



## **NORTH-WEST AREA PLANNING COMMITTEE**

**Minutes of a meeting of the North-West Area Planning Committee of South Norfolk District Council held at Central Hall, Wymondham on Monday 27th February 2006**

### **Members Present:**

**Committee:** Dr J W M Peterson (Chairman)  
Mrs V L Bell (Vice Chairman)

Mr T East                      Mrs J M Mackie                      Mr J Mooney  
Mr D Pond                      Mr G J Watt                      Mr G S Wheatley  
Mr M Wynne

### **Substitute:**

### **Apologies:**

**Officers in Attendance:** The Solicitor to the Council, the Development Control Services Manager and the Area Planning Officer (West Team)

(There were 17 members of the Public in attendance)

### **544 MINUTES**

The Minutes of the meeting held on 30 January 2006 were confirmed as a correct record and signed by the Chairman.

### **545 DECLARATIONS OF INTEREST**

The following members declared an interest in the matters listed below. Unless indicated otherwise, they remained in the meeting, as the items were not the subject of discussion or the interests were non substantial or planning Code of Practice.

<b>Application</b>	<b>Parish</b>	<b>Member</b>	<b>Declaration</b>
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2005/2752/H	Swainsthorpe	Dr J W M Peterson	Code of Practice (Lobbied)
2006/0031/F	Wymondham	Mr M Wynne	Code of Practice (lobbied by applicant and objector)
2006/0031/F	Wymondham	All Members of the Committee	Code of Practice (lobbied by objector)

**546 ENFORCEMENT ACTION**

Members considered the report of the Head of Planning Services regarding the development of 17 Industrial Units by Plantdrive Ltd at Wymondham on land adjacent to London Road and Sutton Lane – Enforcement Ref: 07/2002/2345/D

**RESOLVED** that subject to legal advice, enforcement action is authorised to require implementation of the approved landscaping scheme (or such other landscaping scheme as may be approved) before 31 December 2006.

Also, in considering planning application 2006/0043/CU Wymondham, members

**RESOLVED** that enforcement action be taken to require the cessation by the applicant of the retail unit for the sale of scooters and associated workshop at 46 Back Lane, Wymondham.

**547 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**

The Committee considered the report of the Head of Planning Services. The officers presented applications listed in the report and members of the public addressed the Committee on the following;

<b>Application</b>	<b>Parish</b>	<b>Speakers</b>
2005/2722/0	Wymondham	Mr Pegg – objecting
2006/2752/H	Swainsthorpe	Mrs Yaxley – objecting Mrs Glading – applicant Mr Warlow – applicants agent
2006/0029/H & 2006/0030/LB	Barnham Broom	Mr Creselle – applicants agent
2006/0182/H	Wymondham	Mr Lansdell - applicant

The Committee made the decisions indicated in the Appendix to these Minutes, Conditions of Approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the Head of Planning Services final determination.

(The meeting closed at 6.00 pm)

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Chairman

**Minute No 547****PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS****NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Head of Planning Services final determination.

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

A	Advert	G	Proposal by Government Department
AD	Certificate of Alternative Development	HZ	Hazardous Substance
CA	Conservation Area	LB	Listed Building
CU	Change of Use	LE	Certificate of Lawful Existing development
D	Reserved Matters (Detail following outline consent)	LP	Certificate of Lawful Proposed development
F	Full (details included)	O	Outline (details reserved for later)
H	Householder – Full application relating to residential property	SU	Proposal by Statutory Undertaker
C	Application to be determined by County Council		

**Key to abbreviations used in Recommendations**

S.P.	Structure Plan
S.N.L.P	South Norfolk Local Plan
P.D.	Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified).
HPS	Head of Planning Services

1. **Appl. No** : **2005/2689/O**  
**Parish** : **CRINGLEFORD**
- Applicants Name : B T Warner  
 Site Address : 55 Colney Lane Cringleford Norfolk NR4 7RG  
 Proposal : Proposed erection of dwelling
- Decision : Authorise HPS to approve with conditions
- 1 Outline Permission Time Limit
  - 2 Standard outline cond. requiring approval of reserved matters
  - 3 In accordance with submitted amendments
  - 4 Boundary treatment to be agreed
  - 5 Surfacing, parking and turning area to be agreed

Subject to expiry of consultation period (7 March)

Reason for approval

The application site is within the Development Limits and therefore accords with the principles of policy HOU 4. The design and position of windows and materials will be dealt with at reserved matters stage and will be designed to accord with the principles of policies IMP9 and IMP1 of the South Norfolk Local Plan 2003.

