

## Minutes of the Planning Committee of Costessey Town Council, held in the Costessey Centre at 6.30pm on 26 April 2022

**Present:** Cllrs P O'Connor (Chair), J Amis, G Blundell, S Jones, S Sizeland; H Elias (Town Clerk) & L Trabucco (Clerk Assistant). One member of the public.

### To accept apologies for absence

**P073/22:** None. No apologies were received from Cllr L Glover.

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

**P074/22:** None

### To approve minutes of the Planning meeting held on 12 April 2022

**P075/22:** 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

#### P076/22: a) Planning applications for consideration:

i) 2022/0609: Mr & Mrs Mills - 2 Marshall Close Costessey NR5 0ED - Erection of pitched roof side extension to replace existing and conversion of existing garage to self-contained annex (**Revised**) – Householder - **Comment:** It was noted that this was almost identical to the previous application **2021/2342**, which was only approved with conditions in December 2021. Site history is a material consideration. The Planning Authority had taken into account CTC's concerns and made conditions regarding surface water flooding, the density on the site, and the possibility of the annexe being separated from the main house as a stand-alone dwelling.

**APPROVE SUBJECT TO THE SAME CONDITIONS BEING APPLIED. NAMELY:**

a) The living accommodation approved shall be incidental to the use of the main dwelling and shall not be occupied as a separate and unassociated unit of accommodation – **REASON:** For the avoidance of doubt and to enable the local planning authority to retain control over the development which has been permitted, in accordance with Policy DM3.7, to meet a specific personal need and where the occupation of the annexe as a separate dwelling would be in conflict with the settlement policy contrary to DM3.8 and result in a sub-standard layout of land detrimental to the amenities of occupiers in the annexe and of neighbouring occupiers, contrary to DM3.13 of the SNC Local Plan Development Management Policies Document 2015

b) The finished floor levels of the single storey rear extension shall be no lower than those of the existing property and shall be retained as such in perpetuity – **REASON:** To ensure that the development has effective surface water flooding resilience measures in accordance with policy DM4.2 of the SNC Local Plan Development Management Policies Document 2015

c) The finished floor levels of the annexe shall be no lower than those of the existing property and shall be retained as such in perpetuity - **REASON:** To ensure that the development has effective surface water flooding resilience measures in accordance with policy DM4.2 of the SNC Local Plan Development Management Policies Document 2015

ii) 2022/0629: Unit A1 Alex Moorhouse Way NR5 0JT - **Removal of condition 2 of PP 2008/1738 (S73 / S19) to allow Unit A1 to be used for the sale of food and drink - APPROVE**

iii) 2022/0630: Unit A1 Alex Moorhouse Way NR5 0JT - Replacement and reconfiguration of mezzanine floor - Full - **APPROVE**

iv) 2022/0713: Mr Glenn Spicer - 12 Kabin Road, NR5 0LN - Porch to side of dwelling – Householder - **APPROVE**

**P077/22: b) Information & Planning decisions received from South Norfolk & Norfolk County Councils:** (\*Information only). (No decisions needed). See also separate sheet. Noted

**P078/22: c) Appeals:** None

**To consider Highway proposals**

**P079/22: i) Consultation: for a Walking, Cycling and Horse Riding Assessment (A47 Longwater Junction at Costessey, Norfolk)** See plans & various letters. Concerns were expressed about railings between the path and road along the bridge potentially encroaching on the cycleway, the puffin crossings on the slip roads causing tailbacks, the vehicle pull-in onto the cycle way causing difficulty for wheelchair users if the pull-in sloped towards the road, the raised parapet and signs. However, after much discussion it was agreed that the plans and details were an improvement and safer for the community than previous versions, and were probably the best that could be provided.

**RESOLVED to approve the design as per the plans**

**P080/22:** The S278 TRO (Traffic Regulation Order) was discussed - Associated Highways improvement works – formalisation of 40mph speed limit, puffin crossings & construction of shared use facility / pedestrian footways.

**RESOLVED to approve the introduction of the 40mph speed limits and the relevant TROs**

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

**P081/22: Broads Planning Authority are and Wensum River catchment area:** Planners have still not decided what mitigation is acceptable for planning applications which are likely to discharge into the waterways in these areas.

**P082/22: A1074 Dereham Road section around Bowthorpe Roundabout:** £6.2m improvement scheme: The CCllr is chasing as the consultation has been delayed again, and the timetable for implementation has slipped.

**P083/22: The date of the next Planning Meeting was confirmed as Tuesday 10 May 2022 at 6.30pm (in person)**

**P084/22: The meeting closed at 7:01pm**

**Chair:**

**Date:**