shower and toilet block. The site was adjacent to the Bewilderwood visitor attraction and although part of the Hoveton Estate, it would be managed separately by Amber Bell Tents. It was emphasised that the access and car park would be the same as that for Bewilderwood. There was no direct vehicular access to the proposed camp site. Although the site location on the plans for the tents were fixed, the actual tents were not permanent. This was to allow for flexibility in the future. The wash block and the shower and toilet units were fixed as they were to be connected to the mains sewerage. These had been amended, as they had originally been proposed to drain to a package treatment plant, but this had not met the requirements of the Environment Agency. It was explained that there was no vehicular access to the site by Palmers Lane which was a restricted byway limited to horse, cycle and pedestrian access. Any changes to access would require a new application. The aim of the scheme was to provide a low-key facility with all essential equipment provided within the tents. There were no other facilities such as bar etc due to the facilities within the nearby settlements.

In providing the assessment, the Planning Officer addressed the objections from the neighbour on Horning Road in detail. The Planning Officer accepted that the proposed development would have some

impact on the landscape, habitat and amenity of neighbours, but on balance, he concluded it was acceptable. The site would be well screened and have a minor impact. With particular reference to sustainability, tourism, biodiversity, amenity, design and highways, the application was in accordance with the policies within the adopted Local Plan 2019 and was recommended for approval subject to conditions.

Fergus Bootman on behalf of the applicant commented that the scheme was intended to be small scale and being immediately adjacent to Bewilderwood, well connected with other facilities in the nearby settlements, which themselves would benefit from increased spend from the visitors. He confirmed that access for emergency vehicles would not be a problem and to prevent cars accessing the site, especially from Palmers Lane, a locked gate could be installed. Fire safety would be given detailed reference as part of the registering process. He confirmed that the land to be used for the site formed part of the Hoveton Estate and had not been farmed for decades. It could be returned to agricultural use but this would require removing a number of trees. The proposed manager of the site, Amber Bell Tents, was an experienced operator with other sites in North Norfolk and Shopshire and the company had an agreement in place with the Hoveton Estate. He acknowledged that some work had started on the site for the wash units and that there had been some advertising, the applicant recognising that this was a risk in order to prepare for business in the summer season. However, no operational development had taken place.

Having been satisfied on a number of queries, Members fully supported the proposal, considering it could only benefit the local economy, provide suitable holiday accommodation and recreational development.

Bill Dickson proposed, seconded by Lana Hemsall and it was

RESOLVED unanimously

that the application be approved subject to conditions as outlined within the report. The scheme is considered to be in accordance with Policies DM29 and DM30 of the adopted Broads Local Plan 2019.

- (3) **BA/2019/0105/OUT Homestead Farm, Beccles Road, Bungay**  
Proposal: Erection of steel framed building to house milking parlour  
Applicant: Mr David Utting

The Planning Officer explained this was a major development as it exceeded 1,000 square metres. He provided a detailed presentation and assessment of the outline proposal to erect a large steel framed agricultural building to form a dairy, milking parlour, collecting yard and associated storage and offices. It would form part of an existing

established agricultural holding and business with the aim of improving the efficiency and economic viability of the enterprise, the existing building no longer meeting such requirements. The outline application also included access, layout and scale. As this was an outline application the exact appearance including design, materials and also landscaping details, would be dealt with at the later reserved matters application stage. The site was within the Waveney valley in an area of residential development but with agricultural land-use behind the housing. The main issues for consideration were the principle, impact on the landscape, flood risk as it fell within Flood Zone 3a and was subject to a sequential and exceptions test, residential amenity, highways access and ecology.

The Planning Officer explained that there had been no objections from local residents. He acknowledged that the proposal would have an impact on the landscape. However, on balance subject to conditions requiring a planning application for approval of reserved matters, the proposed scale was considered acceptable. The visual impact in the context of the existing buildings on site was limited and landscaping would provide mitigation. One of the key concerns had been flood risk, but following further investigation and the conclusion that the other available sites were more vulnerable and less suitable, it was considered that the proposal met the sequential and exceptions test set out in the NPPF. A SUDS scheme was being prepared and this would be included within the conditions. He recommended the application for approval subject to conditions.

Members were supportive of the application since the proposed development was within the boundary of an existing agricultural unit and in providing a thriving dairy unit it would also help manage Broads grazing marsh, which would also provide and conform to higher standards of animal health and welfare. Especially when many dairy businesses were going out of business, investment in and improvement of the enterprise was considered worthy of support.

Jacquie Burgess proposed, seconded by Haydn Thirtle and it was

RESOLVED unanimously

that the outline application be approved subject to conditions outlined within the report as in principle the application was in accordance with Policies SP1, SP6, SP10, DM5, DM21 DM23, DM46 of the adopted Broads Local Plan.

## **10/9 Enforcement Update**

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

**Wherry Hotel Oulton Broad.** The landscaping scheme in association with the planning application BA/2017/0237/FUL had now been completed in accordance with the approved scheme. As compliance had been achieved, this would be removed from the Enforcement Schedule.

**Marina Quays.** The owners had undertaken some remedial works in tidying up the site but unfortunately it continued to be the subject of some vandalism. The new application following negotiations would be presented to Members in due course and it was hoped that this would be at the next Planning Committee meeting in June.

**Land at Beauchamp Arms Public House, Ferry Road, Carleton St Peter** Monitoring was continuing.

Members supported the action being taken and noted the progress made.

