

Broads Authority

Planning Committee

Minutes of the meeting held on 31 January 2014

Present:

Dr J M Gray – in the Chair

Mr M Barnard
Miss S Blane
Prof J Burgess
Mr N Dixon

Mr C Gould
Dr J S Johnson
Mr P Ollier
Mr J Timewell

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)
Ms M Hammond – Planning Assistant
Mr B Hogg – Historic Environment Manager
Ms C Smith – Head of Development Management

8/1 Apologies for Absence and Welcome

Apologies were received from Mrs J Brociek-Coulton, Mrs L Hempsall, Mr R Stevens and Mr P Warner.

8/2 Declarations of Interest

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

8/3 Minutes: 3 January 2014

The minutes of the meeting held on 3 January 2014 were agreed as a correct record and signed by the Chairman subject to an amendment to Minute 7/8(3) Broadlands, Main Rd Rollesby. In first paragraph (Line11) Delete “and immediate neighbour”.

8/4 Points of Information Arising from the Minutes

Minute 7/4: Appeals to Secretary of State

The Chairman reported that further to Minute 6/14 the Authority had received a holding reply from PINS about the Authority’s concerns over the delays on decisions on appeals registered 9 – 11 months ago. However, it was noted that since December 2013, there appeared to be an increase in the number of decisions and site visits taking place and attempts made to clear the backlog which was to be welcomed.

8/5 To note whether any items have been proposed as matters of urgent business

No items had been proposed as matters of urgent business.

8/6 Chairman's Announcements and Introduction to Public Speaking

Parish Forums

The Chairman announced that a Parish Forum had been arranged for the parishes taking in the Rivers Yare and Chet on Wednesday 19 March 2014 at 7.30 pm at Reedham Village Hall. Further Parish Forums would be arranged for the Rivers Thurne and Bure, and the River Waveney later on in the year but no dates were fixed as yet.

Public Speaking

There were no members of the public present and therefore the scheme would not be necessary.

8/7 Requests to Defer Applications and /or Vary the Order of the Agenda

There were no requests to defer applications.

8/8 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/2013/0280/FUL Broadlands, Main Road, Rollesby**
Resubmission of pp BA/2013/0093/FUL for the proposed construction of garaging and office
Applicant: Mr and Mrs Saunders

Following deferral from the last meeting (Minute 7/3) Members of the Planning Committee had had the opportunity to visit the site on 24 January 2014, a note of which had been circulated and was tabled for information. The Planning Assistant explained that following the site visit, the applicant had submitted amended plans setting the garage/office building 2 metres back into the site from the road and 1 metre from the boundary in the same south eastern corner of Broadlands, southwest of the vehicular entrance furthest from the dwelling. She explained that the revised plans were the subject of

further consultations, the deadline for which was Monday 3 February.

The Planning Assistant provided a detailed presentation of the proposal to erect a garage with office to the rear and roof space for ancillary use, as well as a log store within the grounds of the dwellinghouse of Broadlands. The log store was nearly completed and therefore retrospective consent was being sought for this element of the application, although it had not originally been included within the description of the application. The description could be amended in agreement with the applicant. The Planning Assistant confirmed that the dimensions stated in the report and on the plans had been double checked and were correct. The external lighting had now been included within the amended plans with one each above the garage and door openings. Since the site visit, there had been further discussions and it was now proposed to use smutt black pantiles for the roof.

Consultations on the amended application received so far included:

- Environmental Health Officer – no objections
- Broads Society – no further comments
- Parish Council – note that the building is further back and recommends that there is a condition requiring no change of use to residential in future. Provided that there is an appropriate condition, they would withdraw their objection.

In assessing the revised application, the Planning Assistant concluded that the amended site would reduce the views from the road and the proposal was of an appropriate scale, form and design with acceptable materials that would complement the main dwelling, and could be recommended for approval subject to a Section 106 Agreement to prevent two garages being built on the site, and subject to conditions to ensure that its use is ancillary to the enjoyment of the main dwelling, with use as a dwelling being prevented with no overnight accommodation as well as a condition to ensure that no more trees are removed than is necessary. The application was considered to be in accordance with development plan policies as stated in the report as well as saved Local Plan Policy TC5 and proposed Site Specific Policy XNS4 of the proposed Broads Site Specifics DPD.

Members who had attended the site visit considered that this had been particularly helpful in being able to understand and appreciate the scale and context of the proposal. They also welcomed the revised proposals. One member commented that although the conspicuousness of the building would be reduced by its being re-sited, he was concerned about the view of the building from the Broad and that the roof was of a mass and scale that was unacceptable.

