

Broads Authority
Planning Committee

Minutes of the meeting held on 26 April 2019

Present:

In the Chair - Mrs M Vigo di Gallidoro

Mr M Barnard
Prof J Burgess
Mr W A Dickson
Mr R Hanton

Ms G Harris
Mrs L Hempsall
Mr H Thirtle

In Attendance:

Ms N Beal – Planning Policy Officer
Miss S Mullarney – Administrative Officer (Governance)
Mrs C Peel – Senior Planning Officer
Ms C Smith – Head of Planning
Mrs M-P Tighe – Director of Strategic Services

9/1 Apologies for Absence, Welcome and Housekeeping Matters

The Chair welcomed everyone to the meeting.

Apologies had been received from Mr L B Keith, Mr P Rice, and Mr V Thompson.

The Openness of Local Government Bodies Regulations

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.

9/2 Declarations of Interest and introductions

Members and staff introduced themselves. The Head of Planning introduced Cheryl Peel, the newly appointed Senior Planning Officer.

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

9/3 To receive and confirm the minutes of the previous meeting held on 8 March 2019

The minutes of the meeting held on 8 March 2019 were agreed as a correct record and signed by the Chair.

9/4 Points of Information Arising from the Minutes

Fleggburgh Neighbourhood Pan, Designating Fleggburgh as a Neighbourhood Area

The Chair reported that as the meeting scheduled for 5 April 2019 had been postponed, the policy report relating to designating Fleggburgh as a Neighbourhood Area for the purposes of developing a Neighbourhood Plan was considered by the Committee by email in order to ensure that there was no delay in developing such a plan.

The Chair stated that members had supported the recommendation in the report that was circulated.

RESOLVED

To endorse the decision that Fleggburgh be designated as a Neighbourhood Area for the purposes of developing a Fleggburgh Neighbourhood Plan.

Minute 7/10 and Minute 8/4 Wroxham Neighbourhood Plan

The outcome of the referendum had been favourable and at its meeting on 22 March 2019 the Authority had agreed to adopt the Wroxham Neighbourhood Plan as part of the Broads Local Plan to be used to determine planning applications in the Wroxham area.

9/5 To note whether any items have been proposed as matters of urgent business

There were no items of urgent business.

9/6 Chairman's Announcements and Introduction to Public Speaking

Public Speaking

The Chair stated that as there were no applications for consideration at this meeting, there would not be any public speaking.

Planning Design Tour

Members were informed that the Planning Design Tour scheduled for 14 June 2019 was to be deferred until the Autumn. One member commented that she had received positive feedback from the owner of the glamping pods from an application previously considered by the Planning Committee. He had reported that they were very successful and invited members back to visit the site. The member suggested this be considered for the Design Tour.

The Head of Planning said she would be meeting with the Historic Environment Manager soon to discuss the Design Tour and this site would be considered.

9/7 Requests to Defer Applications and /or Vary the Order of the Agenda

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

9/8 Applications for Planning Permission

There were no applications for consideration.

9/9 Enforcement Update

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

Burghwood Barns, Burghwood Road, Ormesby St Michael

The Head of Planning presented the Committee with photographs of the site demonstrating full compliance had been achieved. She added that it was regrettable that the Authority had had to commence prosecution proceedings in order to secure compliance, but noted that monies towards these costs had been received. One member credited Officers for their work in a prolonged process.

Marina Quays

A new application had been received. Significant changes had been made relating to the public right of way, and the number of units had been reduced by one. The Head of Planning stated that a public exhibition was to be held in at Caister Golf Club on Wednesday 1 May from 4 – 8pm. Officers would not be in attendance in a formal capacity however members were welcome to attend.

Land at Beauchamp Arms Public House, Ferry Road, Carleton St Peter

The site was being monitored.

Members supported the action being taken and noted the progress made.

RESOLVED

that the report be noted.

9/10 Local Plan for the Broads – adoption

A copy of the Inspector's Report was circulated to Members prior to the meeting. The report concluded that with the changes set out in the modification version of the Local Plan for the Broads and some minor amendments to those changes, the Local Plan was sound.

