

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on 15 December 2005 at 1.30 pm

Members Present:

Committee: Dr J M Gray (Chairman)

| | | |
|-------------------|------------------|-------------------|
| Mrs V K Alexander | Ms V L Bell | Mr D J Blake |
| Mr T East | Mr J B Halliday | Dr J W M Peterson |
| Mr D J Pond | Mr P F Smith | Mr B H A Spratt |
| Mr P F D Waltham | Mr G S Wheatley | Mr M J Wilby |
| Mr M Wynne | Ms E A Zandvoort | |

Apologies: Mr C L Gould and Mr D Gudgeon

Substitutes: Mr J Mooney for Mr C L Gould and Mr R A Carden for Mr Gudgeon

Officers in Attendance: The Head of Planning Services, the Principal Solicitor, the Development Control Manager, the Area Planning Officer (West), the Area Planning Officer (East) and the Senior Planning Officer East.

(There were 8 members of the public in attendance.)

7498 CHAIRMANS ANNOUNCEMENTS

Dr J M Gray made reference to the previous evening's meeting, which was held to determine three applications for permanent travellers sites in the District. He complimented the Members, Officers and Chairman involved in the successful way in which they had dealt with what was a difficult subject.

7499 MINUTES

The minutes of the meeting held on 19 October 2005 were confirmed as a correct record and signed by the Chairman.

7500 MINUTES

The minutes of a meeting of the Sites Sub – Committee of South Norfolk Council, held on 16 November 2005, were confirmed as a correct record and signed by the Chairman.

7501 AREA PLANNING MINUTES

The minutes (circulated) of the meetings of the East Area Planning Committee of 6 October 2005, the North-West Area Planning Committee of 10 October 2005, the South-West Area Planning Committee of 11 October 2005, the East Area Planning Committee of 3 November 2005, the North-West Area Planning Committee of 7 November 2005, the South-West Area Planning Committee of 8 November 2005 were received.

7502 DECLARATIONS OF INTEREST

| Application | Parish | Member | Declaration |
|-------------|---------------|--|---|
| 2005/1913/F | Bergh Apton | Mr D Blake and Mr P F D Waltham | Local Planning Code of Practice Interest (lobbied) |
| 2005/2041/H | Old Costessey | Mrs V L Bell and Mr T East | Prejudicial – left the meeting. |
| 2005/2041/H | Old Costessey | All Members excluding Mrs V L Bell and Mr T East | Local Planning Code of Practice Interest (known to applicant) |

7503 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Head of Planning Services. The officers presented applications listed in the report and representations from Parish/Town Councils and residents, and members of the public addressed the Committee on the following.

| Application | Parish | Speaker(s) |
|--------------|---------------|---|
| 2005/1913/F | Bergh Apton | Mr J Ling - Parish Council, Supporting Mr Motts – Applicant |
| 2005/1949/CU | Long Stratton | Mrs Conway – Applicant and Mr Venning – Applicant’s agent |
| 2005/2332/CU | Rushall | Mr N Stimson - Applicant |
| 2005/2041/H | Old Costessey | Mr and Mrs King – Neighbours, Objecting |

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.

7504 SITE INSPECTION PANEL VISIT

It was

RESOLVED that:

- (a) a meeting of the Site Inspection Panel be arranged to inspect the site at Old Costessey be held on Wednesday 11 January 2006
- (b) the Panel comprise on this occasion Mrs V L Bell, Mr D G Gudgeon, Mr J B Halliday, Dr J W M Peterson, Mr D J Pond, Mrs V K Alexander, Mr D G Blake and Mr C L Gould
- (c) the local Member(s) for the parish concerned be invited to attend

7505 APPEAL DECISIONS

Noted

7506 FEEDBACK FROM REPRESENTATIVES ON OUTSIDE ORGANISATIONS ON ANY SIGNIFICANT ISSUES RELEVANT TO THIS COMMITTEE

None

7507 TRAINING EVENTS

The Committee were requested to appoint members of the Committee to attend the RPTI Planning Convention on Thursday 29 June to Friday 30 June 2006 at the QE2 Conference Centre in London. The Committee considered that on grounds of cost, it was only necessary for one member of the Committee to attend. Members then agreed and further

RESOLVED that Ms E A Zandvoort attend the 2006 RPTI Planning Convention as this Council's Member Representative

(The meeting closed at 4.10 pm)

CHAIRMAN

Minute No: 7503

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 |

Applications referred to Planning Committee from East Area Planning Committee

1. **Appl. No** : **2005/1913/F**
Parish : **BERGH APTON**

Applicants Name : Mr Motts & Mr Porter
Site Address : Barn C, White House Farm, School Road, Bergh Apton
Proposal : Reconstruction of roof and side wall due to collapse during demolition in respect of barn conversion previously approved under 2005/0874/F.

Decision : Members voted 15-0 for approval
Approved

Updates:

1. Local Member, Mr J Fuller, supports the application and recognises the contribution the barn in its location makes to the landscape. He also supported the re-use of original materials;
2. Two letters of support for the application had been received from local residents.