RESOLVED

that the report be noted.

#### **10/10 Norfolk Strategic Framework – update**

The Committee received a report providing an update on the next version of the Norfolk Strategic Planning Framework (NSPF) The NSPF set out the strategic matters to be taken account of in the production of Local Plans by the constituent Norfolk Local Planning Authorities (LPAs). It was also the Statement of Common Ground as required in regulations in order to address the requirements of Duty to Cooperate.

The main changes to the next version of the NSPF related to the Housing Standard Methodology and work was underway relating to Telecommunications, Green Infrastructure, Health work and the elderly. The Planning Policy Officer confirmed that the Green Infrastructure workshop had been successful in involving the appropriate stakeholders and in gathering the necessary information to progress matters. All the work would contribute to the Greater Norwich Development Partnership and inform the Local Plans.

RESOLVED

that the report be noted.

#### **10/11 Designating Carlton Colville as a Neighbourhood Area**

The Committee received a report introducing the Carlton Colville Neighbourhood Plan. The nomination was received on 15 February 2019, this was followed by a six-week consultation between 4 March and 15 February 2019. The proposed area not only covered the whole of Carlton Colville but also part of the neighbouring parish of Gisleham. There were no known or obvious reasons to not agree the Neighbourhood area.

Jacquie Burgess proposed, seconded by Gail Harris and it was

RESOLVED unanimously

that the entire parish of Carlton Colville and part of Gisleham Parish, as set out in Para 3.1 of the report, become a Neighbourhood Area in order to produce a Neighbourhood Plan.

### **10/12 Confirmation of Tree Preservation Orders**

The Committee received a report relating to a Tree Preservation Order (TPO) BA/2019/0001/TPO at Broadlands, Borrow Road, Lowestoft in order to protect trees considered to be under threat and of high amenity value. The site fell within the Oulton Broad Conservation Area and officers had received a works to trees application. A provisional TPO was issued on 17 January 2019 as the proposed works were considered inappropriate and would result in a loss of amenity. The order was issued following detailed assessment of the trees against the prescribed criteria within the legislation. The provisional order was the subject of consultation.

The TPO covered a mixed group of mature lime, pine, horse chestnut, holly and oak trees, all of which made a valuable contribution to the site and the area generally, particularly the conservation area. Initially two representations were received including one objection but following negotiation and explanation, the objection was subsequently withdrawn. As this was the case, the TPO was recommended for confirmation. The Historic Environment Manager explained that this would not preclude work being carried out, but it would be necessary to apply to the Authority to do so although there would not be a fee. The owners would have the opportunity and ability to enter into a management agreement for the trees.

Members were pleased that negotiation and explanation had resulted in the objection being withdrawn.

RESOLVED

that the Tree Preservation Order BA/2019/0001/TPO covering the trees as set out in Appendix 1 to the report be confirmed.

### **10/13 Customer Satisfaction Survey 2019**

The Committee received a report on the recently undertaken annual Customer Satisfaction Survey. This involved a questionnaire being sent to all applicants or agents who had received a decision on a planning application between 1 February to 30 April 2019, a total of 57 survey forms. The response rate of fourteen represented a rate of 24.6%, an increase from 2018. The results were positive although to be treated with caution given the low numbers. But on the basis that a bad experience was more likely to provide feedback, it was considered that on the whole customers were broadly satisfied with the service received.



Members congratulated the planning team.

RESOLVED

That the report be noted.

#### **10/14 Appeals to the Secretary of State**

The Committee received a schedule of appeals to the Secretary of State since 1 January 2019, of which there were four.

RESOLVED

that the report be noted.

#### **10/15 Decisions Made by Officers under Delegated Powers**

The Committee received a schedule of decisions made by officers under delegated powers from 15 April to 17 May 2019.

With reference to the application BA/2019/0019/FUL Barn adjacent to Barn Mead Cottages in Coltishall, for a change of use from B8 to residential dwelling and self-contained annexe, which was refused, the Head of Planning explained that it was considered that the viability assessment and marketing undertaken had not provided enough evidence to satisfy the policy tests and demonstrate that no alternative use was likely to be achievable.

RESOLVED

that the report be noted.

#### **10/16 Circular 28/83: Publication by Local Authorities of Information about the Handling of Planning Applications**

The Committee received a report on the development control statistics for the quarter ending 31 March 2019. It was noted that the number of applications approved was high at 94%. The performance figures had improved compared to the previous quarter. Although the targets were not met for 'Major' and 'Other' development, the discrepancies were small. The figures reflected the staffing resources at the time and the fact that the team had been dealing with a backlog. Although the figures didn't quite meet government targets, there had been ongoing communication with applicants and the results of the Customer Satisfaction Survey (which covered much of the same period) demonstrated that there was satisfaction overall.

RESOLVED

that the report be noted.

## 10/17 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 28 June 2019 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting concluded at 12.00 noon

CHAIRMAN

## APPENDIX 1

### Code of Conduct for Members

#### Declaration of Interests

**Committee:** Planning Committee

**Date of Meeting:** 31 May 2019

<b>Name</b>	<b>Agenda/ Minute No(s)</b>	<b>Nature of Interest (Please describe the nature of the interest)</b>
Melanie Vigo di Gallidoro	11	Suffolk County Council member for Pakefield division including Carlton Colville