2. **Appl. No** : **2005/2722/O**  
**Parish** : **WYMONDHAM**
- Applicants Name : D Gardiner  
 Site Address : 15 Town Green, Wymondham  
 Proposal : Alterations to 15 Town Green to form domestic accommodation and erection of 3 terraced houses
- Decision : Approved with Conditions
- 1 Outline Permission Time Limit
  - 2 Approval of reserved matters
  - 3 Provision of Parking and Servicing Areas
  - 4 Details of surface water disposal
  - 5 Visibility splays
  - 6 Design to reflect indicative drawings

Reasons for approval

The development is considered to accord with the above policy IMP18 as it would preserve or enhance the character or appearance of the area.

The development is considered to accord with the above policy IMP9 as the layout has been designed to ensure that the existing residential amenity of the neighbouring residents is not adversely affected by overlooking, overshadowing, or the setting of the scheme.

3. **Appl. No** : **2005/2727/O**  
**Parish** : **HINGHAM**
- Applicants Name : J Gumble Engineering & Waste Disposal Ltd  
Site Address : Wheelers, Watton Road, Hingham  
Proposal : Proposed demolition of existing industrial units and new residential development to include social housing and additional garden to Cedar Grange
- Decision : Refused
- 1 Contrary SNLP policies ENV8, EMP7, IMP1, IMP8
  - 2 Outside development limit
  - 3 Harm character and appearance of the area
  - 4 Loss of employment land
  - 5 Inadequate access visibility
  - 6 Lack of pedestrian access
  - 7 Inadequate housing need information and inappropriate location
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4. **Appl. No** : **2005/2738/H**  
**Parish** : **GREAT MELTON**
- Applicants Name : Mrs M Barnard  
Site Address : Woodcocks, Woodcocks Lane, Great Melton  
Proposal : Detached garage with home office/playroom over

**WITHDRAWN PRIOR TO MEETING**

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5. **Appl. No** : **2005/2743/H**  
**Parish** : **NEW COSTESSEY**
- Applicants Name : Mr & Mrs Moore  
Site Address : 31 Bawburgh Lane New Costessey Norfolk NR5 0TR  
Proposal : Proposed conservatory extension, loft conversion, garage extension
- Decision : Approved with Conditions
- 1 Full Planning Permission Time Limit
  - 2 In accordance with submitted amendments

#### Reasons for Approval

The proposal is acceptable in respect of the aims of the South Norfolk Local Plan 2003 and in particular is considered to be in accordance with policy HOU19 of that Plan.

The application is acceptable as the access will remain unaffected with this application but the car parking facilities will be enhanced with the increased size of the garage. The proposal has been designed sympathetically to the existing dwelling with only the velux windows visible from the highway. While the appearance will alter the character will not be adversely affected to a material degree. The applicants dwelling resides in a spacious plot and while aspects of this application will be visible to neighbouring dwellings they are at a significant distance from neighbouring dwellings and therefore will not cause an adverse affect on the privacy or amenities of the neighbouring dwellings.

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6. **Appl. No** : **2005/2752/H**  
**Parish** : **SWAINSTHORPE**
- Applicants Name : Mr & Mrs S Glading  
Site Address : Yew Tree Cottage, Briar Lane, Swainsthorpe  
Proposal : Proposed 2 storey extension
- Decision : Members voted 8-0 to Refuse
- 1 Over development – loss of amenity IMP1, IMP9
  - 2 Highway safety – insufficient details IMP 8
  - 3 Impact on mature Yew Tree
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7. **Appl. No** : **2006/0029/H**  
**Parish** : **BARNHAM BROOM**
- Applicants Name : Mr & Mrs Jamie Hambro  
 Site Address : Manor Farm, Coston Road, Barnham Broom.  
 Proposal : Proposed Garden Room, Alterations, Internal Adjustments, External Larder and Minor Drive adjustments
- Decision : Approved with Conditions
- 1 Full Planning Permission Time Limit
  - 2 In accordance with submitted amendments
  - 3 External materials to be agreed
  - 4 Window details to be agreed

[Link to 2006/0030/LB](#)

8. **Appl. No** : **2006/0030/LB**  
**Parish** : **BARNHAM BROOM**
- Applicants Name : Mr & Mrs Jamie Hambro  
 Site Address : Manor Farm, Coston Road, Barnham Broom.  
 Proposal : Proposed Garden Room, Alterations, Internal Adjustments, External Larder and Minor Drive adjustments
- Decision : Approved with Conditions
- 1 Listed Building Time Limit
  - 2 In accordance with submitted amendments
  - 3 External materials to be agreed
  - 4 Window details to be agreed
  - 5 Specific details – record of works to Bressumer

[Link to 2006/0029/H](#)

#### Reason for Approval

The proposals are acceptable in respect to the aims of the South Norfolk Local Plan 2003 and in particular with policies IMP1- Design and IMP13 – Alterations and extensions to Listed Buildings.

In light of the above, the proposals are recommended for approval subject to the approval of materials, details of all new windows and doors, records are to be taken of the bressumer and fireplace before alterations carried out and quoin detail to the front wall. The alterations and extensions are acceptable and accord with Policies IMP1 and IMP13 as the scheme has been designed to preserve the special architectural and historic interest of Manor Farm.

