

BRADWELL PARISH COUNCIL

18 August 2020.

A meeting of the Planning & Development
Committee 7.00p.m.

This meeting was held online via the Zoom Conferencing Platform

PRESENT: Councillors Comer (Chairman), Carrier, Hamilton, Howlett, Shaw, Steggles, Watson

IN ATTENDANCE: Parish Clerk C Bacon.

Attendees were advised the Zoom meeting was being recorded, to assist with minute writing.

- 1) **APOLOGIES** – Councillor Wainwright.
- 2) **DECLARATIONS OF INTEREST** – None.
- 3) **PUBLIC PARTICIPATION** – no members of the public were present.
- 4) **MINUTES OF MEETING 25th February 2020 MATTERS ARISING** – None
- 5) **BOROUGH COUNCIL DECISIONS**

Pt	Ref	Proposal	Site	Applicant	GYBC's Decision
1	06/17/0790/D	Reserved matters for 9 dwellings in Phase1	Meadowland Drive (land south of)	D M King Ltd	Approved
2	06/13/0703/O	New residential development of 130 dwellings	Meadowland Drive (land south of)	D M King Ltd	Approved
3	06/18/0501/D	Reserved matters for 39 dwellings in Phase2	Meadowland Drive (land south of)	D M King Ltd	Approved
4	06/19/0055/F	2 static illuminated fascia signs	Morton Peto Road, former Jesters Diner	Finance Shop	Consent for Advertising
5	06/19/0087/F	Workshop/store extension	Unit 2-3 shuttleworth Close, Gapton Hall Ind. Estate	Mutliforce Contracts	Approve
6	06/19/0122/F	Residential development of 2 no detached bungalows with integral garages with access from Harpers Lane	Highway Lodge, Market Road	Mr & Mrs Keable	Approve
7	06/19/0162/F	Side and rear extension, raise roof height to provide rooms in roof, and reposition sectional garage	4 Holly Avenue	Mr G London	Approve

8	06/19/0179/F	REVISED DRAWINGS: extension to garage, conversion of existing garage to annexe	24 Marguerite Close	Mr P Bricknell	Approve
9	06/19/0183/F	Front and rear extension and new boundary wall	8 School Corner	Mrs S Miller	Withdrawn
10	06/19/0213/F	Roof conversion to include gable in place of hipped roof	1 Browston Corner	Mr R Hayes	Approve
11	06/19/0237/F	Detached garage	34 Holly Avenue	Mr J Butt	Approve
12	06/19/0262/F	Rear extension and garage conversion	70 Beccles Road	Mr and Mrs Russell	Approve
13	06/19/0284/F	Single storey front extension	4 Garden Court, Mill Lane	Mr and Mrs Spencer	Approve
14	06/19/0299/F	Side extension, garage extension and first floor extension	Longacre, 37 Mill Lane	Mr J Bensley	Approve
15	06/19/0309/F	New building to be used as tea room and extension of car park	Gt Yarmouth Crematorium/Magdalen Cemetery, Oriel Avenue	Mr P Roll - GYBC	Approve
16	06/19/0317/F	Single storey side extension and garage conversion	27 Cormorant Way	Mr B Ford	Approve
17	06/19/0319/F	Proposed new chalet bungalow, car parking space and new vehicular access to existing property	34 Beccles Road (land adjacent)	Miss J Frisby	Refuse
18	06/19/0324/F	Proposed detached summer room	7 Long Lane, Bradwell, NR31 8PP	Mr S Secker	Approve
19	06/19/0336/O	1. Full planning permission for 150 dwellings including new access points to New Road and Beccles Road, and 2. Outline permission for 450 dwellings including landscaping and boundary treatment	Church Farm (land at), New Road/Beccles Road	Badger Building	Refused – Councillor Carl Smith , Leader of GYBC, confirmed on 11.2.20 (PC meeting) that the Borough Wide Local Plan will not allow for development of this site.

