MINUTES

The Minutes of the meeting held on 29 November 2017 were confirmed as a correct record and signed by the Chairman.

APPLICATION NUMBER 20170095 – LAND SOUTH OF BROADLAND GATE, ADJACENT TO POSTWICK INTERCHANGE, POSTWICK

The Committee considered an application for a petrol filling station, two drive-through restaurants and a 24 space HGV parking area together with various infrastructure and landscaping works on land south of Broadland Gate adjacent to Postwick Interchange, Postwick. Thirty-three car parking spaces would be provided to serve the petrol filling station, which would also include an ancillary retail shop element and a small food-to-go counter. Vehicular access to the site would be from an existing point off the A1042 from the south, via a recently constructed roundabout.

The application was reported to committee (1) at the request of Mr Proctor and (2) as it was contrary to policies in the Development Management DPD.

The Committee received the further comments of Mr Eley of 18 Church Road, Postwick, together with the officer's response, both as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Alan Woods, Chairman of Postwick Parish Council, Nick Walters of Anglian Water and Andrew Cawdon of 8 The Boulevard, Thorpe End, all objecting to the application and Emily Robinson of PWA Planning (agent), Marcus Bell of EPS Strategies and Antonio Caparelli ((both representing the applicant) in support. Mr Proctor, one of the Ward Members, expressed his concerns on the application.

The application site was located within the Norwich Policy Area but outside of a defined settlement limit. As the proposal did not accord with a specific allocation and / or policy of the development plan, it was therefore contrary to policy.

The Committee noted that the site was within close proximity to a public water supply groundwater abstraction and also an EU Water Framework Directive Drinking Water Protected Area. Therefore, the environmental sensitivity at the site was considered to be very high. The application proposed below ground fuel tanks for the petrol filling station and it was acknowledged that the Environment Agency (EA) was not objecting to the application (having previously objected) following amended reports, tests and assessments being undertaken and the imposition of certain conditions. However, Members were cognisant of the objection from Anglian Water and, in particular, the fact that it maintained its objection, despite having detailed discussions with the applicants and their agents. Notwithstanding that the EA was the statutory
consultee on this application, Members took the view that greater weight should be given to the views of Anglian Water.

The applicant’s representative presented detailed information on the composition and design of the storage tanks, together with the systems which would come into effect if a leak occurred. He stressed that any leaks would be detected very early on and contained within either the first or, if necessary, the second of the two skins within each tank, thereby preventing any leak into the drinking water system.

Notwithstanding the assurances given the applicant’s representatives, Members remained of the view that the concerns of Anglian Water should be addressed before considering granting planning permission and therefore, until such time as these matters were resolved to the satisfaction of Anglian Water, the application was contrary to paragraph 120 of the NPPF and Policy ENV3 of the DM DPD.

In conclusion it was considered that the development was contrary to the development plan and insufficient information had been provided to demonstrate there would be no pollution into the drinking water should the underground petrol storage leak. Therefore, contrary to the officer recommendation, it was

RESOLVED:

*to refuse application number 20170095 for the following reasons (summary):*

The development is contrary to the provisions of the development plan and insufficient information has been provided to demonstrate that there will be no pollution into the drinking water should the underground petrol storage leak.

*The Committee adjourned at 11.10am and reconvened at 11.25am when all of the Members listed above were present.*

86 APPLICATION NUMBER 20170212 – LAND OF DRAYTON HIGH ROAD, DRAYTON

The Committee considered a full application for the erection of 71 dwellings with garages, open space, vehicular access and ancillary works on land off Drayton High Road in Drayton. The proposed vehicular access would be created from Drayton High Road to the north east corner of the site in the position of the current bus layby. The bus stop would be relocated approximately 50m to the east in a position where the footpath was to be widened. There would also be cycle and footpath access from the site linked to the existing footpaths on Fairview Close and to Lodge Breck. In addition to