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DEVELOPMENT CONTROL COMMITTEE

22 January 2008 – 6.00 pm

PRESENT:

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

Councillor Cook attended as a substitute for Councillor Hodds.

Councillor Plant attended as an observer.

Councillor Stone attended as the Ward Councillor for Browston for application 06/07/1021/F.

Mrs E Helsdon (Technical Assistant), Mr T Major (Planning Officer), Mr D Minns (Development Control Manager), Miss S Davis (Senior Member Services Officer) and Miss K Edmonds (Senior Member Services Officer).

An apology for absence was received from Councillor Hodds.

1. MINUTES

The minutes of the meeting held on 18 December 2007 were confirmed.

2. PUBLIC CONSULTATION

In accordance with the agreed procedure of public consultation, the Committee considered the following application:-

- (a) **Application Number 06/07/1021/F – New vehicular site access, change of use of piggeries to stables, new rest room, outdoor manage area and alterations to existing barns at The Manor House, Browston Lane, Browston**

The Planning Officer reported that the application site was located on Browston Green to the north west of Browston Rookery. Access was gained to the dwelling off Browston Lane and that there was a second access entrance off Cherry Lane. Mature hedging to the front of the site screens the majority of the area from public view. It was reported that the Highways Officer was in favour of the new access to the site subject to the removal of a hedge which would increase the visibility of the new access. No comments had been received from the Parish Council and

no objections had been raised by the Planning Policy Officer to the proposed development. However, there had been a number of letters received from local residents who had objected to the scheme and the main issues raised included an increase in traffic volume, size of vehicles using the yard, an unsuitable area for commercial enterprise leading to over-development and lighting of ménage and yard in the evenings.

In order to address these issues the following recommended conditions were detailed, that the new access be used, no lighting of manège after 9.00 pm and hard surfacing of the driveway.

It was reported that the proposal accords with the Borough-Wide Local Plan and was recommended for approval. A Member asked what material the new entrance would be. An Officer reported that this would be a hard surface and that the material was still to be agreed. A Member pointed out that Norfolk County Council Highways report was thorough but objectors had still raised concern at the siting of the entrance. The Planning Officer stated that the concerns raised were due to accidents that had occurred in this location and that the new access was an equal distance between Cherry Lane and Browston Lane.

The applicant's agent reported that any concerns raised by the Highways Authority and the Planning Department had been addressed. The rest room would be located behind a barn and would be screened from Cherry Lane. The revised access off Browston Lane had created two advantages, the first being reducing traffic from Cherry Lane and the second being improved visibility through the removal of vegetation.

An objector stated that the main objections to the application were that no traffic survey had been carried out by the Highways Authority. The junction would create an accident spot. The road was 14 ft wide and it was felt that this was too narrow. The current 40 mph speed limit was not adhered to and that removal of the grass verge would not improve vision.

A Member asked why 12 stables would increase traffic flow in this area and the objector stated that the new entrance would be at the narrowest point of the lane.

Councillor Stone, one of the Ward Councillors for this area stated that the enhancement of the rural economy was a positive issue, however he objected to the siting of this proposal stating that this proposal would contravene policy NNV19 of the Borough-Wide Local Plans on the grounds that the scale of the proposal would have an adverse affect on the local amenities and that parking should be accessible. He felt that this would have an impact on the local environment and local residents and an impact on the rural road and stated that although the Highways Authority did at first object he was surprised that it now did not. The size of vehicles would not decrease as this was a very well used road. He reiterated that the new access was placed at the narrowest part of the road and that there would be a higher volume of traffic than proposed as a result of deliveries for feed and straw. Therefore, he felt that this application should be refused.

It was reported that the Cherry Lane entrance would be for emergency use only and that horses would be leaving via the new entrance. Members expressed concern at the danger to the horses leaving via this new entrance and a Member pointed out that this road was very narrow and access from Cherry Lane to Browston Lane was very dangerous with traffic exceeding the required speed limit with little regard to any pedestrians or cyclists.

