

Minutes of the meeting of the Planning Committee held on Tuesday 11th June 2024 at 6:15pm in Hellesdon Community Centre, Wood View Road, Hellesdon

PRESENT:

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

Also In Attendance

Mrs F. LeBon – Clerk to the Council

The Chairman welcomed all to the meeting.

1. Apologies and acceptance for absence

No apologies received.

2. Declarations of Interest and Dispensations

No declarations or dispensation requests made.

3. To receive approval of minutes of the committee meeting held on 14th May 2024

Minutes of 14th May 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. 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 agreed:

Application	Response to Consultation
2024/1307 5 Shrub Lane, NR6 5FR Erection of single storey rear extension	No objections
2024/1144 1 Sutherland Avenue, NR6 5LN Single Storey Rear and Side Extensions with Front Porch	No objections
2024/1536 151 Gowing Road, NR6 6PZ	No objections

Approved.....

Date.....
HPC Planning Committee Minutes 11th June 2024

Single storey rear extension and demolition of conservatory with 2 No. rooflights and rear box dormer	
<p>2023/2490 Reconsultation 331 Drayton High Road, NR6 5AA Erection of building to be used as a care facility (use class C2) with associated landscaping scheme and car parking for young adults following the demolition of existing bungalow.</p>	<p>Whilst amendments to the application were acknowledged, the previous objections of the Parish Council were retained, these being: Scale of development is excessive contrary to policy GC4 (ii) New entrance/egress now situated on Devon Avenue is unsuitable due to proximity to the T-junction to a main road, and Devon Avenue itself being a narrow road. Opposite there is also the entrance / egress to another commercial property, compounding traffic issues. Contrary to policy TS3. The new proposal is to remove mature trees to create a new entrance. There is also a significant loss of garden space as the annexe is being built in the existing garden. The landscaping proposal does not mitigate the net biodiversity loss. Contrary to Policy EN1. Whilst the amount of parking spaces has been increased, there is no detail about the level of staff being onsite at any one time. Norfolk County Council's representation (31st October) states that 'there is potential for 3 single occupancy flats [proposed]. This would support someone who would find it difficult to share communal space, and they might need a higher staffing ratio for some of the time'. The applicant also emphasises the use of a minibus to negate extra vehicle movement [Q&A Cascade Care: Ramsey House]. Could we please ask the planning officer to check whether a minibus could be stored, and could enter and egress the site safely in first gear with an adequate turning circle if other car parking spaces are being utilised.</p>
<p>18 Links Avenue, NR6 5PE Sale of alcohol off the premises.</p>	<p>Further to correspondence being received from the applicant, it was agreed to withdraw the representation to the license. However, the matter is to be raised with the planning department to enquire why planning permission is not required for this significant change of use.</p>

7. Items for the Next Agenda

No matters raised for the next agenda.

The Clerk advised that application 2023/3126 (127-129 Reephams Road) would be going to the Planning Committee at Broadland Council on 19th June with an officer's recommendation of approval.

8. Date, time and venue of next meeting

Next meeting will be held on Tuesday 25th June 2024 at 6.15pm.

The meeting closed at 6.36pm.

Approved.....

Date.....