

Costessey Town Council

Minutes of the Planning Committee of Costessey Town Council, held in the Costessey Centre at 6.30pm on 24 May 2022

Present: Cllrs P O'Connor (Chair), L Glover, S Jones, J McCloskey; H Elias (Town Clerk), N Bailey (Deputy Clerk) & Stacey Kent (incoming Clerk). L Trabucco (Clerk's Assistant) observed via zoom

To elect a Committee Chair

P095/21: Cllr P O'Connor was elected as Planning Chairman

To accept apologies for absence

P096/22: No apologies were received. It was mentioned that Cllr L Glover and Cllr S Sizeland might arrive late.

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

P097/22: None

P098/22: Cllr L Glover arrived in the meeting at 18:34

To approve minutes of the Planning meeting held on 10 May 2022

P099/22: It was mentioned that the footnote showing "Planning 26/04/22" should be amended to show "Planning 10/05/22" and the last page number should read "page 3" instead of "page 2".

RESOLVED to approve the minutes as a true record with the above amendments

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

P100/22: a) Planning applications for consideration:

i) 2022/0208: Location: Unit A1 Alex Moorhouse Way Costessey Norfolk NR5 0JT Proposal: Installation of new shop fronts/curtain walling to front and side elevations with bi-parting entrance doors to front elevation – **WITHDRAWN – Noted that it has been superseded.**

ii) 2022/0281 Miss Iwona Kemp - 26 Silvo Road, NR8 5EL - **RETROSPECTIVE** application for conversion of garage to residential room – Householder - before 24 May 2022 - **Comment:** Letters from neighbours were noted. It was also noted that NCC Highways Dept had indicated that they would support the application if the front garden was removed, and an additional car parking space was created there instead. However, Councillors **RECOMMENDED REFUSAL ON THE FOLLOWING GROUNDS:**

This could set an unwelcome precedent: The front garden space was not large enough to accommodate the length of a vehicle and vehicles parked there would spill over onto the "shared surface" causing an obstruction to pedestrians, especially the less able or those with wheelchairs or pushchairs. Generally CTC considered that the installation of shared surfaces was not suitable for the disabled. A vehicle parked in the front garden area could block access to the front door, and cause a fire hazard, especially as it was reported that the property had no means of escape from the rear. The design proposal was not in keeping with the style of the street scene in the local area and was therefore contrary to SNC's DM3.8 Policy.

COMMITTEE REQUESTED THAT A DISTRICT COUNCILOR "CALLED IN" THE APPLICATION FOR DISCUSSION BY SNC'S DEVELOPMENT MAGEMENT COMMITTEE

iii) 2022/0601: Mrs Kelly Lawson - 2 Hill Road, NR5 0NW - To remove a window and replace with a front door - Full - by 1 June 2022 - **Comment:** this is to give access to the living accommodation above the shop - **APPROVE**

P101/22: b) Information & Planning decisions received from South Norfolk & Norfolk County Councils: (*Information only). (No decisions needed). See also separate sheet. Noted. A raised question was made regarding the material changes of condition on *Planning decision nr 2022/0466*

for the Aldi Store Limited, the Discharge of Conditions 17 and 18 from 2021/0082 – (17) Ecological mitigation, (18) External lighting - and expressed concerns that the local council is not being notified of changes to plans, specifically non-material amendments and discharge of conditions which appear to be agreed by Planning Officers, without the Town Council being informed of what the changes are. A comment was made to explain the point of non-material of non-amendments which is that is not at such consequence as to require consultation and therefore is left to the technical knowledge of an expertise from the office of SN. **A suggestion was made write a letter to SN Planning to consider it important that the local council is consulted on changes when they are submitted, so that they are aware of the changes and report any lack of compliance, so that conditions can be properly enforced. ACTION: Town Clerk**

P102/22: c) Appeals: None

Licensing:

P103/22: Consultation on a proposal to re-make a Public Space Protection Order (PSPO) under the Anti-Social Behaviour, Crime & Policing Act 2014. To cover the administrative district of South Norfolk. It will require the person in control of a dog to clean up after it fouls and this applies to everyone. It will further exclude dogs from enclosed children's play areas (ie those enclosed by a fence) apart from assistance dogs:

A comment was made of a "typo" – In Section 4 "Exemptions" no. ii) should read "deaf", not "death".

Costessey Town Council SUPPORTS the re-making of the PSPO in South Norfolk. However, it was reported to members that it was difficult to impose fines. Also, notices, signs and PSPOs are widely ignored by members of the public so enforcement is essential.

Members enquired as to the number of Enforcement Officers active across the district. There is a need to publicise the order locally to increase awareness. ACTION: Town Clerk

To consider Highway proposals

P104/22: None

P105/22: The date of the next Planning Meeting was confirmed as Tuesday 14 June 2022 at 6.30pm

P106/22: The meeting closed at 7:13pm

Chair:

Date: