

Broads Authority

Planning Committee

Minutes of the meeting held on 16 August 2013

Present:

Dr J M Gray - in the Chair

Mr M Barnard	Dr J S Johnson
Miss S Blane	Mr P E Ollier
Prof J Burgess	Mr R Stevens
Mrs J Brociek-Coulton	Mr J Timewell
Mr N Dixon	Mr P Warner
Mrs L Hempsall	

In Attendance:

Mrs S A Beckett – Administrative Officer
Mr F Bootman – Planning Officer
Mr A Clarke – Senior Waterways and Recreation Officer
Ms A Long – Director of Planning and Resources
Ms A Leeper – Asset Officer
Mr S Shortman– for the Solicitor

Members of the Public in attendance who spoke:

**BA/2013/0138/FUL Bureside Holiday Park, Boundary Farm, Ashby
with Oby**

Dr K Marsh

BESL

2/1 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting. Apologies were received from Mr Colin Fox and Mr Colin Gould.

2/2 Declarations of Interest

Members expressed declarations of interest as set out in Appendix 1 to these minutes.

2/3 Minutes: 19 July 2013

The minutes of the meeting held on 19 July 2013 were agreed as a correct record and signed by the Chairman subject to the inclusion of Mrs J Brociek-Coulton as having been present.

2/4 Points of Information Arising from the Minutes

There were no points of information to be reported.

2/5 To note whether any items have been proposed as matters of urgent business

No items had been proposed as matters of urgent business.

2/6 Chairman's Announcements and Introduction to Public Speaking

(1) PIPA Politicians in Planning Network: Annual Conference in Milton Keynes – Friday 25 October 10.am to 4.15pm

The Chairman announced that the Politicians in Planning Network's one day annual conference was being held in Milton Keynes on Friday 25 October 2013 with the keynote speaker being the Communities in Local Government Minister, Nick Boles MP. Anyone interested, was requested to contact the Administrative Officer.

(2) Visit by the Government's Chief Planning Officer – Mr Steve Quartermain

The Chairman reported that the Government's Chief Planner had visited the Broads last Thursday 8 August 2013 as part of his series of visits to all the national park planning authorities. The visit had included Whitlingham Country Park, Cantley Sugar Factory, a train journey across the open marshes to Oulton Broad to include a view of the Pegasus site, and Beccles Lido. Mr Quartermain had been accompanied by the Chairman of the Authority, the Chairman of the Planning Committee as well as the Chief Executive and Director of Planning and Resources. He had been specifically pleased to have the opportunity to meet all the planning team staff at Oulton Broad for them to give him their views as well as some customers at the receiving end of the Authority's service. It was concluded that the day had been very successful.

(3) Public Speaking

The Chairman reminded everyone that the scheme for public speaking was in operation for consideration of planning applications, details of which were contained in the revised Code of Conduct for Members and Officers, and that the time period was five minutes for all categories of speaker. Those who wished to speak were requested to come up to the public speaking desk at the beginning of the presentation of the relevant application.

2/7 Requests to Defer Applications and /or Vary the Order of the Agenda

No requests had been received to defer items.

2/8 Applications for Planning Permission

The Committee considered applications submitted under the Town and Country Planning Act 1990, as well as matters of enforcement (also having regard to Human Rights), and reached decisions as 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 officers' reports, and which were given additional attention.

(1) BA/2013/0138/FUL Bureside Holiday Park, Boundary Farm, Ashby with Oby

New boat dyke including quay heading, boardwalks, mooring posts and associated landscape enhancements

Applicant: Mr Donny Cooke

The Planning Officer explained that the proposals involved seeking consent for alterations and additions to a borrow pit, recently created as part of the BESL Flood defence works, in order to enable its use as a mooring dyke for an additional 35 and 55 new moorings, dependent on vessel length. (The existing adjacent dyke accommodated up to 52 vessels.) He provided a detailed presentation of the proposals as part of the Bureside Holiday Park at Boundary Farm, Ashby.

In assessing the application, the Planning Officer addressed the main issues of landscape and ecology impacts and in particular the provisions of Policy DP16 relating to moorings and concluded that the proposals were in accordance with national and the Authority's policies, and could be recommended for approval subject to conditions. The proposals would complement the existing facilities to provide improved benefits to tourism and the local economy. However, it was recognised that the use of the borrow pit as mooring dyke would intensify the use of the site significantly and have an impact on the defining landscape characteristics of tranquillity. The applicant had provided an Ecological and Landscape site Management Plan, the details of which would mitigate the impacts and in parts improve and provide enhancement and biodiversity benefits.

In answer to members' questions, Mr Marsh from the Environment Agency and BESL explained that officers from BESL had been working closely with the applicant and confirmed that the proposals would not impact on the flood defences. In addition the Planning Officer clarified that the Environment Agency had been part of the consultation process and provided no objections.

The Planning Officer clarified that the east riverbank of the Bure, to the west of Boundary dyke was the site of Broads Authority 24 hour moorings on land currently owned by the applicant but leased to the Authority. The aim was to transfer the freehold of 40m of additional riverside moorings to the Authority as well as clarify access arrangements to the land by means of a Section 106 Agreement, in lieu of the 10% of new moorings in accordance with criteria (h) of Policy DP16. This would retain the future security of the site for visitor moorings.

Members concurred with the officer's assessment and considered that the development proposed was of a scale and nature acceptable in this location and combined with the comprehensive landscaping scheme, schedule of ecological enhancements and on-going whole site management plan, would result in a development which would satisfy the requirements of the criteria of Policy DP 16. Members were satisfied that there would be additional visitor moorings on the river bank and welcomed this provision in preference to them being within the dyke.

RESOLVED unanimously

that subject to the signing of a Section 106 Agreement to secure the visitor moorings required under Policy DP 16, the application for planning permission be approved subject to conditions as detailed in the report as the proposals were in accordance with Broads Authority and National planning policies.

- (2) **BA/2013/ 2011/0404/OUT The Deal Ground, Former May Gurney Site, The Street, Trowse**
Construction of opening bridge for pedestrian/cycle use only (Outline)
Applicant: Mr Serruys Property Company Ltd.

The Planning Officer provided a comprehensive presentation and detailed assessment of the outline application for the construction of a bridge for pedestrian and cycle use only to link the Deal Ground site with the Utilities site to facilitate access across the Wensum for cyclists and pedestrians and improve links between Norwich and the Broads to the south including Whitlingham Country Park. The Planning Officer confirmed that Norwich City Council resolved to grant planning permission for the mixed use development of the Deal Ground site in May 2013 and the permission was issued in July 2013.

In conclusion, the Planning Officer considered that the construction of a new pedestrian and cycle bridge over the River Wensum would help to unlock the growth potential of the Deal Ground and could be supported in principle. In emphasising that this was an outline application, which provided location only, he highlighted a number of issues that still required detailed consideration and would need to be the subject of

detailed planning conditions at the reserved matters stage of a detailed application. There were concerns over the width of the opening, currently suggested as being 12 metres whereas the Trowse swing bridge was 12.9 metres (and other bridges over the river, had widths of 15 metres), lack of a specific area for de-masting, and lack of identification of a slipway. It was important to identify the matters of principle requiring later detailed attention at this stage.

Members required clarification as to the involvement of Network Rail in discussions. The Asset Officer confirmed that Network Rail were carrying out a Whole Life Strategy for bridges within the area of which Trowse bridge was one and the Authority was in discussions with them. However, members considered it important for Network Rail to be fully consulted and able to advise on implications.

Members also considered that it was important to establish ownership and future management and maintenance of any bridge as well as make provisions for appropriate safety measures. They concurred with the officer's assessment but suggested further clarification and expansion of the conditions listed and for permission to be subject to positive assurances from Network Rail. Members considered that the opening width should be greater than 12.9 metres and an opening of 15metres, in the context of other bridges in the area, was considered more appropriate.

RESOLVED unanimously

that the application be delegated to officers to approve the application subject to no objections from Network Rail in relation to any implications for the future upgrading of Trowse bridge. This permission would be subject to conditions as outlined in the report with the additional conditions relating to management structure, management arrangements and maintenance outlined in points 3 and 4 relating to ownership and future management arrangements, provision of public safety measures and a requirement that there should be arrangements for not less than 15m opening (in the context of other bridges upstream). In the opinion of the Local Planning Authority the development is acceptable in principle in respect of Broads Authority Planning Policies and in particular in accordance with the National Planning Policy Framework.

2/9 Consultation Documents Update and Proposed Responses

The Committee received a report on the most recent planning policy consultation Documents received by the Authority and proposed responses. These related to:

(1) Strumpshaw Parish Council's Strumpshaw Neighbourhood Plan

The Strumpshaw Neighbourhood Plan submitted for consultation was the first stage in the pre-submission for the Local Plan and once agreed by referendum would need to be adopted by the Authority as part of its Development Plan. The Neighbourhood Plan included the whole of the parish of Strumpshaw, which covered the villages of Strumpshaw, Buckenham and Hassingham. Members noted the ten policy themes and the comments suggested by the Planning Policy Officer particularly references to the special status of the Broads Authority area where the parish came within that area, the Broads Landscape Character Assessment, Biodiversity, the local DPD policies, emphasis on efficient use of water, and improvements to the references relating to the historic environment including mention of the Local List.