20	06/19/0352/F	Garage conversion and single storey extension	37 Kings Drive	Mr J Ford	Refuse
21	06/19/0353/F	Two storey extension to the east of property	22 Lark Way	Mr J Tungate	Approve
22	06/19/0395/F	Proposed single storey rear kitchen extension and extensions to garage annexe	9 Turner Close	Mr McLintock	Approve
23	06/19/0411/F	Renewal of 06/14/0443/F for retention of existing three portacabins, addition of 6 shipping containers	Shuttleworth Close, Gapton Hall Industrial Estate	Outreach Offshore Ltd.	Approve
24	06/19/0412/F	Proposed front extension and addition to roof to create third floor	32 Blake Drive	Mr & Mrs Holmes	Withdrawn
25	06/19/0416/F	Variation of condition 2 of planning permission 06/18/0444/F – to reflect demolition of the existing Jesters building, revised method of construction and revised external cladding colours	Jesters Diner, Morton Peto Road	Finance Shop, 38-39 Baker Street, Gorleston	Approve
26	06/19/0475/F	Addition of second floor above existing single storey extension	59 Willow Avenue	Mr T Pembroke	Refuse
27	06/19/0490/F	Construction of single storey extension for use as hairdressing salon	8 Turner Close	Mr and Mrs Cover	Approve
28	06/19/0546/F	Change of use from B1 business use to D1 children's nursery	The Compass Building, James Watt Close	Ms J Youngs	Approve
29	06/19/0579/F	Creation of first floor over existing detached garage for habitable accommodation	4 Howards Way	Mr S Brierley	Withdrawn
30	06/19/0583/F	Demolition of existing building and reception of six new dwellings	21 Crab Lane	Tredwell Developments Ltd. – Mr D Smith	Refuse
31	06/19/0595/F	Erection of 2 semi-detached dwellings	138 Beccles Road – land adjacent	Mr D Richardson	Withdrawn

32	06/19/0596/F	Two storey rear extension	12 Germander Court	Mr I Willimott and Ms L Brown	Withdrawn
33	06/19/0605/F	Front porch and shower room extension	31 Sparrow Close	Mr and Mrs Watts	Approve
34	06/19/0607/F	Erection of single storey dwelling and all associated works	Tudor Lodge (rear of), Marguerite Close	Mr A Edwards	Refuse
35	06/19/0615/F	Two storey side and single storey front extension	9 Jasmine Gardens	Mr S Logan	Approve
36	06/19/0627/F	Variation of condition 2 of planning permission 06/15/0633/F – changes to approved plan	32 Blake Drive	Mr and Mrs Holmes	Approve
37	06/19/0658/F	Demolition of existing bungalow and consequent construction of new bungalow	2 Clay Lane	Mr M Gray	Approve
38	06/19/0665/F	New garage	7 Clover Way	Mr J Brown	Approve
39	06/19/0668/F	Proposed rear and side extensions	Ravensbourne, Beccles Road	Mr & Mrs T George	Withdrawn
40	06/19/0699/F	Construction of detached dwelling with garage, parking and garden on disused land	to rear of 75 Victory Avenue, NR31 9GA	Mrs C Jay	Approve
41	06/19/0701/F	Creation of first floor over existing detached garage for habitable accommodation with link to existing house	4 Howards Way, NR31 9FU	Mr S Brierley	Approve
42	06/19/0712/F	New glazed entrance and warehouse extension	Anglia Co-operative Society Ltd	Wm Morrisons	Approve
43	06/20/0003/F	Erection of five new dwellings	21 Crab Lane	Tredwell Developments – Mr D Smith	Refused
44	06/20/0032/F	Demolition of sub-standard garage and erection of new garage	194 Beccles Road	Mr A Smith	Approved

