Development Management Committee

Members of the Development Management Committee:

Conservatives       Liberal Democrats

Mr V Thomson         Dr M Gray
(Chairman)           
Mrs L Neal           
(Vice-Chairman)      
Mr B Duffin          
Mrs F Ellis          
Mr C Gould           
Dr C Kemp            
Mr G Minshull        
Mr J Mooney          
Mr B Stone           
Mrs A Thomas         

Pool of Substitutes
Mrs Y Bendle         Mrs V Bell
Mr L Dale            
Mr C Foulger         
Mr J Hornby          
Dr N Legg            
Mr G Wheatley        

Pre-Committee Members’ Question Time
9.00 am               Blomefield Room

Agenda

Date
Wednesday 29 March 2017

Time
10.00 am

Place
Council Chamber
South Norfolk House
Cygnet Court
Long Stratton, Norwich
NR15 2XE

Contact
Sue Elliott tel (01508) 533869
South Norfolk House
Cygnet Court
Long Stratton Norwich
NR15 2XE
Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

PLEASE NOTE that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee’s attention.

This meeting may be filmed, recorded or photographed by the public; however anyone who wishes to do so must inform the Chairman and ensure it is done in a non-disruptive and public manner. Please review the Council’s guidance on filming and recording meetings available in the meeting room.

If you have any special requirements in order to attend this meeting, please let us know in advance.

Large print version can be made available.
Please familiarise yourself with this information if you are not in receipt of the agenda.

If the meeting room is busy, please use the upstairs public gallery until such time as your application is heard. You will need to be in the main meeting room if you wish to speak in regard to an application. Please be aware that the Committee can over-run, and if your application is later on the agenda it may be some time before your application is heard.

GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT

The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare a Local Plan to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk. The Strategy is broadly consistent with the National Planning Policy Framework (NPPF) and accompanying technical guidance and was adopted by South Norfolk Council in March 2011, with amendments adopted in 2014. It is the starting point in the determination of planning applications and as it has been endorsed by an independent Planning Inspector the policies within the plan can be given full weight when determining planning applications.

South Norfolk Council adopted its Local Plan in October 2015. This consists of the Site Specific Allocations and Policies Document, the Wymondham Area Action Plan, the Development Management Policies Document. These documents allocate specific areas of land for development, define settlement boundaries and provide criterion based policies giving a framework for assessing planning applications. The Cringleford Neighbourhood Development Plan was also ‘made’ in 2014 and full weight can now be given to policies within this plan when determining planning applications in Cringleford. The Long Stratton Area Action Plan is submitted for examination and so the weight to be afforded to emerging policies and allocations is assessed on a case-by-case basis. In accordance with legislation planning applications must be determined in accordance with the policies of the Development Plan, unless material considerations which are relevant to planning indicate otherwise.

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan-led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets

The factors to be used in determining applications will relate to the effect on the “public at large” and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

THEREFORE we will:

- Acknowledge the strength of our policies
- Be consistent in the application of our policy, and
- If we need to adapt our policy, we will do it through the Local Plan process.

Decisions which are finely balanced and contradict policy will be recorded in detail to explain and justify the decision and the strength of the material planning reasons for doing so.
OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.
AGENDA

1. To report apologies for absence and identify substitute voting members (if any);

2. To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972; [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]

3. To receive Declarations of Interest from Members;
   (Please see flowchart and guidance attached, page 7)

4. Minutes of the Meeting of the Development Management Committee held on 1 March 2017;  
   (attached – page 9)

5. Planning Applications and Other Development Control Matters;
   (attached – page 27)
   To consider the items as listed below:

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Planning Ref No.</th>
<th>Parish</th>
<th>Site Address</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2017/0219/F</td>
<td>GELDESTON</td>
<td>Land North West Of Kells Way Geldeston Norfolk</td>
<td>27</td>
</tr>
<tr>
<td>2</td>
<td>2017/0224/F</td>
<td>GELDESTON</td>
<td>Garage Site Off Kells Walk Geldeston Norfolk</td>
<td>37</td>
</tr>
<tr>
<td>3</td>
<td>2017/0240/F</td>
<td>COSTESSEY</td>
<td>19A Ruskin Road Costessey Norfolk NR5 0LL</td>
<td>43</td>
</tr>
<tr>
<td>4</td>
<td>2017/0247/F</td>
<td>DISS</td>
<td>Sub Division Of Garden At 131 Willbye Avenue Diss Norfolk</td>
<td>47</td>
</tr>
<tr>
<td>5</td>
<td>2017/0349/O</td>
<td>NEWTON FLOTMAN</td>
<td>Land South Of Jaylyn Ipswich Road Newton Flotman Norfolk</td>
<td>53</td>
</tr>
<tr>
<td>6</td>
<td>2017/0551/RVC</td>
<td>PORINGLAND</td>
<td>Land South Of 40 The Street Poringland Norfolk</td>
<td>62</td>
</tr>
<tr>
<td>7</td>
<td>2017/0150/H</td>
<td>THARSTON AND HAPTON</td>
<td>River Cottage Tharston Bungay Road Tharston NR15 2YL</td>
<td>66</td>
</tr>
<tr>
<td>8</td>
<td>2017/0187/H</td>
<td>DICKLEBURGH AND RUSHALL</td>
<td>Bethel Farm Back Road Rushall Norfolk IP21 4HZ</td>
<td>69</td>
</tr>
<tr>
<td>9</td>
<td>2017/0324/H</td>
<td>SWAINSTHORPE</td>
<td>Aquarius 2 Church Road Swainsthorpe Norfolk NR14 8PH</td>
<td>72</td>
</tr>
<tr>
<td>10</td>
<td>2017/0331/H</td>
<td>ALPINGTON</td>
<td>25 Cherrywood Alpington Norfolk NR14 7NJ</td>
<td>76</td>
</tr>
</tbody>
</table>

6. Sites Sub-Committee;
   Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. Planning Appeals (for information)  
   (attached – page 79)

8. Date of next scheduled meeting – Wednesday 26 April 2017
1. GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

(i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
(ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
(iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
(iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
  - The town or parish council - up to 5 minutes for member(s) or clerk;
  - Objector(s) - any number of speakers, up to 5 minutes in total;
  - The applicant, or agent or any supporters - any number of speakers up to 5 minutes in total;
  - Local member
- Member consideration/decision.

**TIMING:** In front of you there are two screens which tell you how much time you have used of your five minutes. After four minutes the circle on the screen turns amber and then it turns red after five minutes, at which point the Chairman will ask you to come to a conclusion.

**MICROPHONES:** In front of you there is a microphone which we ask you to use. Simply press the left or right button to turn the microphone on and off

**WHAT CAN I SAY AT THE MEETING?** Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

3. FILMING AT COUNCIL MEETINGS: GUIDANCE

Members of the public and press are permitted to film or record meetings to which they are permitted access in a non-disruptive manner and only from areas designated for the public. No prior permission is required, however the Chairman at the beginning of the meeting will ask if anyone present wishes to record proceedings. We will ensure that reasonable facilities are made available to the public and press to assist filming or recording of meetings.

The use of digital and social media recording tools, for example Twitter, blogging or audio recording is allowed as long as it is carried out in a non-disruptive manner.
**HEALTH AND SAFETY INFORMATION**

| **Fire alarm** | If the fire alarm sounds please make your way to the nearest fire exit. Members of staff will be on hand to escort you to the evacuation point |
| **Mobile phones** | Please switch off your mobile phone or put it into silent mode |
| **Toilets** | The toilets can be found on the right of the lobby as you enter the Council Chamber |
| **Break** | There will be a short comfort break after two hours if the meeting continues that long |
| **Drinking water** | A water dispenser is provided in the corner of the Council Chamber for your use |

**PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**

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

<table>
<thead>
<tr>
<th>A</th>
<th>Advert</th>
<th>G</th>
<th>Proposal by Government Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>AD</td>
<td>Certificate of Alternative Development</td>
<td>H</td>
<td>Householder – Full application relating to residential property</td>
</tr>
<tr>
<td>AGF</td>
<td>Agricultural Determination – approval of details</td>
<td>HZ</td>
<td>Hazardous Substance</td>
</tr>
<tr>
<td>C</td>
<td>Application to be determined by County Council</td>
<td>LB</td>
<td>Listed Building</td>
</tr>
<tr>
<td>CA</td>
<td>Conservation Area</td>
<td>LE</td>
<td>Certificate of Lawful Existing development</td>
</tr>
<tr>
<td>CU</td>
<td>Change of Use</td>
<td>LP</td>
<td>Certificate of Lawful Proposed development</td>
</tr>
<tr>
<td>D</td>
<td>Reserved Matters (Detail following outline consent)</td>
<td>O</td>
<td>Outline (details reserved for later)</td>
</tr>
<tr>
<td>EA</td>
<td>Environmental Impact Assessment – Screening Opinion</td>
<td>RVC</td>
<td>Removal/Variation of Condition</td>
</tr>
<tr>
<td>ES</td>
<td>Environmental Impact Assessment – Scoping Opinion</td>
<td>SU</td>
<td>Proposal by Statutory Undertaker</td>
</tr>
<tr>
<td>F</td>
<td>Full (details included)</td>
<td>TPO</td>
<td>Tree Preservation Order application</td>
</tr>
</tbody>
</table>

