

# Planning Committee

## Minutes of the meeting held on 11 November 2022

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## **Present**

Harry Blathwayt – in the Chair, Stephen Bolt, Nigel Brennan, Bill Dickson, Andrée Gee, Tony Grayling, Gail Harris, James Knight, Vic Thomson and Melanie Vigo di Gallidoro.

## **In attendance**

Natalie Beal – Planning Policy Officer, Jason Brewster – Governance Officer, Amy Hambling – Planning Officer, Cheryl Peel – Senior Planning Officer, Callum Sculfor – Planning Assistant and Cally Smith – Head of Planning.

Steven Bell (solicitor) of Birketts attended for items 7 & 8.

## **Members of the public in attendance who spoke**

None.

## **1. Apologies and welcome**

The Chair welcomed everyone to the meeting.

**Apologies** were received from Tim Jickells, Leslie Mogford and Fran Whymark.

### **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. He 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 14 October 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 decision 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/2022/0312/ADV - 3 signs at Hickling Broad, Hickling

#### **Installation of information billboards at three sites around Hickling Broad**

##### **Applicant: Broads Authority**

The Planning Assistant (PA) provided a detailed presentation of the application that involved the installation of information billboards at three locations around Hickling Broad. The presentation included a location map, map of billboard locations, photographs of the locations and design of the billboard.

In assessing the application, the PA addressed the key issues of: principle of development, appearance of the proposed signs and the impact on the landscape.

The PA explained that the proposed signs would provide information about the CANAPE restoration project, they would be non-illuminated signs and would be located at well-established sites off the public highway. The PA confirmed that the principle of development was considered acceptable.

The PA indicated that the signs would be simple in form, small scale and would not detract from the special qualities of their locations. The signs would be made from sustainable materials, would be durable and long lasting. The PA considered that this proposal was in accordance with the requirements of policies DM16 (Development and landscape) and DM43 (Design) of the Local Plan for the Broads.

Hickling Broad was the largest broad and was important in terms of landscape and nature conservation. The PA explained that the signs would not have a negative impact on the area and would therefore be in accordance with Policy DM11 (Heritage Assets).

A member thanked the PA for an excellent presentation.

A member was intrigued about the location of the sign on the eastern shore of the broad; in their experience this part of the footpath network was not as popular as that leading to the view point. The Head of Planning (HoP) explained that this location had been agreed by the applicant with Norfolk Wildlife Trust and a number of factors would have been taken into consideration (such as the location of existing signage and footfall).

Members wished to know whether these signs would be temporary and, with respect to the condition for removal, the assessment of when the signs had fulfilled their intended purpose. The Senior Planning Officer confirmed that the application was not for temporary signs. In response to a question, the HoP explained that the wording of the condition as set out in the report was a summary and would be replaced on the decision notice by the more precise wording from the model wording associated with advert regulations.

Stephen Bolt proposed, seconded by Andrée Gee and

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

- Three-year timescale for commencement
- In accordance with the approved plans and material details
- The signs must be removed after they have served the intended purpose to protect the landscape and make good of the land.

## **(2) Enforcement - Land at North End, Thorpe next Haddiscoe**

The Head of Planning (HoP) introduced her report seeking authority to withdraw an Enforcement Notice (EN) relating to the Land at North End, Thorpe next Haddiscoe. The HoP provided a detailed presentation, including location maps, a site map and various photographs of the site from July 2016 to September 2022.

The HoP explained that the EN served on 12 January 2021 omitted the requirement for “... cessation of (the) use as a leisure plot and for storage” and as such was not in full accordance with the resolution of the Planning Committee. Following consultation with the solicitor for the Authority to confirm that the EN was invalid, the HoP proposed to withdraw the EN to correct this mistake and remove the risk of under enforcement. The HoP confirmed that the withdrawal of the EN did not preclude serving a second EN if a breach of planning remained.

The HoP provided an assessment of the site as of September 2022 and confirmed that some clearance had been undertaken, concluding that given the removal of the large storage building and some other clearance, it would not be expedient to serve a further EN.

The HoP explained that a Section 215 Notice would be more appropriate for dealing with an untidy site when they are considered to be in such a condition as to be harming the local amenity. In response to questions from members the HoP indicated that given the boundary treatment of the site and the nature of the remaining material on site, it would not be appropriate currently to serve a Section 215 Notice.

Members enquired whether the landowner had been informed about the proposed removal of the EN and what any communication in this regard would entail. The HoP confirmed that no communication had been undertaken and that only the withdrawal of the EN would be communicated to the landowner and other notifiable parties; no commentary or explanation would be attached. The HoP confirmed that the site would continue to be monitored after the EN had been withdrawn.

Members agreed that even though the outcome was not ideal it was acceptable.

Stephen Bolt proposed, seconded by Gail Harris and

**It was resolved unanimously that the Enforcement Notice be withdrawn.**

The Committee adjourned at 10:57am and reconvened at 11:03am.

## 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:

**Former Marina Keys:** The HoP provided a brief progress report; security fence had been installed, spoil heaps had been spread across the site. The HoP confirmed that the pre-commencement conditions had now been discharged and site was ready for re-development.

**Land at the Beauchamp Arms (Unauthorised static caravans):** The prosecution papers had been lodged with the Solicitors and the Solicitor had requested some further information before summonses would be issued.