The Planning Policy Officer discussed the main changes that had been made. She noted that the plan introduced new policies: the major development policy, and retail policy. She commented that these had not been addressed in a Broads Authority Local Plan before. The affordable housing policy had

been changed to allow the ability to seek off site contributions for affordable housing in schemes from 6 to 9. Units, which was below the NPPF threshold.

The new residential moorings policy had minor changes to expand the areas that would be suitable for this type of mooring. This now included Norwich and areas within 800m walking distance of three key services. Minor changes were made to the TSA2 policy.

The Planning Policy Officer concluded that she was currently in the process of producing a sustainability appraisal of the report and a consultant was reviewing it from a habitat regulations point of view. She said no major changes were expected on the sustainability appraisal and HRA which had been produced on the modification version as the amendments by the Inspector were minor.

The Planning Policy Officer explained that the next stage for the local plan was adoption at the Broads Authority meeting on 17 May 2019. She added that there would be regulatory steps following adoption and a six week judicial review period, but the plan would be in place from the adoption date.

Members thanked the Planning Policy Officer for her work in the plan and it was commented that the process had been exemplary and transparent, dealing with the concerns of local people. The Planning Policy Officer responded that it was very much a team effort and that Officers were pleased with the outcome.

Members voted on the recommendation to endorse the local plan and refer to the full Authority for adoption. It was unanimously

RESOLVED

That the Broads Local Plan be endorsed and it was

RECOMMENDED to the Broads Authority

That the Broads Local Plan be adopted.

The Chair noted the length of time the Local Plan had taken to complete, she thanked the Planning Team and said their work was appreciated.

9/11 Reedham Neighbourhood Plan – designating Reedham as a Neighbourhood Area

The Committee received a report that briefly introduced the Reedham Neighbourhood Plan. It was proposed that the entire Parish of Reedham be included within the area for the Neighbourhood Plan. There were no known or obvious reasons to not agree the Neighbourhood Area.

RESOLVED

That Reedham area be designated a Neighbourhood Area for the purposes of producing a Neighbourhood Plan.

9/12 Appeals to the Secretary of State and Annual Review

The Committee received a schedule of appeals to the Secretary of State since January 2019 of which there were three. The Committee also received the schedule setting out the annual summary of decisions on appeals by the Secretary of State for the year 1 April 2018 to 31 March 2019.

The Head of Planning provided updates on the following appeals:

Nursery View, Burghwood Road, Ormesby, Great Yarmouth
Statement has been sent.

Riversdale Cottage, The Shoal, Irstead
Awaiting start date from Planning Inspectorate.

Black Horse Point, 18 Bureside Estate, NR2 8JP

The Head of Planning gave some additional detail on this case as replacement dwellings were seldom refused. However, she stated that the proposed replacement here would have incorporated a taller element in the form of a viewing tower. This would be in contrast to the single storey dwellings which are typical here and would change the character of the stretch of landscape. She added that the site formed a transitional point between the open countryside and the village of Horning and the gradual transition was important. It was commented that approval of this development would have made it difficult to resist larger replacements in this area and would consequently have an impact on the landscape. The Head of Planning acknowledged the well thought out design of the building, but said the location was not appropriate.

A member questioned if landscape character was addressed in a policy, the Head of Planning responded that the particular characteristics of the area were identified within the Landscape Character Assessment.

It was noted that there had only been one decision on an appeal against the Authority's decision within the last year.

RESOLVED

that the report be noted.

9/13 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 24 February 2019 to 12 April 2019.

RESOLVED

that the report be noted.

9/14 Date of Next Meeting

The Chair stated that this meeting was the last for Mike Barnard who would be retiring from Waveney District Council, now East Suffolk Council. She noted that Mike had been a member of the Broads Authority for the last eight years and thanked him for his valuable input and wished him all the best in retirement. Mike said he was disappointed to be leaving but the time was right. He said he had enjoyed being a member of the Broads Authority.

The next meeting of the Planning Committee would be held on Friday 31 May 2019 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting concluded at 10:42am

CHAIRMAN

Code of Conduct for Members**Declaration of Interests****Committee:** Planning Committee**Date of Meeting:** 26 April 2019

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
Haydn Thirtle	4	Great Yarmouth Borough Council and Norfolk County Council for Fleggburgh. Attended Parish meeting when matter discussed.