

**Planning (Regulatory) Committee  
Minutes of the Meeting Held on Friday 27 January 2023  
at 11am in the Council Chamber, County Hall**

**Present:**

Cllr Brian Long (Chair)  
Cllr Graham Carpenter (Vice-Chair)

Cllr Stephen Askew  
Cllr Rob Colwell  
Cllr Chris Dawson  
Cllr Barry Duffin

Cllr Paul Neale  
Cllr William Richmond  
Cllr Matt Reilly

**Also Present:**

Hollie Adams  
Rachel Crosbie  
Nick Johnson  
Angelina Lambert  
Kate Lawty  
Andrew Willeard

Committee Officer  
Senior Lawyer/Subject Lead (Special Projects)  
Head of Planning  
Principal Planner  
Senior Planner  
Engineer - Major & Estate Development

**1 Apologies and Substitutions**

- 1.1 Apologies were received from, Cllr Mike Sands, Cllr Tony White. Also absent were Cllr Steve Riley and Cllr Martin Storey.

**2 Minutes**

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 23 September 2022 were agreed as an accurate record and signed by the Chair.

**3 Declarations of Interest**

- 3.1 No declarations were made.

**4 Urgent Business**

- 4.1 No urgent business was discussed.

## **Applications referred to the Committee for determination.**

### **5. FUL/2021/0060 Existing crossroad junction of the B1146 Hempton Green Road/Dereham Road/C550 Hempton Green Road/Dereham Road (Hempton Crossroads).**

5.1.1 The Committee received the report setting out a proposal for planning permission being sought to construct a four-arm roundabout on land adjoining, and to the north of, the existing crossroad junction of the B1146 Hempton Green Road/Dereham Road/C550 Hempton Green Road/Dereham Road (Hempton Crossroads).

5.1.2 The Senior Planner gave a presentation to the Committee:

- The Senior Planner introduced information about the application and application site as detailed in the report
- St Stephen's priory, scheduled monument, lay to the East of the site and public rights of way ran across the common land and to the County wildlife site to the west of the site.
- Residential properties, a vicarage, church and a bowling green were in proximity to the site. Grade 2 listed buildings were located near to the site.
- The proposed layout included realignment of the bus layby, realignment of Pond Road and position of the roundabout and introduction of connecting pedestrian crossings to link existing crossings, along with retention of vehicular laybys and landscaping.
- Due to the character and location of the site, the opportunity for biodiversity net gain was limited so offsite net gain was proposed of 0.88 hectares linking to the existing County wildlife site.
- The nearest building to the site was a Grade 2 listed building
- Concerns had been received from 35 residents and from the parish council.
- On balance it was concluded that the application could be supported subject to conditions and signing of a section 106 agreement. The degree of harm was less than substantial and would be outweighed by the benefits of the scheme.
- One late response had been received from a member of the public related to the position of the roundabout, asking for traffic lights at the junction and traffic calming. This had raised no new issues, and these concerns had been considered within the Committee report.

5.2 The Committee asked questions to the Planning Officer:

- Clarification was requested on the size of the trees that would replace the large, existing trees that were proposed for removal. The Senior Planner confirmed that the arboricultural officer had raised no concern over the scale and size of the trees which were due to be planted. She agreed to look up the size of the trees and report back later in the meeting. See paragraph 5.4, bullet point 3.
- A Committee Member asked whether the emerging National Planning Policy Framework would be taken into account, as this updated framework might be adopted by the time the application came to be built. The Chairman confirmed

that applications should be taken forward with policy as it was on the day they were agreed. The Head of Planning also confirmed this.

5.3 The Committee heard from registered speakers.

5.3.1 Chris Harding spoke in objection to the application:

- Mr Harding objected to the size and location of the roundabout but did not disagree that there was a need to address problems at the crossroad, noting that there had been many accidents there. He felt it should be located further from the houses as it had the potential to cause light pollution from cars going around the roundabout.
- Mr Harding noted that changes had been proposed to roads around the crossroad and felt that, at a time when finances were tight, making additional changes to roads with additional costs was not necessary.
- Mr Harding had circulated a scheme to the Committee showing an alternative location for the roundabout (see appendix A of these minutes) further from the houses and which did not involve changing the roads across Hempton Common.
- Mr Harding reported that he had not met one person in Hempton who supported the proposed scheme
- Mr Harding reported that the scheme he had drawn would reduce costs and the impact of the scheme and meet the needs of local people. He felt the roundabout was needed further away from houses as a safety measure.
- Mr Harding noted that the proposed roundabout was larger than a roundabout put in at a nearby Shell garage, which he felt was too large for the size of the roads at this site.

