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**DEVELOPMENT CONTROL COMMITTEE**

**8 December 2005 – 9.30 am**

**PRESENT:**

Councillor D Thompson (in the Chair); Councillors Blyth, Burroughs, Castle, Cosaitis, Giles, Linden and Weymouth.

Councillor Taylor attended as substitute for Councillor Wainwright.

Apologies for absence were received from Councillors Plant and Wainwright.

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

**1. MINUTES**

The minutes of the meeting held on the 17 November 2005 were confirmed.

**2. PUBLIC CONSULTATION**

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

**3. PLANNING APPLICATIONS – APPLICATIONS LIST**

- (a) **Application No. 06/05/0701/F – Warehouse/Wholesale Distribution Building with Associated Parking and Yard Area at Nelson Yard (former), Salmon Road/South Denes Road, Great Yarmouth**

The Committee received details of the application and it was noted that the proposal was to construct a new building made of similar materials to the Port Authority building opposite. An objection had been received from the Environment Agency on the grounds that an inadequate Flood Risk Assessment had been submitted, together with a letter from the Urban Regeneration Company (URC) who objected to the principle of development as they considered it to be premature pending development of the Master Plan and of poor design. It was clarified that the principle of the employment building in this location would normally be considered acceptable, subject to addressing the design and flood concerns, as the site was zoned for employment use in the Borough-Wide Local Plan and the Council wished to encourage the continued expansion of a local company. The Assistant Development Control Officer added, however, that, if Members were minded to approve the application because it was within the zoned URC area, planning permission should only be granted

conditional upon development commencing within one year in accordance with the agreed protocol for dealing with applications within the URC area to ensure that it would not be detrimental to the URC Master Plan once produced. Members were reminded that the Master Plan would become part of the Local Development Framework as one of the Area Action Plans and was expected to be completed within six months which meant that the current Local Plan was the adopted Development Plan. He stated that Members would, therefore, need to consider whether the location of the business in this area at this time outweighed the longer term URC ambitions for regeneration of the wider area, a purpose that the URC had been set up to address, notwithstanding the policies and designation in the Local Plan. In addition, the Council was currently in the process of assessing its employment land needs. He suggested that, because flood and design issues had not yet been resolved, the application should be refused at this stage.

The point was made that it would be advantageous for the company to relocate from the Conge and if the proposed design was similar to an existing structure opposite, it would be unrealistic to expect the applicant to construct a more extravagant building. It was stressed that the most important issue was whether the building's location would be detrimental to the proposed third river crossing and a suggestion was made that determination of this application be deferred to enable the position to be clarified with the Highways Authority. The Assistant Development Control Officer reported that, as far as he was aware, there was no "protected corridor" and the exact location of the third river crossing was not known at this stage.

RESOLVED:

That Application Number 06/05/0701/F be deferred to enable the location of the proposed third river crossing to be clarified.

(b) **Application No. 06/05/0863/F – Demolition of Existing Buildings and Erection of Five Houses with Associated Car Parking at 30-34 Byron Road, Great Yarmouth**

The Committee received details of the application and it was noted that no objections had been received, subject to minor amendments relating to the design and access.

RESOLVED:

That Application Number 06/05/0863/F be approved, subject to the minor amendments suggested by the Highways Authority and the Head of Architectural Services to accord with Policy HOU7 of the Borough-Wide Local Plan.

#### 4. CLOSURE OF MEETING

The meeting ended at 9.55 am.