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DEVELOPMENT CONTROL COMMITTEE

17 February 2009 – 6.00 pm

PRESENT:

Councillor Reynolds (in the Chair); Councillors Blyth, Burroughs, Collins, Cook, Cunniffe, Jeal, Jermany, Linden, D Thompson and M Thompson.

Councillors B Taylor and M Taylor attended as substitutes for Councillors Barker and Castle respectively.

Mr D Minns (Development Control Manager), Miss J Smith (Technical Assistant) and Miss S Davis (Senior Member Services Officer).

1. MINUTES

The minutes of the meeting held on 20 January 2009 were confirmed.

2. PUBLIC CONSULTATION

It was noted that there were no items for public consultation.

3. PLANNING APPLICATIONS – APPLICATIONS LIST

- (a) **Application Number 06/08/0867/D – Residential Development Approval of Reserved Matters for 49 Dwellings and Alterations to Site Levels at Martham Road/Common Road, Hemsby**

Members noted that this application had been withdrawn by the applicants.

- (b) **Application Number 06/08/0828/F – Erection of New Dwelling at 23-25 Bells Road, Gorleston**

Members were reminded that this application had been deferred at the last meeting in order for residents to be re-consulted on amendments to the application made shortly before the last Committee. It was proposed to erect a 3 bedroom dwelling set back on the site to enable two parking spaces to be provided in front of the new dwelling with a garden to the rear. Five letters of objection had been received concerning the lack of off street parking in the area, together with flooding and drainage problems. It was noted, however, that the Highways Authority had no objection to the application, subject to a suitable visibility splay and no obstruction on the road frontage. The Committee was also informed that Anglian Water had been consulted but had not responded. The applicants had stated that surface water would be drained to soakaways so the only additional load to the sewers would be from the foul drainage which it was felt could cope with the addition of one new dwelling. In

relation to the design, Members were informed that the materials had still to be agreed. The Officer recommended the application be approved.

RESOLVED:

That Application Number 06/08/0828/F be approved subject to the Officer agreeing the materials and the conditions required by the Highways Authority in order to comply with Policies HOU7, HOU15 and HOU17 of the Borough-Wide Local Plan.

Councillors Cunniffe and Jermay declared a prejudicial interest in the following item on the grounds that they were both Members of the Licensing Committee and left the meeting for this item only:

- (c) **Application Number 06/08/0299/O – Land at South Beach Parade, Great Yarmouth known as “The Edge”**

The Committee received Mr Wingate’s report on behalf of the Head of Planning and Development which gave details of proposed amendments to the hotel and a reduction of the footprint of the car park with the addition of surface car parking in the area to the south of the buildings. It was clarified that the impact of these amendments was that the car park would be higher than previously proposed and, therefore, have a more dominant appearance. Members noted that English Heritage were now satisfied with the amendments. The Officer reminded Members that this application, if approved, would still need to be referred to the Secretary of State but in light of the amendments, English Heritage had stated that they would withdraw their objection.

RESOLVED:

That Application Number 06/08/0299/O, as amended, be approved and the application be granted, subject to the same conditions, agreement and departure process as previously agreed.

4. ITEMS FOR INFORMATION

- (a) **Planning Applications Cleared in January 2009 Following Determination by the Development Control Committee**

The Committee received the Head of Planning and Development’s schedule in respect of the applications cleared during January 2009 by the Development Control Committee.

- (b) **Planning Applications Cleared in January 2009 Following Determination by the Head of Planning and Development Under Delegated Powers**

The Committee received the Head of Planning and Development’s schedule in respect of the applications cleared during January 2009 under delegated powers.

5. APPEAL DECISIONS

Members noted the following appeal decision:-

- Application No 06/08/0019/F – Erection of residential dwelling and garage at Heath Mount (Land Adjacent) Priory Road, St Olaves
.....dismissed (Officer delegated decision)

6. CLOSURE OF MEETING

The meeting ended at 6.20 pm.