5.3.2 The Committee heard from the Local Member, Cllr Tom FitzPatrick:

- Cllr FitzPatrick reported that the road in question was busy and dangerous and a main road into Dereham which could be busy on race day. In 2013 when he was elected, people asked him about a roundabout being built in this location. Cllr FitzPatrick spoke about his hope to stop the air ambulance having to attend this junction for accidents regularly.
- Social media campaigning in 2022 had been set up objecting to the roundabout however most people who used the social media page had shown support for a roundabout.
- The area was a historic site but Cllr FitzPatrick reported that the buildings closest to the proposed roundabout were built recently, splitting the historic site from the crossroads.
- Cllr FitzPatrick had promised local residents that he would support a roundabout being built here when money became available. Police had said traffic lights would not be suitable here and first responders who lived nearby said they were concerned that someone may be killed in an accident.
- Cllr FitzPatrick noted that the experts who designed the roundabout had said that traffic lights and realigning the crossroads would not be a viable solution but that a roundabout would be, allowing the road to be kept open during construction. He therefore believed this was the best option here.

- Cllr FitzPatrick reported that most people who had contacted him had supported this scheme, with most objections coming from the parish council.

#### 5.4 The Committee debated the application:

- A Committee Member asked why the roundabout could not be further down the road, as mentioned by the objector. The Chair pointed out that the Committee were not a re-design Committee however asked for clarification. The Engineer - Major & Estate Development confirmed that the roundabout had been designed in accordance with national standard as a 40m ICD (Inscribed Circle Diameter) roundabout; this was the standard size for a roundabout and no objections had been raised from statutory consultees. The Head of Planning added that the proposal accorded with the development plan. Alternative options to the proposed scheme were something which should have little weight to the Committees considerations.
- The Chair further added that the scheme had been considered and met the required safety standards; the Committee were required to make a decision on the scheme as presented.
- The Senior Planner, in response to the earlier query at paragraph 5.2, bullet point 1, confirmed that the trees to be planted to replace the removed, existing trees, would be 600x600mm in size. Cllr Paul Neale proposed that the Committee put forward an amendment to the application requesting that larger trees were planted. The Head of Planning noted that the ecologist had stated that the number and scale of trees to be planted was acceptable in line with biodiversity and net gain policies.
- Cllr Neale suggested that officers could go back and investigate if trees for replanting could be bigger, with 2-4 metres being suggested as a more suitable size. The Chair proposed that a condition be delegated to the Chairman and Vice-Chairman to liaise with officers to investigate the size of trees that could be planted as part of this scheme and put in place changes as appropriate." Cllr Neale agreed with the suggestion for this to be delegated to the Chairman.
- Committee Members discussed the application, with one Member stating that a roundabout was sensible, with safety outweighing other concerns raised, and another stating that they were concerned that someone may lose their life in an accident here if the proposals were not put in place.
- Cllr Neale stated that he would vote against the application because was concerned that no weight had been given to consideration about moving the alignment of the roundabout.

#### 5.5.1 With 8 votes for and 1 vote against, the Committee **AGREED** that the Executive Director of Community and Environmental Services be authorised to:

A)

1. Grant planning permission subject to the conditions outlined in section 11 and the satisfactory completion of the S106 Agreement relating to off site biodiversity net gain;
2. Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted;

3. Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.

And B)

1. Refuse planning permission if the S106 is not completed within 6 months of the date of the resolution to approve the application due to a failure to secure off-site biodiversity net gain.

- 5.5.2 The Committee unanimously **AGREED** for the Chairman and Vice-Chairman to consult with officers about the size of trees for replanting in the application, with a view for larger sized trees of at least 2-4 metres to be planted, with changes to be put in place as appropriate.