**Key to abbreviations used in Recommendations**

| CNDP | Cringleford Neighbourhood Development Plan |
| J.C.S | Joint Core Strategy |
| LSAAP | Long Stratton Area Action Plan – Pre Submission |
| N.P.P.F | National Planning Policy Framework |
| 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) |
| S.N.L.P | South Norfolk Local Plan 2015 |
| | Site Specific Allocations and Policies Document |
| | Development Management Policies Document |
| WAAP | Wymondham Area Action Plan |
**DECLARATIONS OF INTEREST AT MEETINGS**

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

<table>
<thead>
<tr>
<th>Question</th>
<th>Action Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.</td>
<td><strong>Yes</strong> if pecuniary interest, inform the meeting and withdraw from the meeting. If not previously declared, notify the Monitoring Officer within 28 days.</td>
</tr>
<tr>
<td>Does the interest directly:</td>
<td></td>
</tr>
<tr>
<td>1. affect yours, or your spouse / partner’s financial position?</td>
<td></td>
</tr>
<tr>
<td>2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?</td>
<td></td>
</tr>
<tr>
<td>3. Relate to a contract you, or your spouse / partner have with the Council</td>
<td></td>
</tr>
<tr>
<td>4. Affect land you or your spouse / partner own</td>
<td></td>
</tr>
<tr>
<td>5. Affect a company that you or your partner own, or have a shareholding in</td>
<td></td>
</tr>
<tr>
<td>If the answer is “yes” to any of the above, it is likely to be pecuniary.</td>
<td></td>
</tr>
<tr>
<td>Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.</td>
<td></td>
</tr>
<tr>
<td>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</td>
<td>Notify the meeting. When it is discussed, you have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</td>
</tr>
<tr>
<td>Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.</td>
<td></td>
</tr>
<tr>
<td>Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</td>
<td></td>
</tr>
</tbody>
</table>

**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.**

**PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE**
DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

What matters are being discussed at the meeting?

Do any relate to an interest I have?

- A Have I declared it as a pecuniary interest?
- OR
- B Does it directly affect me, my partner or spouse’s financial position, in particular:
  - employment, employers or businesses;
  - companies in which they are a director or where they have a shareholding of more than £25,000 face value or more than 1% of nominal share holding
  - land or leases they own or hold
  - contracts, licenses, approvals or consents

NO

YES

The interest is pecuniary – disclose the interest, withdraw from the meeting by leaving the room. Do not try to improperly influence the decision

If you have not already done so, notify the Monitoring Officer to update your declaration of interests

NO

YES

The interest is related to a pecuniary interest. Disclose the interest at the meeting. You may make representations as a member of the public, but then withdraw from the room

Does the matter indirectly affects or relates to a pecuniary interest I have declared, or a matter noted at B above?

NO

YES

The interest is not pecuniary nor affects your pecuniary interests. Disclose the interest at the meeting. You may participate in the meeting and vote

Have I declared the interest as an other interest on my declaration of interest form? OR

Does it relate to a matter highlighted at B that impacts upon my family or a close associate? OR

Does it affect an organisation I am involved with or a member of? OR

Is it a matter I have been, or have lobbied on?

NO

YES

You are unlikely to have an interest. You do not need to do anything further.
DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday 1 March 2017 at 10.00 am.

Committee Members Present: Councillors: V Thomson (Chairman), L Neal, B Duffin, F Ellis, C Gould, M Gray, C Kemp, G Minshull, J Mooney and A Thomas

Apologies: Councillor: B Stone

Substitute Member: Councillor: N Legg for B Stone

Officers in Attendance: The Director of Growth and Localism (T Horspole), the Development Manager (H Mellors), the Place Shaping and Majors Team Leader (J Hobbs), the Senior Planning Officers (C Raine, T Lincoln and C Curtis), the Planning Officer (T Barker) the Design Officer (C Watts), the Head of Environmental Services (B Wade) and the Design Architect (R Taylor)

Other officers in attendance: A Jacklin and G Worsfold (NCC Highways) and G Brown (Lead Local Flood Authority)

(The press and 58 members of the public were in attendance)

317. DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Councillor</th>
<th>Declaration</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/1447/F</td>
<td>BRESSINGHAM</td>
<td>All</td>
<td>Local Planning Code of Practice</td>
</tr>
<tr>
<td>(Item 1)</td>
<td></td>
<td></td>
<td>Lobbied by Supporter and Objector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All</td>
<td>Other Interest</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Lobbying material received from</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>a company which employs a</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>fellow Councillan</td>
</tr>
<tr>
<td>2016/0482/F</td>
<td>DICKLEBURGH &amp;</td>
<td>All</td>
<td>Local Planning Code of Practice</td>
</tr>
<tr>
<td>(Item 2)</td>
<td>RUSHALL</td>
<td></td>
<td>Lobbied by Objector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>V Thomson</td>
<td>Local Planning Code of Practice</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Lobbied by Online Petition</td>
</tr>
<tr>
<td>Code</td>
<td>Location</td>
<td>Name</td>
<td>Other Interest</td>
</tr>
<tr>
<td>--------------</td>
<td>----------</td>
<td>-----------------------</td>
<td>-------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>2016/2424/F</td>
<td>Wymondham</td>
<td>C Gould and G Minshull</td>
<td>Shareholders of Saffron Housing Trust (nominal shareholding of £1 to give voting rights)</td>
</tr>
<tr>
<td>2016/2388/F</td>
<td>Poringland</td>
<td>All</td>
<td>Local Planning Code of Practice Lobbied by Applicant</td>
</tr>
<tr>
<td></td>
<td></td>
<td>V Thomson and L Neal</td>
<td>Local Planning Code of Practice Lobbied by Objector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>L Neal</td>
<td>Member of Poringland Parish Council but did not take part in the Parish Council consideration of this item</td>
</tr>
<tr>
<td></td>
<td></td>
<td>V Thomson</td>
<td>Other Interest: attended meeting on site</td>
</tr>
<tr>
<td>2016/2837/RVC</td>
<td>Bawburgh</td>
<td>A Thomas</td>
<td>Other Interest: speaker for applicant known to member</td>
</tr>
<tr>
<td>2016/0466/O</td>
<td>Woodton</td>
<td>All</td>
<td>Emergency access to site is on SNC land</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A Thomas</td>
<td>Other Interest: approached for advice as Local Member</td>
</tr>
<tr>
<td>2016/2987/F</td>
<td>Hethersett</td>
<td>C Gould and G Minshull</td>
<td>Shareholders of Saffron Housing Trust (nominal shareholding of £1 to give voting rights)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>C Gould</td>
<td>Other Interest: member of Development Group of Customer Advisory Panel which looks after interests of Saffron Housing Trust tenants</td>
</tr>
<tr>
<td>2016/3012/F</td>
<td>Hethersett</td>
<td>C Gould</td>
<td>Shareholders of Saffron Housing Trust (nominal shareholding of £1 to give voting rights)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>C Gould</td>
<td>Other Interest: member of Development Group of Customer Advisory Panel which looks after interests of Saffron Housing Trust tenants</td>
</tr>
<tr>
<td>2017/0252/H</td>
<td>Chedgrave</td>
<td>C Gould</td>
<td>Other Interest: member of Chedgrave Parish Council but did not take part in the Parish Council consideration of this item</td>
</tr>
<tr>
<td>2017/0046/A</td>
<td>Diss</td>
<td>All</td>
<td>Other Interest: Applicant is SNC</td>
</tr>
</tbody>
</table>
318. MINUTES

The minutes of the Development Management Committee meeting dated 1 February 2017 were confirmed as a correct record and signed by the Chairman.

319. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Growth and Localism, which was presented by the officers. The following speakers addressed the meeting with regard to the applications listed below.

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Speaker</th>
</tr>
</thead>
</table>
| 2016/1447/F (Item 1) | BRESSINGHAM | Mr R Hewitt – Parish Council  
|                     |             | Mr R Vivian – On behalf of Objectors  
|                     |             | Mr C Smith – On behalf of Applicant  
|                     |             | Mr R Sanderson – Applicant |
| 2016/0482/F (Item 2) | DICKLEBURGH & RUSHALL | Mr T Blacker – Parish Council  
|                     |             | Ms A Blanchard – Objector  
|                     |             | Mr C Smith – Applicant  
|                     |             | Cllr C Hudson – Substitute Local Member  
|                     |             | Cllr B Spratt – County Councillor |
| 2016/2424/F (Item 3) | WYMONDHAM   | Mr I Hill – Agent for Applicant |
| 2016/2388/F (Item 4) | PORINGLAND  | Mr D Gooderham – Parish Council  
|                     |             | Mr K Goodrum – Objector  
|                     |             | Mr S Marten – Applicant  
|                     |             | Mr G Shaw – Agent for Applicant  
|                     |             | Cllr J Overton – Local Member |
| 2016/2837/RVC (Item 6) | BAWBURGH    | Mr D Goodman – Parish Council  
|                     |             | Mr J Tebbutt – On behalf of Applicant  
|                     |             | Ms C Mumford – On behalf of Applicant  
|                     |             | Cllr G Wheatley – Local Member |
| 2016/2987/F (Item 10) | HETHERSETT  | Mr B Larke – Objector  
|                     |             | Ms V Smart - Objector  
|                     |             | Mr J Barber – Agent for Applicant  
|                     |             | Mr S Watts – Applicant  
|                     |             | Cllr D Bills – Local Member |
| 2016/3012/F (Item 11) | HETHERSETT  | Mr S Watts – Applicant  
|                     |             | Cllr L Dale – Local Member |
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 final determination of the Director of Growth and Localism.

