



South and East Area Planning Committee

Members of the South and East Area Planning Committee:

C Gould (Chairman)
W Kemp (Vice Chairman)
D Blake
A Game
D Goldson
M Gray
J Overton
A Thomas

Please note that the order of the agenda may change at the discretion of the Chairman, so it is advisable to arrive at the commencement of the meeting if you are intending to speak.

Agenda

Date

Monday 15 February 2010

Time

4.00 pm

Place

Council Chamber
South Norfolk House
Long Stratton
Norfolk
NR15 2XE

Contact

James Overy tel (01508) 533685

South Norfolk District Council
Swan Lane
Long Stratton Norwich
NR15 2XE

Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

**If you have any special requirements in order to attend this meeting,
please let us know in advance**

Large print version can be made available

1. **Apologies for absence and to identify substitute voting members (if any);**

2. **Any items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act, 1972.** [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency];

3. **To Receive Declarations of Interest from Members;**
(Please see guidance form and flow chart attached – page 6)

4. **Minutes of the meeting held on Monday 18 January 2010;** (attached – page 9)

5. **Planning Applications and Other Development Control Matters;**

To consider the applications as listed below: (report attached – page 19)

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2009/2034	HALES	Land adjacent, The Garden House, Yarmouth Road, Hales	20
2	2009/2035	MORNINGTHORPE	The Grove, Fritton	33
3	2009/2051	SEETHING	Pond Farm, Seething Street, Seething	42
4	2009/2052	SEETHING	Pond Farm, Seething Street, Seething	42
5	2009/2053	SEETHING	Pond Farm, Seething Street, Seething	42
6	2009/2054	SEETHING	Pond Farm, Seething Street, Seething	43
7	2009/2057	DISS	17 Walcot Road, Diss	50
8	2010/0041	HALES	Hales Cricket Club, Hales Green, Hales	53

6. **South and East Area Inspection Panel;**

Please note that the Panel will only meet if the Committee agrees a site visit. If required, the site visit will take place on **Monday 1 March 2010** and comprise W Kemp (Chairman) D Goldson, J Overton, A Thomas

7. **Planning Appeals - for information only** (report attached – page 57)

Accreditation Details

Substitutes may be appointed from the members listed below

Conservative Councillor	Accreditation Expiry Date
D Blake	09/12/10
D Bills	10/12/10
L Dale	10/12/10
M Dewsbury	10/09/10
E Ellis	10/09/10
J Fuller	02/10/10
T Game	10/09/10
D Goldson	10/12/10
C Gould	10/09/10
J Herbert	10/12/10
C Kemp	21/05/10
W Kemp	21/05/10
N Legg	10/12/10
J Mooney	10/12/10
L Neal	10/09/10
J Overton	10/02/10
T Palmer	10/12/10
S Rice	10/09/10
J Savage	10/12/10
R Savage	21/05/10
H Smith	21/05/10
B Spratt	10/12/10
A Thomas	02/10/10
K Tilcock	10/02/10
S Thomson	10/12/10
G Walden	10/02/10
N Ward	10/09/10
K Weeks	10/12/10
G Wheatley	02/11/10
J Wilby	10/09/10
M Wilby	10/12/10
M Windridge	02/10/10
M Wynne	10/12/10

Liberal Democrat Councillor	Accreditation Expiry Date
P Allen	10/12/10
V Bell	10/12/10
J Denby	10/12/10
T East	10/12/10
M Gray	10/12/10
T Lewis	21/05/10
G Watt	10/12/10

NOTES

PUBLIC SPEAKING

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by the planning officer followed by representations from:
 - The **town or parish council** - up to 5 minutes **in total** for member(s) or clerk;
 - **Objector(s)** - any number of speakers, up to 5 minutes **in total**;
 - The **applicant, or agent and any supporter(s)** - any number of speakers up to 5 minutes **in total**.
 - Member consideration/decision.

'CONTRARY TO POLICY' DECISIONS

Decisions which the Director of Planning, Housing and the Built Environment has stated would be contrary to policy may not be taken by the Area Planning Committee (the applications require to be referred to main Planning Committee).

OVERTURNING OF OFFICER RECOMMENDATIONS

(Where no issue of decision being contrary to policy arises)

- (i) *Applications of major importance or raising issues of significant precedent*

Voting in favour by at least 2/3 of the constituted membership of Area Planning Committee is required to overturn the recommendation of the Director of Planning, Housing and the Built Environment- ie at least 6 votes in favour at the Area Planning Committee. If there is less than a 2/3 majority, the application will stand referred to the main Planning Committee.

- (ii) *Applications of minor importance that do not raise issues of significant precedent*

Voting by a simple majority of votes cast is sufficient to overturn an officer recommendation, the decision on the application being made by the Area Planning Committee itself.

GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following suggested guidelines are put forward to assist Members in providing a context in which to assess whether a Site Panel visit is required.

Site visits may be appropriate where:

- (i) The particular details of a proposal are complex and/or the intended site layout/relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
- (ii) The impacts of new proposals on neighbour amenity eg shadowing, loss of light, physical impact of structure etc, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;

GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE (continued)

- (iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
- (iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, eg because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.



DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether the interest is a personal one only or one which is also prejudicial. The declaration should indicate the nature of the interest and the agenda item to which it relates. In the case of a personal interest, the member may speak and vote. If it is a prejudicial interest, a member has the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. A member can participate fully where the interest is shared with the majority of residents in that particular ward. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Is (or should) the Interest be registered in the Register of Members' Interests?			
If not, whose well being or financial position is affected to a greater extent than the majority of other people in the ward?			
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;">Your own</td> <td style="width: 33%; border: none;">A family member</td> <td style="width: 33%; border: none;">A close associate</td> </tr> </table>	Your own	A family member	A close associate
Your own	A family member	A close associate	
Any person or body who has employed or appointed your family member/close associate			
Any firm in which your family member/close associate is a partner or company of which they are directors			
Any company in which your family member/close associate has shares with a face value more than £25,000			
Any of the following in which you hold a position of general control or management: outside organisations, other public authorities, charities, pressure groups, political parties or trade unions			
<p>Does the interest:</p> <ul style="list-style-type: none"> (a) affect your financial position or the financial position of a person or body described above? <i>(If Yes the interest may be prejudicial)</i> (b) relate to the determining of any approval, consent, licence, permission or registration in relation to you or any person or body described above? <i>(If Yes the interest may be prejudicial)</i> (c) relate to scrutiny by the Overview and Scrutiny committee of a decision you were party to? <i>(If Yes the interest is prejudicial)</i> (d) relate to the functions of the council in respect of housing (except your tenancy), statutory sick pay, an allowance, payment or indemnity given to members, any ceremonial honour given to members, or setting the council tax or a precept under the Local Government Finance Act 1992. <i>(If Yes the interest is NOT PREJUDICIAL)</i> 			
<p>PREJUDICIAL INTEREST</p> <p>If you answered Yes to (a) or (b) is the interest one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that that it is likely to prejudice your judgement of the public interest? If Yes the interest is PREJUDICIAL</p> <p>If you answered Yes to (c) the interest is PREJUDICIAL</p>			
If prejudicial do you intend to attend the meeting to make representations, answer questions or give evidence?			

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

What matters are being discussed at the meeting?

Do any relate to my interests?

- A Does it affect my entries in the Register of Interests?
- OR**
- B Does it affect the well being or financial position of me, my family or close associates; or my family's or close associates'?
- employment, employers or businesses;
 - companies in which they are a director or where they have a shareholding of more than £25,000 face value;
 - business partnerships; or
- C Does it affect the well being or financial position of the following organisations in which I hold a position of general control or management:
- other bodies to which I have been appointed or nominated by the council;
 - other public authorities;
 - charitable bodies;
 - bodies whose main purpose is to influence public opinion or policy

More than the majority of other people in the ward?

- D Is Overview and Scrutiny considering a decision I made? If so you have a prejudicial interest.

NO

YES

Disclose the existence & nature of your interest

You have a personal interest in the matter

Is the interest financial or relating to a regulatory issue e.g. planning permission?

NO

The interest is not prejudicial you can participate in the meeting and vote

YES

You may have a prejudicial interest

- This matter relates to
- housing (except your tenancy)
 - statutory sick pay from the council
 - an allowance, payment or indemnity given to members
 - any ceremonial honour given to members
 - setting the council tax or a precept

YES

NO

The interest is prejudicial withdraw from the meeting by leaving the room (after making representations, answering questions or giving evidence). Do not try to improperly influence the decision

YES

Would a member of the public – if he or she knew all the facts – reasonably think that personal interest was so significant that my decision on the matter would be affected by it?

NO

Personal Interest

Prejudicial Interest