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**DEVELOPMENT CONTROL COMMITTEE**

**17 June 2008 – 6.00 pm**

**PRESENT:**

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

Councillor Page attended as substitute for Councillor Burroughs.

Mr D Minns (Development Control Manager), Mrs E Helsdon and Mrs W Faldon (Technical Assistants) and Miss S Davis (Senior Member Services Officer).

**1. MINUTES**

The minutes of the meeting held on the 22 April 2008 were confirmed.

**2. PUBLIC CONSULTATION**

In accordance with the agreed procedure for public consultation, the Committee considered the following applications:-

- (a) **Application Number 06/08/0299/CU – Change of Use to Community Family Entertainment and Sports Centre at Former Mondi/Merlin Packaging Building, Harfreys Road, Harfreys Industrial Estate, Great Yarmouth**

The Committee received details of the application and it was noted that the proposed opening times were from 10.00am to 10.00pm Monday to Friday, 9.00am to 10.00pm Saturday and 10.00am to 9.00pm Sunday and Bank Holidays. Members were informed that the Highways Authority were requesting that additional parking be provided and that the spaces be reconfigured if the application was proved. Members also received details of the other responses including the fact that the Economic Development Officer did not want a large industrial unit on one of the main industrial estates to be given a change of use. The loss of industrial premises had also been raised as a concern by Howards who also felt there was inadequate parking provided which would cause problems for businesses nearby. The Development Control Manager reported that this proposal would generate a number of jobs and therefore accorded with the Local Plan. He recommended therefore that a site visit be undertaken or that Members approve the application subject to the requirements of the Highways Authority.

The applicant reported on his proposals and stressed that the primary time of use for the building would be at evenings and weekends and the main use during weekdays would be from local office workers using the on-site café and therefore not requiring the use of their car to get to the building. He expressed concern at the comments regarding lack of industrial premises and stated he had not found any other suitable premises that could accommodate his proposals. He referred to the children's Five A Side area, stating that a majority of parents would drop their children off at the premises rather than parking their cars.

Clarification was sought as to the changing and toilet facilities together with the security arrangements for children in the building. The applicant drew Members' attention to the proposed toilet and changing facilities within the complex and stated that each child would be tagged and there would be security doors into each children's areas. The applicant was asked whether he wanted to extend the proposed closing time on Sundays to keep it the same as Monday to Saturday. He indicated that he would not be averse to this change if Members were so minded.

The point was made that many sporting facilities were now located within industrial areas and bearing in mind that this was employment land and the proposed use would employ several full-time equivalent staff, this application should be approved. Concern was expressed that the premises were not near to a bus route and were very close to the A12 if people wished to walk to the premises.

**RESOLVED:**

That Application Number 06/08/0299/CU be approved subject to the reconfiguration and additional car parking as required by the Highways Authority, together with the amended opening and closing times of 10.00am to 10.00pm Monday to Friday, 9.00am to 10.00pm Saturdays and 10.00am to 10.00pm Sundays and Bank Holidays in order to accord with Policy REC1 of the Borough-Wide Local Plan.

**(b) Application Number 06/08/0362/F – Retention of Two-Storey Side Extension to form Car Port and Two Bedrooms over at 15 Rowan Road, Martham, Great Yarmouth**

The Committee was informed of the planning history for this building including the fact that permission was granted in November 2007 for a two-storey side extension to form a car port and two bedrooms over. Members were informed that the current application was for retrospective permission in order to regularise the development that has now been carried out as it did not comply with the details shown on the approved plan. The Development Control Manager reported that Members needed to consider if the extension as built was detrimental to the street scene. Members were informed of the details of a letter from the applicant which stated that the extension was only slightly different in that it had been constructed 0.4 metres higher than had been approved. He stated that in his opinion the constructed extension was not detrimental and therefore recommended approval.

The applicant reported that he had only noticed the slight difference in the constructed extension from the original plans once the scaffolding had been removed. He stressed that it had not been his or his builders' intention to construct something which had not been approved. He drew Members' attention to the fact that the roof line was slightly lower and set back and that the footings had been checked by Building Control.

Concern was expressed that the Building Control Officers needed to ensure that they checked buildings against the approved plans. With regard to the current application, it was suggested that the constructed extension did not appear detrimental in the street scene.

RESOLVED:

That Application Number 06/08/0362/F be approved in accordance with Policy HOU18 of the Borough-Wide Local Plan.

