



NORTH WALSHAM TOWN COUNCIL

Planning Committee Meeting

14 January 2020

Minutes of the Planning Committee Meeting on 14 January 2020 at 18 King's Arms Street, North Walsham NR28 9JX

Present :

Chair : Cllr B Hester

Vice Chair : Cllr J Melville

Present :

Cllr N Felstead Cllr B Wright

Cllr A Fryer

Cllr P Oakes

District Councillor : One

Members of the Public : One

Deputy Town Clerk

Lead Officer : Ms T Foster

Meeting opened at : 18.30

1. APOLOGIES FOR ABSENCE

Apologies for absence : Cllr R Sims (holiday) and Cllr G Bull (work)

2. DECLARATIONS OF INTEREST

There were no declarations of interest

3. MINUTES OF THE LAST MEETING

As proposed by Cllr J Melville and seconded by Cllr B Wright it was **RESOLVED**

That the Minutes of the Planning Meeting held on 10 December 2019 were agreed as a true record

All present unanimously agreed.

4. PUBLIC PARTICIPATION

A District Councillor spoke regarding this planning application :

"A brief history of the site was given including how Alder Country Park acquired the site.

Planning permission PF/2004/1449 condition 2 states that "each caravan and chalet on the site shall be used for holiday accommodation purposes only." There is clearly a breach of this planning condition and concerns are raised by permanent residents on the site who are mainly elderly, some in poor health,

that they cannot continue to live there permanently. There are approximately 190 caravans and chalets on the site.

Approximately 6/12 months ago Dream Lodge (the previous owners) were taken over by Alder Country Park since which time there have been many significant improvements. In order to find a solution for the breach of planning permission a further planning application has been submitted for dual use of the site so that people can live in the vans for 12 months of the year, let out the vans as holiday lets or for use as second homes.

The amount of permanent homes and holiday lets would be decided by the Owner.

This planning application to vary the condition will go before the Development Committee.

One member of the public present spoke as follows :

“As a representative of the North Walsham Park Owners Association (“NWPOA”) which was incorporated in September 2018 following issues arising from the previous owners.

There are 24 lodges involving 30 residents who use their lodges as residential lodges. Of the 30 residents 8 are registered disabled and all are retired.

Support has been given by NNDC and Sir Norman Lamb to secure the right of tenure for residents of the park to resolve the breach of the planning condition. The services of an independent qualified planning consultant were taken resulting in three options and applying for planning permission to remove Condition 2 was the option taken.

The new owners of the park now called “Alder Country Park” are supportive of the residents situation and have chosen to select varying the planning approval from a 52 week holiday use to mixed holiday and residential use.

The “NWPOA” are fully supportive of this application as it will make:

- *the management and sustainability of the site better*
- *harmonious use for both holiday and residential use*
- *economic benefits to the town and local community*
- *security – any problems would decrease if the vans were permanently occupied*
- *housing benefit needs*

5. CONSIDERATION OF PLANNING APPLICATIONS

The following planning applications were considered.

2019

PF/19/2003

ALDER COUNTRY PARK, BACTON ROAD

Proposal to remove Condition 2 [Requirement to use each caravan and chalet as holiday accommodation only, and not as the sole or main place of residence for its occupiers] of Planning Permission PF/04/1449 (Use of chalet and caravan park with ability to occupy caravans all year round for holiday purposes) to allow caravans to be used as both 12 month holiday accommodation or residential use, including as a main or sole residence.

Concerns were raised about the volume of increased traffic using the entrance situated near to a bend if there are more permanent homes. It was noted that Highways had no objection. It was suggested and agreed that the site should have a maximum 50/50 split between permanent homes and holiday lets. The ultimate decision on this point remained with the owner of the site.

Members had no objection to the planning application but would like a condition included, if approved, to cover the amount of permanent homes and holiday lets.
As proposed by Cllr B Hester and seconded by Cllr N Felstead it was **RESOLVED**

To enter no objection to this planning application but would like a condition included, if possible, that the site is a maximum 50/50 split between permanent homes and holiday lets.

All present unanimously agreed

PF/19/1972

**WESTOVER VETERINARY CENTRE, HORNBEAM BUSINESS PARK
AMENDED APPLICATION : AMENDED PLANS AND A CHANGE OF
DESCRIPTION**

Proposed erection of GRP enclosure sub station and associated works, erection of a low level perimeter fence and alterations to soft landscaping.

Members discussed the changes in the plans which were pointed out and to which all agreed were acceptable.

As proposed by Cllr B Wright and seconded by Cllr N Felstead it was **RESOLVED**

To enter no objection to this planning application.

All present unanimously agreed

PF/19/2134

6B MARKET STREET

Change of use from shop (Class A1) to an optical practice/clinic (Class D1)

As proposed by Cllr B Hester and seconded by Cllr I Jackson it was **RESOLVED**

To enter no objection to this planning application.

Cllr J Melville abstained.

All others present unanimously agreed

LA/19/2135

6B MARKET STREET

Internal works to facilitate change of use from shop to optical practice/clinic

The Chair explained that the internal works involved changes to a listed building (LA) being the reason for the separate planning application for the property.

As proposed by Cllr B Hester and seconded by Cllr I Jackson it was **RESOLVED**

To enter no objection to this planning application

Cllr J Melville abstained

All others present unanimously agreed.

PF/19/2220

BARN COTTAGE, HAPPISBURGH ROAD

Construction of a two storey rear extension and replacement front porch.

Consideration was given to this planning application which was acceptable by all present.

As proposed by Cllr N Felstead and seconded by Cllr I Jackson it was **RESOLVED**

To enter no objection to this planning application

All present unanimously agreed.

6. FOR INFORMATION

C/1/2019/1002

NORFOLK COUNTY COUNCIL

**WORSTEAD : BOUNDARY PIT, OFF SANDY HILLS,
OLD YARMOUTH ROAD**

Variation of conditions 1 and 3 of permission reference C/1/2018/1008 to replace approved surface water management plan with alternative drainage proposals.

Carl Bird Ltd.

Notice of Decision received to Grant Planning Permission for the development described in the notice of planning permission reference no C/1/2018/1008.

PF/19/1753

7 YOUNGMANS CLOSE

Change of use from dwellinghouse (Class C3) to respite accommodation for adults with learning disabilities (Class 2).

Letter from NNDC dated 6 January 2020 notifying this planning application had been withdrawn.

Meeting closed : 18.55