

Planning Committee

Minutes of the meeting held on 07 February 2020

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Bill Dickson, Lana Hemsall, Tim Jickells, Bruce Keith, James Knight, Leslie Mogford, Vic Thomson, Fran Whymark.

In attendance

Sandra Beckett – Administrative Officer (Governance), Natalie Beal – Planning Policy Officer (Minute 10, 11, 16,) Kate Knights– Historic Environment Manager (up to Minute), Jack Ibbotson – Planning Officer (Minute 8), Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning, Marie-Pierre Tighe – Director of Strategic Services (Minute 11).

Guest Speaker

Mike Burrell, the Greater Norwich Planning Policy Team Manager

Members of the public in attendance who spoke

Member of the public: Ms Melany Holloway – agent for Applicant: BA/2019/0431/REM Homestead Farm, Beccles Road, Bungay.

1. Apologies and welcome

The Chairman welcomed everyone to the meeting. In particular she welcomed Mr Mike Burrell from Norfolk County Council who was the Greater Norwich Planning Policy Team Manager who was at the meeting for item 10.

Apologies were received from Julie Brociek-Coulton, Jacquie Burgess and Andree Gee.

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.

The Chairman asked whether Mr Knight wished to declare any other interests, apart from that stated for Item 12 relating to the appeal, in relation to Agenda Item 11 concerning the Marketing and Viability SPD, given that he was currently involved in a marketing assessment and the guide made specific reference to time periods.

Mr Knight commented that he had already recorded his interests on the register as a landowner in the Broads and he felt he had no other interests for this meeting, other than those already declared and recorded.

The Head of Planning advised that officers considered that he had an interest as a landowner, but that this was a matter for the individual member and the decision was theirs. She noted that it was useful nonetheless to have discussed and recorded this.

3. Minutes of Planning Committee meeting held on 10 January 2020

The minutes of the meeting held on 10 January 2020 were approved as a correct record and signed by the Chairman.

4. Points of information arising from the minutes

Minute 4 of 10 January 2020 and Minute 13 a of 6 December 2019: Heronby, Beech Road Wroxham. The Head of Planning reported that Historic England had visited the site to assess the building for listing. Officers had received the preliminary report concerning the facts for comments. No decision had been made as yet.

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 was being presented.

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

The Chairman reported that she intended to vary the order of business to take matters in the following order after Agenda Item no 7:

- (i) Item 10 Greater Norwich Local Plan Consultation
- (ii) Item 8 Application for Planning permission
- (iii) Item 9 Enforcement Update
- (iv) Item 11 Marketing and Viability SPD workshop
- (v) Item 16 (Additional Item) - Neighbourhood Plan before item 12.

This would allow Mike Burrell to provide his presentation at the beginning of the meeting so as he could leave early and to include the additional item under the policy section of the agenda.

Item 10 was dealt with at this point in the meeting.

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/2019/ 0431/REM Homestead Farm, Beccles Road, Bungay

Reserved matters application (following outline application BA/2019/0105/OUT) for the erection of a steel framed building to house milking parlour, including details of conditions 2, 3, 4, 8, 9 and 10. Applicant: Mr D Utting

The Planning Officer explained that the application was before the Committee as it was a major application. He provided a detailed presentation of the reserved matters relating to outline planning permission granted in May 2019 for the erection of a large steel framed agricultural building to house a dairy, milking parlour, collecting yard and associated storage and office. The access, layout and scale had been dealt with by the original outline application. The reserved matters were for a detailed landscaping scheme to be implemented and a design for the external appearance of the building. The application also included details of a surface water attenuation scheme, biodiversity enhancements, flood resilience measures and flood response plan.

Since the writing of the report the further details that had been requested on the design and landscaping of the building together with some samples of the materials to be used had been received. These involved further timber cladding to come down the sides of the building as low as possible without impeding the functionality. The landscaping incorporated some of the suggestions from the Authority's Landscape Architect, including some screening, the details of which required further examination. The Planning Officer explained that the new building would take on the use of the existing building nearest to the road. The existing building would be retained but used for dry storage of machinery during the summer and other equipment and housing cattle in the winter months.

Details relating to the conditions required for surface water drainage, biodiversity and flood response plan had been acceptable to the Environment Agency, Local Lead Flood Authority, Natural England and the BA Senior Environment Officer.

