

**Planning Regulatory Committee
Minutes of the Meeting Held on Friday 6 June 2014
at 10am in the Edwards Room, County Hall**

Present:

Mr S Agnew
Mr S Askew
Mr M Baker
Mr B Bremner
Mr D Collis
Mr A Dearnley
Mr N Dixon
Mr C Foulger
Mr B Long

Mr W Northam
Mr R Parkinson-Hare
Mr M Sands
Mr E Seward
Mr M Storey
Mr J Ward
Mr B Watkins
Mr A White

1 Election of Chairman

Mr D Collis was elected Chairman of the Planning (Regulatory) Committee for the ensuing year.

Mr D Collis, Chairman in the Chair.

2 Election of Vice-Chairman

Mr A Grey was elected Vice-Chairman of the Committee for the ensuing year.

3 Apologies and Substitution

Apologies for absence were received from Mr A Grey (Mr R Parkinson-Hare substituted) and Mr J Law (Mr N Dixon substituted).

4 Minutes from the meeting held on 25 April 2014.

The minutes from the Planning (Regulatory) Committee meeting held on 25 April 2014 were agreed as a correct record by the Committee and signed by the Chairman, subject to the addition of Mr B Long having declared an interest as a member of the Norfolk Coast Management Partnership.

5 Declarations of Interest

There were no declarations of interest.

6 Urgent Business

There were no items of urgent business.

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

The Committee **agreed** the appointment of the following Members to the Planning (Regulatory) Urgent Business Sub-Committee:

Conservative	Mr A White
Conservative	Mr C Foulger
Labour	Mr D Collis
UKIP	Mr A Grey
Liberal Democrat	Mr B Watkins

Applications referred to the Committee for Determination

Reports by the Director of Environment, Transport and Development

8 Great Yarmouth Borough Council. Y/6/2013/6006. Construction of a new Link Road from A143 Beccles Road, Bradwell, to a proposed roundabout to be constructed to serve retail development at Beaufort Way, Gorleston, and to link with A12. Proposed Link Road to comprise of a single carriageway highway, including grass verges, shared cycleway and footway and other associated works; including highway improvements on the A143 in the vicinity of the junctions with Browston Lane and New Road

8.1 The Committee received a report by the Director of Environment, Transport and Development outlining the planning application for the construction of the A12-A143 Link Road, comprising of a new 1.8km road from the western end of Beaufort Way through the Beacon Business Park, north westwards to connect with the A143 Beccles road at a new roundabout junction to be located at the existing junction of the A143 with C620 New Road. The link road was required to facilitate the proposed new development in the south Gorleston area.

8.2 During the discussion, the following key points were noted:

- Planning permission had already been granted for the development of a J Sainsbury store.
- One of the conditions within section 12 of the report included provision for tree planting to mitigate the impact of the trees which would be removed as part of the development. The County Ecologist and the Environment Agency had agreed the improved landscaping scheme.
- Members felt that provision of a lay-by for the bus stop to allow the free flow of traffic

along the highway should be included in the conditions. It was confirmed that the Highways Agency had fully considered the application and had raised no objection to the scheme which had been submitted. It was also confirmed that it would not be possible to stipulate that provision for a layby be included as one of the conditions imposed on the planning application.

- The footpath and cycle track would be shared usage and would be situated along the north side of the road.
- It was proposed that the 30mph speed limit on Beccles Road would be extended to the new roundabout.
- The government had funded 70% of the scheme, with the remaining 30% of funding being provided by the developers. Once the development had commenced, the Government and Great Yarmouth Borough Council were committed to providing the funding for the whole project.
- The Government money had already been allocated and needed to be used by March 2015. It was proposed that construction would commence in July 2014 with an anticipated completion date towards the end of 2015.
- The concerns raised by the Environment Agency relating to surface water drainage to prevent flooding and pollution had been fully addressed with a condition included to ensure that the development would not commence until the surface water drainage scheme had been submitted and approved by the County Planning Authority.
- The Committee **agreed** that the Chairman should send a letter to the applicant, expressing the Committee's concern that a representative had not attended the meeting to answer questions from the Committee.

8.3 The Committee voted individually on the recommendations in the report as follows:

- i) Grant Planning permission subject to the conditions outlined in section 12 of the report. With 12 votes for, 4 votes against and 0 abstentions, this recommendation was **agreed**.
- ii) To 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. With 12 votes for, 4 votes against and 0 abstentions, this recommendation was **agreed**.
- iii) Delegate powers to officers (in consultation with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted. With 15 votes for, 0 votes against and 1 abstention, the amended recommendation was **agreed**.

8.4 The Committee **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.
- iii) Delegate powers to officers (in consultation with the Chairman and Vice-Chairman) to deal with any non-material amendments to the application that may be submitted.

The meeting ended at 11.15am

CHAIRMAN



If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 or Textphone 0344 8008011 and we will do our best to help.