

**Planning (Regulatory) Committee
Minutes of the Meeting Held on 18 June 2021
at 11am at the Norfolk Showground**

Present:

Cllr Brian Long (Chair)
Cllr Eric Vardy (Vice Chair)

Cllr Stephen Askew
Cllr Graham Carpenter
Cllr Christopher Dawson
Cllr Barry Duffin

Cllr William Richmond
Cllr Martin Storey
Cllr Tony White

Substitute Members present

Cllr Ben Price for Cllr Paul Neale

Also Present

Hollie Adams
Charles Colling
Penny Barratt
Ralph Cox
Jon Hanner
Isabel Horner
Nick Johnson
Angelina Lambert
Andrew Sierakowski
Caroline Whatling

Committee Officer
Senior Planning Officer
Public Speaker
Principal Planner
Principal Engineer (Developer Services)
Public Speaker
Head of Planning
Principal Planner
Consultant Planner
Senior Lawyer (Planning & Environment)

1. Apologies and Substitutions

- 1.1 Apologies were received from Cllr Mike Sands, Cllr Steve Riley and Cllr Paul Neale (Cllr Ben Price substituting). Cllr Matthew Reilly was also absent.

2. Minutes

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 23 April 2021 were agreed as an accurate record.

3. Declarations of Interest

- 3.1 No declarations of interest were made.

4. Urgent Business

- 4.1 There was no urgent business.

Applications referred to the Committee for determination.

5. FUL/2020/0110 - Land to the East of Easton Gymnastics Club, Deer Park House, Bawburgh Road, Easton, Norfolk, NR9 5EA

- 5.1.1 The Committee received the report setting out an application for the erection of a new Special Education Needs and Disabilities (SEND) School with 170 places and for children aged between 4-19 years old, together with associated hard/soft landscaping including Multi-Use Games Area (MUGA); car/cycle parking; secure line fence/boundary enclosures; formation of new vehicular means of access from Bawburgh Road, including construction of electricity substation enclosure; and part-widening of northbound carriageway of Bawburgh Road to also incorporate pedestrian footway, at land to the East of Easton Gymnastics Club, Deer Park House, Bawburgh Road, Easton.
- 5.1.2 The Senior Planning Officer gave a presentation to the Committee; [see appendix A](#):
- The application was a departure from the development plan however South Norfolk District Council did not object to the application.
 - Most of the teaching area was proposed to be at ground floor level with some teaching areas and staff areas at the first-floor level.
 - National England had made representation since the report was published to say that they had no comments to the application.
 - No objections had been received from third parties or statutory consultees.
- 5.2 Members asked questions about the presentation:
- A Committee Member asked whether there would be enough disabled parking and parking for buses on the site. The Senior Planning Officer confirmed that provision for disabled parking had been reviewed by the highways officer who had no objections. Minibus parking and a drop off area for students was proposed.
 - The Vice-Chair noted reference to retaining trees around the site and asked whether there would be an opportunity to enhance the provision of trees, referring to the County Council's one million tree planting scheme. The Senior Planning Officer replied that the landscaping plan had been submitted and agreed by the Council's landscaping team. The applicant would need to demonstrate they could accommodate any additional planting alongside the sports pitches.
 - The proposal for flat roofing was queried; officers replied that the design had been put forward to the Council by the applicant and a recommendation put forward based on this. The Chair reminded the Committee that it was not in their remit to suggest changes to the design of the building, and that they must make their determination based on the application as presented to them in the report.
 - The Senior Planning Officer confirmed that the PV (photovoltaic) panels would provide a minimum of 10% of the energy requirements of the proposed school.

- Portakabin were the designers and manufacturers of the building; the Senior Planning Officer explained that building off-site was more efficient and timelier than traditional construction methods. The planning statement set out the energy efficiency of the modular building and detail of construction methods.
- The Senior Planning Officer confirmed that there were no trees with Tree Protection Orders (TPOs) on or within the site.
- The Senior Planning Officer clarified that all planning applications were screened by the Planning Team on receipt; if an application met a certain set of requirements then an environmental impact assessment would be required. This application did not meet the requirements and therefore was not required, as in this case.

5.3 The Committee heard from registered speakers.

5.3.1 Isabel Horner from Children Services spoke on behalf of the applicant.

- Children's Services welcomed the scheme in partnership with the Department for Education to provide 170 place complex needs school in this area
- Acceptance of an original bid from NCC to the DfE showed the need for places in the area, and the need had increased since this time
- Design was dictated by DfE as part of national programme to maximise investment in complex needs and SEND provision across the country
- Felt the design reflected the local landscape and this view was reflected by the local Council.
- Ms Horner confirmed that the applicant had looked into whether more trees could be planted on the site however it was not possible to do so due to the need to accommodate the building and outdoor facilities.
- The modular building was being built and transported to the site from Portakabin's site in York.

