



Applications prefixed by "97" are decision may by the Broads Authority. Committee applications are considered by the Planning Committee. Delegated applications are considered by the Head Of Planning Services

Appl. No : 07/ 2011/1431/F 1 Parish: Stoke Holy Cross

Applicant : Mr & Mrs R Williamson

Location : Roger Johns Salon, Long Lane,
Stoke Holy Cross

Proposal : Rear extension to existing hair salon to form beauticians suite

Decision : Refused Planning Committee 1st 29/12/2011

Reasons : 1 The proposal would result in increased pressure to cut back or remove trees worthy of tree preservation orders and therefore, be contrary to the provisions of the adopted South Norfolk Local Plan 2003 including, in particular, policy IMP2 – Landscaping and the Joint Core Strategy including, in particular policy 2 – Promoting good design.

Appl. No : 07/ 2011/1562/C 2 Parish: Ditchingham

Applicant : Anglian Water Services Ltd

Location : Sewage Treatment Works, Thwaite
Road, Ditchingham

Proposal : Erection of a kiosk to house electrical control equipment for phosphorous

THIS APPLICATION WILL BE DETERMINED BY NORFOLK COUNTY
COUNCIL C/7/2011/7010

Decision : Approved with Conditions Norfolk County Council 28/12/2011

Conditions :

Appl. No : 07/ 2011/1825/F 3 Parish: Bressingham
 Applicant : Mr & Mrs Seaman
 Location : Crown Farm, Wood Lane, Fersfield
 Proposal : Extension of time limit to Planning Permission 2009/1604/F - for Barn Conversion to Dwelling, New Detached Garage/Carport & Store
 Decision : Approved with Conditions Delegated 28/12/2011

Conditions : 1 The development hereby permitted shall be begun before the expiration of TWO years from the date of this permission.

Reason for the condition

To ensure the retention of the barn by conversion within a reasonable time and to allow for the structural suitability of the building for conversion to be reassessed in the event that the permission hereby granted is not implemented within the specified time limit, all in accordance with policy HOU10 of the South Norfolk Local Plan 2003.

2 The development shall be constructed in accordance with the submitted drawings ref: 871(SK)01A, 02A, 03A, 04D, 05D, 06C, 07B, 08E, 09 submitted on 16 October 2009 unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

3 Notwithstanding the submitted details, before development starts, detailed elevation drawings showing the precise extent of repair and rebuilding which is proposed in connection with the conversion of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority .

Reason for the condition

In order to retain the character of the building in accordance with Policy HOU10 of the south Norfolk Local Plan 2003

4 No development shall take place until details, including samples where required, of the materials used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for the condition

To enable the local planning authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy.

5 No development shall take place on the site until the following details have been submitted to and approved in writing by the local planning authority: detailed drawings of the proposed windows and doors at a scale of no less than 1:20 and timber profiles of a scale no less than 1:5. The development shall be carried out in accordance with the details as approved.

Reason for the condition

To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policies 1 and 2 of the Joint Core Strategy and Policy[ies] [IMP13 and IMP18] of the South Norfolk Local Plan 2003.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order)(with or without modification), there shall be no additional doors or windows or other opening created in any elevation of the development hereby approved without the prior written permission of the local planning authority.

Reason for the condition

To help retain the character of the building and safeguard the privacy and amenity of the occupiers of adjacent properties in accordance with policies HOU10 and IMP9 of the South Norfolk Local Plan.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order)(with or without modification), no enlargement, improvement or other alterations of the dwelling [Class A]; no additions or alterations to the roof [Class B & C]; no provision of porches [Class D]; nor the provision within the curtilage of the dwellings of any building or enclosure, swimming or other pool [Class E]; or any other works as defined by Classes A, B C, D and E of Part1 of Schedule 2 of that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and the amenities of adjoining residents in accordance with Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order)(with or without modification), no fences, gates, walls or other means of enclosure as defined within Class A of Part 2 of Schedule 2 of that Order shall be carried out on the land unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and in accordance with Policy 2 of the Joint Core Strategy and Policy ENV8 of the South Norfolk Local Plan 2003.