**Blackgate Farm, High Mill Road, Cobholm:** The HoP confirmed, from a site visit on 10 November 2022, that 2 caravans had been removed, a third was ready for removal and a fourth was being prepared for removal. This progress was welcomed but was not compliant with the offer to remove 3 caravans before November. The HoP recommended that a further site visit would be scheduled for the following week and if 2 further caravans had been removed, then the HoP would confirm with the landowner that progress was satisfactory and remaining caravans had until 1 April 2023 to be removed.

**Land east of Brograve Mill:** Still no Inspector assigned; given that this matter had been with the Planning Inspectorate for England (PINS) since September 2021 the Authority would raise a complaint with PINS.

**Loddon Marina:** The Enforcement Notice (EN) had to be withdrawn and re-served as one of the 3 references to date of compliance on the original EN was incorrect. The HoP explained that the EN template and associated process had been revised to prevent this type of mistake in future.

**The report was noted.**

## 9. Coastal Adaptation SPD Consultation

The Planning Policy Officer (PPO) introduced the report, which provided an overview of the Coastal Adaptation Supplementary Planning Document (SPD), its purpose, its development and the consultation process required to approve. The SPD had been produced by East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council and Broads Authority Planning Policy Teams as well as Coastal Partnership East Officers and covered the coast from Holkham (North Norfolk) to Felixstowe (East Suffolk).

The PPO explained that the formal consultation was scheduled to start in January 2023, which allowed the various committees associated with the authoring bodies above to sign-off beforehand.

Tony Grayling proposed, seconded by Melanie Vigo di Gallidoro and

**It was resolved unanimously to**

- endorse the Coastal Adaptation SPD for consultation and recommend that the Broads Authority also endorse the SPD for consultation, and
- authorise the Head of Planning, in consultation with the Chair of Planning Committee, to make any modifications and presentational or typographical amendments to the draft Coastal Adaptation SPD that arise from other relevant Local Planning Authority sign-off committees, prior to it being published for formal consultation.

## 10. East Suffolk Council Walking and Cycling Strategy

The Planning Policy Officer (PPO) introduced the report which provided access to the East Suffolk Cycling and Walking Strategy 2022. The PPO explained that this strategy covered East Suffolk district (including that part of the district which was in the Broads Authority Area) and that she and the Waterways and Recreation Officer had both helped to inform this strategy.

Members were keen to support the sustainability and health benefits associated with this strategy.

Stephen Bolt proposed, seconded by James Knight and

**It was resolved unanimously to endorse the East Suffolk Council Walking and Cycling Strategy.**

## 11. Consultation responses

The Planning Policy Officer (PPO) introduced the report, which documented the responses to the Norfolk Minerals and Waste Local Plan Review. The PPO indicated that the response was a mixture of factual errors (mainly not referencing the Local Planning Authority for the Broads), some areas for clarification and typographical errors. The PPO explained that she had discussed the proposed responses with a representative of Norfolk County Council.

The PPO had received two email responses from members of the public with regard to MIN 25 - land at Manor Farm (between Loddon Road and Thorpe Road), Haddiscoe asking for the LPA acting on behalf of the Broads to object to this site that is on the border of the Broads Executive Area but not within it. The PPO confirmed that the proposed response was to clarify the text associated with this site and not to object it. The PPO proposed to include comments in the response from the Authority that the amenity impacts of the MIN 25 site such as noise, dust, times of operation, vibration on surrounding properties be considered and addressed.

Tony Grayling proposed, seconded by Bill Dickson and

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

## **12. Circular 28/83 Publication by Local Authorities of information about the handling of planning applications – Q3 (1 July to 30 September 2022)**

The Senior Planning Officer (SPO) introduced the report, which provided the development control statistics for the quarter ending 30 September 2022. The SPO highlighted that all major and minor applications had been completed within expected timescales or within an agreed extension of time as shown in table 3.

Members congratulated the Planning team on their successful performance/results.

**The report was noted.**

## **13. Appeals to the Secretary of State**

The Committee received a schedule of appeals to the Secretary of State since the last meeting. The Senior Planning Officer indicated that the appeal associated with Blackwater Carr, Land Off Ferry Lane, Postwick was no longer proceeding as the applicant had submitted a new planning application.

## **14. Decisions made by officers under delegated powers**

The Committee received a schedule of decisions made by officers under delegated powers from 5 October to 28 October 2022 and any Tree Preservation Orders confirmed within this period.

## **15. Date of next meeting**

The next meeting of the Planning Committee would be on Friday 09 December 2022 10.00am at Yare House, 62-64 Thorpe Road, Norwich.

The meeting ended at 11:28am.

Signed by

Chair

## Appendix 1 – Declaration of interests Planning Committee, 11 November 2022

| <b>Member</b>                            | <b>Agenda/minute</b> | <b>Nature of interest</b>  |
|--|----------------------|--|
| Harry Blathwayt on behalf of all members | 7.1                  | Applicant is the Broads Authority  |
| Harry Blathwayt                          | 7.1                  | North Norfolk District Councillor for the site – other registerable interest |
| Harry Blathwayt                          | 9                    | Member of the Norfolk Coast Forum - other registerable interest              |
| James Knight                             | 7.2                  | South Norfolk Councillor for that site – other registerable interest         |