(c) **Application Number 06/08/0300/F – Extension and Alterations at the Norfolk Barn, New Road, Belton**

The Development Control Manager reported that the existing Barn was outside the Village Development Limit and the applicant wished to extend the property to form a kitchen, bedroom and lounge, all of which were in keeping with the design of the building. The Development Control Manager recommended approval.

The applicant reported that he needed the space and wanted to look out at the garden from the lounge. He pointed out that he would not be overlooking any other properties.

Concern was expressed in relation to the scale of the development and a query was raised as to whether this was an over development of the plot, bearing in mind that it was on the main entrance into Belton and there was a need to retain the character of the area which would not be helped by providing any further development.

RESOLVED:

That Application Number 06/08/0300/F be approved in accordance with Policies HOU18 and BMV20 of the Borough-Wide Local Plan.

(d) **Application Number 06/08/0377/F – Improved Access to Agricultural Land and Additional Access to Dwelling on Land Adjacent to the Norfolk Barn, New Road, Belton**

The Development Control Manager explained that this application related to the previous application site and permission was being requested for a new access from the plot to an existing access on New Road, across the adjacent field. Four letters of objection had been received mainly relating to the highway dangers and the fact that the applicant did not need a new access as he could access his building from the existing shared access of New Road. Members noted that the Highways Authority had not objected subject to conditions and the Parish Council had not submitted any comments. The Development Control Manager clarified that there was already an existing vehicular access from New Road into the field which could be hard surfaced under permitted development and the applicant only needed permission to connect the existing access and any roadway he wished to construct with a new access into the rear of the Barn. The rear access required the removal of substantial hedgerows which currently screen the development from the Main Road. He also clarified that any proposal to build on the adjoining field would need to be considered as it was currently against the Borough-Wide Local Plan and the land was outside the Village Development Limit.

The applicant reported that the existing access/gateway from New Road was a small shingle track used by a farmer who rented his field. The farmer had asked him to build a track from the gateway into the field and this had led him to submit the current proposal for an access road to his property, the Norfolk Barn.

An objector reported that she represented several residents nearby who were concerned that the proposal would be dangerous. She stated that the existing hedgerow around the Norfolk Barn had already been breached and an area of the field adjacent to the Barn had been sectioned off and looked to be drawn in as part of the cartilage of that property. She expressed concern that work had already commenced and drew attention to the fact that a Planning Contravention Notice had been served. The objector detailed her concerns and in particular that she felt the applicant had not demonstrated that there was an essential need for the development as defined in Policy NNV5 and that the removal of the hedgerow was contrary to Policy NNV6 as it would damage the character of the area. She added that the applicant already had a suitable access to his property and she felt that any alteration to the existing arrangements would encroach on green field land which was contrary to the Borough-Wide Local Plan. She concluded that the planning permission granted in 2005 for the conversion of the Barn into the dwelling still had outstanding landscaping works to be completed.

Councillor Stone, Ward Councillor, reported that he had no objection to the proposal and stressed that development would not be allowed on the field as it was outside the Village Development Limit.

Concern was expressed that the proposal was detrimental to the character of the area, bearing in mind it was outside the Village Development Limit and part of the main gateway into Belton.

**RESOLVED:**

That, contrary to the Head of Planning and Development's recommendation, Application Number 06/08/0377/F be refused as being detrimental to the character of the area and development outside the Village Development Limit.

**Councillors Castle and Linden requested that their vote against the proposal to refuse the application be recorded.**

**3. APPEAL AND OMBUDSMAN COMPLAINTS DECISION**

(a) To consider the following appeal decisions:

- Proposed erection of detached bungalow and garage on site at Repps Road, Martham (adjacent to 5 Station Gardens)  
..... dismissed
- Demolition of 16 ancillary garages and the erection of seven new two-storey social starter homes at St Fursey's Way, Burgh Castle  
..... dismissed

(b) It was noted that there were no Ombudsman's decisions to be reported at the meeting.

**4. ITEMS FOR INFORMATION**

**(a) Planning Applications cleared in May 2008 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 May 2008 by the Development Control Committee.

**(b) Planning Applications Cleared in May 2008 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 applications cleared during May 2008 under Delegated Powers.

**5. CLOSURE OF MEETING**

The meeting ended at 7.45 pm.