

*\*These minutes were amended at the meeting of 21 July 2023. To view the amendment made please view the minutes of that meeting.*



## **Planning (Regulatory) Committee Minutes of the Meeting Held on 30 June 2023 at 11am in the Council Chamber, County Hall**

### **Present:**

Cllr Brian Long (Chair)  
Cllr Graham Carpenter (Vice-Chair)

Cllr Mark Kiddle-Morris  
Cllr Paul Neale  
Cllr William Richmond  
Cllr Steve Riley

Cllr Mike Sands  
Cllr Martin Storey  
Cllr Tony White

### **Also Present**

Hollie Adams  
Chris Burgess  
Isabel Horner  
Nick Johnson  
Kate Lawty  
Kieran Yates

Committee Officer  
Subject Lead (Planning Team)  
Children's Services. Registered speaker.  
Head of Planning  
Senior Planner  
Highways development management officer

The Committee held a minute's silence to mark the sad passing of Cllr Barry Duffin, who had been a member of the Committee since he first became a Councillor on Norfolk County Council.

### **1 Apologies and Substitutions**

*\*Cllr Chris Dawson*

- 1.1 Apologies were received from Cllr Stephen Askew, Cllr Rob Colwell and Cllr Matt Reilly. ~~Also absent was Cllr Chris Dawson.~~ ^

### **2 Minutes**

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 27 January 2023 were agreed as an accurate record and signed by the Chairman.

### **3 Declarations of Interest**

No declarations of interest were made.

### **4 Urgent Business**

There was no urgent business.

## **Applications referred to the Committee for determination.**

### **5 FUL/2022/0057 - Wymondham Silfield Primary School, Land South of Rightup Lane, Silfield, Wymondham, NR18 9NB**

- 5.1 The Committee received the report setting out an application for the construction of a 2 Form Entry (FE) / 420 place Primary School along with associated vehicular and pedestrian access, car parking, playing fields and landscaping. The site is located within a major new residential area and is part of an approved, mixed-use development which includes outline consent for a new primary school. The main aim is to provide a new primary school to serve the identified need for primary school places resulting from the immediate residential development as well as demand in south Wymondham from other recent housing approvals.
- 5.2 The Planning Officer gave a presentation about the application
- Full details of the planning application were set out in the report
  - The site was located on the south-eastern side of Wymondham town in an area which had major housing and employment growth taking place
  - Wymondham town and the train station was a mile north-west of the site.
  - The west part of the site was previously used for a factory and mill and the east part of the site was previously used for agriculture.
  - Residential properties were found to the north of the site. Land around the site had planning permission in place for major growth and areas to the south, west and north were under construction by house builders.
  - Plans of the site, the proposed school building and proposed landscaping of the site were shown, including tree planting.
  - Photos of the existing site were shown which showed the distance of nearby properties from the site and existing trees which would be removed and those which would be retained.
- 5.3.1 Isabel Horner spoke on behalf of the applicant:
- Silfield was a largescale development adjacent to Wymondham town.
  - The land for the new school was part of a housing development which would see 1000 houses being built. 500 houses had been built in the first phase of development and more than 100 in the second phase.
  - Children's Services began investing in expanding existing schools before the Silfield expansion. The new site would provide community playing fields which would give important infrastructure for the area.
  - Bowick Road primary school could admit 210 pupils, so many children coming into the area for the new development would have to attend schools away from the town using non-sustainable transport options.
  - The outline master plan for housing in the town showed a school and playing field, which was agreed.
  - The design for the school met the standard set out by the Department for Education and reflected the journey towards net zero by including additional photovoltaic (PV) panels.

5.3.2 Committee members asked questions to the speaker:

- A committee member asked if there would be air source heat pumps and why ground source heat pumps had not been pursued as an option. Isabel Horner replied that air source heat pumps were included as part of the application. An evaluation of air source versus ground source heat pumps was carried out which showed challenges with the site related to use of ground source heat pumps such as the site being constrained with a mix of brown and greenfield and considerations related to cost.
- It was confirmed that 100% of the heating of the school would be non-fossil fuel based. The Head of Planning clarified that the council's net zero policy was not a material consideration for planning
- A Member asked what the mature tree, referenced for removal in the planning application, would be replaced with. The planning officer confirmed that some tree groups needed to be removed for construction, but new tree planting outweighed those being removed and would be 2.7 metres high.
- It was confirmed that cycle and scooter racks would be covered.

5.4 The Committee moved on to debate the application:

- A Committee member calculated that there was enough cycle provision for 1 in 8 people using the school, which he felt was not enough if there was an ambition to reduce use of fossil fuel transport. The planning officer clarified that there was also scooter parking provision and an ambition for pupils to walk to the school. The cycle and scooter provision was high compared to other schools of the same size and met the Norfolk Parking Standards for vehicles and cycles.
- Some Committee members queried the merit of the choice of a flat roof noting their concerns about sustainability of the building; the planning officer clarified that it reduced the visual impact of the building on site for nearby residents and allowed for more PV panels to be housed. Another Committee Member noted that the application did not conflict with building regulations for design of this type of building.
- The Chair moved the recommendations as set out, seconded by Cllr Steve Riley.

5.5 The Committee unanimously **AGREED** that the Executive Director of Community and Environmental Services be authorised to:

1. Grant planning permission subject to the conditions outlined in section 11;
2. Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted;
3. Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.

5.6 Committee members asked for presentations to be circulated to them before Committee meetings or for a link to the plans be included in the reports. Another Committee Member suggested that including street scenes could be helpful where possible. The Head of Planning **agreed** to look into what would be possible.

The meeting ended at 11:20

### **Chairman**



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