



NORTH WALSHAM TOWN COUNCIL

Planning Committee Meeting

14 May 2019

**Minutes of the Planning Committee Meeting on 14 May 2019 at
18 King's Arms Street, North Walsham Norfolk NR28 9JX**

Present :

Chair : Cllr B Hester

Vice Chair : Cllr J Melville

Cllr N Clancy
Cllr F Choudhury
Cllr N Felstead
Cllr I Jackson
Cllr R Murphy
Cllr P Oakes
Cllr B Wright

Observers : Cllr M Gray
Cllr R Sims

Deputy Town Clerk : Ms T Foster

Meeting opened at : 18.30

The current chair Cllr R Murphy commenced the meeting with the appointment of the Chair of Planning.

1. TO APPOINT CHAIR OF PLANNING

It was proposed by Cllr P Oakes and seconded by Cllr B Wright that Cllr N Clancy should be nominated as Chair of Planning

It was proposed by Cllr I Jackson and seconded by Cllr F Choudhury that Cllr B Hester should be nominated as Chair of Planning

After a vote it was **RESOLVED**

That Cllr B Hester be appointed Chair of Planning

2. TO APPOINT VICE CHAIR OF PLANNING

As proposed by Cllr R Murphy and seconded by Cllr I Jackson it was **RESOLVED**

That Cllr J Melville be appointed Vice Chair of Planning

The appointed Chair Cllr B Hester handed out a leaflet for "Material Planning Considerations" to members.

3. DECLARATIONS OF INTEREST

A declaration of non pecuniary interest was made by Cllr F Choudhury in respect of PF/19/0387.

4. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr G Bull (work)

As proposed by Cllr J Melville and seconded by Cllr I Jackson it was **RESOLVED**

That apologies for absence should be accepted

5. MINUTES OF THE LAST MEETING

As proposed by Cllr J Melville and seconded by Cllr I Jackson it was **RESOLVED**

That the Minutes of the Planning Meeting of 30 April 2019 be agreed as a true copy

Note : New members on the Planning Committee could not comment as they did not attend this meeting. Members who attended agreed to the Minutes.

6. PUBLIC PARTICIPATION

There was no public participation.

7. PLANNING APPLICATIONS

The following planning applications were considered :

2019

PF/19/0387 – AMENDED APPLICATION

PLOT AT THE REAR OF HORATIO TERRACE, BACTON ROAD

Erection of 1no.one and a half storey dwelling. Proposal is to amend previous permission for a single storey dwelling (extant planning permission PF/06/0870) to provide a study and bathroom in roof space (Re-consultation) – Mr A Fotis – AMF Developments Ltd

“The building height has been reduced in line with the extant Planning Permission and additional plans received”

The Chair advised this planning application was considered previously with a response proviso that a road sign for “Horatio Terrace” was provided.

This amended application is for the reduced building height. Concerns have been raised about car parking, egress/access by residents.

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

To enter no objection with the proviso that there is a road sign for “Horatio Terrace”

Note : Cllr F Choudhury has made a non pecuniary declaration on this planning application

PF/19/0626

LOUIS ARTHUR COURT, NEW ROAD

Variation of Conditions 1 (development to be built in accordance with approved plans) and 26 (development to accord with details of a surface water drainage scheme) of planning permission PF/18/1089 (Demolition of existing buildings and the erection of 49 retirement living apartments for the elderly including communal facilities, landscaping, car parking and ancillary development), to instead require compliance with a revised surface water drainage strategy and associated private drainage layout and site levels plans. – McCarthy & Stone

Members were advised the site had a history of flooding onto New Road. Concerns had been received from a resident at Loades Buildings that the drainage channel provided to carry overflow water from New Road will discharge in the vicinity of their properties which could cause further flooding. McCarthy & Stone should be requested to divert some if not all of the flood flow into site soakaways. It was noted no report had been submitted by Anglian Water.

As proposed by Cllr I Jackson and seconded by Cllr P Oakes it was **RESOLVED**

To enter no objection to the planning application with the proviso that NNDC contact McCarthy & Stone to take away extra water from New Road into their water system as objections from residents and Councillors raise concerns about flooding.

PF/19/0632

SCARBOROUGH HILL HOUSE HOTEL, YARMOUTH ROAD

Installation of 25 no. holiday caravan lodge bases, with associated services, veranda, car parking spaces and landscaping in association with existing hotel and leisure use at Scarborough Hill House Hotel. – Mr D Easter

Members agreed that there would be an increase in the volume of traffic along Yarmouth Road but jobs would be created. It was noted that Highways had not yet submitted their comments.

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

To enter no objection to this planning application

Note : Cllr J Melville abstained

PF/19/0664

CLEWER HOUSE, 27 AYLSHAM ROAD

Conversion and extension of outbuilding to form annexe. – Mr and Mrs D Woods

As proposed by Cllr F Choudhury and seconded by Cllr I Jackson it was **RESOLVED**

To enter no objection to this planning application

PF/19/0700

1 KENDALL CLOSE

Single storey rear extension – Ms E Wright

As proposed by Cllr P Oakes and seconded by Cllr J Melville it was **RESOLVED**

To enter no objection to this planning application

PF/19/0715

13 LYNFIELD ROAD

Single story rear extension – Mr D Cubitt

As proposed by Cllr F Choudhury and seconded by Cllr J Melville it was **RESOLVED**

To enter no objection to this planning application

TO RE-CONSIDER further information received from NNDC :

PF/19/0143 - UNIT 1 HORNBEAM ROAD – AMENDED APPLICATION

Erection of a single storey warehouse building for use as either; General Industry including vehicle servicing and repairs (B2 use class, with ancillary vehicle part sales); and/or Storage and Distribution (B8 use class, with ancillary trade counter, show room, offices); and/or MOT service station (sui generis); and/or plumbers/builders/tiling/flooring wholesale merchants (sui generis). With associated car parking and cycle store. – Mr S Gardner

“The description of the application has been amended to reflect the proposed use of the building. The site area and building size has been reduced and additional plans received. Additional supporting documentation has also been received including a Contaminated Land Assessment, and drainage simulations”

Further information received :

As the proposed description of the site has now changed to fall within either the B8 use class or sui generis. The proposed description is as follows:

Erection of a single storey warehouse building for use as either: Storage and Distribution (B8 Use class, with ancillary offices); and/or plumbers/builders/tiling/flooring wholesale merchants (sui generis with ancillary trade counter, showroom, offices). With associated car parking and cycle store.

This, therefore, means that a Noise Study is no longer requested by Environmental Health.

On receipt of this response further consideration can be given.

The Chair explained for the previous planning application the Council deferred a decision until they had had sight of the Noise Assessment Report as proposed by Cllr B Hester and seconded by Cllr G Bull. On the previous planning application Highways had given approval but on the amended application have raised a number of objections.

As proposed by Cllr I Jackson and seconded by Cllr J Melville it was **RESOLVED**

To object to this planning application having taken into account the number of issues raised by Highways.

Meeting closed : 18.50