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Minutes of the meeting of the Planning Committee held on
Tuesday 1 October 2019 at 6.15pm in
The Council Chamber, Diamond Jubilee Lodge, Hellesdon

PRESENT:

Cllr G Britton (Chairman)
Cllr D Attenborough
Cllr S Bush-Trivett
Cllr M Fulcher
Cllr R Grady
Cllr S Prutton

Mrs M Anderson-Dungar – Locum Clerk

The Chairman welcomed Committee members, Councillor observers and 10 members of the public and opened the meeting at 6.15pm

1. **Apologies and acceptance for absence**
No apologies, all members present.
2. **Declarations of Interest and Dispensations**
Cllr Prutton – Broadland District Councillor. No requests for dispensations had been received.
3. **Approval of minutes of the committee meeting held on 17 September 2019**
Minutes had been circulated, and it was

RESOLVED TO ADOPT THE MINUTES WHICH WERE THEN SIGNED BY THE CHAIRMAN

4. **Public Participation**
A spokesman for residents addressed the meeting with regard to the proposals for 4-6 Boundary Avenue. Reference was made to the letter of objection signed by most residents. The following points were highlighted:
 - *The proposed dwelling would overlook most of the properties in Boundary Avenue*
 - *Road safety – Boundary Avenue was a well-used “rat-run” and had already suffered development in the form of 36A Boundary Avenue, with no residential parking.*
 - *Access/egress already difficult following conversion of properties into flats, with residential parking on the roadway. An additional property would exacerbate the problems*
 - *Reversing from driveways difficult on this narrow road*
 - *Anti-social behaviour*

- *The proposals were out of character with the surrounding area*
- *The anticipated increase in traffic movements of 24 per day would presumably refer to residents. No allowance had been made for visitor movements/deliveries.*

Other comments included:

- *Loss of residential amenity*
- *Concerns regarding the water supply to 34 Boundary Road, which routed via the gap between the properties in question on Boundary Avenue. There was a note on the underground stopcock to this effect and the resident was concerned that if a property was erected in this position, the access would be covered over.*
- *His wife endorsed the comments, with emphasis on the loss of residential amenity*
- *Concerns about indiscriminate parking and anti-social behaviour were endorsed.*
- *Environmental Health problems of rats accessing unemptied bins*

Councillor observers were invited to speak and their comments included:

- *Reference to the original 2013 application decision notice and policies quoted in the Joint Core Strategy, which still apply*
- *Backland development*
- *Loss of residential amenity in terms of dominance on the site*
- *Insufficient car parking allocation*
- *Highway safety; lack of disabled access, estimated 24 extra movements was optimistic. There was opinion that the number would be at least 36 from the 9 car spaces provided. This would equate to approximately 13000 extra movements per annum from this road on to the Ring Road, probably at peak times.*
- *Drainage and flood risk inadequately explored*
- *Design and size over-development of the site and out of keeping with the character of the area, therefore in contravention of the Hellesdon Neighbourhood Plan objectives and the Development Plan Document that development not in keeping with the surrounding area should be refused*
- *The 2013 decision had not been enforced, and sub-division had taken place without planning permission. All reasons for the 2013 refusal still applied.*

The meeting re-convened.

5. General Matters

5.1 Applications Determined and awaiting Decision

Information provided with the Agenda was noted.

5.2 Applications for Consideration

With the permission of the meeting, the following application was brought forward to this point:

20191444

Subdivision of Curtilages and Erection of One Detached dwelling and Three Flats (Outline)
4-6 Boundary Avenue, Hellesdon NR6 5HY

Following a detailed discussion that took account of all the comments during the public participation session, it was

RESOLVED TO ENDORSE THE VIEWS EXPRESSED BY RESIDENTS AND OBJECT STRONGLY TO THE PROPOSALS ON THE FOLLOWING GROUNDS:

- **LOSS OF RESIDENTIAL AMENITY**
- **HIGHWAY SAFETY IN TERMS OF EXCESSIVE TRAFFIC MOVEMENTS**
- **INDISCRIMINATE ROADSIDE PARKING DUE TO INSUFFICIENT PARKING PROVISION**
- **LACK OF ENFORCEMENT OF 2013 APPLICATION; ALL REASONS FOR REFUSAL AND POLICIES QUOTED IN THE JOINT CORE STRATEGY WERE STILL APPLICABLE**
- **BACKLAND DEVELOPMENT AND OVER-DEVELOPMENT OF THE SITE**
 - **PROPOSALS DID NOT RESPECT THE CHARACTER OF THE SURROUNDING AREA AND WERE THEREFORE IN CONTRAVENTION OF THE DEVELOPMENT PLAN DOCUMENT AND POLICY 3 OF THE ADOPTED HELLESDON NEIGHBOURHOOD PLAN, SPECIFICALLY**
 - **PROPOSALS SHOULD RESPECT THE SCALE AND CHARACTER OF EXISTING LOCAL NEIGHBOURHOODS**
 - **AND OBJECTIVE 2 OF SECTION 3.4 OF THE PLAN:**
 - **TO PRESERVE AND ENHANCE THE SUBURBAN CHARACTER OF HELLESDON, BOTH IN TERMS OF ITS BUILDINGS AND LAYOUT**

Residents were encouraged to write individual letters of objection to Broadland District Council.

Members of the public left the meeting at this point.

20190771

Single Storey Front Extension (Change of Development Description & Revised Plans) 1A Devon Avenue, Hellesdon, NR6 5BH

Following discussion of the revised proposals, it was

RESOLVED TO SUPPORT

6. Exchange of Information

Confirmation that the postal address of the new property adjacent 9 Pinewood Close, would be 8a Pinewood Close, Hellesdon, Norwich, NR6 5LX

7. Date, time and venue of next meeting

This was confirmed as **Tuesday 15 October 2019 at 6.30pm** in the Council Chamber, Diamond Jubilee Lodge.

The meeting closed at 6.45p.m.