

**Minutes of the meeting of the Planning Committee held on 23 February 2016**

**Present:**

<b>Chair:</b>	Cllr B Hester
<b>Members:</b>	
Cllr F Choudhury	Cllr J Melville
Cllr M Seward	Cllr S Stuckey
Cllr A Thirtle	Cllr D Turner
Cllr B West	Cllr E Wheeler

The meeting opened at 18:30

**1. DECLARATIONS OF INTEREST**

None were declared.

**2. APOLOGIES FOR ABSENCE**

Apologies had been received from Cllrs Bull, Canham, Fryer and Witte and the District Councillors.

**3. PUBLIC PARTICIPATION**

Mr P Banthorpe made representations to the Council regarding his appeal against the NNDC refusal of his application ref PF/15/0968 for 35 Fairview Road. A summary note is at Annex A.

**4. NNDC DEVELOPMENT COMMITTEE MEETING ON 11 FEBRUARY 2016**

The main issue was that the retrospective applications for Dream Lodge had been approved at this meeting, despite the concerns submitted by the Town Council. NNDC had, however, committed to speaking to the applicant about the issue of retrospective applications and to publicise the issue. An article had appeared in the North Norfolk News on 18 February discussing the issue in general terms.

**5. SIGN AT MARKET TAVERN, MARKET STREET**

The Town Clerk had written to Planning Enforcement, and was awaiting advice. No action had been taken as yet.

**6. CONSIDERATION OF PLANNING APPLICATIONS**

The following Planning Applications were considered:

**PF/15/0758      89 Mundesley Road**

**Applicant:** Miss J Hughes

It was **RESOLVED** to defer consideration and to ask the Town Clerk to seek advice on why the applicant had been asked to submit a retrospective application.

**PF/16/0040 Land adjacent to 17 Happisburgh Road**

**Applicant:** Mr W Ayling

It was **RESOLVED** by majority vote to enter no objection to the application.

**PF/16/0125 Ebridge Mill, Happisburgh Road**

**Applicant:** Barn Owl Conversions Ltd

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

**PF/16/0158 74 Yarmouth Road**

**Applicant:** Mr and Mrs Davison

It was **RESOLVED** to defer the application as the Planning Notice issued was incorrect. The Town Clerk was asked to advise the relevant Planning Officer that the application would be considered once a correct notice had been displayed.

**LA/16/0169 1 Mundesley Road**

**Applicant:** Managed Property Supply Ltd

It was **RESOLVED** to enter no objection to the application subject to compliance with conservation area requirements.

**TPO/16/0915 Tree Preservation Order, Land at the rear of 9 Litester Close**

Issue of this order was noted.

**7. APPLICATIONS RETURNED TO COMMITTEE FROM PREVIOUS MEETINGS**

**PF/16/0007 1 Foundry Court, Norwich Road**

**Applicant:** Mr and Mrs S Roffey

The Town Clerk had received advice from the Planning Officer that the application complied with relevant planning regulations. It was **RESOLVED** to enter no objection to the application.

**PF/16/0011 98 Norwich Road**

**Applicant:** Mr S Oakley

The Town Clerk had received advice that a fencing height of 1m fell within permitted development regulations; anything over that height required planning permission. It was **RESOLVED** to enter no objection to the application.

**PF/15/0968 35 Fairview Road**

**Appeal ref.** APP/Y/2620/D/16/3142588

It was **RESOLVED** that the Chair of Planning should submit to NNDC Head of Planning a written representation in support of the appeal. The Town Clerk was asked to draft this letter.

**CL/15/1838 3 Market Street**

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It was noted that a Lawful Development Certificate was required for future sale of property that had undergone changes which now required planning permission but which had not at the time of the changes made.

[ *County Cllr John Timewell entered the meeting at 19:01* ]

**8. NOTICES OF DECISION**

Notices in relation to the following applications were read:

**PF/15/1599 (16 Millfield Road)** – Erection of two storey attached dwelling (re-submission) – PERMIT

**PF/15/1793 (14 Swanfield Rise)** – Erection of extension to side of building – PERMIT

The meeting closed at 19:04

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**Summary note of representations by Mr P Banthorpe during Public Participation**

PF/15/0968 and APP/Y/2620/D/16/3142588 35 Fairview Road

The original application was for an extension to the property to make wheelchair access feasible. Mr Banthorpe felt he had done everything NNDC had asked of him, yet the application had still been refused. If, as NNDC had suggested, the design was brought in further, wheelchair access – which was the whole point of the application – would not be possible.

The neighbour had not entered a complaint, yet the refusal was on the grounds of loss of light. NNDC had suggested that the roof be sloped in the opposite direction to the plan, but this would not look right. Mr Banthorpe was, however, willing to do this if necessary.

It was the NNDC planning officer who had advised Mr Banthorpe to appeal

Mr Banthorpe was advised to speak to any of the town's District Councillors, who would be happy to help him.

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