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Minutes of the meeting of the Planning Committee held on  
Tuesday 20 February 2018 at 6.30pm in  
The Council Chamber, Diamond Jubilee Lodge, Hellesdon

**PRESENT:** Cllr G Britton (Chairman)  
Cllr D Buck Cllr D Jones-Blackett  
Cllr D King Cllr R Sear  
Mrs M Anderson-Dungar, Locum Clerk

In attendance – Cllr S Gurney

The Chairman welcomed Councillors and 6 Members of the public and opened the meeting at 6.30p.m. With the approval of the meeting it was agreed to move application 20180224 – 149 Woodland Road – to first on the list.

1. **Apologies and acceptance for absence**

Apologies were received and accepted from Cllr D Attenborough.

2. **Declarations of Interest and Dispensations**

None recorded.

3. **Approval of minutes of the committee meeting held on 6 February 2018**

Minutes as previously circulated, were **proposed, confirmed and signed.**

4. **Public Participation**

The Chairman explained the procedure for public speaking and the meeting adjourned. All those who addressed the meeting had comments on the proposals for 149 Woodland Road which included the following:

- *Number of residents and ratio of qualified staff*
- *Insufficient parking provision taking account of residents, staff, potential visitors and service vehicles*
- *Volume of refuse – would the bins be domestic or commercial, and would clinical waste be included?*
- *Location in a quiet residential neighbourhood*
- *Potential impact on access/egress to neighbouring property due to narrow driveways – photographs provided*
- *All concerns as for previous application which was refused*

- *Proposals were clearly for a business in the centre of a residential area*
- *The applicant was technically abandoning the property for financial gain, and had misled other neighbours by implying that residents of the adjoining property were in support of the application*
- *Planning officer could not confirm status of residents, indication of issues they might have, other than they might be discharged from hospital and would require supervision. If the supervision failed, there were concerns for the future health, safety and quality of life for the residents of the adjoining property.*
- *Uncertainty and no clarification as to accommodation for night staff*
- *Still inconsistencies and discrepancies in this application as listed in letter tabled which would be sent to Broadland District Council*
- *No reference to age, status of residents, other than that they would require supervision*
- *Accept that no-one can choose their neighbours, but a family would care for and enjoy the property, build relationships with their neighbours; these residents would not have the same associations with the neighbourhood*
- *The application should be refused for all these reasons.*

*The meeting re-convened.*

## 5. **General Matters**

The meeting considered the following applications:

**20180224** – Change of Use of Dwelling to Accommodation providing supported living for up to five occupants living at the property – 149 Woodland Road, Hellesdon, NR6 5RQ

The Chairman referred to the Council's comments on previous application, and the representations from the members of the public. He emphasised that many concerns could be addressed by conditions if the District Council felt the application should be approved.

Comments from Councillors included the following:

- Over-development of the site
- Inappropriate location – a commercial enterprise in a residential area, in a semi-detached property that would adversely affect the adjoining and neighbouring properties
- Limited parking provision
- Discrepancies in the planning statement with actual total number on site as 6
- Accommodation and facilities inadequate and would appear to be shared between residents and staff. Property could be let as a House of Multiple Occupancy which would be within the law
- Safeguarding not properly addressed
- No mention of compliance with recently adopted Hellesdon Neighbourhood Plan
- Each resident would live there for a maximum of 1 year
- Non-compliance with Care Quality Commission standards, in particular Regulation 15

Following a detailed discussion on all the above points, it was

**UNANIMOUSLY RESOLVED TO OBJECT STRONGLY TO THE PROPOSALS ON THE FOLLOWING GROUNDS:**

- **Detrimental effect on neighbours, in particular those resident in the adjoining property**
- **Insufficient parking for number of residents/staff quoted**
- **Non-compliance with Regulation 15 of Care Quality Commission standards, including staff/resident ratios, amenities, difficulties of providing adequate security due to semi-detached nature of property**
- **Inappropriate commercial development within a residential area**

Cllrs Buck and Gurney, as Ward Members, would make representations to the District Council and call in the application if need be for determination by the Planning Committee. Members of the public were reminded that the applicant had the right of appeal if the proposals were refused.

The members of the public left the meeting at this point.

**20180147** – Two Single Storey Extensions Comprising a Meeting Room and 5 En-suite Bedroom Extension to Waveney Ward and a 3 En-suite Bedroom Extension to Glaven Ward – 331A Hellesdon Hospital, Drayton High Road, NR6 5BE. Following discussion, it was

**RESOLVED TO SUPPORT**

**20180208** – Front Porch, 41 Dennis Road, Hellesdon NR6 6UB. Following discussion, it was

**RESOLVED SUPPORT**

**20180206** – Single Storey Rear Extension and Raised Deck Area – 134 Hercules Road, Hellesdon NR6 5HJ. Concerns were raised about the large increase in size on an already large property, and following discussion, it was

**RESOLVED BY MAJORITY VOTE TO OBJECT TO THE PROPOSALS ON GROUNDS OF OVER-DEVELOPMENT**

**6. Exchange of Information**

Nothing for this meeting.

**7. Date, Time and Venue of next meeting**

This was confirmed as **Tuesday 6 March 2018 at 6.15pm** in the Council Chamber, Diamond Jubilee Lodge.

The meeting closed at 7.14pm