RESOLVED:

That Application Number 06/07/1021/F be approved, subject to the list of conditions as detailed in the agenda together with the following being imposed, that the number of stables be limited to 12, that planting be placed around the bungalow, the trekking route be amended and that a hard surface be placed at the entrance of the site in accordance with the highways requirements in order to comply with policies NNV7, NNV19, NNV20 and BNV7 of the Borough-Wide Local Plan.

3. PLANNING APPLICATIONS

Councillor Castle declared a personal non-prejudicial interest in the following item on the grounds that his wife worked for Tesco but in accordance with the provisions of the Members' Code of Conduct was allowed to speak and vote.

Councillor Barker declared a prejudicial interest in the following item on the grounds that his wife works for Tesco and that they have shares in Tesco and in accordance with the provisions of the Members' Code of Conduct left the room for the following item:-

- (a) Application Number 06/07/0862/F – Proposal for demolition of Petrol Station and Shop, Construction of a New Class A1 Shop ATM Machine, Car and Cycle Parking and Access at 20 Beccles Road (former Beccles Road Service Station) Bradwell**

The Planning Officer reported that the application site was located on a former petrol station, in a prominent position on the A143 on the Beccles Road, Bradwell. The site was located approximately 750 metres from the junction of Beccles Road with the A12, and is estimated to be one mile from Gorleston Town Centre. The site was previously used as a petrol station, shop, car repair and MOT centre and by virtue of the nature of these operations the site had been heavily utilised by increasing volumes of traffic over the years. The shared forecourt has current access for the car sales/car wash and access to a property.

Bradwell Parish Council had stated that although there were no objections to the concept of a store development being built in the area the following comments and concerns had been identified, that the development was too large for the residential area, it could have a detrimental affect on the value of the property in the area, the appearance of the store would not be in keeping with the residential area. Consideration should be given to the safe and independent access to the adjoining areas, for example the residential property and the car sales facility. Delivery times should be kept to opening hours between 7.00 am and 11.00 pm, Monday to Saturdays and 9.00 am to 6.00 pm on Sundays. Concern was expressed at delivery access via the car park which could cause danger and disruption to the traffic flow on the A143 and that the proposed car park was inadequate for the numbers of driving customers intended. A chevroned area should be marked in the centre of the road for safe entry to the site from the Great Yarmouth direction. Consideration should be given to the high volume of students from Lynn Grove High School who would use the store at lunchtimes and that the site may have a negative affect on local businesses and that they felt overall that the site was insufficient in size to accommodate what the application included.

Details of a further letter of objection recently submitted on behalf of Somerfield's was circulated to members for consideration. Comments of the Planning Policy Section were referred to which confirmed that further convenience retail development in this location conforms to the sequential

test requirements and key objectives of Planning Policy Statement. Planning for Town Centre (2005). It does not undermine the promotion of the town centre of Great Yarmouth in improving its vitality and viability. Overall, the proposed development conforms with planning policy and the recommendations of the Great Yarmouth and Waveney Retail and Leisure Study (2006). The proposed location is sustainable in terms of transport links and will make a significant contribution to the retail offer in Bradwell.

Members were informed that a two metre high sound proofing fence would be installed between the site and adjoining property. The Committee were informed that since the closure of Budgens this facility was seen as an appropriate facility for the Bradwell residents and this would have no adverse affect to the High Street retailers. Members did, however, express concern at the materials used for the shop. The Committee were asked to consider the opening hours of the store and were informed that the applicant had requested for opening hours of Monday to Saturday 7.00 am till 11.00 pm and Sundays 7.00 am till 11.00 pm. Members considered the opening hours and agreed that convenience stores in Great Yarmouth opened until midnight and that due to the size of this application they did not qualify for restrictive Sunday opening hours and therefore it was agreed that opening hours should be amended accordingly. Members asked if restrictions on Sunday deliveries could be put in place.

