

**Planning Regulatory Committee
Minutes of the Meeting Held on Friday 19 September 2014
at 10am in the Edwards Room, County Hall**

Present:

Mr D Collis (Chairman)

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| Mr S Agnew | Mr W Richmond |
| Mr M Baker | Mr M Sands |
| Mr B Bremner | Mr M Storey |
| Mr A Dearnley | Mr J Timewell |
| Mr A Grey (Vice-Chairman) | Mr J Ward |
| Mr B Iles | Mr B Watkins |
| Mr J Law | Mr A White |
| Mr W Northam | |

In attendance:

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| Mr N Campbell | Planning Services Manager (Acting) |
| Mr C Colling | Senior Planning Officer |
| Mr R Cox | Principal Planner |
| Mrs F Croxen | Senior Solicitor, NPLaw |
| Mr J Shaw | Senior Engineer - Highways Development Management |
| Mrs J Mortimer | Committee Officer |

1 Apologies and Substitutions

Apologies for absence were received from Mr C Foulger (Mr W Richmond substituted); Mr S Askew, Mr B Long (Mr B Iles substituted) and Mr E Seward (Mr J Timewell substituted).

2 Minutes from the meeting held on 11 July 2014

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 11 July 2014 were agreed as a correct record by the Committee and signed by the Chairman.

Matters arising

2.2 Application no. C/1/2013/1012: East Beckham.

Paragraph 5.5. Members were reassured that the minerals extraction would not take place at weekends, although there would be limited amounts of maintenance work.

- 2.3 Paragraph 5.9. The Highways Officer informed the Committee that agreement on costs

had not yet been reached with the applicant but the prospect of speed activated signs on the A148 near the application site was still being investigated.

2.4 Application no. 7/6/2013/6008 Caister-on-Sea.

Paragraph 6.3. The non-provision of disabled access had been raised with the applicant and further feedback was awaited.

3 Declarations of Interest

There were no declarations of interest.

4 Urgent Business

There were no items of urgent business.

5 Broadland District: C/5/2013/5013: Reepham Road, Attlebridge: Variation of conditions 1, 3 and 10 of planning permission ref. C/5/2008/5016 to extend working and restoration until 31 December 2017, amend the timing of the phased extraction, and amend the arrangements for re-spreading of topsoil and subsoil: Cemex UK Operations Ltd

- 5.1 The Committee received the report by the Interim Director of Environment, Transport and Development setting out the application. Planning permission was sought to vary 3 conditions of planning permission reference C/5/2008/5016 to allow a further period of time until 31 December 2017 to complete working and restoration, amend the timing of the phased extraction and amend the arrangements for re-spreading of topsoil and subsoil as part of the restoration arrangements.
- 5.2 During the presentation of the report it was noted that, although Attlebridge Parish Council had requested a condition be imposed preventing the use of Station Road, the road was already protected by a Traffic Regulation Order. A condition restricting the movement of vehicles along Station Road would therefore be inappropriate and unnecessary.
- 5.3 In response to a question from the Committee, it was noted that the Section 106 Agreement would include the management and upkeep of the woodland and restoration of the heathland.
- 5.4 Members asked for clarification about the possible routes the HGV lorries could use from the Attlebridge site to the processing site which was situated in Costessey and were informed that the lorries could use any of the roads which were not subject to a Traffic Regulation Order.
- 5.5 Kirsten Hannaford-Hill, Eastern Area Development Planner, Cemex addressed the Committee on behalf of the applicant. The Committee were informed that the existing Section 106 agreement had been continued throughout the mothballing period.

5.6 In response to a question from the Committee to Ms Hannaford-Hill, it was noted that a mixture of company vehicles and sub-contractor vehicles would be used to transport the excavated materials from the extraction site to the processing site at Costessey. Ms Hannaford-Hill confirmed that Cemex would work with the Highways Authority to determine the most appropriate route from the site and would be prepared to enter into a traffic routing agreement.

5.7 The Committee **RESOLVED** that the Interim Director of Environment, Transport and Development be authorised to:

- i) Grant planning permission subject to a Section 106 Legal Agreement in respect of the restoration and after care management and traffic routing of the site and the conditions outlined in section 12 of the report.
- ii) Discharge conditions (in consultation with the Chairman and Vice-Chairman of the Committee) 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 of the Committee) to deal with any on-material amendments to the application that may be submitted.

6 Development by the County Council. Applications Referred to Committee for Determination. Great Yarmouth Borough Council: Application C/6/2014/6003: Caister-on-Sea: Use of land for processing, storage and sales of inert highway materials: Director of Environment, Transport and Development

6.1 The Committee received a report by the Interim Director of Environment, Transport and Development setting out the planning application which related to the proposal to use the land for the processing, storage and sale of inert highway materials within an existing highways depot.

6.2 In response to questions from the Committee, the following points were noted:

- The Highways Officer confirmed that, as there was no change from the current traffic movements at the site, no traffic problems were envisaged.
- It would not be appropriate for the County Council to impose a condition relating to signage, as the site was being used as a NCC Highways Depot and was not part of the nearby public recycling facility.
- In the event of flooding, an evacuation plan needed to be established and the Committee suggested the current evacuation plan could be updated to include the new application site.

- 6.3 The Committee **RESOLVED** unanimously that the Interim Director of Environment, Transport and Development be authorised to:
- i) Grant planning permission subject to the conditions outlined in section 12 of the committee report.
 - ii) Discharge conditions (in consultation with the Chairman and Vice-Chairman of the Committee) 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.

7 South Norfolk District Council. Y/7/2014/7004. Installation of solar panels on roof of existing building at Harford Park and Ride. Interim Director of Environment, Transport and Development

- 7.1 The Committee received a report by the Interim Director of Environment, Transport and Development setting out the planning application for the installation of 14 photovoltaic panels on the roof of the existing single storey storage/ticket office building at Harford Park and Ride site.
- 7.2 During the presentation of the report, it was noted that any surplus energy produced at the site would be fed back into the grid, creating revenue for the County Council.
- 7.3 Following a question about the risk of vandalism to the photovoltaic panels, it was noted that no additional security had been proposed at the site as it was felt that the risk of damaged property was no greater than that which already existed.
- 7.4 The Committee **RESOLVED** unanimously 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 committee report.
 - ii) Discharge conditions (in consultation with the Chairman and Vice-Chairman of the Committee) 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.

8 South Norfolk District Council: Y/7/2014/7003. Installation of solar panels on roof of existing building at Thickthorn Park and Ride. Interim Director of Environment, Transport and Development

- 8.1 The Committee received a report by the Interim Director of Environment, Transport and Development setting out the planning application which related to the installation of 14 photovoltaic (PV) Panels on the roof of the existing single storey storage/ticket office building at Thickthorn Park and Ride site.
- 8.2 The Committee **RESOLVED** unanimously 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 committee report.
 - ii) Discharge conditions (in consultation with the Chairman and Vice-Chairman of the Committee) 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 11.05 am

CHAIRMAN



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