

**Planning Regulatory Committee
Minutes of the Meeting Held on Friday 11 October
at 11am in the Edwards Room, County Hall**

Members Present:

Cllr Colin Foulger (Chairman)
Cllr Brian Long (Vice Chairman)

Cllr Mick Castle	Cllr Mike Sands
Cllr Brian Iles	Cllr Tony White
Cllr William Richmond	

Substitute Members Present

Cllr David Bills for Cllr Martin Storey
Cllr Chris Jones for Cllr Danny Douglas
Cllr Bev Spratt for Cllr Roy Brame

Officers Present

John Flack	Senior Lawyer, nplaw
Nick Johnson	Head of Planning
John Shaw	Senior Engineer - Highways Development Management

Others Present:

Isabel Horner	Sufficiency Delivery Manager, Children's Services, NCC
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1 Apologies and Substitutions

- 1.1 Apologies were received from Roy Brame (Bev Spratt substituting), Martin Storey (David Bills substituting), Danny Douglas (Chris Jones substituting), David Collis.
- 1.2 Also absent were Cllr Stephen Askew and Cllr Eric Seward.

2 Minutes

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 6 September 2019 were agreed as an accurate record and signed by the Chairman .

3 Declarations of Interest

- 3.1 No interests were declared.

4 Urgent Business

- 4.1 There was no urgent business.

Applications referred to the Committee for determination.

5 FUL/2019/0005: Hethersett Junior School, Queens Road, Hethersett, Norwich, Norfolk NR9 3DB

- 5.1.1 The Committee received the updated report outlining the proposal for Expansion of existing 240 pupil place junior school to a 420-pupil place primary school by way of a new stand-alone building incorporating 8 new class bases, studio hall and other ancillary accommodation. Improved vehicular and pedestrian access to the school off Queen's Road leading to 44 no. space car park including 3 no. disabled car parking spaces, creation of a secondary pedestrian access route to the school from Admiral's Way and minor refurbishment works to existing school. This application was deferred at the meeting of 6 September 2019 to allow the applicant to consider the application in line with concerns raised by residents at the meeting.
- 5.1.2 The Committee received a presentation from the Head of Planning:
- The update circulated to Committee prior to the meeting confirmed there was no concern from the District Council's Environmental Health Officer and Norfolk County councils Infrastructure and Landscape Officer.
 - The Head of Planning gave background on the application and the Committee saw diagrams, photographs and plans of the existing school and proposed expansion.
 - The Committee were shown original and revised elevation diagrams of the new school block; the revised design improved the impact of the building to residents on Haconsfield.
 - Solar panels had been increased from 70 to 75 to maintain output in line with building regulatory standards
 - The shadow cast analysis of the proposed building showed that the revised design would have a decreased impact on shadow casting over gardens on Haconsfield.
 - Issues raised by members at the previous meeting had been addressed by developers by rotating the roof; this option allowed renewable energy requirements to be maintained
- 5.2 The Sufficiency Delivery Manager, Children's Services, spoke as the applicant:
- Concerns raised about the design of the new school block at the meeting on the 6 September 2019 had been addressed while maintaining the natural ventilation strategy set out in guidance for schools and preventing the need for mechanical ventilation which would have created noise and further expense.
- 5.3 The Committee thanked the school and planners for accommodating and addressing the issues raised at the previous meeting on the 6 September 2019. Cllr Bills, the local Member for Humbleyard, thanked the school for this work being done so quickly and was pleased by traffic management measures which would be put in place to relieve traffic on Queens Road.
- 5.4 The Chairman shared with the Committee that Mr and Mrs Turberfield, the members of the public who had raised concerns at the meeting on the 6 September 2019, had written to the Council and Children's Services to thank them for considering their concerns. The Chairman noted the positive cooperative work and thanked Mr and

Mrs Turberfield for their letter.

- 5.5 The Committee unanimously **RESOLVED** to **RECOMMEND** that the Executive Director of Community and Environmental Services be authorised to:
- I. Grant planning permission subject to the conditions outlined in section 13.
 - II. 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.
 - III. Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.

The meeting ended at 11:13

Chairman



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