320. **PLANNING APPEALS**

The Committee noted the planning appeals.

(The meeting closed at 4.50 pm)

________________________________________
Chairman
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 Director of Growth and Localism’s final determination.

Applications referred back to Committee and Major Applications

1  | Appl. No       : 2016/1447/F  
    | Parish         : BRESSINGHAM

Applicants Name : Mr Robert Sanderson
Site Address    : Harvest House Low Road Bressingham IP22 2DB
Proposal        : Demolition of 5 buildings and construction of 17 storage silos, 10 intake silos, 1 dust box, 1 machinery building, 3 grain driers, 6 bulk out load hoppers, an office & laboratory block and 2 weighbridges. New permanent and temporary access for construction vehicles and upgrading of on-site roadways.

Decision        : Members voted 9-2 for Approval

Approved with conditions

1. Full planning permission time limit
2. In accordance with submitted information
3. Visibility splays to be provided
4. Access and on-site turning and parking to be provided
5. Agree and implement off-site highway improvements
6. On-site parking for construction workers
7. Vehicular access only from approved access
8. Temporary construction access to be closed
9. External materials to be agreed
10. Surface water drainage scheme to be agreed
11. Foul water disposal via sealed system or private treatment plant
12. External lighting to be agreed
13. Contaminated land investigation to be agreed
14. Implement any agreed remediation agreed in relation to contamination
15. Unexpected contamination during construction
16. Air quality mitigation to be implemented
17. Implementation of agreed noise mitigation measures
18. Noise monitoring to be undertaken
19. Construction environmental management plan to be agreed
20. Restriction on delivery times
21. Ecological mitigation to be agreed
22. Implementation of landscaping scheme
23. Landscape management arrangements to be agreed
24. Protection of trees and hedgerows
25. Hours of operation for construction works to be agreed
Updates to officer report

4.54 – clarification that paragraph should read “...the proposal would not conflict with the requirements of S66(1) of the Listed Buildings Act 1990.”

4.32 In light of further information submitted on landscape impact (detailed below) para 4.32 of the committee report should be amended to read:

“In considering these comments in the context of the relevant planning policy requirements set out in DM2.1 and DM4.5 it is apparent that if there are significant adverse effects resulting from the proposal then the proposal should be refused. Officers consider that the level of harm identified above, which indicates major harm from the single viewpoint of those specifically identified above, and those immediately to the south of the site:

- Waveney House
- White House B&B

These are highlighted in the Landscape Partnership’s document entitled Focused Visual Impact Assessment. These are identified as being impacted upon by virtue of the scale of the development in paragraph 4.74 and 4.75 of the assessment. Taking into account the close proximity to the existing employment site and considering the proposed development is not located in an area of landscape protection, albeit noting the site is adjacent to a river valley, it is not considered the development would lead to significant adverse effects when taken as a whole.”

Additional condition:

Additional condition required in relation to the provision of acoustic fencing on-site has been requested by the Council’s Environmental Quality Team. It is considered that this is an acceptable request in planning terms.

Additional consultee responses:

Lead Local Flood Authority (LLFA)
- no comments received. Officer response: this does not preclude the granting of permission as conditions 10 and 11 deal with surface water and foul water drainage arrangements are to be agreed.

Anglian Water:
- no comments received. Officer response: this does not preclude the granting of permission for the reason referred to above in relation to the LLFA.

SNC Landscape Architect:
Comments from the Council’s Landscape Architect as referred to in paragraph 4.31 of the committee report are attached (Appendix 1 to this Update Sheet). These respond to a Focussed Landscape Visual Impact Assessment submitted on behalf of objectors to the application.
Officer response: Officers have taken these views into account as referred to in this Update Sheet and the revised paragraph 4.32 above.