The Planning Officer concluded that the proposed milking parlour and dairy building could be constructed in accordance with relevant planning policies, based on the information provided and subject to details of clarification on some points to ensure that the impact of the development upon the landscape was addressed. It was considered that the amendments were achievable and once the final alterations to the scheme were examined and found acceptable to officers, the development could be approved. He recommended that delegated

authority be given to the Head of Planning for approval subject to the final details being acceptable.

In response to a Member's question, the agent explained that the farm was not of a scale where a biodigester would be viable, although there were other farms in the district which had this ability. The applicant's agent clarified a number of points relating to the surface water drainage and disposal of waste. There was provision for rainwater harvesting and there would be appropriate recycling and reuse on site. The slurry would be stored separately in a holding tank, with capacity for 7 months' storage.

Members complimented all concerned on the satisfactory negotiations and particularly the applicant for providing the requested details of the proposal, especially the surface water attenuation plans. They queried the need for the suggested condition for the removal of permitted development rights. The Senior Planning Officer commented that this duplicated a condition restricting use on the outline permission, so this was not needed.

Lana Hemsall proposed, seconded by Bruce Keith and

It was resolved unanimously

To delegate to the Head of Planning to agree the required amended landscaping and design scheme in consultation with the Broads Authority Landscape Architect and any other relevant consultee and issue a decision subsequently with the conditions outlined within the report without the removal of permitted development rights.

Subject to the satisfactory amendment of the schemes as detailed and conditions outlined, the application is considered to be in accordance with Policies SP1, SP6, SP10, DM5, DM21, DM23 & DM46 of the adopted Local Plan for the Broads 2019.

9. Enforcement Update

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

Former Marina Quays, Great Yarmouth – the Marina site had been sold. The new landowner intended to carry out the development but with some changes. There was no intention to retain and convert the Marina Quays building and officers would discuss its demolition with the agent.

Blackgate Farm, High Mill Road, Cobholm- Unauthorised operational development - An appeal against the Enforcement Notice was submitted on 26 January 2020 and a Hearing had been requested by the appellant. A start date for the appeal was awaited.

The following item was dealt with before item 8

10. Greater Norwich Local Plan consultation

The Committee received a presentation from Mike Burrell, the Greater Norwich Planning Policy Team Manager. He explained that the Greater Norwich Local Plan GNLP was made up

of two documents setting out the Strategy and then Site documents with evidence base and under Regulation 18 was published as the pre-submission plan for consultation from 29 January to 16 March 2020. He explained that the Plan would supersede the Joint Core Strategy and many site allocations when adopted. He also explained that South Norfolk was in the process of producing a separate "village clusters housing sites allocation plan". He hoped that as many would respond to the consultation as possible.

He set out the main issues the plan covered such as the need for homes to include growth delivery and mix, economic growth, low carbon development in response to climate change, enhancement of the environment and infrastructure to support the growth, emphasising the importance of working closely with providers such as the Highways and the Water Authorities. The final wording and requirements for delivery of biodiversity would be dependent on the determination of the Environment Bill. The current wording was to encourage biodiversity but this could become a requirement if/when the Bill became Act. He stressed that flexibility was the key due to this time of rapid social, economic and environmental change. After adoption the plan there would be requirement for a five-year review.

Mike Burrell set out the key areas within the plan relevant to the Broads Authority area and where these were referenced including Policies 2, 3 and 4 and the East Norwich Masterplan which now included the Deal Ground, and Utilities site and linked the city to Whitlingham, water-based recreation, freight and protecting the navigation. These were only referenced since the Authority had its own policies.

In his presentation he set out the key elements of the Strategy including the spatial portrait vision and objectives, focus on delivery, key policies and housing targets and provided maps of the strategic growth area, the key service centres and the housing growth locations. He stated that this included 360 hectares of employment land with strategic sites and local sites as a tech corridor. He explained that the minimum 12 allocation was that which was required to provide affordable housing. With regard to Specific sites he said that comments on site choices and the policies were welcomed and the settlement booklet would be of assistance.

Members recognised that infrastructure was a critical need in the plan, not only for water supply but particularly with regard to transport and especially for visitor access and provision for new housing development in the village clusters, also taking account of the need to reduce carbon. This would require active encouragement from all parties. Partnership working was essential and Mike Burrell assured members that Norfolk County Council was producing a revised County-wide Local Transport Plan and one specifically for the Norwich area which were working in parallel with the GNLP in order for there to be dovetailing.

A member referred to the key initiative of Water Resources East which it was considered was one of the most significant elements of partnership working. It was clarified that Norfolk County Council and the Greater Norwich Local plan was linked into this.