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- 9. Appl. No** : **2006/0031/F**  
**Parish** : **WYMONDHAM**
- Applicants Name : A M Gadsby  
Site Address : 17 Speedwell Road, Wymondham  
Proposal : Restoration of bank/slope, level ground and change of use to garden curtilage
- Decision : Approved with Conditions
- 1 Landscaping scheme to be submitted

Reason for Approval

The proposal only affects a small area and does not prejudice the use of the adjoining play area and consequently the development accords with SNLP policy LE18. With indigenous planting added the development will not unacceptably harm the visual amenities of the area.

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- 10. Appl. No** : **2006/0032/CU**  
**Parish** : **COSTESSEY**
- Applicants Name : Mrs Helen V Martin  
Site Address : 2 Hill Road, New Costessey  
Proposal : Change of use from bridalwear retail shop to estate agency office
- Decision : Approved with Conditions
- 1 Full Planning Permission Time Limit  
2 No generators/air handling plant without consent  
3 Drawing shown parking layout

Reasons for approval

In the opinion of the local planning authority the proposal is acceptable in respect of the aims of the South Norfolk Local Plan 2003 and in particular is considered to be in accordance with policies IMP9, IMP8 and EMP2 of that Plan.

The proposal is considered to accord with the above policies as it has been designed to ensure that; the existing residential amenities are not adversely affected; the access and parking provision are adequate for the proposed use; and that the proposed use would be in keeping with the character, scale and function of the settlement.

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11. **Appl. No** : **2006/0043/CU**  
**Parish** : **WYMONDHAM**
- Applicants Name : Mr Matthew Brown  
Site Address : 46 Back Lane, Wymondham  
Proposal : Change of use to sell scooters
- Decision : Refused
- 1 Contrary to SNLP policy IMP9

Note: Enforcement Action authorised (see minute 546)

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12. **Appl. No** : **2006/0094/A**  
**Parish** : **MULBARTON**
- Applicants Name : Mr R & A Faber  
Site Address : 45 Birchfield Lane, Mulbarton  
Proposal : Proposed erection of shop sign
- Decision : Approved with Conditions
- 1 Standard advertisement conditions  
2 No illumination

Reason for Approval

The advertisement complies with Policy IMP19 as the design and colour of the sign is appropriate to the existing building and the position of the sign preserves the overall appearance of the building.

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13. **Appl. No** : **2006/0116/F**  
**Parish** : **WYMONDHAM**
- Applicants Name : Mr P Freeman  
Site Address : 61 Melton Road, Wymondham  
Proposal : Revised application of 2005/2399 - Erection of new single storey dwelling and garage
- Decision : Approved with Conditions
- 1 Full Planning Permission Time Limit  
2 External materials to be agreed  
3 Boundary treatment to be agreed  
4 Access Gates - Configuration  
5 Provision of turning area

Reasons for approval

The proposal is acceptable in respect of the aims of the South Norfolk Local Plan 2003 and in particular is considered to be in accordance with policies HOU4, IMP1, IMP8 and IMP9 of that Plan.

The development is considered to accord with the above policy IMP9 as it has been designed to ensure that the existing residential amenity of the neighbouring residents is not adversely affected by overlooking, overshadowing, or the setting of the scheme.

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- 14. Appl. No** : **2006/0179/H**  
**Parish** : **HETHERSETT**
- Applicants Name : J M McCure  
Site Address : 5 Park Close Hetherset  
Proposal : Single storey pitched roof extension and pitched roof extension to existing garage
- Decision : Approved with Conditions
- 1 Full Planning Permission Time Limit

Reasons for Approval

The proposal is acceptable in respect of the aims of the South Norfolk Local Plan 2003 and in particular is considered to be in accordance with policy HOU19 of that Plan.

The development is considered to accord with the above policy HOU19 as the extension has been designed to ensure that the parking and access to the dwelling will be maintained, and that neither the character and appearance of the dwelling nor the amenities of nearby residents will be adversely affected to a material degree.

15. **Appl. No** : **2006/0182/H**  
**Parish** : **WYMONDHAM**
- Applicants Name : Mr & Mrs J Lansdell  
Site Address : 9 Ketts Close, Wymondham  
Proposal : Proposed extension and loft conversion
- Decision : Approved with conditions
- 1 Full Planning Permission Time Limit
  - 2 In accordance with submitted amendments

Update: Amended plans received relating to proposed extension

Reasons for approval

The proposal is acceptable in respect of the aims of the South Norfolk Local Plan 2003 and in particular is considered to be in accordance with policy HOU19 of that Plan.

The development is considered to accord with the above policy HOU19 as the extension has been designed to ensure that the parking and access to the dwelling will be maintained, and that neither the character and appearance of the dwelling nor the amenities of nearby residents will be adversely affected to a material degree.