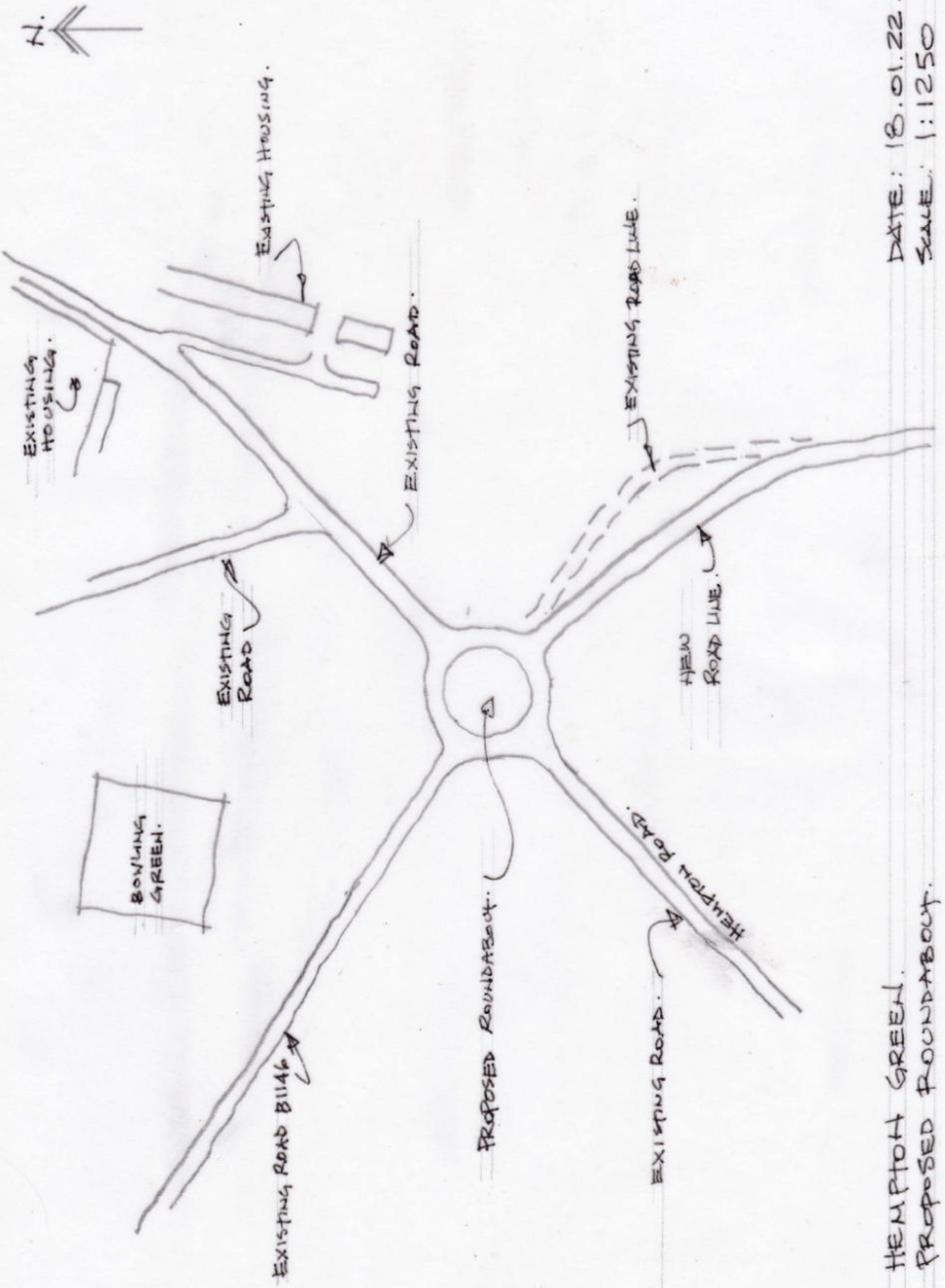
The meeting ended at 11:43

**Chair**



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REVISED PROPOSED ROUNDABOUT.  
SUBMITTED



DATE: 18.01.22.  
SCALE: 1:1250

HEMPTON GREEN.  
PROPOSED ROUNDABOUT.