

**Planning (Regulatory) Committee
Minutes of the Meeting Held on 24 November 2023
at 11am in the Council Chamber, County Hall**

Present:

Cllr Brian Long (Chair)

Cllr Graham Carpenter (Vice-Chair)

Cllr Steven Askew

Cllr Rob Colwell

Cllr Mark Kiddle-Morris

Cllr Paul Neale

Cllr Matthew Reilly

Cllr William Richmond

Cllr Mike Sands

Cllr Martin Storey

Cllr Tony White

Cllr Steve Riley

Substitute Members Present:

Cllr David Bills for Cllr Chris Dawson

Also Present

Hollie Adams

Ralph Cox

Chris Burgess

Michael Zieja

Committee Officer

Principal Planner

Subject Lead (Planning Team)

Planning Officer

1 Apologies and Substitutions

- 1.1 Apologies were received from Cllr Chris Dawson (Cllr David Bills substituting).

2 Minutes

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 21 July 2023 were agreed as an accurate record and signed by the Chair.

3 Declarations of Interest

- 3.1 No declarations were made.

4 Urgent Business

- 4.1 There was no urgent business.

Applications referred to the Committee for determination.

5 FUL/2023/0007, Land at A47 bypass waste recycling site, C489 Main Road, North Tuddenham, Dereham, NR20 3DE

5.1.1 The Committee received the report setting out a part-retrospective application for Change of use from agricultural land to the open-air storage of recycled and virgin aggregates. Part retrospective erection of 4-metre-high bund to screen the development; the application site was currently demarcated by bare mounds of inert material/soil and there was evidence of some storage of material/equipment.

5.1.2 The Planning Officer introduced the report and gave a presentation:

- This application was a departure from the development plan as the development was on greenfield land in open countryside.
- A map of the application site, a site plan, aerial photograph of the site indicating the location of nearby properties, and aerial view from 1992 were shown. The location of the site in location to the A47 was shown.
- Topsoil on the site was contaminated from construction of the A47 and was not suitable for use as arable agricultural land.
- The HGV routing plan was shown. 10 HGV movements for the site as a whole would be made per day, 5 in and 5 out, however larger vehicles would be used than those previously considered with the application for the existing site.
- Photographs of the site and its boundary were shown as well as photographs of the condition of the bunding in February 2023 which had self-seeded.
- In 2022 the extension area became operational; this was shown by the increase in throughput on the site.
- The planting schedule for the bunding was shown which was planned to improve biodiversity with a mix of hedgerow and tree species.

5.2 Committee Members asked questions of the Planning Officer

- A Committee Member asked if material was due to be crushed on site. The Planning Officer replied that 3000 tonnes of virgin aggregate would be imported; no additional processing of construction, demolition and excavation waste would take place as part of this application, and existing processing would not take place on the extension area which was for stockpiling only.
- A Committee Member asked for more information about the land use during construction of the A47 affecting the soil quality. The Planning Officer was not able to say what the quality of the land was before the land's use for this construction. Nearby land to the site was grade 3. There were limited details on what specifically the site was used for during construction of the A47, but it was likely a construction compound. The Principal Planner added that it would be difficult to reinstate the land to its previous condition after such work had taken place.

5.3 The Committee **agreed** that the Interim Executive Director of Community and Environmental Services be authorized 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.

The meeting ended at 11:16

Chairman



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