

The Council Office, Diamond Jubilee Lodge, Wood view Road, Hellesdon, Norwich, NR6 5QB
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Minutes of the meeting of the Planning Committee held on
Tuesday 3 September 2019 at 6.15pm in
The Council Chamber, Diamond Jubilee Lodge, Hellesdon

PRESENT:

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

Mrs M Anderson-Dungar – Locum Clerk

The Chairman welcomed Members, 9 members of the public and opened the meeting at 6.15p.m

1. **Apologies and acceptance for absence**
Apologies were received and accepted from Cllr Bush-Trivett.
2. **Declarations of Interest and Dispensations**
Cllr Prutton – items pertaining to Broadland District Council
3. **Approval of minutes of the committee meeting held on 6 August 2019 from those members present at the held meetings**
The Minutes had been circulated, and it was

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

With the permission of the meeting the applications pertaining to 24 Cromer Road were brought forward to a point after public participation.

4. **Public Participation**
Members of the public raised concerns on both applications, and these are summarised below:
 - *Given that a previous application for 3 dwellings had been refused, and permission granted for 2 dwellings, there was disappointment that this application was for 4 dwellings*
 - *Objections to the previous application were reiterated in that the design of the buildings is not suited to the 1920's aspect of the local area*
 - *The aspect of the new dwellings will block light to 19 Eversley Road*

- *Safety issues at the junction of Eversley Road and Mayfield Avenue had not been addressed; the angle is tight and vehicles would need to swing out into oncoming traffic,*
- *Drainage issues already existed in the area, which Anglian Water had identified as coming from the one 6" pipe that connects to the main sewer.*
- *Residents had suffered 3 years of construction traffic that had caused damage to road surfaces (which had been inadequately repaired), noise and dust.*
- *The housing was proposed for a site currently used as a car park for employees and visitors to the offices; there are 20+ vehicles on a daily basis. Where will these vehicles park? Mayfield Avenue has double yellow lines, and this and Eversley Road are used for parking by Cromer Road residents without off-street parking.*
- *The proposals do not adhere to the adopted Hellesdon Neighbourhood Plan, in particular Objective 2 of section 3.4:*
 - *To preserve and enhance the suburban character of Hellesdon, both in terms of its buildings and layout*
- *And Policy 3 – High Quality Residential Neighbourhoods*
- *The application for Change of Use to offices should be considered as a retrospective application, contrary to the statements on the planning application form. The premises have been in office use for some months, within normal office hours of 0900 to 1700.*
- *Parking on site states 17 general, 2 disabled bays and 4 for occupants of the flats. As stated earlier, there are currently around 24 vehicles a day already using the area.*
- *A query as to whether or not the building was listed was answered by the Chairman, who confirmed it was not a listed building.*
- *The traffic survey was generic and not relevant to the site*

The meeting re-convened. Before discussion, it was clarified to the members of the public that Hellesdon Parish Council is consulted, the final decision would be made by Broadland District Council, and residents were encouraged to contact the District Council directly. The way to make comments on line was described. Cllr Prutton referred to discussions with the Planning Department, as comments had not been added to the website, and was assured that this would be addressed.

5. **General Matters**

5.1 Applications Determined and awaiting Decision

Information provided with the Agenda was noted.

5.2 Applications for Consideration

The following applications were considered and responses agreed:

20191290

Erection of 4 Dwellings, New Vehicular Access off Eversley Road
24 Cromer Road, Hellesdon NR6 6ND

The detailed discussion took account of comments and concerns from members of the public, which were endorsed by Committee members. It was subsequently

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

- **OVER-DEVELOPMENT OF THE SITE**
- **INSUFFICIENT PARKING ALLOCATION, WHICH COULD LEAD TO UNSAFE AND INDISCRIMINATE ON-STREET PARKING**
- **LOSS OF AMENITY TO NEIGHBOURING PROPERTIES**
- **DRAINAGE ISSUES – THERE ARE ALREADY PROBLEMS IN THIS AREA**
- **CONTRAVENTION OF POLICY 3 OF THE ADOPTED HELLESDON NEIGHBOURHOOD PLAN, SPECIFICALLY**
 - **PROPOSALS SHOULD RESPECT THE SCALE AND CHARACTER OF EXISTING LOCAL NEIGHBOURHOODS WITH GENEROUS PLOT SIZES, HOUSES SET BACK FROM THE STREET, GRASS VERGES AND NATIVE SPECIES AVENUE TREE PLANTING**
- **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**

20191280

Demolition of Existing Garage Building. Change of Use of Building to Office including Additional First Floor Office Space, Provision of One New First Floor Flat
24 Cromer Road, Hellesdon NR6 6ND

The detailed discussion took account of comments and concerns raised during the earlier public participation session. It was subsequently

RESOLVED TO STRONGLY OBJECT TO THE PROPOSALS ON THE FOLLOING GROUNDS:

- **TECHNICALLY A RETROSPECTIVE APPLICATION AS THE PROPERTY IS ALREADY IN USE AS A BUSINESS**
- **CONTRIBUTES TO OVERDEVELOPMENT OF THE ENTIRE SITE**
- **OPENING HOURS NOT SPECIFICALLY STATED**
- **INSUFFICIENT PARKING ALLOCATION – THE NUMBER OF VEHICLES USING THE SITE ON A DAILY BASIS BY EMPLOYEES AND VISITORS ALREADY EXCEEDS THE NUMBER OF SPACES PROPOSED**
- **LOSS OF AMENITY TO NEIGHBOURING PROPERTIES FROM WINDOWS IN THE PROPOSED FIRST FLOOR FLAT**
- **CONTRAVENTION OF POLICY 3 OF THE ADOPTED HELLESDON NEIGHBOURHOOD PLAN AS STATED ABOVE**
- **NO INDICATION OF ADHERENCE TO GREEN GRID POLICIES OF THE ADOPTED NEIGHBOURHOOD PLAN**
- **HIGHWAYS SHOULD BE ASKED FOR COMMENTS ON SAFETY, HAVING REGARD TO RECENT ACCIDENTS IN THE AREA**

The Chairman thanked members of the public for their attendance and they left the meeting at this point.

20191270

Two Storey Side Extension with Rear Single Storey Extension & Front Porch
27 Woodland Road, Hellesdon NR6 5RA

RESOLVED TO SUPPORT SUBJECT TO ADEQUATE DAMP PROOFING AND NO OBJECTIONS FROM NEIGHBOURS

19/01009/F

Extension and recladding of existing hangar and mezzanine floor. Construction of car park with associated landscaping (development to enable 24/7 operations).

East Anglian Air Ambulance, Hangar 14 Gambling Close, Norwich NR6 6EG

It was noted that Norwich City Council was re-consulting to clarify the description of the development) as the previous consultation had omitted reference to 24/7 operations

RESOLVED SUPPORT SUBJECT TO 24/7 USE BEING RESTRICTED TO AIR AMBULANCE ONLY

6. Exchange of Information

Nothing to report under this item.

7. Date, time and venue of next meeting

This was confirmed as **Tuesday 17 September 2019 at 6.30pm** in the Council Chamber, Diamond Jubilee Lodge.

The meeting closed at 7p.m.