5.3.2 Isabel Horner was asked if the number of parking spaces, at 141, was too high. Ms Horner confirmed that the number of spaces would be higher than for a mainstream school to provide parking for health professionals and visitors who would visit the school to work with the children without impacting on the highway. The number of parking spaces had been consulted with the Highways Authority who agreed this was appropriate provision.

5.3.3 Penny Barratt, Chief Executive of the Bridge Trust, spoke on behalf of the applicant:

- The Bridge Trust ran three special schools and one mainstream school; two of their special schools had received an outstanding rating and one was awaiting inspection.
- Ms Barratt recognised there was a need for places for pupils with complex needs in Norfolk.
- The building had been carefully designed to DfE standards and the Trust had worked closely with Portakabin to ensure the needs of pupils with complex needs would be met both in and outside of the proposed building. For example, the building had been designed with a number of different, colour coded entrances for different age groups. These colours would run throughout the school to support students.

- 5.3.4 A Committee Member asked what garden facilities would be provided for students. Ms Barratt confirmed that as part of the tender process she had spoken with and visited Easton college and was thinking about how the proposed school and Easton College could work together. The school grounds had been carefully designed with segmented areas included a sensory garden and area to be developed as a forest school.
- 5.4 The Committee moved to debate on the application:
- A Committee Member noted the fantastic work that special needs schools did for children with complex needs in Norfolk.
 - The positive approach of and comments received by the Parish Council towards this application were noted.
- 5.4 The Committee unanimously **RESOLVED** to **APPROVE** that the Executive Director of Community and Environmental Services be authorised to:
- I. Grant planning permission subject to the conditions outlined in section 11.
 - 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.

6 FUL/2019/0043 - Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

- 6.1.1 The Committee received the report setting out an application for an extension to the existing Mayton Wood Quarry to allow for the extraction of approximately 1.45 million tonnes of sand and gravel, including a new access on to the Coltishall to Buxton Road. The site would be worked sequentially over an envisaged fifteen-year period with phased restoration using 0.9 million m³ of imported inert material for restoration to agriculture and habitat creation
- 6.1.2 The Consultant Planner gave a presentation to the Committee; [see appendix B](#):
- The scheme would be split into three phases A, B and C.
 - A diversion would be needed for the existing footpath during the works on site and the footpath would be restored to its original route after the work was completed.
 - Access to the household waste recycling centre would be retained during the work.
 - There was little existing landscape screening around the site so advanced landscape screening was proposed as part of the application.
 - No objection had been received from the two Parish Councils where the site was located, or from Horstead with Stanninghall Parish Council where vehicles to and from the site would be routed.
 - One representation had been reserved from a third party; this was from the Ramblers Association about the change to the footpath.
- 6.2 Members asked questions about the presentation:
- It was intended that the site would mostly serve the area in and around Norwich. A routing agreement would be in place for the site indicating the route vehicles should take to and from the site; a degree of allowance had been built into this to

facilitate deliveries to local markets when needed.

- The Consultant Planner confirmed that checking the levels of gas released from the closed landfill site did not come under the remit of the application; Norfolk County Council's landfill team would monitor this and work on the site would not impact on this team's ongoing management of the closed landfill site.

6.4 The Committee moved to debate on the application:

- The Consultant Planner clarified that the site was not in immediate proximity to the Site of Special Scientific Interest but fell within the impact risk zone around it. There was a requirement for Natural England to therefore be consulted on the application and they had not raised any issues.
- A Committee Member was concerned about the proposals to fell a category A oak tree and some category B hedgerows. The Consultant Planner confirmed that before the oak tree was felled it would be re-surveyed for bat roosts so that mitigations could be identified and put in place.
- The Chair referred to paragraph 3.44 of the report which stated that there would be a net gain in habitat and hedgerow and that before tree T4 was felled, survey work and mitigations would be carried out.
- The archaeological sensitivity of the site was raised. The Consultant Planner confirmed that the applicant had submitted a written scheme of investigation to the County Archaeologist for work to be carried out on the site; information on what was found would be published and retained in the public arena.

6.5 The Committee with 9 votes for and 1 abstention **RESOLVED** to **APPROVE** that the Executive Director of Community and Environmental Services be authorised to:

- I. Grant planning permission subject to the conditions outlined in section 11.
- 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 12:05

Chair



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