

NORTH WALSHAM TOWN COUNCIL PLANNING COMMITTEE
31 October 2017

Minutes of the meeting of the Planning Committee held on 31 October 2017

Present:

Chair:	Cllr R Harris
Members:	
Cllr E Addison	Cllr G Bull
Cllr P Edge	Cllr A Fryer
Cllr B Hester	Cllr J Melville
Cllr R Mooney	Cllr R Murphy
Cllr R Sims	Cllr S Stuckey
Cllr J Witte	

The meeting opened at 18:30

1. DECLARATIONS OF INTEREST

No interests were declared.

2. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Choudhury, Seward, Turner and Wheeler.

3. MINUTES OF PREVIOUS MEETINGS

As proposed by Cllr Hester and seconded by Cllr Melville, it was **RESOLVED**

That the minutes of the meeting held on 10 October 2017 be agreed as a true record of the meeting.

4. PUBLIC PARTICIPATION

As proposed by Cllr Stuckey and seconded by Cllr Bull, it was **RESOLVED**

That the meeting be adjourned in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 to permit public participation.

A note of the contributions from members of the public can be found at Annex A.

As proposed by Cllr Murphy and seconded by Cllr Edge, the meeting returned to session.

5. CONSIDERATION OF PLANNING APPLICATIONS

The following Planning Applications were considered:

PF/17/1435 Land at Queensway
Applicant: HB Villages Development Ltd

As proposed by Cllr Witte and seconded by Cllr Addison, it was **RESOLVED**

That the Council enter objects to the application on the following grounds:

Highways: there serious concerns about the capacity of the road, which was narrow with many residents requiring on-street, parking; poor access for emergency and public service vehicles; pedestrian safety concerns; the impact of the access points on traffic and available parking for existing residents.

Drainage: There was already a serious drainage issue in this area, and the developer's surface water drainage plan was clearly inadequate as reported by Anglian Water.

Loss of privacy: Parts of the proposed build clearly overlook neighbouring properties, which would result in loss of privacy to those residents.

In addition, a previous planning decision (PO/10/1370) had rejected an application for a two-storey dwelling on similar grounds, and this would be cited as precedent.

PF/17/1597 7-9 Market Street

PF/17/1598

Applicant: Messrs P & T Jenkins

Concern was expressed about the loss of retail space. However, it was stressed that retail was changing, and was unsustainable in its present form especially with high rents and business rates which were unhelpful for new sole trader businesses. As proposed by Cllr Murphy and seconded by Cllr Witte, it was **RESOLVED**

By majority vote to enter no objection to the application.

ADV/17/1721 22 Market Place

LA/17/1723

Applicant: Specsavers

As proposed by Cllr Murphy and seconded by Cllr Edge, it was **RESOLVED**

To enter no objection subject to ensuring compliance with the conservation area.

It was noted that the full planning application had not yet been submitted. As proposed by Cllr Murphy and seconded by Cllr Stuckey, it was **RESOLVED**

To defer consideration until this document had been received.

The meeting closed at 19:00

Summary of discussions during Item 4: Public Participation

PF/17/1435 (Land at Queensway)

Residents raised the following concerns:

- The site was close to the junction with Princes Street
- Access was already compromised, especially for emergency vehicles and refuse collection vehicles, by on-street residential parking
- Heavy congestion on a road that was already considered a “rat run”
- The pavement was very narrow, and would very likely mean that pedestrians (including elderly and disabled people) would need to use the road
- Driveways could be obstructed
- The drainage in the area already struggled to cope, and this would place further strain on the system
- Privacy, as residential properties would be overlooked.