

Minutes of the Planning Committee of Costessey Town Council, held in the Costessey Centre at 6.30pm on 8 March 2022

Present: Cllrs P O'Connor (Chair), J Amis, G Blundell, J McCloskey, S Sizeland; H Elias (Town Clerk), L Trabucco (Clerk's Assistant); Voting substitute: Cllr G Dole (on behalf of Cllr S Jones)

Observers: Cllr I Alam attended in person & Cllr J Sealey was connected via Zoom; Newly appointed Town Clerk, Mrs Elaine Oliver, N Bailey (Deputy Clerk) & two representatives from Cloudy IT were connected via Zoom as members of the public

To accept apologies for absence (pecuniary, non-pecuniary & sensitive)

P043/22: Apologies were accepted from Cllr L Glover (unwell), S Jones (unwell with covid) and Cllr S Sizeland was arriving late in the meeting as she was travelling back from London

To receive declarations of interest (pecuniary, non-pecuniary & sensitive)

P044/22: None

To approve minutes of the Planning meeting held on 22 February 2022

P045/22: RESOLVED to approve the minutes as a true record with no amendments

To make recommendations on planning applications, and receive information on appeals & other planning matters

P046/22: **a) Planning applications for consideration:**

P047/22: Cllr I Alam arrived at 6:34pm & Cllr S Sizeland arrived at 6:35pm

P048/22: a) i) 2021/1552: AMENDMENT: Mr Nathan Pickering - 30B The Street, NR8 5DB - Erection of a workshop and storage area to be used in conjunction with the applicant's business - Full - by 10 March 2022. **Comment: This has now turned in effect into a small industrial enterprise. Queries were raised as to where the waste would be stored. It was noted that if the application were approved the neighbours would bear the brunt of any nuisance which could be hard to rectify. RECOMMEND REFUSAL on the following grounds: Now that the nature of the business has been clarified Cllrs consider that this is not a suitable use in what is now a residential area and also a conservation area; Considerations of loss of amenity, noise, smell, nuisance, disturbance and overlooking were taken into account as were the neighbours' strong letters of objection.**

ii) 2022/0208: Mr Ken Jones - Unit A1 Alex Moorhouse Way NR5 0JT - Installation of new shop fronts/curtain walling to front and side elevations with bi-parting entrance doors to front elevation - Full - by 11 March 2022 - **APPROVE**

iii) 2022/0274: Mr Ken Jones - Unit A1 Alex Moorhouse Way Costessey NR5 0JT - 2 new plant cages/compounds and installation of air conditioning/refrigeration plant to both the 2 new and 1 existing compounds/cages together with the forming of 4 no. openings in external wall/cladding for AC pipework/ducting - Full - by 16 March 2022 - **APPROVE**

iv) 2022/0282: Mr Ken Jones - Unit A1 Alex Moorhouse Way, NR5 0JT - Installation of illuminated signage to front, side and rear elevations, replacement tenant signage to existing illuminated totem pole and manifestation / vinyls to windows/doors - Advertisement Consent by 11 March 2022 - **Advertisement Consent – APPROVE**

Additional Comments from Costessey TC - to the above three applications - 2022/0208, 2022/0274, and 2022/0282:

This will be a "destination" food store, so will cause an increase in traffic in an already congested and busy area.

The number of parking spaces is not adequate in the retail area now that two units have been built over car parking spaces, and William Frost Way cannot cope with the existing volume of traffic at peak times.

The previous store in this site, Argos, was likely only to have short stay parking needs, but a food store is likely to require a longer parking time.

Costessey TC would have liked a S106 agreement to fund improved infrastructure on the local road network, but realise that this would not be possible as the units are already in existence

v) 2022/0233: Mr Rob Kelvey - 2 Sidney Road NR8 5DR - **Variation of condition 2** following **PP2021/0996** - Apply external wall insulation with top coat render to the property walls - Removal/Variation of Condition (S73 / S19) - comments by 18 March 2022 - **Comment: This is a very old bungalow, so external wall insulation will improve it. APPROVE**

vi) 2022/0273: Mr Ryan Cornwall - 32 Crown Road NR5 0ES - Single storey rear extension, first floor rear and side extension with rear dormer and detached outbuilding - Householder - by 16 March 2022 - **COMMENT: The Summerhouse is separate from the extension to the rear of the main house. APPROVE - but please attach a condition that the summerhouse should not be used as an annexe or for overnight accommodation**

vii) 2022/0281: Miss Iwona Kemp - 26 Silvo Road, NR8 5EL - **RETROSPECTIVE** application for conversion of garage to residential room - Householder - by 17 March 2022 - **REFUSE on the following grounds: Previous similar applications in the area had been refused, one of which refusal had been upheld on appeal. Permitted Development Rights on Queen's Hills had been removed from the start, though some residents seemed unaware of this. Conversion of garage to residential accommodation results in loss of car parking spaces. At weekends vehicles are parked all along the shared surfaces of Silvo Road, making it dangerous for pedestrians and children playing, and it was noted that vehicles were parking on the corner bend. This would set a precedent if granted permission, and Queen's Hills is already short of parking spaces. Also concerns were expressed that the woodburner had been reported as emitting fumes smelling of burning plastic. Neighbours' letters with strong objections were noted.**

viii) 2022/0400: Mr & Mrs Granados - 148 Dereham Road NR5 0SX -Single storey rear extension - Householder - by 20 March 2022 - **Comment: This dwelling is on the rough path set back from the road - APPROVE**

P049/22: b) Information & Planning decisions received from South Norfolk & Norfolk County Councils: (*Information only). (No decisions needed). See also separate sheet.

None

To consider Highway proposals

P050/22: A comment was made in support of the removal of the "pinch point" on Longwater Lane as traffic has increased

To receive a general update on Planning matters (No resolutions may be passed)

P051/22: None

P052/22: The date of the next Planning Meeting was confirmed as Tuesday 22 March 2022 at 6.30pm

P052/22: The meeting closed at 7:19pm

Chair:

Date: