

Planning Committee (North)
7 DECEMBER 2021

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), Matthew Allen, Tony Bevis, Martin Boffey, Peter Burgess, Ruth Fletcher, Billy Greening, Lynn Lambert, Christian Mitchell, Jon Olson, Louise Potter, Stuart Ritchie, Ian Stannard, Claire Vickers, Belinda Walters and Tricia Youtan

Apologies: Councillors: Andrew Baldwin, Toni Bradnum, Alan Britten, Christine Costin, Tony Hogben, Richard Landeryou, Gordon Lindsay, Tim Lloyd, Colin Minto and David Skipp

Absent: Councillors: Frances Haigh and John Milne

PCN/48 **MINUTES**

The minutes of the meeting held on 2 November were approved as a correct record and signed by the Chairman.

PCN/49 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/20/1164 Councillor Greening declared a personal interest in this item as he knew the applicant and some of the objectors.

PCN/50 **ANNOUNCEMENTS**

The Chairman advised the meeting that item DC/21/0845 Southwater Skate Park was withdrawn.

It was announced that Councillor Kitchen was resigning as Vice Chairman of the Planning North Committee. A new Vice Chairman would be appointed at the next meeting. The Chairman thanked Councillor Kitchen for her help and support over the last few years.

PCN/51 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated were noted.

PCN/52 **DC/20/1164 - DEERSWOOD, SOUTHWATER STREET, SOUTHWATER**

The Head of Development & Building Control reported that this application sought permission to remove condition 6 on previously approved application DC/18/0636 to allow for the removal of the bunds to the southern and western sides of the site. The bunds had been previously retained on site for the

purposes of noise attenuation and landscaping. The applicant claimed that the bunds were not required for these purposes. DC/18/0636 had sought to regularise the development of permission DC/15/2127 for two dwellings, including Deerswood, and DC/17/1368.

Members were advised that the original conditions attached to previous permission DC/18/0636 had been omitted from the report in error and would be included in any decision where they remain relevant.

The application site was to the northern side of Southwater Street, within the built-up area boundary of Southwater. The site was bounded by residential development to the west (Roberts Close), south and east (Southwater Street) and to the north by the remaining landscape buffer area with Oakhurst Business Park beyond. The bunds were only apparent from very localised views from within the site itself and from the immediate neighbouring properties.

The Parish Council objected to the application. There had been 13 representations objecting to the application. Representations of support were received from four households.

Following submission of further noise information, a re-consultation was carried out which resulted in a further six letters of objection and two letters of support.

A final noise assessment and further re-consultation resulted in a further five representations of objection. One letter of support was received following the re-consultation.

The applicant addressed the Committee in support of the proposal.

Parish Councillors and Local Ward Members expressed concern that the bund protected neighbouring residents and its removal would be to the detriment of neighbouring amenity, both visual and because of increased noise.

It was therefore proposed and seconded that the application be refused on the grounds of loss of amenity to nearby residents. The motion was lost.

Members considered requesting a further noise assessment because of the effect of Covid lockdowns on the previous assessments. It was noted that HDC Environmental Health raised no objection and Members agreed this would not be reasonable or necessary.

Councillors were advised that additional soft planting and landscaping could be provided along the southern and western boundaries as per the condition in the report.

Local Councillors requested that Condition 3 regarding landscaping be approved in consultation with the Local Members to ensure improved boundary planting. Members concluded that this additional landscaping would, by its nature, act as a natural buffer.

RESOLVED

That planning application DC/20/1164 be granted subject to:

- i) details submitted for Condition 3 to be agreed in consultation with the Local Members;
- ii) the inclusion of remaining relevant conditions from previous permission DC/18/0363.

PCN/53 **DC/21/0845 - SOUTHWATER SKATE PARK, STAKERS LANE, SOUTHWATER**

This item was withdrawn.

The meeting closed at 6.05 pm having commenced at 5.30 pm

CHAIRMAN