Reason for overturning Officer Recommendation and Material Considerations:

The building existed prior to renovation work commencing and the collapse was considered to be accidental. Members also considered that the barn made a positive contribution to its landscape setting.

Material consideration was given to the barn being:

- Visually and functionally associated with White House Farm, the adjacent listed farmhouse, and forming part of a group of vernacular barn and cowshed outbuildings;
- Within the wider, open landscape from Bergh Apton to Thurton to which the group contributes, the group is typical of isolated groups of traditional agricultural outbuildings whose loss would be detrimental to the character of that landscape; and
- The group of outbuildings is visible from several public vantage points, including Wrong Lane to the north and east and also from the south when approaching the site along Sunnyside, public highway.

2. **Appl. No** : **2005/2164/F**
Parish : **ROCKLAND ST MARY**
- Applicants Name : Mr G & Mrs H Cook
 Site Address : Oxnead House, 5 New Inn Hill, Rockland St Mary
 Proposal : Proposed extensions and alterations to 2no holiday cottages
- Decision : Approve with conditions
- 1 Full time limit
 - 2 Remove p.d. windows
 - 3 Materials to match
 - 4 Holiday let only

Reasons for Approval and Material Considerations

The proposal is contrary to the policy TOU6 of the adopted South Norfolk Local Plan 2003 which makes no provision for the extension of existing holiday lets. Notwithstanding this, it is felt that in the benefit to the wider policy of objective of promoting tourism in this part of South Norfolk and the low landscape impact of the extensions means that an exception can be granted.

- The extension of the holiday lets would provide a higher standard of accommodation in a particular location where tourism is being promoted on the recently created Wherryman's Way adjacent to the Broads;
- The buildings are not prominent in the wider landscape and there extensions would, therefore, not be intrusive into the open countryside.

Applications referred to Planning Committee from South West Area Planning Committee

3. **Appl. No** : **2005/1949/CU**
Parish : **LONG STRATTON**
- Applicants Name : Mr & Mrs S Conway
 Site Address : Holly Cottage, Brick Kiln Lane, Morningthorpe
 Proposal : Proposed ground floor extension to dwelling and increase of children in daytime childcare to 12.
- Decision : Members voted 11-2 for approval
 Approved with Conditions
- 1 Hours 7.45am to 6.00pm
 - 2 Limit to 12 children
 - 3 Amended plans
 - 4 Materials to be agreed

Update: Four letters of support received from users of the Day Care Nursery, some of whom cycle to the Nursery, explaining that they believe it to be both sustainable and needed by the Community.

Reason for overturning Officer Recommendation and Material Considerations:

The proposed childcare facility is located within a location that is accessible to residential areas and satisfies the local need for childcare facilities. Therefore, the proposal contributes to rural sustainability and complies to UTL9.

4. **Appl. No** : **2005/2332/CU**
Parish : **RUSHALL**
- Applicants Name : Nigel Stimson
 Site Address : Orchard Farm, Harleston Road, Rushall
 Proposal : Demonstrate and sell children's garden toys
- Decision : Members voted 14-0 for approval
 Approved
- 1 FTLP
 - 2 Personal consent
 - 3 Specific use – large garden toys
 - 4 Appointment only
 - 5 No direct sales
 - 6 No roadside advertising

Update: Parish Council recommends approval.

Reason for overturning Officer Recommendation and Material Considerations:

The proposal to demonstrate childrens garden toys on the site is not detrimental to the setting of the barn. There will be minimum impact to highway traffic. An urban site for this activity would not be appropriate.

Other Applications

5. **Appl. No** : **2005/2041/H**
Parish : **OLD COSTESSEY**
- Applicants Name : Gerard J Watt
 Site Address : Busy Bee Cottage, Folgate Lane,
 Proposal : Proposed loft conversion
- Decision : Members voted 6-1 for a Site Inspection Panel Visit

Note:

The Committee indicated the reason for a Site Inspection Panel Visit was: The details of the proposal are complex and the intended site layout/relationships between existing properties are difficult to envisage other than by site assessment.

- 6. Appl. No** : **2005/2318/F**
Parish : **HARDWICK**
- Applicants Name : Mr R Penn
Site Address : Land adj. The Barn, The Street, Hardwick, Norwich
Proposal : Renewal of 2001/0275/F for the erection of cottage and garage
- Decision : Approve with Conditions
- 1 Full Planning Permission Time Limit
 - 2 In accordance with submitted amendments
 - 3 External materials to be agreed
 - 4 Boundary treatment to be agreed
 - 5 Landscaping scheme to be submitted
 - 6 Access Gates - Configuration
 - 7 Provision of Parking and Servicing Areas

Reasons for approval and Material Considerations

The application complies with policies IMP1 and IMP9 of the South Norfolk Local Plan, as the dwelling is a good quality design which respects the setting of the site and the amenities of nearby residents will not be adversely affected to a material degree. The proposal does not comply with policy ENV8 as it is outside a development boundary. However, the material consideration to warrant approval of the application is due to an extant permission on the site.