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**DEVELOPMENT CONTROL COMMITTEE**

**23 October 2007 – 6.00 pm**

**PRESENT:**

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

Councillor Cook substituted for Councillor Hodds.

Councillor Coleman attended as Ward Councillor in respect of Application Numbers 06/07/0579/F and 06/07/0633.

Mr D Minns (Development Control Manager), Mr R Hodds (Member Services Manager and Scrutiny Officer) and Mrs E Helsdon (Technical Assistant).

**1. MINUTES**

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

**2. PUBLIC CONSULTATION**

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

**(a) Application Number 06/07/0755/F – Fritton Lake Countryworld Church Lane Fritton**

The Development Control Manager reported that this was an application for park enhancement and extension to include revised car parking, agricultural parkland, visitor access and add 45 holiday lodges at Fritton Lake Countryworld, Church Lane, Fritton. Members were informed that the applicant had submitted Arboricultural and Ecological reports and a Design and Access Statement with the application.

Members were informed that the submitted plans show an overview of the existing Fritton Lake development site and its relationship to the proposal. Existing access arrangements are maintained. Access continues to be from the A143. It was proposed to supplement pedestrian access and create what is termed by the applicant as "agricultural parkland" to the east of the roadway access and running parallel with Beccles Road separated by the existing hedgerow. There is a "passive water garden", car parking and parkland to the frontage of Fritton Old Hall. The access road continues through the site past the rally field and touring caravan sites, past the Day Visitor Park Reception and Centre, to the lodge development area to the north eastern wooded part of the site.

The Development Control Manager reminded the Committee that in 2001 planning permission had been granted for 70 holiday lodges to the north east of the site. Subsequently, planning permission and listed building consent had been given for the conversion of Fritton Old Hall to an Hotel and the adjacent Decoy Barn for functions. Of the 70 holiday lodges granted consent, currently 45 lodges had been built and in use. Layout issues and adjustments to take account of significant trees would mean that it is likely that only 68 holiday lodges will be developed of the 70 given consent. The application which is part of the current application was also seeking to accommodate the two lodges that remain from the previous application. This would mean that should this application be granted the total number of holiday lodges on the site would be 115.

The Development Control Manager reported that overall the application in principle was acceptable. The proposal maintains a balance between existing country park activities and land uses and the lodges. However, particular care needed to be taken to ensure that the comments on the Wildlife are addressed to ensure compliance with the Planning Policy Statement 9. The application also complies with the requirements of policies of the Borough-Wide Local Plan.

The applicant's agent reported that his clients would be willing to agree to discussions with regard to issues relating to bio-diversity, habitat etc. He also reported that a full Topographical Survey would be carried out in the event of planning permission being granted. He reported that his clients were committed to carry out any necessary highway improvements as required. He reiterated his client's wish not to use Church Lane and discussions to this effect would be taking place with the Highways Authority.

An objector (Mr Sutton) reported on his serious concern with regard to the potential for significant increase of traffic using Church Lane. He reminded the Committee that this lane was extremely narrow and had no lighting. He also believed that all people visiting Fritton Lake should be obliged to use the main entrance only. He asked that consideration be given to Church Lane becoming a "no through road". The objector confirmed that he had no objection in principle to the proposals contained within this application.

In discussing the objector's comments, the Committee asked whether access to Church Road could be closed off and whether, in consultation with the Highways Authority, a gate could be erected to restrict access to this highway.

The local Ward Councillor confirmed that he had no objections to the proposals contained within the application but expressed his concern with regard to the potential problems concerning Church Lane.

**RESOLVED:**

(i) That Application Number 06/07/0755/F be approved, subject to the Head of Planning and Development being granted delegated powers to deal with the detailed design and location of the woodland holiday lodges, wood management and also subject to the requirements of the Highway Authority, and also approval be given to the removal of permitted development rights.

(ii) That the Development Control Manager be asked to discuss with the Highways Authority the most appropriate highway solution with regard to the problems relating to Church Road with the possibility of road closure, erection of gate and the provision of better signage.