- 9 Notwithstanding the provisions of Article3, Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (Amendment) (N0.2) (England) Order 2008 (or any Order revoking or re-enacting that Order)(with or without modification) the access and driveway and turning area shall be surfaced in gravel and no alteration to this surfacing material or the construction of any other hardstanding within the curtilage of the site shall be allowed without the prior written approval of the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and in accordance with Policy 2 of the Joint Core Strategy and Policy ENV8 of the South Norfolk Local Plan 2003.

- 10 Notwithstanding the submitted details, no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy.

- 11 No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. This scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public/environment when the site is developed. No development shall take place on the site until the measures in the scheme as approved have been implemented and completed.

Reason for the condition

To safeguard the amenities of the locality in accordance with Policy UTL15 of the South Norfolk Local Plan 2003.

The attention of the developer is drawn to the guidance provided in the attached note.

- 12 Any access gate or gates, shall be hung to open inwards and shall be set back a minimum distance of 5 metres from the near edge of the adjoining highway carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.

Reason for the condition

To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened in accordance with Policy IMP8 of the South Norfolk Local Plan.

- 13 Prior to the first occupation of the development hereby permitted sufficient space shall be provided within the site to enable vehicles to turn and re-enter the highway in a forward gear. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority, and thereafter retained free from any impediment to that specific use.

Reason for the condition

To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety in accordance with Policy IMP8 of the South Norfolk Local Plan.

- 14 Prior to the first occupation of the development hereby permitted a visibility splay measuring 2 metres X 45 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason for the condition

In the interests of highway safety in accordance with Policy IMP8 of the South Norfolk Local Plan.

- 15 Prior to the first occupation of the development hereby permitted the vehicular access shall be constructed in accordance with the Norfolk County Council residential access construction specification, for the first 3 metres into the site as measured back from the near edge of the adjacent carriageway.

Reason for the condition

To ensure satisfactory access into the site in accordance with policy IMP8 of the South Norfolk Local Plan.

Appl. No :	07/ 2011/1827/RVC	4	Parish: Swardeston
Applicant :	Jenkinson Properties Ltd		
Location :	Roadside Nurseries, Main Road, Swardeston		
Proposal :	Variation of Condition 2 of planning permission 2011/0241/F - to remove external boarding and replace with render and adjust position of dwelling on Plot 4.		
Decision :	Approved with Conditions	Delegated 28/12/2011	
Conditions :	1	Except for condition 2 the development hereby permitted shall comply with the conditions attached to the planning permission for the development approved on 14/4/2011 reference 2011/0241 and the details as approved.	
		Reason for the condition	
		For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.	
	2	The development shall be constructed in accordance with the submitted drawings ref: 5763/PO2 Rev D, PO3 Rev D, PO5 Rev A, submitted on 7 November 2011 and drawings ref: 5763 G01 Rev B, SL01 Rev E submitted on 18 November 2011 unless otherwise agreed in writing by the Local Planning Authority.	
		Reason for the condition	
		For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.	

Appl. No : 07/ 2011/1828/F 5 Parish: Diss
 Applicant : T W Gaze LLP
 Location : T W Gazes Auction Rooms, Roydon Road, Diss, IP22 4LN
 Proposal : Amended Design for a single storey, lean-to extension to rear of Auction Rooms to be used for storage approved under planning permission 2011/1128/F
 Decision : Approved with Conditions Delegated 28/12/2011

- Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
- Reason for the condition
 As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development shall be constructed in accordance with the submitted drawings ref: 8/13545/101, 8/13545/102/A, 8/13545/105/A, 8/13545/106/A and Information on Kingspan roof material submitted on 8th November 2011 unless otherwise agreed in writing by the Local Planning Authority.
- Reason for the condition
 For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.
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Appl. No : 07/ 2011/1831/H 6 Parish: Hethersett
 Applicant : Mr Shayne A F Whiting
 Location : 50 Mill Road, Hethersett
 Proposal : Single storey extension to rear for kitchen, bedroom and conservatory. Porch to front of property.
 Decision : Approved with Conditions Delegated 28/12/2011

- Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
- Reason for the condition
 As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development shall be constructed in accordance with the submitted drawings ref: 1 A, 1-1 A, 1-1B submitted on 8 November 2011 unless otherwise agreed in writing by the Local Planning Authority.
- Reason for the condition
 For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.
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Appl. No : 07/ 2011/1843/C 7 Parish: Redenhall with Harleston
 Applicant : Anglian Water Services Ltd
 Location : Seweage Treatment Works, Station Road, Harleston
 Proposal : Erection of glass reinforce plastic (GRP) kiosk to house control equipment
 THIS APPLICATION WILL BE DETERMINED BY NORFOLK COUNTY COUNCIL C/7/2011/7014
 Decision : Approved with Conditions Norfolk County Council 28/12/2011

Conditions :

Appl. No : 07/ 2011/1853/LB 8 Parish: Swardeston
 Applicant : Mr & Mrs S Pither
 Location : The Old Rectory, Main Road, Swardeston
 Proposal : Minor alterations to position of landing to new bathroom, as permission 2011/0865/LB
 Decision : Approved with Conditions Delegated 28/12/2011

- Conditions :
- 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
 Reason for the condition
 As required to be imposed by section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and compulsory Purchase Act 2004.
 - 2 The development shall be constructed in accordance with the submitted drawings ref: 1210:1.03, 04, 11, 13, 14,15 submitted on 14 November 2011 unless otherwise agreed in writing by the Local Planning Authority.
 Reason for the condition
 For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.
 - 3 No development shall take place on the site until the following details have been submitted to and approved in writing by the local planning authority: detailed drawings of the proposed windows at a scale of no less than 1:20 and timber profiles of a scale no less than 1:5. The development shall be carried out in accordance with the details as approved and retained as such thereafter.
 Reason for the condition
 To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policies 1 and 2 of the Joint Core Strategy and Policy IMP13 of the South Norfolk Local Plan 2003.
 - 4 All new render shall be a traditional lime mix containing no cement unless otherwise agreed in writing by the Local Planning Authority.
 Reason for the condition
 To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policies 1 and 2 of the Joint Core Strategy.

Appl. No : 07/ 2011/1854/D 9 Parish: Cringleford
 Applicant : Bovis Homes Ltd
 Location : Link Road from Dragonfly Lane to Area R7, Round House Park, Round House Way, Cringleford
 Proposal : Construction of link/access road and cyclepath from existing Bellmouth on Dragonfly Lane of parcel R7 including new bellmouth to serve the proposed Community Centre on parcel OS6
 Decision : Refused Delegated 30/12/2011

- Reasons :
- 1 Insufficient information has been received by the local planning authority to adequately assess the merits of the scheme. In particular, in the absence of contextual information relating to areas OS6 and OS7, it is not possible to assess the impact of the proposed link road on the adjacent Community Centre and its associated parking, and the functionality of the adjoining open space areas OS6 and OS7. The alignment of the proposed access road should not be fixed without further details being provided showing an acceptable layout for the Community Centre and its associated parking, along with adequate room for the siting of the football pitch in area OS6. The proposal can not therefore accord with Policy 2 (Promoting Good Design) of the Joint Core Strategy.
 - 2 The design of the road is not adequate to serve development parcel Area 7 and the Community Centre facility. In particular, the width of the road and the bellmouth junction is inadequate, the cycle path should be on the same side of the access road as the proposed community facilities, and the method of accessing the community facilities should be via a simple footpath crossing, not a formal junction as shown. The proposal does not therefore accord with saved policy IMP8 (Safe & Free Flow of Traffic) of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1862/CU 10 Parish: Morningthorpe
 Applicant : Mr & Mrs Chris Winward
 Location : Oakwood, The Common, Fritton
 Proposal : Change of use or part of stable annex building from residential to office
 Decision : Approved with Conditions Delegated 28/12/2011

