



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/ 2010/0578/H 1 Parish: Hethersett

Applicant : Ms K Anderson

Location : 78 Mill Road, Hethersett

Proposal : Proposed extension and alterations to existing dwelling

Decision : Approved with Conditions North and West Area Committee
27/01/2012

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

Reason for 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: 09/15 submitted on 9 April 2010 unless otherwise agreed in writing by the Local Planning Authority.

Reason for 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 SP1 of the South Norfolk Local Plan 2003.

3 The development hereby approved shall accord with the plans submitted. The glazing to the rear dormer shall be set back as detailed and be retained in the approved position. At no time shall the area between the glazing and the edge of the dormer window be used as a balcony.

Reason for condition

To ensure that the privacy and amenities of the neighbouring properties is retained in accordance with the principles of policy IMP9 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/0856/C 2 Parish: Kirby Cane

Applicant : Cemex

Location : Kirby Cane Quarry, Leet Hill,
Yarmouth Road, Kirby Cane

Proposal : Variation of Condition 1 of County planning permission 2004/7018 - to
extend duration of extraction and restoration by an additional two years

THIS WILL BE DETERMINED BY NORFOLK COUNTY COUNCIL
REFERENCE C/7/2009/7009

Decision : Approved with Conditions Norfolk County Council 23/01/2012

Conditions :

Appl. No : 07/ 2011/1454/F 3 Parish: Redenhall with Harleston
Applicant : Blackburns Harleston - Mr G Whistler
Location : 37 Station Road, Harleston
Proposal : Retrospective application for retention of car park road kerb installation,
erection of new timber framed outbuilding and demolition works and
erection of site fencing.
Decision : Approved with Conditions Delegated 26/01/2012

Conditions : 1 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 by letter/drawing ref:6648.PL.100RevA and 6648.PLRevA submitted on 18th October 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.

2 Within 9 months of the date of this permission full details of soft landscape works will be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved within this 9 month period.

These details shall include:

- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the local planning authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with IMP2 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1721/D 4 Parish: Cringleford
 Applicant : Bovis Homes Ltd
 Location : Phase 3 Area R7, Round House
 Park, Round House Way, Cringleford
 Proposal : Construction of 132 dwellings, associated access road and estate roads,
 garaging, parking and landscaping
 Decision : Refused Delegated 27/01/2012

Reasons : 1 The design and layout of the scheme is not considered to respond well enough to the requirements of the approved Masterplan for Round House Park. In particular, the layout does not accord with the requirements of the 'Parkland' character area as it does not successfully achieve the required 'pavilion forms'. Critically, the applicants have chosen to not reference the adjoining community centre site to the north west, and consequently there is no analysis of context or the relationship with this key area of the site, as required by the Masterplan.

2 No reference is made within the Design & Access statement to the Joint Core Strategy (JCS) policies, or indeed the relevant saved Local Plan policies. Of particular importance is Policy 2 of the JCS which, amongst other things, requires the highest quality design and one that achieves a minimum score of 14 out of 20 when assessed against the 20 criteria of the Building for Life checklist. The scheme has been assessed against these criteria, and unfortunately, with a score of 4 out of 20, it falls well short of the required minimum score and therefore does not comply with JCS Policy 2.

3 No commitment has been made to reducing the environmental impact of the scheme through the use of renewable energies such as solar gain, solar heating, air source heat pumps, as set out in the Masterplan, and as required by Policy 3 (Energy and Water) of the Joint Core Strategy.

In light of the above issues, the scheme is not considered to be of a high enough quality in terms of design and layout to accord with the requirements of Policy 2 (Promoting Good Design) of the Joint Core Strategy.

Appl. No : 07/ 2011/1930/F 5 Parish: Starston
 Applicant : Mr Stephen Letch
 Location : Laurel Farm, Skinners Lane,
 Starston, Norfolk, IP20 9PX
 Proposal : Installation of a single small scale wind turbine (14.97m to hub, 5.5m
 diameter blades)
 Decision : Refused Delegated 23/01/2012

Reasons : 1 The proposed development is located with an area containing medieval earthworks representing the remains of a moated site (NHER 30307). There is potential for significant heritage assets to be adversely affected by the proposed development. Insufficient information has been submitted to assess the significance of the heritage assets present or the impacts of the development on such assets. The proposal is therefore contrary to Policy 1 Addressing climate change and protecting environmental assets of the Joint Core Strategy, Policies ENV9 Nationally and locally important archaeological remains and UTL13 Renewable energy of the South Norfolk Local Plan and Planning Policy Statement 5 Planning for the historic environment.