It was emphasised that the Authority's role was to be supportive and ensure that the plan was compatible with the Authority's policies as well as sound for approval by the Inspector. It was recognised that some of the comments did not just specifically relate to matters associated with the Broads area but these were in accordance with the duty to cooperate and part of the collaborative process with the adjoining District Council. It was clarified that Officers had been in discussions with Broadland District Council officers and in providing the response, those policies not directly related to the Broads area could be separated out and comments rearranged.

Members advocated the integrated approach and endorsed the comments and proposed response subject to slight amendments to style in order to emphasise encouragement and positive guidance.

(2) **Broadland District Council's Site Allocations Development Plan Document. Preferred Options.**

Members noted that within Broadland District Council's Sustainability Appraisal strong statements had been used but this did not appear to have been followed through in the wording of the detailed policies. It was recommended that this be provided and improved references to the Broads be made with links to the Broads Site Specifics policies in order to give greater guidance for particular areas. Close working cooperation with Broads Authority and Broadland District Council officers was advocated within the response and this was endorsed.

RESOLVED

that the reports be noted and the nature of the proposed responses be endorsed with amendments where suggested.

2/10 Heritage Asset Review Group – Notes from meeting on 19 July 2013

The Committee received the notes from the Heritage Asset Review Group meeting held on 19 July 2013. In particular the Committee commended the

considerable progress made on the Buildings at Risk Register to remove a number of buildings at risk as well as seek improvements downgrading the element of risk. Members noted the progress on the Conservation Area Re-appraisals and that reports would be coming to a future meeting.

Members also noted the alterations to Defra funding and the potential impact on the long term future of Broads Grazing marsh, particularly in the Halvergate area, an issue which had also been the subject of considerable concern and discussion at the Broads Forum meeting on 25 July 2013. It was understood that a report on this matter would be submitted to the next full Authority meeting in September 2013.

RESOLVED

that the report be noted.

2/11 Enforcement Update

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

With reference to **Plots 38 and 39 Crabbetts Marsh, Horning** it was reported that following inspection, officers were satisfied that compliance had been achieved and this item would be removed from the schedule.

RESOLVED

that the report be noted.

2/12 Appeals to the Secretary of State: Update

The Committee received a schedule showing the position regarding appeals against the Authority since October 2012 as set out in Appendix 1 to the report.

RESOLVED

that the report be noted.

2/13 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 10 July to 5 August 2013.

RESOLVED

that the report be noted.

2/14 Circular 28/83: Publication by Local Authorities of Information about the Handling of Planning Applications

The Committee received the report which set out the development control statistics for the quarter ending 30 June 2013. Members noted with disappointment that the percentage of the large scale major applications determined within the target 13 week period had slipped to 50%, although recognising that in number terms this was two out of the four received and one of these related to the development at Cantley where detailed consideration had been given to the views of the local community.

Members were informed that in the Government's league table for planning authorities for a 21 month period, the Authority had been ranked 15th out of 336 which was to be welcomed. In terms of the National Parks, the Authority was ranked 3rd. However, it was noted that if the Authority's performance in determining applications fell to below 30% there was the likelihood that its ability to determine major applications would be forfeited to the Planning Inspectorate.

RESOLVED

that the report be noted.

2/15 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 13 September 2013 at 10.00am at Yare House, 62- 64 Thorpe Road, Norwich. The Chairman gave notice that neither he nor the Vice-Chairman would be available, nor would the Chairman of the Authority and therefore members would be required to give consideration to the appointment of a temporary Chairman for that meeting.

The meeting concluded at 11.32 am

CHAIRMAN

Code of Conduct for Members**Declaration of Interests**

Committee: Planning Committee

Date: 16 August 2013

Name	Agenda Item/Minute No(s)	Nature of Interest (Please describe the nature of the interest)
S Blane	2/8(2)	Application BA/2011/0404/OUT Deal Ground - Bridge Whitlingham Charitable Trust Trustee
J Brociek-Coulton	2/8(2)	Application BA/2011/0404/OUT Deal Ground - Bridge Whitlingham Charitable Trust Trustee