- Conditions :
- 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
 Reason for the condition
 As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
 - 2 The development shall be constructed in accordance with the drawings submitted on 10 November 2011 unless otherwise agreed in writing by the Local Planning Authority.
 Reason for the condition
 For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.
 - 3 This use hereby permitted shall be carried on only by occupants of the main dwelling Oakwood or people under their employment.
 Reason for the condition
 To protect the amenities of Oakwood in accordance with policy IMP9 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1863/H 11 Parish: Shotesham
 Applicant : Dr Dinsdale
 Location : Maltyard, Brooke Road, Shotesham
 Proposal : Proposed installation of 6 'in roof' solar heating panels on cart shed
 Decision : Approved with Conditions Delegated 30/12/2011

- Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
- Reason for the condition
 As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the application form, plans and drawings and other documents and details submitted or provided by the applicant as amended 13 - Proposed elevation, 9B Proposed block plan, Proposed elevation and section and photographs of solar panel on another roof by letter/drawing ref: site location plan submitted on 29th December 2011.
- Reason for the condition
 For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

Appl. No : 07/ 2011/1864/LB 12 Parish: Shotesham
 Applicant : Dr Dinsdale
 Location : Maltyard, Brooke Road, Shotesham
 Proposal : Proposed installation of 6 'in roof' solar heating panels on cart shed
 Decision : Approved with Conditions Delegated 30/12/2011

- Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
- Reason for the condition
 As required to be imposed by section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the application form, plans and drawings and other documents and details submitted or provided by the applicant as amended 13 - Proposed elevation, 9B Proposed block plan, Proposed elevation and section and photographs of solar panel on another roof by letter/drawing ref: Site location plan submitted on 29 December 2011 .
- Reason for the condition
 For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required

Appl. No : 07/ 2011/1870/H 13 Parish: Brooke

Applicant : Mrs Maureen McGurk

Location : 11 Norwich Road, Brooke, Norfolk,
NR15 1AB

Proposal : Demolition of lean-to conservatory and boiler store / green house to allow proposed rear single storey extension, insertion of windows to south elevation, proposed turning area to front with access gate to rear together with various internal and external alterations as shown on drawings.

Decision : Approved with Conditions Delegated 29/12/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

Reason for the condition
As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development shall be constructed in accordance with the submitted drawings ref: 0883 Sheet 1 and Sheet 2 submitted on 16 November 2011 unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition
For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

Appl. No : 07/ 2011/1894/F 14 Parish: Wymondham

Applicant : May Gurney Ltd

Location : Browick Works, Browick Road,
Wymondham, Norfolk, NR180QN

Proposal : Installation of 7 emulsion storage tanks and 4 bitumen storage tanks

Decision : Approved with Conditions Delegated 28/12/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

Reason for the condition
As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development shall be constructed in accordance with the submitted drawings ref: DS02011-01 Rev P2 submitted on 17 November 2011 and drawings ref: DS02011-03 Rev P5 submitted on 16 December 2011 unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition
For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

3 The materials to be used in the construction of the external surfaces of the tanks hereby permitted shall match in colour used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition
To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy.

Appl. No : 07/ 2011/1898/H 15 Parish: Keswick
Applicant : Michael Nutt
Location : 5 Eaton Gate, Mill Lane, Keswick,
Norfolk, NR4 6TP
Proposal : Installation of 10 Solar Photovoltaic panels on roof of the building. Total
size of array 8342mm by 2007mm generating 2.18kWp
Decision : Approved with no Conditions Delegated 28/12/2011

Appl. No : 07/ 2011/2013/AG 16 Parish: Burgh St Peter
Applicant : Beech Farm Alpacas
Location : Beech Farm Barn, Staithe Road,
Burgh St Peter, NR34 0BT
Proposal : Erection of storage building for animal feed, equipment/machinery and
shearing
Decision : Prior Approval not Required Delegated 30/12/2011

Conditions :