It was confirmed that after March there would be high level and detailed consultation feedback reports to be considered by the Greater Norwich Local Plan Forum, the plan would

be published in early 2021 for submission to Government and it was anticipated that public examination would be in late 2021 with a view to adoption in August /September 2022.

Members were welcome to respond as individuals. The Head of Planning commented that a formal report would be prepared for the Planning Committee to consider as the Broads Authority's response to the consultation.

The Chairman thanked Mike Burrell for his interesting and helpful presentation.

11. Marketing and Viability Supplementary Planning Document SPD – Workshop

The Committee received a report setting out the comments received, the proposed responses and amendments to the Draft Marketing and Viability SPD following the public consultation from 27 September to 22 November 2019. These formed the basis for discussion at the Committee meeting. A further report would be prepared for the next Planning Committee meeting on 6 March 2020 for approval for the second round of public consultation.

The Head of Planning emphasised that the new Local Plan had been adopted in 2019. As with previous Local Plans the Authority produced a series of guides and Supplementary Planning Documents (SPD) to supplement those policies. Examples for future consideration included guides on residential moorings, light pollution and safety by the water. Examples of currently adopted guides were on the subject of moorings, biodiversity enhancement and landscaping. SPDs could only add texture and detail and were designed to help with the interpretation of the policies. The policies themselves could not be changed (other than through a review of the Local Plan, with subsequent examination) as they had been through a rigorous examination process. The Planning Officer explained that the details in the Draft Marketing and Viability SPD were based on the experience gained from the questions received in the past and to which officers had responded and therefore was designed to make clear what was required within the assessments.

The Planning Policy Officer reported that following the initial consultation, it was proposed to alter the text to remove the reference to having a longer period for marketing if the market was stagnant. Another particular area of change was the addition of reference to tourism.

Members considered it was important to be flexible and pragmatic and agreed that the Authority needed to encourage viability. One Member considered that the wording should not be over prescriptive and suggested including the words "up to 12 months". Another member supported the 12 months, but suggested using the term 'normally'. The Head of Planning stressed that the Authority was not out of step with other Authorities and assured members that each site would be considered as to its circumstances and context, according to its merits. But to change 'up to 12 months' or 'normally' would be changing policy.

In general Members considered the document to be very useful and the comments received from the consultees, including those of a member involved in development, very helpful.

Members felt that a balance needed to be struck and considered that 12 months was about right and the approach being taken was welcomed.

Members noted the amendments.

The Head of Planning confirmed that the Draft Marketing and Viability SPD would be brought to the next meeting for approval for the second stage consultation.

Item 16 was dealt with at this point in the meeting.

12. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since April 2019. The Senior Planning Officer reported that since the writing of the report, another appeal had been received on 5 February 2020 about a property in Borrow Road, Lowestoft, in a Conservation Area. The Authority had refused planning permission for the replacement of fascia, soffit, guttering and windows with anthracite coloured UPVC and replacement of a conservatory.

It was resolved to note the report.

13. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 18 December 2019 to 24 January 2020.

It was resolved to note the report.

14. Circular 28/83 Planning Statistics for quarter ending 31 December 2019.

The Committee received the Planning Statistics for the quarter ending 31 December 2019. It was noted that the Authority had met the government targets.

It was resolved to note the report.

15. Date of next meeting

The next meeting of the Planning Committee would be held on Friday 6 March 2020 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich. This would be followed by the Member Heritage Asset Review Group.

16. Designating the Mettingham, Barsham and Shipmeadow and Ringsfield and Weston Neighbourhood area

The Committee received a report introducing the Mettingham, Barsham and Shipmeadow and Ringsfield and Weston Neighbourhood Plan. As the proposed area covered a number of parishes, this was the subject of consultation between 6 December 2019 and 24 January 2020.

The report also included responses from Historic England and Natural England. There were no known or obvious reasons not to agree the Neighbourhood area.

Leslie Mogford proposed, seconded by James Knight and

It was resolved unanimously to agree to Mettingham, Barsham and Shipmeadow and Ringsfield and Weston becoming a neighbourhood area to produce a Neighbourhod Plan.

The meeting ended at 11.48 am.

Signed by

Chairman

Appendix 1 – Declaration of interests Planning Committee, 07 February 2020

Member	Agenda/minute	Nature of interest
L J Mogford		No interests to declare
J Knight	12	Planning Appeal ongoing
H Blathwayt		No interests to declare
T Jickells		No interests to declare