Suffolk Wildlife Trust:

Habitat Regulation Assessment – screening document submitted addresses previously raised concerns. Concern also raised that no consideration given on impact on Redgrave and Lopham Fen as a Site of Special Scientific Interest, impact of noise on protected species or visual impact of development from fen.

Officer response to these three issues:

1) In consultation with Norfolk County Council Ecologist, the impact on the protected site has been considered and it is clear that it has been accepted there are no likely significant impacts on the qualifying features of the SAC/Ramsar Site. Therefore it follows that there should be no likely significant impacts on the SSSI notification features of the component SSSI unit, as they are effectively the same.

2) Noise impact is considered unlikely, existing noise levels must be taken into account and distance from site to fen (between 1-3km from site). As a precaution conditions for noise mitigation are recommended (as shown in published committee report).

3) The applicant’s LVIA does consider viewpoints E, F and G and whether the proposals will be viewable from Redgrave and Lopham Fen, concluding that there is a negligible significance of effects. In light of this, and the fact that the Fen is further away, it has not been seen as necessary to require further investigation/assessment.
Highways:

Agent has confirmed that temporary construction access is no longer required, description of development to be re-worded to reflect this.

Further information received from agent in respect of traffic matters following the submission of GH Bullard on behalf of objectors.

The Highway Authority has confirmed that:

Visibility issues from the site entrance have now been clarified with additional drawings. Forward vision splays are now shown on the proposed site access drawing.

Consideration is required to be given to the current level of visibility for the access points to dwellings to the south of the site and the effect that the slight moving of the road edge southwards will have and how this can be improved such that the vision is no worse than current. The additional details now provided show that the levels of visibility from the entrance to The Mill House particularly is currently poor. Some betterment of the current levels of visibility is proposed by the trimming back of foliage. However, the visibility figures are still low and I consider that the applicants must do all that they can to ensure that as much visibility as possible is provided. There are technical alternative options as the regulations do permit the slight narrowing of the central right turn lane down to 3m from 3.5m. This would negate the requirement for some of the widening of the road on the south side which the Agent indicates is 300mm at the entrance to The Mill House. However, I consider that this is a matter for the stage 2 construction details and the NCC design team to consider if consent is granted.

Officer response:
Sufficient information is now considered submitted to demonstrate satisfactory visibility splays can be provided to ensure highway safety in line with policy DM3.11 of the local plan subject to conditions outlined in the committee report.

Additional representations from Mr Falk, Mr and Mrs Porter & Mr Lambert

Representation from Mr Falk –

Application history
Officer response: Officers raised initial reservations about the scheme as part of a pre-application proposal, however, having taken the opportunity to undertake a detailed assessment as part of the formal application process it has reached its recommendation to approve based upon the assessment contained within the committee report.

Proposal violates pattern and intent of 20 years of planning control and enforcement on the site.
Officer response: officers are fully aware of the planning history of the site and this has been taken into account in the determination of the application.

Proposal not in accordance with Local Plan policies – EMP6, ENV8, DM1.1, DM2.7, DM1.3, DM3.8, DM3.13, DM4.5, DM4.9, DM4.10, JCS and NPPF and “Development considerations in the Waveney Valley”.
Officer response: Officers are satisfied that it has assessed the application against all relevant policies, however, it should be stressed that EMP6 and ENV8 are no longer applicable as they have been superseded by the South Norfolk Local Plan adopted in 2015.

Overdevelopment
Officer response: the Council has assessed the quantum of development put forward for the site and consider that it is acceptable in the context of all relevant policies.

E-mail from Mr & Mrs Porter in respect of the DLA rebuttal. Concerns regarding there being no room for screening, description of landscape as ordinary countryside is incorrect, why is this landscape being treated differently to that of the Openfield site in Wiltshire
Officer response: Officers are satisfied that they have fully assessed the landscape impact of the proposal having regard to all documents submitted on this matter.
The following matters have also been raised in further letters of representation, to which Officers consider are all covered in the committee report or in the above Update Sheet:

- Concern over use of and lack of conditions
- Required new highway junction cannot be built to the required highway safety standards.
- Proposal damages the setting of and multiple listed buildings and the height of the industrial structures and lack of effective screening will harm the surrounding landscape.
- Future of care home placed in jeopardy.
- Acceptable control conditions have not been established. Noise – none of the noise reports submitted have been approved by the Environmental Quality Team, noise levels predicted will be intolerable.
- Dust impacts and explosive risk have not been considered. - Officer response, the list of conditions includes one relating to air pollution and explosion risk is a health and safety issue as identified in the committee report.
- Site Drainage
- Economic benefits not established, over riding economic benefits not possible.
- Location of site unsuitable as focus for regional traffic
- Impact on adjacent RAMSAR and SSSI sites
- Visual grounds
- Heritage
- Tree removal

Letter of support from G Easton & Sons Ltd confirming that they and other businesses would benefit from larger capacity grain storage sites in the local area. Reading through the documentation my assessment is that officers have taken objections seriously and incorporated a robust set of conditions and they support the recommendation.

