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Minutes of the meeting of the Planning Committee held on
Tuesday 6 August 2019 at 6.15pm in
The Council Chamber, Diamond Jubilee Lodge, Hellesdon

PRESENT:

Cllr G Britton (Chairman)
Cllr S Bush-Trivett
Cllr M Fulcher
Cllr R Grady
Cllr S Prutton (Observer)

Mrs M Anderson-Dungar – Locum Clerk

The Chairman welcomed Members, and 23 members of the public and opened the meeting at 6.15p.m

1. **Apologies and acceptance for absence**
2. **Declarations of Interest and Dispensations**
Cllr Prutton – Broadland District Council
Cllr Grady – Links Avenue resident
Cllr Fulcher - Links Avenue resident
Cllr Bush-Trivett – Links Close resident
3. **Approval of minutes of the committee meeting held on 18 June, 2 July and 16 July 2019 from those members present at the held meetings**
The Minutes had been circulated, and it was

RESOLVED TO ADOPT ALL MINUTES

4. **Public Participation**
One resident spoke on behalf of all residents present and others who had expressed opinions but were unable to attend the meeting. There was strong local objection to the proposals, as summarised below:
 - *Concerns that the property would be used as an HMO (House of Multiple Occupancy) as per a previous application with residents not suited to a family residential area that had a strong community spirit*
 - *Possible use of amenity/garden space as additional parking/turning – contrary to requirements of PPS 7*
 - *Safety of children walking to/from school*

- *Environmental issues – noise, security, increased traffic pollution with resultant effects on air quality*
- *Acknowledgement that the former care home was in poor condition, but would prefer the property to remain either a care home or if converted, could flats be for over 60's with appropriate conditions imposed*
- *Boundary and ownership issues, reference to Land Registry entries as at 5 August 2019*
- *Bins could not be taken along the side of the property – a possible contravention of planning regulations*
- *Lack of communication – only one resident had received a letter from Broadland District Council, and there did not appear to be a site notice*
- *Fear of reprisals if objections were submitted individually by residents*

The Chairman thanked all residents for their interest and comments, which had been recorded and would be passed on to Broadland District Council. He emphasised that the response must be made on planning considerations only; ownership issues were not planning considerations as a person could submit an application on land he/she did not own, provided the appropriate notice was served on the land owner. The Chairman advised that he and Cllr Prutton had requested the application be determined by the Planning Committee rather than at officer level, and explained the process. All residents were encouraged to submit comments to the District Council – individually rather than a petition – and to attend and speak at the Planning Committee meeting with a spokesperson making the representation due to the time constraints for public speaking.

The meeting re-convened at 6.40p.m. and the majority of the members of the public left at this point.

5. General Matters

5.1 Applications Determined and awaiting Decision

Information provided with the Agenda was noted.

5.2 Applications for Consideration

The following applications were considered and responses agreed:

20190964

Rear Extension and Demolition of Existing Garage and Erection of New Garage
22 Coronation Road, Hellesdon NR6 5HB

RESOLVED TO SUPPORT

20190990

Replacement Front Entrance Porch
50 Bramble Avenue, Hellesdon NR6 6LN

RESOLVED to SUPPORT

20191025

Demolition of Existing Conservatory and Erection of Side Extension and Rear Sunroom
146 Cromer Road, Hellesdon NR6 6XN

RESOLVED TO SUPPORT

20191062

Two Storey Side and Rear Extension
31 Overbury Road, Hellesdon NR6 5LB

RESOLVED TO SUPPORT SUBJECT TO NO ADVERSE IMPACT ON NEIGHBOURING PROPERTY AND APPROPRIATE DAMP PROOF INSTALLED

20191094

Single Storey Front Extension
3 Meadow Ray, Hellesdon NR6 5NW

RESOLVED TO SUPPORT

20191142

Change of Use of Existing Care Home to form 3 Flats
Northgate House, 2 Links Avenue, Hellesdon NR6 5PE

The detailed discussion took account of representations and strong local objections made during the earlier adjournment on behalf of the 23 residents present and other who could not attend. Particular reference was made to those regarding the possible use of the property for an HMO, use of amenity land for parking/turning in contravention of PPS7 and environmental issues of increased noise, traffic pollution with resultant effects on air quality.

It was subsequently

RESOLVED TO OBJECT TO THE PROPOSALS UNLESS A CONDITION COULD BE APPLIED TO NOT PERMIT ANY FURTHER SUB-DIVISION WITHOUT RE-APPLICATION AND NO ADDITIONAL HARD STANDING AREAS, WITH CONCERNS ABOUT LACK OF DETAIL REGARDING BOUNDARIES

20191134

Proposed Addition of Dormer to Front Extension
36 Dennis Road Hellesdon NR6 6UB

RESOLVED TO SUPPORT

20191136

Display of 1 No Internally Illuminated Replacement Pylon Sign
Duff Morgan Seat. Jupiter Road, Hellesdon NR6 6SU

RESOLVED TO SUPPORT

19/01009/F

Extension and recladding of existing Hangar and Mezzanine Floor. Construction of car park with associated landscaping
East Anglian Air Ambulance, Hangar 14, Gambling Close Hellesdon NR6 6EG

It was noted that Hellesdon Parish Council had been consulted as a neighbouring parish.

RESOLVED TO SUPPORT

20191174

Single Storey Extension/Replacement Garage
4 Neylond Crescent, Hellesdon NR6 5QF

RESOLVED TO SUPPORT

20191175

Front and Rear Extensions and Alterations to Roof to Incorporate Rooms in Roof
16 Westwood Drive Hellesdon NR6 5DE

RESOLVED TO SUPPORT

20191176

Rear Conservatory
45 Cromer Road Hellesdon NR6 6LX

RESOLVED TO SUPPORT

6. Exchange of Information

The Locum Clerk read out the information from BDC on electronic consultation. Opinion had not changed and the form was completed accordingly.

7. Date, time and venue of next meeting

This was confirmed as **Tuesday 20 August 2019 at 6.30pm** in the Council Chamber, Diamond Jubilee Lodge.

The meeting closed at 6.56p.m.