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DEVELOPMENT CONTROL COMMITTEE

18 September 2007 – 6.00 pm

PRESENT:

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

Councillors Ames, Cook and Wainwright substituted for Councillors Burroughs, Hodds and Castle respectively

Apologies for absence were received from Councillors Burroughs, Castle and Hodds

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 meetings held on 21 and 30 August 2007 were confirmed.

2. PUBLIC CONSULTATION

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

3. PLANNING APPLICATIONS – APPLICATIONS LIST

(a) Application Number 06/07/0601/O – Erection of Four Terraced Houses on Land to the Rear of 23-26 Bells Road Gorleston

The Committee received details of the application and it was noted that five letters of objection had been received from neighbours. The Development Control Manager recommended the application be refused as he felt the proposal would have an adverse impact on the neighbours.

RESOLVED:

That Application Number 06/07/0601/O be refused as being contrary to Policies HOU15, HOU17 and criteria (A) and (E) of Policy HOU7 of the Borough-Wide Local Plan.

(b) **Application Number 06/07/0651/F – Conversion of Existing Barn to Children’s Nursery and Associated Parking at Nursery Barn Rollesby Road Fleggburgh**

The Committee received details of the application and it was noted that one letter of objection had been received from a neighbour. The Development Control Manager reported that the applicants would need to create a new access to comply with Highways Authority standards and the Parish Council had highlighted the dangers of a vehicular access crossing a footpath. It was noted that the 30mph limit changed into a 60mph limit at the existing access which meant that the new access would be sited within a 60mph area. Whilst the Development Control Manager acknowledged the concerns raised, he stated that, in the absence of any objection from the Highways Authority, it would be difficult to refuse the application on these grounds. He recommended therefore that the application be approved subject to conditions. A suggestion was made that, as the new access was outside the Village Development Limit, the applicants should not be able to build anything further on their land. The Ward Councillor reiterated the concern expressed in relation to pedestrian access into the site particularly bearing in mind the speed limit on the road. He suggested the limit be reduced to 20mph and the applicant asked whether he would provide an alternative gateway into the site for pedestrian access only.

RESOLVED:

That Application Number 06/07/0651/F be approved subject to the requirements of the Highways Authority; submission of details of the external facing materials to be used in the conversion of the building, the hard and soft landscaping details, together with details of any proposed signs/lighting; control over hours of operation; no adverse comments being received from OFSTED Early Years and the applicant also being requested to pursue a reduction of the speed limit around the new access and to install a gate for pedestrian use in order to be consistent with Policies EMP17 and NNV5 of the Borough-Wide Local Plan.

(c) **Application Number 06/07/0345/F – Sub-division of Garden to Form Plot and Construction of Detached Bungalow at 14 Fulmar Close Bradwell**

The Committee received details of the application and it was noted that, whilst the Parish Council had not objected, six letters of objection had been received from neighbours who were primarily concerned in relation to the use of the track to the rear of the property and the proximity to properties in Lark Way together with the impact of the first floor accommodation on residential amenities of the properties. The Development Control Manager reported that it was proposed to access the new property from Fulmar Close not the rear track. He also pointed out that the revised application was for a smaller property and a condition could be imposed to control any overlooking. He suggested that the window in the hobby room in the roof be either removed or made into a high level window with the side window being increased in size to provide the light required. Concern was expressed that the applicants might wish to change the hobby room into a bedroom and it was suggested that a condition be imposed to remove permitted development rights for any windows in the roof space.

RESOLVED:

That Application Number 06/07/0345/F be approved subject to the proposed window in the hobby room being removed or replaced by a high level window and the side window being enlarged, together with a condition removing the permitted development rights for any windows in the roof in order to comply with Policies HOU7, HOU15 and HOU17 of the Borough-Wide Local Plan.

4. HOLM OAK AT 68 PEGASUS CLOSE CAISTER-ON-SEA – TREE PRESERVATION ORDER NUMBER 5, 1986

The Committee received the Head of Planning and Development's report in relation to the above.

RESOLVED:

That Officers be asked to determine this application.

5. APPEAL AND OMBUDSMAN COMPLAINTS DECISIONS

(a) The Committee considered the following appeal decision:-

- The Paddock, Beach Road, Scratby – High Hedges Appeal.
..... allowed

(a) It was noted that there were no Ombudsman decisions to be reported.

6. ITEMS FOR INFORMATION

(a) **Planning Applications Cleared in August 2007 Following Determination by the Development Control Committee**

The Committee received the Head of Planning and Development's schedule in respect of applications cleared during August 2007 by the Development Control Committee.

(b) **Planning Applications Cleared in August 2007 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 August 2007 under delegated powers.

7. DEVELOPMENT CONTROL TRAINING SESSION

The Committee noted that the next Development Control Training Session would be held on Tuesday, 25 September 2007 at 6.00 pm at Maritime House.

8. CLOSURE OF MEETING

The meeting ended at 6.45 pm.