45	06/20/0052/F	New extensions to existing bungalow	38 Sun Lane	Mr W Toovey	Approved
46	06/20/0055/F	Site caravan 40ft x 12ft at rear of garden for use as annex for parents all year round	16 Cotman Drive	Mr & Mrs Bullent	Withdrawn
47	06/20/0062/F	Remove the current garden wall and position a 7ft fence at the boundary of plot (incorporating land shown on the deed)	15 Wren Drive	Mr K Boggis	Approved
48	06/20/0063/A	7 advertisements for ex Co-op supermarket converted into Morrisons supermarket	Morrisons, Burgh Road	Miss E Qureshi, Morrisons	Approved
49	06/20/0073/F	Extensions and alterations to form Pharmacy and additional clinical accommodation including Health Education Room	Millwood Surgey	Nexus Group	Approved
50	06/20/0082/F	Two storey front extension	185 El Alamein Way	Mr Glenn Parrott	Approved
51	06/20/0092/F	Demolition of existing derelict property and erection of new dwelling	24 Laburnum Close	Mr and Mrs S Webster	Approved
52	06/20/0095/F	Construction of additional workshop, attached to existing workshop building	Armultra House, Armultra Ltd., Hewett Road	Mr C Beales	Approved
53	06/20/0105/F	New extension and internal alterations to existing bungalow	72 Kings Drive	Mr C Washer	Approved
54	06/20/0109/F	Two storey rear extension	12 Germander Court	Mr I Willimott and Ms L Brown	Approved
55	06/20/0117/F	Alterations and extensions to existing dwelling and construction of new garage	Boundary House, Burgh Road	Mr A Pantel	Approved
56	06/20/0127/F	Two detached dwellings and two bungalows	21 Crab Lane	Tredwell Developments Ltd	Approved

57	06/20/0141/F	Variation of condition 7 of planning permission 06/19/0712/F – to amend delivery times to 07:00 to 22:00 Monday to Saturday and 11:00 to 17:00 Sundays	Anglia Co-operative Society Ltd	Mrs J Pollard	Withdrawn
58	06/20/0161/F	Erection of a detached dwelling on land adjacent to 138 Beccles Road	138 Beccles Road	Mr D Richardson	Refused
59	06/20/0163/F	Two storey front and rear extension	31 Styles Close	Mr and Mrs D Thompson	Approved
60	06/20/0167/F	Construction of 1 bungalow	21 Crab Lane	Fusion 13 (Design & Energy) Ltd	Refused
61	06/20/0170/F	Two bedroom bungalow with Sedum roof	Land off Jew's Lane	Mr J Stone	Refused
62	06/20/0173/F	Side extension to the home to provide additional living space	2 Burtons Farm	Mr Thomas Blood	Approved
63	06/20/0200/F	Front porch and double garage with home office	Cosicot Smiths Loke, Bradwell, NR31 8DG	Mr Woodcock	Approved
64	06/20/0207/F	Erect a 6 ft wooden fence along boundary of the property facing Briar Avenue	1 Maple Gardens	Mr Ian Turner	Approved
65	06/20/0208/F	Erection of single storey garden room for use as a hair salon. Revised drawing received 23/6/20	17 Pinecot Avenue Bradwell	Mr D Laurie	Withdrawn
66	06/20/0232/F	Rear and first floor side extension	3 Kittiwake Close	Mr R Suttie	Approved
67	06/20/0244/F	New external roof access stair	Morrisons, Burgh Road	WM Morrisons	Approved

The Parish Council had no objection to any of the above apart from 36) and 47) where a 6' fence would have been preferred.

6) **PLANNING APPLICATIONS:-**

a) 06/20/0311/F, Change of use of the land to site up to 12 Wigwam cabins, 2 communal reception cabins, parking and associated infrastructure. It was resolved **to consult with Burgh Castle Parish Council about this application.**

7) **CONFIRMATION OF PLANNING APPLICATIONS DURING 'LOCKDOWN'**

The following applications were approved by this Council during the lockdown period. The plans were circulated to three councillors for comment, which the Clerk forwarded to Great Yarmouth Borough Council.

