

NORTH WALSHAM TOWN COUNCIL PLANNING COMMITTEE  
8 September 2015

**Minutes of the meeting of the Planning Committee held on 8 September 2015**

**Present:**

<b>Chair:</b>	Cllr B West (Town Mayor)
<b>Members:</b>	
Cllr G Bull	Cllr A Canham
Cllr D Evans	Cllr J Melville
Cllr S Stuckey	Cllr A Thirtle
Cllr D Turner	Cllr E Wheeler
Cllr J Witte	

The meeting opened at 18:30

**1. ELECTION OF NEW VICE CHAIR**

Due to the number of absentees, this item was deferred until the meeting on 29 September 2015.

**2. DECLARATIONS OF INTEREST**

- Cllr Turner noted an interest in application reference PO/15/1138 in regard to 16 Millfield Road

**3. APOLOGIES FOR ABSENCE**

Apologies had been received from Cllrs Abbs, Choudhury, Fryer, Hester, Oakes and Seward.

**4. PUBLIC PARTICIPATION**

No members of the public wished to speak.

**5. CONSIDERATION OF PLANNING APPLICATIONS**

The following Planning Applications were considered:

**PF/15/0521      7 St Nicholas Court**

**Applicant:** L Bullimore & Sons Ltd

It was **RESOLVED** that the Committee enter no objection to the application.

**PF/15/0617      The Feathers Public House, 1 Market Street**

**Applicant:** Mr R Scammell

It was **RESOLVED** that the Committee enter no objection to the application.

**PF/15/0904      31 Market Place**

**Applicant:** Mr A Brady

NORTH WALSHAM TOWN COUNCIL PLANNING COMMITTEE  
8 September 2015

It was noted that objections had been placed on the NNDC planning portal in regard to the potential loss of another retail unit. The Committee would prefer to see a long-empty property being used, and acknowledged that the application would retain the commercial use of the property. It was **RESOLVED that the Committee enter no objection to the application.**

**PF/15/1010 Land to the East of Norwich Road**

**Applicant:** Persimmon Homes

The Committee were of the opinion that the revised application did not provide additional information Persimmon Homes representatives had committed to provide. In particular

- There were concerns about speed along Norwich Road, particularly with three exits from the site, with no visible traffic management solutions
- Flared exits, zebra crossing and other safety measures were not indicated
- Most importantly, Persimmon appeared to be renegeing on the clear guarantee to provide all appropriate Section 106 funding, as the Section 106 Heads of Terms document indicated no funding for school places (using information about school capacity which contradicted previous information provided.
- It was unclear who was responsible for drainage issues

Comments from the NNDC planning portal were read out, including the very clear concerns from the Head of Primary Care (East Anglia) at NHS England in relation to the capacity of the 2 GP practices in North Walsham and seeking a s.106 contribution. Comments from the local Crime Prevention Design Advisor, Anglian Water and Natural England were noted. There were some concerns regarding the comments from the Environment Agency, arising from which the Committee saw a need to ensure that all aspects of surface water management were fully considered.

It was **RESOLVED that the Town Clerk be asked to write to the Planning Officer (copied to local Members of NNDC) to state that the Committee**

- **was not content with the Section 106 Heads of Terms document, and in particular the contradictory claims about school capacity, and insisted that local schools were asked directly about capacity to cope with the influx that an estate of this size would bring**
- **needed clear information regarding traffic and speed management proposals along Norwich Road**
- **in light of apparently contradictory statements entered in relation to another application, needed further clarification regarding the management of surface water and proposed commercial uses**
- **needed information about the level and phasing of affordable housing in the scheme**

NORTH WALSHAM TOWN COUNCIL PLANNING COMMITTEE  
8 September 2015

- **strongly supported the comments entered by NHS England, and sought clear commitments for funding the necessary increase in funding to enable local health services to cope with the expected.**

