

Planning Committee

Minutes of the meeting held on 22 July 2022

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Stephen Bolt, Nigel Brennan, Bill Dickson, Andrée Gee, Gail Harris, Tim Jickells, James Knight, Leslie Mogford and Fran Whymark.

In attendance

Natalie Beal – Planning Policy Officer, Jason Brewster – Governance Officer, Calum Pollock – Planning Officer, Cally Smith – Head of Planning and Marie-Pierre Tighe – Director of Strategic Services.

Members of the public in attendance who spoke

Abigail Leach – Ecologist, Broads Authority (representing applicant) for item 7(1) – application BA/2022/0184/FUL Proposal to eradicate *Crassula helmsii* at Snipe Marsh, works include infilling and reprofiling dykes at Snipe Marsh and the creation of a scrape.

1. Apologies and welcome

The Chair welcomed everyone to the meeting.

Apologies were received from Paul Hayden and Michael Scott.

Openness of Local Government Bodies Regulations 2014

The Chair explained that the meeting was being audio-recorded. All recordings remained the copyright of the Broads Authority and anyone wishing to receive a copy of the recording should contact the Governance Team. The minutes remained the record of the meeting. She added that the law permitted any person to film, record, photograph or use social media in order to report on the proceedings of public meetings of the Authority. This did not extend to live verbal commentary. The Chair needed to be informed if anyone intended to photograph, record or film so that any person under the age of 18 or members of the public not wishing to be filmed or photographed could be accommodated.

2. Declarations of interest and introductions

Members provided their declarations of interest as set out in Appendix 1 to these minutes and in addition to those already registered.

3. Minutes of last meeting

The minutes of the meeting held on 24 June 2022 were approved as a correct record and signed by the Chair.

4. Matters of urgent business

There were no items of urgent business

5. Chair's announcements and introduction to public speaking

No members of the public had registered to speak.

6. Requests to defer applications and/or vary agenda order

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

7. 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 decisions set out below. Acting under its delegated powers, the Committee authorised the immediate implementation of the decision.

The following minutes relate to additional matters of information or detailed matters of policy not already covered in the officer's report, which were given additional attention.

(1) BA/2022/0184/FUL Catfield – Snipe Marsh, Ludham

Proposal to eradicate *Crassula helmsii* at Snipe Marsh, works include infilling and reprofiling dykes at Snipe Marsh and the creation of a scrape.

Applicant: Broads Authority

The Chair introduced Abigail Leach – Ecologist, Broads Authority who was present to answer any questions relating to this application.

The Planning Officer provided a detailed presentation of the application that involved the eradication of non-native invasive species *Crassula helmsii* by means of burial. The New Zealand pygmy weed, the common name for *Crassula helmsii*, forms dense mats in and near water and shades out other native species. The control of this plant was necessary to prevent its spread to the wider Broads network and to ensure the bio-diversity within a highly protected area (the site falls within a Broadland Special Area of Conservation, a Special Protected Area, a Ramsar Site and the Ant Broads and Marshes Site of Special Scientific interest). The PO explained that the infested dyke would first be isolated by installing piling at either end to contain the *Crassula helmsii*. The eastern boundary dyke at Snipe marsh would be reprofiled to generate spoil material for in-filling the infested dyke. In case further spoil was required to complete the infill a small scrape, 0.5m deep and 100m² would be created.

The presentation provided maps of the site as per the report as well as the location and size of the proposed scrape, images of the site, its access points and surrounding area and cross-sectional diagrams that showed the changed profile of the drainage ditch.

The PO indicated that a peat monitoring schedule had been provided and this had been incorporated into the approved plans (condition ii) and therefore condition iii (Recording of peat) in the report was no longer a required condition.

Members thanked the PO for the comprehensive presentation.

Members were interested in this non-native invasive species, the means of eradication and the ongoing risk it posed and the applicant provided responses to members' questions.

James Knight proposed, seconded by Bill Dickson and

It was resolved unanimously to approve the application subject to the following conditions:

- Standard time limit.
- In accordance with approved plans.
- No spoil shall be removed from land within the blue line as shown on the site location plan (as filed with the application).
- Peat buried within 7 days.

The Chair thanked the PO and the applicant.

8. Enforcement update

Members received an update report from the Head of Planning (HoP) on enforcement matters previously referred to the Committee. Further updates were provided at the meeting for:

Land at the Beauchamp Arms (Unauthorised static caravans): Preparation for prosecution was underway; witness statements had been taken and forwarded to the Authority's solicitor for their review.

Blackgate Farm, High Mill Road, Cobholm: The HoP had spoken with the new solicitor for the landowner and clarified that as the site was within a flood risk area all residential development was prohibited. The solicitor for the landowner confirmed the landowner's intention to house family members on this site and, in response, the HoP had indicated that the landowner would need to request a site specific flood risk assessment as a precursor to the Environment Agency considering a reclassification of the site's flood risk.

Land east of North End, Thorpe next Haddiscoe: Preparation for direct action was underway, awaiting quotes from specialist contractors to clear the site.

Land at the Beauchamp Arms (Unauthorised development): Appeal start dates for both Enforcement Notices had been received and the associated questionnaires were being prepared. In response to member questions the HoP confirmed that the Stop Notice to prevent further works to the workshop building was in place and would persist until the Local Planning Authority acting on behalf of the Broads chose to remove it.

