

**Planning Regulatory Committee  
Minutes of the Meeting Held on Friday 27 September 2013 at 10am  
in the Edwards Room, County Hall**

**Present:**

Mr S Agnew  
Mr C Aldred  
Mr S Askew  
Mr B Bremner  
Mrs J Brociek-Coulton  
Mr A Dearnley  
Mr C Foulger  
Mr A Grey  
Mr A Gunson

Mr P Hacon  
Mr B Hannah  
Mr B Iles  
Mr B Long  
Mr W Richmond  
Mrs M Somerville  
Mr M Storey  
Mr B Watkins

**1 Election of Chairman**

Mr B Bremner was elected Chairman of the Planning (Regulatory) Committee for the ensuing year.

**2 Election of Vice-Chairman**

Mr A Grey was elected Vice-Chairman of the Planning (Regulatory) Committee for the ensuing year.

**3 Apologies and Substitution**

Apologies for absence were received from Mr M Baker (Mr C Aldred substituted), Mr N Dixon (Mr W Richmond substituted), Ms A Kemp (Mr P Hacon substituted) and Mr J Joyce (Brian Watkins substituted).

**4 Minutes from the meeting held on 12 April 2013.**

The minutes from the Planning (Regulatory) Committee meeting held on 12 April 2013 were agreed as a correct record by the Committee and signed by the Chairman.

**5 Declarations of Interest**

No declarations of interest were received.

## 6 Urgent Business

There were no items of urgent business.

## 7 Nominations to serve on the Planning (Regulatory) Urgent Business Sub-Committee.

The Committee was asked to nominate five Members of the Committee to serve on the Urgent Business Sub-Committee (2 Conservative, 1 Labour, 1 UKIP, 1 Liberal Democrat).

The Terms of Reference for the Sub-Committee are “To exercise all the powers of the main Committee where a decision is required urgently (having been agreed as such by the Head of Democratic Services and relevant Chief Officer)”.

The Committee nominated the following members to serve on the Planning (Regulatory) Urgent Business Sub-Committee:

2 Conservative:	Mr B Iles, Mr B Long
1 Labour:	Mr B Bremner
1 UKIP:	Mr A Grey
1 Liberal Democrat	Mr B Hannah

## Applications referred to the Committee for Determination

Reports by the Director of Environment, Transport and Development

## 8 King's Lynn & West Norfolk Borough Council Y/2/2012/2022: Erection of 2 CCTV cameras on a 6.5 metre high steel column. Site office, Saddlebow Caravan Park, Saddlebow Road, King's Lynn, Norfolk, PE34 3RA.

### 8.1 The following points were noted during the presentation of the report:

- The application was for two cctv cameras to be erected at the site office, Saddlebow Caravan park, Saddlebow in an attempt to prevent instances of fly tipping which had been occurring near the site. Norfolk County Council was liable for clearing and disposing of the fly-tipped rubbish from the area and if this application was approved, it was hoped that it would prevent the incurring of the associated clean-up costs of fly tipping.
- There had been no objections to the proposal and the reason for the application being determined by the Committee was that the Traveller and Liaison team came under the remit of the Environment, Transport and Development department and the department could not determine their own application.
- Following consultation undertaken by the Traveller Liaison team, of the residents of the caravan park, 90% of the respondents had indicated they were in favour of having

cameras installed at the site.

- No objections had been received from either the statutory consultees or any of the residents living at the site.

8.2 The following points were noted in response to questions from Members:

- The cameras would have secure housing which would help to protect them from the elements as well as vandalism. The full technical specification was included within the application and officers confirmed they were satisfied that it would meet the required purposes.
- The cameras would be set at a fixed position facing onto the road, looking into the field of vision and recording into equipment within the site manager's office.
- The site manager would be responsible for reporting any problems or issues which would be escalated through the management system as appropriate.
- The site manager was appointed by the Traveller Liaison Group and would have some management and supervision skills in order to carry out the role.
- The use of the site monitoring equipment would be subject to Data Protection Regulations.
- The site manager/Traveller Liaison Team would be responsible for ensuring the hedges were maintained in order to ensure that visibility was not restricted.
- The camera system would be used to record footage rather than provide live footage. Recorded footage would then be scrutinised in the event of unauthorised activities occurring.

8.3 It was unanimously **RESOLVED** that the Director of Environment, Transport and Development be authorised to:

- i) Grant planning permission subject to the conditions outlined in section 12 of the report.
- ii) Discharge conditions where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted, or at any other period; and
- iii) Deal with any non-material amendments to the application that may be submitted.

## 9 Breckland District

**C/3/2013/3005: Land adjoining Six Acres, Stone Road, Hockering, Dereham, NR20 3PZ. Change of use of plant hire depot to waste recycling centre including the erection of a profiled metal recycling building.**

9.1 The following points were noted during the presentation of the report:

- The word 'Councillors' in paragraph 3 of the opening summary should be deleted and the word 'residents' inserted so the sentence reads: "However, 8 letters of objection have been received from local residents, an adjoining .....
- Although Hockering Parish Council had not raised any objection to the application, they had submitted an additional statement which was read out to the meeting:

The application was approved 4:3 in favour. However, the Parish Council wishes to highlight and raise concerns and requests for mitigation measures for the following: *Noise – including the noise from reversing vehicles; pollution of the water table; the lighting plan which was considered excessive by some members; dust. Also a request for the capping of lorry movements to 20 per day; and operating hours: no Sunday or Bank Holiday working and no working Saturday pm, before 7.30am or after 6pm at any time.*

- Three additional letters had been received in support of the application, one of which was from a resident retracting an earlier letter of objection. A total of 18 letters in support had been received, with 7 letters of objection.
- Additional conditions had been added to protect the visual amenity, governing the materials and colour scheme prior to planning approval. The exact conditions could be found in section 12 of the report.
- The site was currently used for the storage of mixed waste that had been screened on site and the application was for permission to process up to 25,000 tonnes of material annually, including commercial, industrial waste and construction demolition and excavation waste.
- The Highways Officer had raised no objection to the application, although he had requested additional signage along the highway.
- The Environment Agency would also need to approve the application and issue an Environmental permit before any work could commence. The site already had permission to be used for commercial purposes and officers had found no reason not to recommend this application for approval by the Committee.