Pt	Ref	Proposal	Site	Applicant	Bradwell Parish Council Recommendation
1	06/20/0052/F	New extensions to existing bungalow	38 Sun Lane	Mr W Toovey	No objections to plans as submitted
2	06/20/0055/F	Site caravan 40ft x 12ft at rear of garden for use as annex for parents all year round	16 Cotman Drive	Mr & Mrs Bullent	Would object to the proposal on the grounds that the presence of a caravan on this site would be out of character with the surrounding properties
3	06/20/0062/F	Remove the current garden wall and position a 7ft fence at the boundary of plot (incorporating land shown on the deed)	15 Wren Drive	Mr K Boggis	Would recommend that the fence be 6ft rather than 7ft high
4	06/20/0063/A	7 advertisements for ex Co-op supermarket converted into Morrisons supermarket	Morrisons, Burgh Road	Miss E Qureshi, Morrisons	No objections to plans as submitted, subject to consultation with owners of bungalows opposite
5	06/20/0069/F	Development of site to provide 5 detached bungalows and garages	64 Beccles Road	Mr A Beck	Recommend rejection on the grounds of over-development of site. The exit is too close to the pedestrian island, and has potential for use of up to 15 vehicles.

6	06/20/0073/F	Extensions and alterations to form Pharmacy and additional clinical accommodation including Health Education Room	Millwood Surgery	Nexus Group	No objections to plans as submitted
7	06/20/0082/F	Two storey front extension	185 El Alamein Way	Mr Glenn Parrott	No objections to plans as submitted
8	06/20/0092/F	Demolition of existing derelict property and erection of new dwelling	24 Laburnum Close	Mr and Mrs S Webster	No objections to plans as submitted, subject to consultation with neighbours
9	06/20/0095/F	Construction of additional workshop, attached to existing workshop building	Armultra House, Armultra Ltd., Hewett Road	Mr C Beales	No objections to plans as submitted, subject to the condition that there will be proper controls on any noxious substances utilised by the users of this facility, and in particular that they will not be allowed to pollute the adjoining dykes.
10	06/20/0109/F	Two storey rear extension	12 Germander Court	Mr I Willimott and Ms L Brown	No objections to plans as submitted, subject to consultation with neighbours, however consideration should be given as to whether the positioning of the extension is in breach of the '45 degree' rule, i.e. whether the extension occupies space which is within a 45 degree angle from the rear corner of the adjoining property.
11	06/20/0117/F	Alterations and extensions to existing dwelling and construction of new garage	Boundary House, Burgh Road	Mr A Pantel	No objections to plans as submitted, but please send a plan of the existing dwelling
12	06/20/0127/F	Two detached dwellings and two bungalows	21 Crab Lane	Tredwell Developments Ltd	No objections to plans as submitted, subject to preservation of TP trees.

13	06/20/0141/F	Variation of condition 7 of planning permission 06/19/0712/F – to amend delivery times to 07:00 to 22:00 Monday to Saturday and 11:00 to 17:00 Sundays	Anglia Co-operative Society Ltd	Mrs J Pollard	No objections to plans as submitted, subject to consultation with neighbours
14	06/20/0148/F	Approval of Reserved matters application for a sub-station and pumping station – Infrastructure to server Phase 4 residential land and commercial land in association with planning permission 06/13/0652/O	Land at Wheatcroft Farm, Beccles Road	Persimmon	No objections to plans as submitted, subject to confirmation that any waste water which is discharged by this pumping station will be routed via the main pumping station station at Oriel Avenue, Gorleston.
15	06/20/0161/F	Erection of a detached dwelling on land adjacent to 138 Beccles Road	138 Beccles Road	Mr D Richardson	No objections to plans as submitted
16	06/20/0163/F	Two storey front and rear extension	31 Styles Close	Mr and Mrs D Thompson	No objections to plans as submitted, subject to consultation with neighbours
17	06/20/0167/F	Construction of 1 bungalow	21 Crab Lane	Fusion 13 (Design & Energy) Ltd	Recommend rejection on the grounds to add a fifth property to the four already agreed would result in the over development of this site.
18	06/20/0170/F	Two bedroom bungalow with Sedum roof	Land off Jew's Lane	Mr J Stone	Recommend rejection on the grounds that extensions would result in over development and be out of character with surrounding properties. It considerably reduces the footprint of Tudor Lodge. A pitched roof would be preferable.