The Historic Environment Manager commented that the height of the building was dictated by the pitch of the roof and the floorplan in order to accommodate a double garage as well as office. A shallower pitch

would not be so appropriate for pantiles. Although the building would be set remote from the host dwelling, its style would be consistent with it as well as the series of roof patterns in the vicinity. He acknowledged that it would be visible from the Broad but it would benefit from the backdrop of the trees and would be screened particularly from the east.

Members were mindful of the Parish Council's concerns but given the materials proposed and provided that there were appropriate conditions as suggested, the amended plans were acceptable.

Mr Gould proposed, seconded by Dr Johnson and it was

RESOLVED by 7 votes to 1

that officers be given delegated authority to approve the amended application subject to no significant material planning objections being raised as a result of the consultation procedure and subject to the prior completion of a Section 106 Agreement ensuring that only this approved garage (based on the amended plans) can be built and the previous consent cannot be implemented and to conditions as outlined within the report.

The proposal is considered to be acceptable in accordance with policies DP2, DP4, DP11 and DP28 of the adopted Development Management Policies DPD (2011), Policy CS1 of the adopted Core Strategy (2007) and the National Planning Policy Framework (2012) as well as saved Local Plan Policy TC5 and proposed Site Specific Policy XNS4 of the proposed Broads Site Specifics DPD.

- (2) **BA//2013/0411/FUL Heronshaw, Ropes Hill Dyke, Horning**
Proposed two storey extension with new internal staircase and provision for a lift
Applicant: Mr David Broad

Mr Ollier having declared a personal interest took no part in the discussion or voting on the application.

The Planning Assistant confirmed that the application was before members as the applicant was a member of the Broads Authority. She provided a detailed presentation of the proposal for extensions and alterations to the existing dwelling of Heronshaw, Ropes Hill Dyke, Horning. The proposed two storey extension would be to the rear of the property across the southwest elevation where there was currently an external staircase. This area would be enclosed and replaced with a new staircase, and the new accommodation would provide space for a lift, circulation space and toilet on the ground floor and a utility area on the first floor. The new opening under a cantilevered gable porch roof would have a pantile roof on the northwest elevation and the low pitched hipped roof would have a standing seam lead roof not grey fibreglass as stated in the report.

Since the writing of the report further consultation responses had been received:

- Broads Society – no objections
- Environment Agency – no objections

The Planning Assistant concluded that the application could be recommended for approval subject to no significant material planning objections being raised as a result of consultations and subject to conditions as the proposed extension would be of a subservient scale, form and materials that would complement the existing dwelling without detracting from it or adversely affecting the character of the surrounding area. In addition to the policies mentioned within the report, the application was considered to be in accordance with saved Local Plan Policy HOR1 and Proposed Site Specific Policies HOR1 and HOR4.

Members concurred with the officer's assessment.

RESOLVED unanimously

that the application be approved subject to no significant material planning objections being raised as a result of consultations and subject to conditions as outlined within the report. The proposal is considered to be acceptable in accordance with Policies DP1, DP3, DP4 and DP28 of the adopted Development Management Policies DPD (2011) and Policy CS1 of the adopted Core Strategy (2007) as well as saved Local Plan Policy HOR1 and Proposed Site Specific Policies HOR 1 and HOR4 of the proposed Site Specifics DPD and the National Planning Policy Framework (2012).

8/9 Enforcement Update

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

South side of Thorpe Island With reference to the long history since December 2007 relating to the unauthorised mooring of vessels on the members welcomed the action having been taken by Network Rail to remove the majority of these. It was agreed that the site be retained on the schedule in shorter form and officers maintain a watching brief.

Land at OS4229 North End, Thurlton Members welcomed the appeal decision to uphold the Authority's Enforcement Notice, details of which had been circulated and were available on the Authority's website.

It was noted that compliance was required by 18 February 2014 to clear the site and the site restored to agricultural use by 15 April 2014. A full report would be brought to the next meeting.

Sotshole Broad, Norton Hill, Ranworth: Members noted that a planning application to regularise some of the works had been approved with conditions and welcomed the improvements that had been achieved relating to the quay heading.

RESOLVED

that the report be noted.

8/10 Appeals to the Secretary of State: Update

The Committee received a schedule showing the position regarding appeals against the Authority since January 2013 as set out in Appendix 1 to the report. Members noted the decision relating to the Appeal against Enforcement at the Site adjacent to land at North End Thurlton as referred to at Minute 8/9 above.

RESOLVED

that the report be noted.

8/11 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 17 December 2013 to 21 January 2014.

RESOLVED

that the report be noted.

8/12 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 28 February 2014 at 10.00am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting concluded at 10.45 am

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: Planning Committee – 31 January 2013

Name <i>Please Print</i>	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
Phil Ollier	Items 8/8(2) BA/2013/0411/FUL	Applicant a committee colleague, fellow member of sailing club and mooring landlord. I will not take part in the discussion or vote.