Members will also be aware that they have received lobbying material directly.
Appl. No : 2016/0482/F
Parish : DICKLEBURGH & RUSHALL
Applicants Name : Mr Chris Smith
Site Address : Land North Of Harvey Lane Dickleburgh Norfolk
Proposal : Residential development of land to provide 22 dwellings, together with access, parking and associated infrastructure

Decision : Members voted 6-5 to authorise the Director of Growth and Localism to Approve

Approved with conditions

1. Time limit full permission
2. In accordance with plans
3. Standard highways conditions including promotion of signage and location of 20mph and 30mph speed limit to be agreed
4. Future management and maintenance of roads
5. Details of construction of roads and footways
6. Off-site highway works for footpath
7. Construction worker parking
8. Materials to be agreed
9. Surface water drainage scheme
10. Fire hydrant to be provided
11. Landscaping management
12. Biodiversity management plan
13. Contaminated land
14. Construction management plan
15. Renewable energy
16. Water efficiency

Subject to no substantive new comments being received in the remaining consultation period and completion of S106 agreement to secure affordable housing and commuted sum for off-site play equipment improvements.

Updates to officer report

Additional consultee responses:

County Ecologist
As the plans stand, they do not appear to be in conflict with our original recommendations made on 14th March 2016.

Additional representations:

12 additional letters of objection received and a petition with over 100 signatures (summarised):
- Harvey Lane is narrow and already has a lot of traffic.
- Concerns over the safety of children and other users of the lane.
- Little difference from the previous proposals
- Very little or no consideration made to safety of all road users.
- Concerns over proposed white-line for pedestrians
- Request to receive comments by 1 March, represents is a prohibitive timescale and one which allows no opportunity to include into the already published Committee Report.
- Proposals do not meet the Local Plan Policy DIC1 which calls for ’Local Highways Improvements’.
- Fails to provide a “safe” route for pedestrians, existing and proposed from the development.
Concerns that profit is being put before the safety of road users.
Lane is not wide enough for cars to pass each other.
Development needs to include appropriate footways to provide safe access to the village infrastructure.
Concerns over visibility of junction at The Street and Harvey Lane.
A more sustainable solution would have seen the provision of a pedestrian route of at least 1.5m width, contiguous for the length of the lane.

District Member (Cllr Hudson) (summarised):
- Do not consider that the application meets the requirements of Policy DIC1.
- The revised proposed highways improvements would need to be resolved both for both vehicular traffic and pedestrians before I would be position to recommend approval.
- White line painted margin is not providing safe access. No attempts have been made to improve safe access in the section of road since the application was last considered.
- Either the application of deferred to bring forward a footpath for the full extent of Harvey Lane on the southern side, or it is refused on grounds of inadequate pedestrian facilities.

Richard Bacon MP (summarised):
- No objection in principle to the provision of housing at this location.
- Declare a conflict of interest as my children attend Dickleburgh VC Primary School. Although they travel to the school by car from a neighbouring village.
- Concerned that not enough effort has been put into keeping pedestrians on Harvey Lane safe, particularly children walking to the village school.
- Shares concern that the pedestrian margin is ‘a theoretical barrier’ and will offer no protection.
- Considers that in the interests of the current and future residents that a better solution is found to the highways issues.
- Suggests that if land were to become available along the southern side of Harvey Lane, it would enable the carriageway to be widened and a proper footway provided. The obvious solution is for county, district and parish councils to jointly hold further discussions with local landowners with a view to acquiring a small sliver of land along the south side of Harvey Lane.
- Would be grateful if the Development Management Committee would again vote to defer this application to enable such discussions to be pursued to a satisfactory conclusion.
- Notes that this application does not provide any serviced plots for those who wish to build their own homes.