19	06/20/0173/F	Side extension to the home to provide additional living space	2 Burtons Farm	Mr Thomas Blood	No objections to plans as submitted
20	06/20/0178/F	Proposed front extension and addition to roof to create third floor. New roof to rear over previously approved extension	32 Blake Drive	Mr & Mrs Holmes	Recommend rejection on the grounds of over development of site and not in character with surrounding buildings
21	06/20/0187/F	Widening vehicle access	189 Burgh Road	Mr D Fiddes	No objections to plans as submitted
22	06/20/0200/F	Front porch and double garage with home office	Cosicot Smiths Loke, Bradwell, NR31 8DG	Mr Woodcock	No objections to plans as submitted
23	06/20/0207/F	Erect a 6 ft wooden fence along boundary of the property facing Briar Avenue	1 Maple Gardens	Mr Ian Turner	Would recommend that the fence be 6' (not 6' 4" as shown on the plans) be put to rear/sides with slope to 3' fence to front and sides
24	06/20/0208/F	Erection of single storey garden room for use as a hair salon. Revised drawing received 23/6/20	17 Pinecot Avenue Bradwell	Mr D Laurie	Recommend rejection on the grounds that this appears to be a commercial build (to be used by 2 self-employed hairdressers), not a domestic build. The construction is out of character with the area. There is a shortage of measurements, only length and width of footprint shown, no height. There are no measurements of the brick-weave area shown for car-parking. The area shown as parking at the rear is accessed from Gipsies Green Common Land and requires individual permission from the owner to drive on it.

25	06/20/0208/F	Revised drawings received	17 Pinecot Avenue Bradwell	Mr D Laurie	Recommend rejection on the grounds that the driveway shown on the latest plan shows there is limited vehicle parking available, which would result in over-parking on Pinecot Avenue. Our previous comments still stand respecting the use of the car park off Gipsies Green Common, which requires individual permission from the owner to drive on it. This is the wrong place to have a business that relies on clients physically visiting the premises; this is a residential area and an active business in amongst the houses would not be acceptable.
26	06/20/0232/F	Rear and first floor side extension	3 Kittiwake Close	Mr R Suttie	No objections to plans as submitted, subject to consultation with neighbours
27	06/20/0244/F	New external roof access stair	Morrisons, Burgh Road	WM Morrisons	No objections to plans as submitted, although concern about after-hours security
28	06/20/0250/F	Proposed two storey side and rear extension with porch/garage extension single storey rear extension and conversion and extension of existing garage	27 Alder Close	Mr A Middleton	No objections to plans as submitted, subject to consultation with neighbours
29	06/20/0294/F	Proposed front extension	34 Laburnum Close	Mrs Hack	No objections to plans as submitted, subject to consultation with neighbours

TREE PRESERVATION ORDER correspondence during 'Lockdown'

TPO No. 3 1979 – T1 Horse Chestnut – fell to ground level or pollard at the bowl, No. 2 Turner Close, Bradwell. **Recommended Objection – suggest a visit from an unbiased tree surgeon. No objections to the height being reduced and the branches chopped back.**

On 12th August 2020 Great Yarmouth Borough Council reported their decision as: “The Council refused consent for the works applied for as the tree is in a healthy condition providing a significant contribution to amenity, and despite its proximity to the house does not present a foreseeable danger to property”.

8) CORRESPONDENCE

Planning Inspectorate Appeal for 21 Crab Lane. This Council can add no further comments on this application.

9) ANY OTHER BUSINESS

Although not within the parish of Bradwell, it was brought to the attention of the Planning and Development Committee that Norfolk County Council has submitted plans for 240 homes and a Lidl supermarket at Links Road, Gorleston.

10) CLOSURE

There being no other business, the meeting closed at 19.17 p.m.

Signed:..... Date :

Date of next meeting – Tuesday 25th August at 7.00 p.m.