

Minutes of the meeting of the Planning Committee held on Tuesday 13th February 2024 at 6:15pm in Hellesdon Community Centre, Wood View Road, Hellesdon

PRESENT:

Cllr G. Britton (Chairman)
Cllr I. Duckett
Cllr R. Forder (Substitute for Cllr B. Johnson)
Cllr D. Maidstone
Cllr R. Sear

Also In Attendance

Cllr S. Gurney
Mrs F. LeBon – Clerk to the Council

The Chair welcomed all to the meeting.

1. Apologies and acceptance for absence

Apologies were received from Cllr Holland and Cllr Johnson.

2. Declarations of Interest and Dispensations

No declarations made.

3. To receive approval of minutes of the committee meeting held on 23rd January 2024

Minutes of 23rd January 2024 had been previously circulated and were **AGREED**. They were signed as a true and accurate record of the meeting by Cllr Britton.

4. Public Participation

No matters raised.

5. General Matters/Planning Outcomes

The report was previously circulated and **NOTED**.

6. Planning Applications for Consideration

The following applications were considered and responses to the relevant consultations were agreed:

Application	Response to Consultation
2024/0171 116 Links Avenue, NR6 5PG Flat roof rear extension.	No objections
2023/3758 Broadland Snooker Centre Change of use from snooker hall to commercial and retail space under Class E., with internal alterations, external upgraded with additional	Hellesdon Parish Council remains supportive of bringing this disused building back into action, but remains concerned about the level of parking on site which is in the control of the applicant. NCC Highways has already acknowledged that the

Approved.....

Date.....

<p>glazing, formalisation of parking on site with disabled and bicycle parking, electric charging point(s), atm, delivery returns locker(s), and the provision for outdoor plant and storage area.</p>	<p>number of parking spaces is below the Norfolk Parking Standards and the applicant proposes to add one EV charging point, with an additional three to be added in the future. The proposal is for retail, on a site with opening hours that suggest customers would be likely to be spending 5-15 minutes in the establishment. EV charging points would be blocking spaces for customers on the site, which would add to the problem of already insufficient parking within the applicant's control and lead to tension with existing retailers on the site.</p> <p>It was noted that this application had been called in by the Ward Member to be determine by Broadland Council's Planning Committee.</p>
<p>2024/0166 3 Kinsale Avenue, NR6 5SG Single storey rear extension.</p>	<p>No objections</p>
<p>2023/3279 2 - 3 Blackberry Court Sweet Briar Retail Park, NR6 5DH Use of existing building for purposes within class E Application, Change of Use</p>	<p>No objections</p>
<p>2023/3126 127 - 129 Reepham Road, NR6 5LY Change of use and extensions to 2 x C3 dwellings to 9 self contained C2 supported housing units, with 24hour onsite care.</p>	<p>Original objections made on 14th November are still maintained. The amendments in the application are so slight they have made negligible difference to the adverse impact on the amenity of neighbouring properties and highway safety.</p>
<p>2024/0297 100 Links Avenue Hellesdon Norfolk NR6 5PG Two storey rear extension</p>	<p>Objection on the grounds of the height of the proposal being overdevelopment of the site and the number of windows at higher level overlooking the neighbouring property. This will have an advise impact on the neighbouring property contrary to policy GC4 (iv) of the local plan.</p>

7. Exchange of Information

No matters raised

8. Date, time and venue of next meeting

Next meeting will be held on Tuesday 27th February 2024 at 6.15pm.

The meeting closed at 6.40pm.

Approved.....

Date.....