2 It is considered that the proposed development by virtue of its proximity to the residential property Greyland, would give rise to a situation detrimental to their amenities via noise disturbance from the proposed turbine. The proposal is considered to be contrary to Policies IMP10 Noise and UTL13 Renewable energy of the South Norfolk local Plan.

Appl. No : 07/ 2011/1945/H 6 Parish: Forncett
Applicant : Mr John Seall
Location : York Lodge, Long Stratton Road,
Forncett St Peter, Norfolk, NR16 1HT
Proposal : Single storey side extension and single storey rear extension
Decision : Approved with Conditions Delegated 23/01/2012

- 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 details and drawings reference 95 submitted on 29th 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 Development shall not progress above slab level until details of the colour of the render, including samples where required, to be 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 and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

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.
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Appl. No : 07/ 2011/1956/CU 7 Parish: Redenhall with Harleston
 Applicant : Mrs Keri Ford
 Location : Clintergate Farm, Clintergate Road,
 Harleston, Norfolk, IP20 9PG
 Proposal : Change of use from Chiropracter Clinic building to residential holiday
 cottage
 Decision : Approved with Conditions Delegated 23/01/2012

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: site location plan and proposed floor plan submitted on 28th 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 person shall occupy any part of the development hereby permitted for a period exceeding SIX WEEKS. Furthermore, no person shall occupy any part of the development hereby permitted within a period of THREE WEEKS following the end of a previous period of occupation by that same person of any part of the development hereby permitted.

A register of bookings of the development hereby permitted shall be maintained at all times and shall be made available for inspection to an officer of the local planning authority upon reasonable notification by that officer to inspect the register.

Reason for the condition

To enable the local planning authority to retain control over the development which has been permitted, in accordance with Policy T0U7 in respect of a specific use and where the occupation of the development as full-time residential accommodation would result in a sub-standard layout of land, contrary to Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

4 The car parking for the holiday let shall be limited to area in front of the farmhouse, the area to the side of the farmhouse shall be limited to loading and unloading only.

Reason for the condition:

In the interests of the amenities of adjoining residents in accordance with policy IMP9 of the South Norfolk Local Plan 2003

5 No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

These details shall include:

- planting plans;
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the local planning authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy and Policy SP1 and IMP2 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1962/F 8 Parish: Ashwellthorpe
 Applicant : Mr Alan George
 Location : The Gables, Whipps Lane,
 Fundenhall, Norwich, NR16 1DT
 Proposal : Erection of shed to house tractor and provide stabling for two horses.
 Formal Change of Use of existing paddock from agricultural to paddock
 use.
 Decision : Approved with Conditions Delegated 25/01/2012

- 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 to 6 submitted on 30 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/ 2011/1964/H 9 Parish: Newton Flotman
 Applicant : Mr John Hillman
 Location : Treetops , 2 St Marys Walk, Newton
 Flotman, Norfolk, NR15 1PH
 Proposal : Proposed flat roof extension to side and rear
 Decision : Approved with Conditions Delegated 24/01/2012

- 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 details and drawings reference 'Hillman 1' (Existing & Proposed Roof Plans) and 'Hillman 2' (Existing & Proposed Floor Plans and Elevations) submitted on 30th 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/ 2011/1967/H 10 Parish: Poringland

Applicant : Mr Thomas Wright

Location : 40 Stoke Road, Poringland, Norfolk,
NR14 7JN

Proposal : Single storey infill extension to front of existing detached pitched roof bungalow together with pitched roof extension to rear, replacing existing conservatory. Proposed loft conversion involving removal of complete roof structure and erection of new roof, with higher ridge line using attic trusses. Replacement of roof to existing rear extension.

Decision : Approved with Conditions Delegated 25/01/2012

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

Reason for 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 by letter and drawing ref: WRIGHT 2 REV A as submitted on 12 January 2011.

Reason for 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 extension hereby permitted shall match in colour, form, texture and bond those used in the existing building.

Reason for 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.

4 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of a further specific permission from the local planning authority. Additionally the inward opening doors and safety rail hereby permitted shall not be altered in any way without further specific permission from the local planning authority.