**The Planning Committee would be unable to approve this application unless the additional commitments on funding and the additional information sought were forthcoming. The Committee also requested that the application be called into Development Committee with a view to refusal should these essential elements not be forthcoming, as the town could not support a repeat of the Hopkins Homes s.106 failings.**

**PF/15/1031 Norfolk Constabulary, Yarmouth Road**

**Applicant: Norfolk Constabulary**

**It was RESOLVED that the Committee enter no objection to the application.**

**PF/15/1074 40 Yarmouth Road (Westover Vets)**

**Applicant: Mr D Barker**

**It was RESOLVED that the Committee enter no objection to the application, providing that the conditions sought by Highways and the Environment Agency were met.**

**LA/15/1093 20 Kings Arms Street**

**Applicant: Mrs T Guest**

Although a retrospective application, the comments of the Conservation, Design and Landscape Manager in respect of the state of the property were noted.

**It was RESOLVED that the Committee enter no objection to the application.**

**PF/15/1137 3 St Benets Avenue**

**Applicant: Mr G Sexton**

**It was RESOLVED that the Committee enter no objection to the application.**

**PF/15/1138 Land adjacent to 16 Millfield Road**

**Applicant: Mrs D King**

Cllr Turner had declared an interest and abstained from the discussion and vote.

**It was RESOLVED that the Committee enter no objection to the application.**

**PM/15/1141 103 Oak Road**

**Applicant: M&R Whiting Developments Ltd**

**It was RESOLVED that the Committee enter no objection to the application.**

**PF/15/1161 6 Lynfield Road**

**Applicant: Mr J Long**

**It was RESOLVED that the Committee enter no objection to the application.**

**PF/15/1245      7 Norwich Road**

**Applicant:** The Nice Car Company

It was **RESOLVED** that the Committee objected to this application on the grounds that this now appeared to be a permanent, rather than temporary, site and that the previous five year temporary consent should have been sufficient. The applicant had not met the requirement to apply for continuing permission by 31 March 2015 or vacate the site. The Town Clerk was also asked to write to the Planning Officer asking him to check the site with regard to possible encroachment beyond the proper boundary along Norwich Road.

**6. DECISION NOTICES**

These were read by the Chair, who asked that any queries be answered by the Town Clerk. The following issues were raised:

- PF/14/1399: Change of use of land to permit car boot sales at Davenports Magic Kingdom  
Cllr Thirtle had met Roy Davenport, who was keen to meet any conditions the Council wished to place on the boot sales and had given a verbal commitment to do so.
- PF/15/0632: 17 Hazell Road  
The Town Clerk was asked to follow up and report on enforcement action requested in relation to the unsafe structure currently in place.

**7. CORRESPONDENCE**

The Town Clerk reported that a letter had been received from OST Energy Ltd advising of a forthcoming application for a solar farm at Wayside Farm, Skeyton Road. The Town Council had been invited to attend a public exhibition at the Community Centre to be held on Thursday 10 September 2015.

**8. DREAM LODGE ENFORCEMENT**

The Committee felt that NNDC was setting a precedent in this case by allowing the site owners to continue to develop the site without submitting any applications for planning permission. It was **RESOLVED** to ask the Town Clerk to write to local District Councillors to advise them of the current situation and ask if the matter can be brought to the attention of the Development Committee.

**9. LOCAL PLAN CONSULTATION**

A presentation had been held by NNDC on 1 September 2015 at the Cromer offices. The Town Mayor, Deputy Mayor and Cllr Melville had attended. NNDC planning officers had answered a number of questions, and had noted that

**NORTH WALSHAM TOWN COUNCIL PLANNING COMMITTEE**  
**8 September 2015**

- Use of park/caravan homes as permanent dwellings (ref to Dream Lodge) had to comply with all existing legislation
- There was little point in developing a Neighbourhood Plan independently of the Local Plan as the NP could be thrown out if it was not compliant. It was also confirmed again that a Local Plan was obliged to “have regard” to NPs but was not bound by them.

The meeting closed at 19:50