**(Councillor Blyth declared a personal interest in the following item on the grounds that he had been approached by the residents on the application but he retained an open mind and therefore in accordance with the provisions of the Members' Code of Conduct was allowed to speak and vote).**

**(b) Application Number 06/07/0816/F – Two Storey Rear Extension at 2 Recreation Road Gorleston**

The Development Control Manager reported on the application to provide a two storey rear extension at 2 Recreation Road, Gorleston. Members were informed that the application site was at the eastern end of a terrace of houses on the northern side of Recreation Road. To the side of the property is an unmade access road which serves as the vehicle access for two dwellings on Recreation Close to the rear of the site and to the terrace of houses on Church Road. The Development Control Manager reported that the proposal was to demolish the existing single storey rear extension and build a new two storey extension. The new extension would project out 0.4 metres than the existing and will extend across the full width of the rear of the house. As the extension is on the north side of the house and only projects marginally beyond the neighbour's extension, it was unlikely to have any significant adverse effect on that property. The Development Control Manager reported that the objections received to this application related solely to the possibility of the vehicular access being blocked by scaffolding or building materials during the construction of the extension. Whilst this was an understandable concern of the residents and it would undoubtedly cause a nuisance if it occurred, this is not a matter that could be taken into account when considering a planning application and would be a private issue between the residents and the applicant. An objector, speaking on behalf of residents in the area, reported on their concern with regard to the loss of access during the period of building works and pointed out that it would be impossible for emergency services to gain access during the period of building works. In response, the applicant confirmed that he would be prepared to create sufficient space in the early morning and evening for access by residents and also confirmed that he proposed to use mobile scaffolding for these works.

**RESOLVED:**

That Application Number 06/07/0816/F be approved with a recommendation to the applicant that every effort must be made to keep the access clear for other residents in this area.

**3. PLANNING APPLICATIONS – APPLICATIONS LIST**

**(a) Application Number 06/07/0579/F – Erection of Three New Dwellings at 10 Playingfield Lane Martham**

The Committee was informed of the details of the above application. The Development Control Manager reported that the scheme, as originally submitted, had been revised in order to address some of the concerns raised by local residents. Although the proposal involves the sub-division of an existing plot, Number 10 Playingfield Lane currently has a particularly large curtilage far in excess of that of any other dwelling in this locality. The proposal to erect three houses to the rear of the existing dwelling would still result in those houses having plots of a comparable size with the other properties in Playingfield Lane. The design and layout of the houses had been adjusted in order to have minimal impact on the surrounding properties in respect of loss of privacy etc. It was also proposed to retain the high hedge which borders part of the site and provide additional planting where necessary on the site boundaries. Furthermore it was proposed that the access drive would be paved in order to minimise noise and disturbance to the occupants of Number 8 Playingfield Lane.

With regard to the use of Playingfield Lane as a means of access to the site, Members were advised that it had to be borne in mind that the Highways Authority has raised no objection to the proposal. Moreover, as the applicant does not own or have any control over the track, approval could not be conditioned requiring it to be made up to an adoptable standard.

The local Ward Councillor reported that in his opinion this was an unsuitable site to develop because of issues regarding poor access to the site.

**RESOLVED:**

That Application Number 06/07/0579/F be approved subject to the requirements of the Highways Authority and Fire Service, details of landscaping and boundary treatment, and details in respect of the construction of the private drive.

**(b) Application Number 06/07/0633/F – Erection of Three Bungalows and Garages at Land off Black Street (Rear of Number 23) Martham**

The Committee was informed of the details of the above application. The Development Control Manager reported that in terms of density and design the proposal would not be out of keeping with recent development in this area nor would it have any adverse effect on adjacent property in respect of loss of light and/or privacy. Also bearing in mind that the site is within the “village development limit” and that the Highways Authority does not object to the proposal refusal of the application would be difficult to substantiate. It was considered however that it would be reasonable to require the applicant to upgrade the track (ie that part which would serve the proposed dwellings). In view of the Parish Council’s comments concerning the discharge of surface water, a permeable surface would be appropriate in this case with the addition of a drainage channel attached to soakaways across the eastern end of the track. It should also be a requirement of any permission that may be granted that the width of the existing track and verges are maintained.

The local Ward Councillor commented on the problems associated with surface water flooding in this area and on action that needed to be taken should the Committee be minded to grant approval to this proposal. The Committee was informed that the developer had indicated that he would be willing to install a French drain at the access road point.

**RESOLVED:**

That Application Number 06/07/0633/F be approved subject to the requirements of the Highways Authority and Environmental Health, the upgrading of the track and its retention in terms of its width and to the provision of appropriate drainage at the access road point.

**4. APPEAL AND OMBUDSMAN COMPLAINTS DECISIONS**

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

- Erection of one detached dwelling with private garage and formation of new vehicular access to serve Seaview at garden building plot to the north of Seaview, St Mary’s Road, Newport, Hemsby.  
.....dismissed.
- Erection of two bedroom bungalow at 10 The Paddock, Hemsby  
.....dismissed.

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

**5. ITEMS FOR INFORMATION**

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

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

**6. DEVELOPMENT CONTROL TRAINING SESSION**

The Committee noted that the next Development Control Training Session would be held on Tuesday, 6 November 2007 at 6.45 pm in the Council Chamber.

**7. CLOSURE OF MEETING**

The meeting ended at 7.50 pm.