Reason for condition

The use of the roof area could result in an unacceptable degree of overlooking of adjoining property detrimental to the privacy and amenity of adjacent occupiers, and contrary to Policy IMP9 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1968/H 11 Parish: Saxlingham Nethergate
Applicant : Mr & Mrs E Casale
Location : Lodge Farmhouse, Elmers Lane,
Saxlingham Nethergate, Norfolk,
NR15 1TU
Proposal : Erection of double garage
Decision : Approved with Conditions Delegated 23/01/2012

- 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: 3808 01 A submitted on 30 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 The materials to be used in the construction of the external surfaces of the building hereby permitted shall match in colour, form, texture and bond the pantiles and horizontal boarding used in the existing building.

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.
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Appl. No : 07/ 2011/1969/F 12 Parish: Broome
 Applicant : Saturn Health Care
 Location : 6-8 Yarmouth Road, Broome, Norfolk,
 NR35 2PE
 Proposal : Proposed extension to rear of property and internal alterations
 Decision : Approved with Conditions Delegated 25/01/2012

- 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 1447.11.1, 1447.11.3 as amended by letter/drawing ref: 1447.11.2A and submitted on 12th January 2012.
- 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 until details, including samples and colours 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 and retained in perpetuity unless otherwise agreed in writing with the local planning authority.
- 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.

Appl. No : 07/ 2011/1972/H 13 Parish: Long Stratton
 Applicant : Mr P Read
 Location : Greenways, Star Lane, Long Stratton,
 Norfolk, NR15 2XH
 Proposal : Conversion of annex to garage
 Decision : Approved with Conditions Delegated 25/01/2012

- 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: 06/1184/08 submitted on 1 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.

Appl. No : 07/ 2011/1973/H 14 Parish: Caistor St Edmund
 Applicant : Mr S Woods
 Location : Hazeldene, 64 Caistor Lane, Caistor
 St Edmund
 Proposal : Extension of time limit of planning permission 2008/2120/H - Two storey
 side extension with single storey rear lean-to forming kitchen
 Decision : Approved with Conditions Delegated 26/01/2012

- 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: 355-02-10/2008 and 355-03-10/2008 submitted on 27 October 2008 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 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 window or other opening constructed at first floor level or above in the side (west) elevation of the development hereby approved unless an appropriate planning application is first submitted to and approved by the local planning authority.
 Reason for the condition
 To help safeguard the privacy and amenity of the occupiers of adjacent properties in accordance with policy IMP9 of the South Norfolk Local Plan 2003.
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Appl. No : 07/ 2011/1983/LB 15 Parish: Broome
 Applicant : Saturn Health Care
 Location : 6-8 Yarmouth Road, Broome, Norfolk,
 NR35 2PE
 Proposal : Proposed extension to rear of property and internal alterations
 Decision : Approved with Conditions Delegated 25/01/2012

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 1447.11.1, 1447.11.3 as amended by letter/drawing ref: 1447.11.2A and submitted on 12th January 2012.

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 until details, including samples and colours 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 and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

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.

4 No development shall take place until detailed drawings and written specifications of the following items have been submitted to approved in writing by the local planning authority:
 (a) external joinery;
 (b) coping detail for wall

Reason for the condition

To ensure the satisfactory appearance of the development and protection of the special architectural and historic interest of the building as required by Policies 1 and 2 of the Joint Core Strategy and Policy IMP13 of the South Norfolk Local Plan 2003.

5 No construction of the development above slab level shall take place until a one-metre square sample area of flint work has been constructed and approved in writing by the local planning authority. 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.

Appl. No : 07/ 2011/1997/H 16 Parish: Woodton

Applicant : Mr & Mrs Steadman

Location : The Firs, Church Road, Woodton,
Norfolk, NR35 2NB

Proposal : Conservatory to rear of property

Decision : Approved with Conditions Delegated 26/01/2012

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: CJD/MWC/6426/001 and CJD/MWC/6426/002 submitted on 7 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.

Appl. No : 07/ 2011/2108/NMA 17 Parish: Hingham

Applicant : Mr Richard Harrold

Location : Southernwood House, 9 Market
Place, Hingham

Proposal : Non material amendment application to permission 2011/0211/H - omit one roof window from north facing pitch of roof over proposed kitchen, minor adjustments to design of glazing vestibule, re-roof proposed kitchen area.

Decision : Approved with no Conditions Delegated 23/01/2012
