



NORTH WALSHAM TOWN COUNCIL

Planning Committee Meeting

11 June 2019

Minutes of the Planning Committee Meeting on 11 June 2019 at 18 King's Arms Street
North Walsham Norfolk NR28 9JX

Present :

Chair : Cllr B Hester

Vice Chair : Cllr J Melville

Cllr G Bull

Cllr N Felstead

Cllr I Jackson

Observers :

Cllr A Fryer

Cllr R Murphy

Public : There was one member of the public present.

Deputy Town Clerk : Ms T Foster

Meeting opened at : 18.30

1. TO RECEIVE DECLARATIONS OF INTEREST

There were no declarations of interest.

2. TO RECEIVE APOLOGIES FOR ABSENCE

Cllr N Clancy (work), Cllr P Oakes (family) and Cllr B Wright (holiday)

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

That apologies for absence should be accepted

Cllr E Wheeler was marked as absent.

3. MINUTES OF THE LAST MEETING

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

**That the minutes of the Planning Committee Meeting held on 28 May 2019
are agreed as a true copy**

Cllr G Bull abstained as he was not present at this meeting.

6.32 Cllr R Murphy arrived at the meeting.

4. TO ADJOURN FOR PUBLIC PARTICIPATION

As proposed by Cllr G Bull and seconded by Cllr N Felstead it was **RESOLVED**

That the meeting be adjourned in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 to permit public participation.

There was one member of the public present who commented as follows :

As the advert for this planning application states, this planning application is ‘Contrary to the Local Plan’. I know that you will all appreciate that the planning rules in force still fall under the old Local Plan, whilst the new Local Plan remains in draft form.

This type of development is welcomed, on a Brownfield site which has been derelict for years.

However, this geographical area falls outside of the Local Plan boundary, and so it is contrary to the Local Plan in force.

- 1. As most of this development falls outside of the current local plan development boundary, then I wish to raise an objection to homes being built within the countryside, in accordance with NNDC Policy HO3.*
- 2. As was recently concluded with planning refusals last year in Sculthorpe and Aylsham Road / Greens Road North Walsham, the NNDC demonstrated a sufficiently strong five-year housing land supply position across the District. Hence, there is no obligation or requirement to build outside of the current local plan development boundary. I object to this development because the District has sufficient housing land supply.*
- 3. The future of North Walsham’s commercial opportunity is reliant on providing the right link road from Norwich Road, all the way through to the industrial Estate. This development in its current form will prevent this opportunity and hinder North Walsham’s ability to serve current industry by larger trucks, and future commercial opportunities. Any planning application in this area must be considered in conjunction with the long term needs of North Walsham and the link road reaching to the Industrial Estate, and in line with the New Local Plan.*

I object to this planning application in its current form, because it makes no provision to incorporate the widened link road.

As proposed by Cllr J Melville and seconded by Cllr R Murphy it was **RESOLVED**

That the meeting be returned to session.

5. CONSIDERATION OF PLANNING APPLICATIONS

The following Planning Applications were considered :

2018

PF/18/1676

8 PATCH MEADOW

Change of use of ground floor of dwelling to mixed use of residential and child minding business (retrospective).

The Chair explained this planning application had been considered in October 2018, however, no decision had been made. As no objections had been raised the Town Council's response would remain the same as in October 2018.

As proposed by Cllr G Bull and Cllr J Melville it was **RESOLVED**

To enter no objection to this planning application

2019

PF/19/0736

NEW COTTAGE, MEETING HILL ROAD

Single storey extension to side and rear, first floor extension rear and window in side elevation to facilitate conversion of loft to habitable space. – Mrs S Jackson

Consideration of this planning application should be deferred until the Bat Surveys of May and September 2019 are available.

As proposed by Cllr G Bull and seconded by Cllr R Murphy it was **RESOLVED**

To enter that consideration of this planning application be deferred until the Bat Surveys of May and September 2019 are available

PF/19/0827

LAND AT BRADFIELD ROAD/CROMER ROAD – HYBRID APPLICATION

Hybrid application seeking full planning application for residential development of 66 dwellings (comprising 8 one bedroom flats, 2 one bedroomed bungalows, 7 two bedroom bungalows, 17 two bedroom houses, 17 three bedroom houses and 15 four bedroom houses) together with associated access, pedestrian and cycle links, landscaping and open space. Together with outline planning permission for commercial development with all matters except for access reserved for future determination. -

Bowbridge Land Ltd

There was only one objection raised which related to traffic issues. The development would be on a Brownfield Site which had remained empty for some time. The entrance to the site needed to be widened with the Link Road being part of the planning application. Being a major site this needed to be called into the Development Committee.

As proposed by Cllr G Bull and seconded by Cllr J Melville it was **RESOLVED**

To enter an objection to this planning application in its current form as follows :

1. The Link Road should be part of this planning application which should include double road markings and provision for cycle lanes.

2. The road at the entrance should have an increased road width with provision of a roundabout or filter lanes. The road in its current form is not acceptable with the Local Plan.

3. There is inadequate access to and egress from the site for traffic and the entrance should be made larger to accommodate this.

It is requested that this planning application is called into the Development Committee.

PF/19/0387

PLOT AT THE REAR OF HORATIO TERRACE, BACTON ROAD – AMENDED APPLICATION

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)AMF Developments Ltd. **This amended application relates to a slight change in the roof space. However, as with the previous planning applications the provision of a road name sign showing “Horatio Terrace” will be requested as a condition in our response which will be reiterated.**

As proposed by Cllr J Melville and seconded by Cllr R Murphy it was **RESOLVED**

To enter no objection to this planning application with a condition that a road name sign indicating “Horatio Terrace” is provided on Bacton Road by the Developer to avoid traffic problems in locating the entrance to “Horatio Terrace”.

LA/19/0828

7-9 MARKET STREET

Retention of works already carried out comprising relocation of external ventilation point for kitchen extract and changes to shop frontage/signage colour scheme. – **This is a retrospective planning application with works already completed. Consideration was given to the signage at the front of the property which should be more in keeping with the colour scheme in that area of the town.**

As proposed by Cllr G Bull and seconded by Cllr I Jackson it was **RESOLVED**

To enter no objection to this planning application but with a condition that the colour scheme of the signage is in keeping with the area.

DEVELOPMENT COMMITTEE – 7 JUNE 2019

NORTH WALSHAM – PF/19/0143

UNIT 1 HORNBEAM ROAD, NORTH WALSHAM FOR BIRCHWOOD BUILDING

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. **The Chair explained that this had been on the Agenda at the Development Committee Meeting on 7 June 2019 and it had been approved but with many conditions including specific requirements by Highways. A copy of the NNDC’s response can be seen at the office or on the NNDC’s website.**

Meeting closed : 18.50