9.2 As a resident of Hockering, Mr Richard Hawker addressed the Committee, during which the following points were noted:

- The A47 was 1.5 miles away from the site and lorries would need to travel through Hockering village access the site.
- There was no objection to converting waste products to useable materials, although the inference that the current site was already used for waste purposes was incorrect as the site was currently used for storing materials only.
- The application was in breach of CS5 as it was only 7 miles outside of Norwich and would mean the operation of a further industrial development within a very small area on the outskirts of Norwich.
- The roads were not ideal for the vehicle movements proposed, either in terms of their width or construction and consideration needed to be given to the impacts on local amenity with these increased traffic and lorry movements. The number of lorry movements quoted should be 20 movements per day and not 10 as was included within the report.
- Mr Hawker also requested further information as to how any noise issues would be monitored and addressed.

### 9.3 The following points were noted in response to questions from the Committee:

- No objections had been received relating to the movement of vehicles.
- The monitoring of noise and dust would fall under the remit of the Environment Agency and the Committee were reassured that before any work could be undertaken at the site an environmental permit to control noise and dust emissions would be required.
- The Highways Officer said that although the route was not ideal it was already an HGV route and therefore protected by HGV orders which ensured that HGV drivers could only follow certain routes. A review of the surrounding roads was taking place, and three options were being considered to see how any traffic travelling through the village could be avoided.
- The existing building was being used for storage purposes only and had no current authorisation to carry out waste management operations. The Environment Agency would decide if there had been any breaches with regard to noise and dust emissions sufficient to warrant enforcement action. They had been consulted on the planning application and they had indicated they were satisfied with the principle of the development and the proposed planning conditions which had been included within the report.
- Pollution covered all areas such as dust, emissions as well as noise and these would all be covered by the Environmental permit and controlled by the Environment Agency. The frequency of inspections would be dependent on the performance of the operator.

- The roads leading to the site were already covered by legal orders and any changes in these restrictions would need to be reconsidered. Road maintenance could not be included when determining a planning application.
- Objection to the application had been received from Weston Longville Parish Council not Hockering Parish Council. Hockering had expanded on their initial response but they had not objected and the conditions they had raised would be included and covered by the Environment Agency when they considered the issuing of their permit.
- The sign covered by condition is needed to remind drivers of the HGV route avoiding the village. It would be paid for by the applicant to the design and specification required by the Highways Authority.

The Chairman thanked Mr Hawker for attending the meeting.

- It was confirmed that the Environment Agency had responded to the consultation and that they had raised no objections.

9.4 Mr Stephen Daw, Mineral Surveying Consultant, addressed the Committee on behalf of the applicant, Monk Plant Hire Ltd, during which the following points were noted:

- Monk Plant Hire Ltd was a family run company, dealing with demolition works, plant hire, skip hire, ground works. The Monk family live in a property right next door to the site.
- The land adjoining the proposed site was already being used as a plant hire site and the application for use of the site was hard-standing for materials and the recycling of non-hazardous waste within a separate building.
- The recycling of inert waste at this site would replace the operation at Frans Green, East Tuddenham.
- Monk Plant Hire Ltd was a good local employer who currently employed 30 employees. If the application was approved, an additional 10 full-time jobs would be created.
- 18 letters of support had been received following consultation by the client, with no objections received from the statutory consultees.
- The number of heavy goods vehicle movements was clarified as approximately 20 per day with 10 vehicles entering the site and 10 vehicles egressing the site.

The Chairman thanked Mr Daw for attending the meeting.

9.5 The following points were noted in response to general questions from the Committee:

- Under the submitted application, the site would not be available to the local residents

to recycle their own rubbish, although this may be a possibility in the future.

- 30 employees were currently employed by Monk Plant Hire Ltd and with an additional 10 members of staff which would be based at the facility, additional traffic would be incurred with staff travelling to and from work.
- Monk Plant Hire Ltd had invited residents of Hockering who lived within a 2.5km range of the site to give their views. Every house had been included, not just the ones that had previously indicated their support to the application, although no percentages could be given as a lot of the responses had been verbal rather than written. Letters had not specifically been handed out, which made it difficult to gauge the percentage of responses.
- Lyng Parish Council had not commented on the application.

9.6 Following a vote, with 16 votes for, 0 votes against and 1 abstention it was **RESOLVED** that the Director of Environment, Transport and Development be authorised to:

- i) Grant planning permission subject to conditions outlined in Section 12 of the report.
- ii) Discharge conditions where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted or at any other period.
- iii) Deal with any non-material amendments to the application that may be submitted.

## 10 Any Other Business

- 10.1 The Committee were informed of a Training Session for members and substitute Members of the Committee which would take place on Friday 11 October 2013 from 9.30am to 12.30pm. Topic for the training would focus on Planning and Pollution Control.
- 10.2 In order for a response to be made on the consultation regarding the Preliminary Environmental Impact Report, a Highways Planning and Delegations Committee may need to be convened in the near future.

The meeting ended at 11.10am.

## CHAIRMAN



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