RESOLVED:

That Application Number 06/07/0862/F be approved subject to the list of conditions detailed in the agenda except, the opening hours being amended to Monday - Sunday 7.00 am till 11.00 pm with no deliveries after 7.00 pm on Sundays and subject to the materials to be used for the building, in order to comply with PPS6 Planning for Town Centre (2005) and policies BNV16 and SHP6 of the Borough-Wide Local Plan.

(b) Application Number 06/07/1000/F – Two Storey Lounge and Bedroom Extension, Rose Havre Off Stepshort Belton

The application site is a two storey detached dwelling situated in very generous grounds and is accessed via an unmade track off Stepshort. The site and the dwelling itself are well screened by mature trees and hedges. The dwelling was previously extended in 2001 adding a conservatory and again in 2002 when a two storey extension was added. The submitted application seeks to add a further two storey extension to the rear of the property.

RESOLVED:

That Planning Application Number 06/07/1000/F be approved in accordance with policy HOU18 of the Borough-Wide Local Plan.

(c) Application Number 06/07/0948/F - Redevelopment of Site to Motorhome, Caravan Sales and Accessories with Customer Parking and Offices at former CHC Scotia Heliport Base, Yarmouth Road, West Caister, Great Yarmouth

The Planning Officer informed the Committee that the site comprises of land formerly used as part of the Heliport with a facilities building and parking area on the site. On top of the facilities building is a control tower for the Heliport which remains in use in connection with the overall operation of the Airfield. The adjoining car park fronting Yarmouth Road was approved by the Council in 1985. All of these facilities have not been used in conjunction with the operation of the Airfield for some time.

Planning permission was ultimately granted in 2005, the use of the site for the creation of a Children's Multi-Use Activity Centre and the re-opening of the Cafeteria following the inclusion of pedestrian access to the rear of the property adjacent to the car sales site, which has not been taken up. The application seeks to use part of the car park and adjoining land formerly part of the Heliport fronting Yarmouth Road for the display and sale of motor homes and caravans and use of existing building in connection with the preparation of the vehicles for sale. Only the control tower remains in use in conjunction with the operation of the Heliport with the ground floor of the building being vacant.

It is proposed that 40 motor homes and caravans would be placed along the front of the site. The Highways Agency had raised no objections subject to the restriction of the number of motor homes to be displayed for sale on the frontage area of the site, provision of left hand signs at the egress from the site and the provision of a customer parking area. A report had not been received from the Environment Agency on the flood risk assessment and no comments had been received from Caister Parish Council. Members expressed concern at 40 caravans being displayed at the front of the site and agreed that parking provision could be allocated at the front of the site and caravan displays at the rear.

RESOLVED:

That Officers be granted delegated authority to approve Application Number 06/07/0948/F subject to them reaching agreement with the applicant in relation to no caravans being displayed to the left/south of the existing entrance to the site, together with the conditions as required by the Environment Agency, Drainage Board and Highways Authority as detailed on the agenda being imposed, in order to accord with Policies TCM13, TCM21 and NNV5 of the Borough-Wide Local Plan.

4. APPEAL DECISIONS AND OMBUDSMAN COMPLAINTS

- (a) The Committee noted that there were no appeal decisions.
- (b) The Committee noted that there were no Ombudsman complaints received.

5. ITEMS FOR INFORMATION

- (a) **Planning Applications Cleared in December 2007 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 December 2007 by the Development Control Committee.

- (b) **Planning Applications Cleared in December 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 December 2007 under Delegated Powers.

6. DEVELOPMENT CONTROL TRAINING SESSION

The Chairman informed the Development Control Committee that the next Development Control training session would be held on Tuesday, 26 February 2008 at 6.00 pm in the Council Chamber.

7. CLOSURE OF MEETING

The meeting closed at 7.45 pm.