9. Lound and Fleggburgh Neighbourhood Plans – adoption

The Planning Policy Officer introduced the report on the adoption of the Lound with Ashby, Herringfleet and Somerleyton and Fleggburgh Neighbourhood Plans. The PPO confirmed that both plans had successfully completed their referendums and were ready to be made (adopted).

Tim Jickells proposed, seconded by Leslie Mogford and

It was resolved unanimously to endorse both Neighbourhood Plans and recommend to the Broads Authority that the Fleggburgh and Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plans be made (adopted).

10. Consultation responses

The Planning Policy Officer introduced the report detailing the response to East Suffolk Council's Draft Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document.

Stephen Bolt proposed, seconded by Fran Whymark and

It was resolved unanimously to endorse the nature of the proposed response.

11. Issues and Options consultation – Local Plan for the Broads

The Planning Policy Officer (PPO) presented the report which contained the residential moorings study and associated section (for inclusion in the Issues and Options version of the Local Plan), the Issues and Options version of the Local Plan ready for consultation, the supporting consultation material (Sustainability Appraisal and Habitats Regulation Assessment) and the proposed consultation approach. The PPO proposed to discuss each section of the report in turn and endorse the associated recommendation(s) after each relevant section.

Residential Moorings study

The PPO confirmed that this study followed the same methodology as used for the previous Local Plan and indicated a need of 48 residential moorings. The PPO asked members for comments.

A member felt the terminology used within the report was unclear with “residential moorings”, “permanent moorings” and “temporary moorings”, although all are discrete entities their use within the report inferred they were equivalents. The member also highlighted the report's reference to “houseboat” which within the Broads is understood to be a non-powered floating dwelling which equates to a subset of its meaning outside the Broads. The PPO would liaise with the consultancy firm responsible for the report to clarify the definitions used and ensure they were used consistently within the report.

Members acknowledged that the figures within the report and the associated methodology were acceptable.

A member noted that previously identified residential moorings within the Broads were no longer in this use and enquired what steps would be taken to ensure this need could be met in future. The PPO explained that the Call for Sites had been updated to provide more robust questions such as achievability and deliverability. The Head of Planning added that the Planning Team had previously identified boatyards where planning policy indicated that residential moorings would be acceptable in those locations and targeted them in a previous Call for Sites and would repeat this exercise for this latest Call for Sites.

Members discussed the restrictions imposed on developments within a flood risk area and how other parts of the UK and the Netherlands had developed innovative solutions to navigate these restrictions.

Leslie Mogford proposed, seconded by Harry Blathwayt and

It was resolved unanimously to

- **endorse the Residential Moorings Study.**
- **To delegate approval of any wording changes relating to the re-definition of terminology within the Residential Moorings Study to the Director of Strategic Services, in consultation with the Chair and Vice-Chair of the Planning Committee.**

The Committee adjourned at 11.30am and reconvened at 11.35am.

The remaining sections of the report were not discussed as members had not accessed all the relevant information prior to the meeting and it was proposed to defer these sections until a later date.

Nigel Brennan proposed, seconded by Leslie Mogford and

It was resolved unanimously to defer endorsement of the Issues and Options version of the Local Plan and its supporting documentation until a later Planning Committee.

12. The Levelling Up and Regeneration Bill – briefing

The Planning Policy Officer (PPO) introduced the report that provided a summary of the aspects of the Levelling Up and Regeneration Bill applicable to the Authority with section 2 highlighting planning related changes and section 3 providing a commentary on the changes and their implications. The PPO added that recent discussions had confirmed that National Development Management Policies would take precedent in the event of a conflict with the Local Plan and that Water Recycling Centres within the Broads would need to be upgraded by 2030 to address Nutrient Neutrality (which will be added to the Bill).

Despite the uncertainty around the timescales and possible amendments to this Bill, the PPO confirmed that it was still prudent to continue progressing the Local Plan and address changes as and when they arose.

The report was noted.

13. Notes of the Heritage Asset Review Group meeting held on 17 June 2022

The Committee recorded the notes of the Heritage Asset Review Group (HARG) meeting held on 17 June 2022. The Chair of HARG stressed the importance of heritage in attracting visitors to National Parks and as such it should be important to members. A member agreed stating the recent site visit to Horsey Mill had highlighted the importance of this structure to the local

area. Another member stressed the value of attending a HARG meeting in helping members to achieve a better understanding of the ecology and heritage of the Broads.

The Chair indicated that the next HARG meeting will be on Friday 9 September at the Museum of the Broads, Stalham and reminded everyone that it is open to all members.

14. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting. The Head of Planning confirmed that a number of start dates had now been received and work processing these appeals was underway.

Bill Dickson and Nigel Brennan left the meeting.

15. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 13 June 2022 to 12 July 2022 and any Tree Preservation Orders confirmed within this period.

16. Date of next meeting

The next meeting of the Planning Committee would be on Friday 19 August 2022 10.00am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting ended at 11:57am

Signed by

Chair

Appendix 1 – Declaration of interests Planning Committee, 22 July 2022

Member	Agenda/minute	Nature of interest
Melanie Vigo di Gallidoro on behalf of all members	7.1	Applicant is the Broads Authority
Andrée Gee	9, 10	East Suffolk Councillor - other registerable interest