Members will also be aware that they have received lobbying material directly.
Major applications or applications raising issues of significant precedent

| 3 | Appl. No  | : 2016/0627/F |
|   | Parish    | : WYMONDHAM |
|    | Applicants Name | : Mr James Alston |
|    | Site Address | : Land At Chapel Road And Bunwell Road Spooner Row Norfolk |
|    | Proposal    | : 30 residential dwellings (17 dwellings at Bunwell Road and 13 dwellings at Chapel Road), with associated open space, highways and landscaping works |
| Decision | : Members voted 10-0 (with 1 abstention) to authorise the Director of Growth and Localism to Approve |

Approved with conditions

1. Standard time limit
2. In accordance with plans
3. External materials as in accordance with schedule
4. Boundary treatments as in plans except for southern boundary to Bunwell Road site which are to be agreed
5. Boundary treatment to be agreed to southern boundary of Bunwell Road
6. Landscaping management and maintenance arrangements to be agreed
7. Highways conditions
8. Noise and dust management scheme to be agreed
9. Unknown contamination
10. Surface water to be agreed
11. Foul water to be agreed
12. Ecology recommendations and management to be adhered to
13. Requirements of energy efficiency statement to be complied with
14. Fire hydrant to be provided

Subject to no new substantive issues being raised in remaining consultation period; and

Subject to S106 to secure affordable housing, open space management and maintenance arrangements and contributions in the form of a “schools payment” and a “community payment”. It should be noted that the two aforementioned are offered again as a positive gesture as was the case in the last S106 agreement, however it should be noted that there is no planning requirement to provide them and as such no weight is attached to these in the decision-making process.

Updates to officer report

Additional consultee responses:

LLFA – no objection subject to conditions.

Highway Authority – further revisions are required in respect of including the realignment of the ditch and frontage footway on to the application site at Bunwell Rd. include full extent of visibility to the north of the site access. Revise position of lay bys on the chapel road scheme as requested previously.
Office response: These revisions can be resolved satisfactorily subject to receipt of further plans, however, to reflect the need for these to be submitted to the Council the recommendation should be revised to give delegated authority to the Director of Growth and Localism to approve subject to conditions, S106 and receipt of satisfactory plans which address the observations of the Highway Authority (NCC).

Anglian Water – no comments received.

Office response - This does not preclude the granting of consent. Foul water drainage and surface water drainage arrangements are both to be dealt with via suggested conditions 10 and 11.

SNC Design and Conservation Officer

Chapel Road
Building for Life score 8 greens, 3 ambers, 1 red
The scheme is appropriate for linear development – and the landscape buffer will create an attractive rural streetscene and an attractive frontage area for the properties which is well overlooked. The street is a cul-de-sac, but only in the vehicle rather than pedestrian sense. It is unfortunate that this site is separated from the other side in terms of affordable housing provision – and consequently the public space is not as good as on the other site. Recreational space and play equipment is some distance away.

Office response: It should be noted that the 1 red is scored due to the concentration of all of the affordable dwellings on this site. As set out in paragraph 4.14 of the report, this is consistent with the arrangement previously agreed under the outline application, there is no objection to this arrangement from the Council’s Housing Enabling and Strategy manager.

Bunwell Road
Building for Life score 11 Greens 1 amber
This is a ‘neat’ scheme. The village green is of particular value. The development has a good level of informality in the layout and housing without resorting to elongated cul-de-sacs, and this lends itself well to a more rural rather suburban character.

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>2016/2388/F</th>
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<tr>
<td>Parish</td>
<td>Poringland</td>
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Applicants Name: Mr Sean Marten (David Wilson Homes, Eastern Counties)
Site Address: Land North Of Stoke Road Poringland Norfolk
Proposal: Full planning application for up to 120 dwellings (Phase 2), senior recreation space, children's plays space and associated infrastructure.

Decision: Members voted 5-4 (with 2 abstentions) for Approval

Approved with conditions

1. Time limit full permission
2. In accordance with plans
3. Standard highways conditions
4. Future management and maintenance of roads
5. Details of construction of roads and footways
6. Construction worker parking
7. Materials to be agreed
8. Surface water drainage scheme to be implemented as agreed scheme prior to any other works taking place
9. Foul water drainage strategy
10. Fire hydrant to be provided
11. Landscaping scheme and management plan
12. Biodiversity Management Plan to be submitted
13. Contaminated land
14. Construction management plan
15. Programme of archaeological mitigation work
16. Renewable energy
17. Water efficiency
18. Levels to be agreed

Subject to completion of S106 agreement to secure affordable housing and open space.

Updates to officer report
Update to paragraphs 4.2 and 4.43:
The application site area and open space figure quoted in the planning application and subsequent assessment omitted the area of POS within the red line to north. Accordingly the total site area is 8.1 ha, the total area of POS is 3.42ha and the gross density is 14.8 dph. The conclusions of the assessment remain the same as reported and the site layout and redline boundary remain unchanged.

Update to paragraph 4.19:
Conditions relating to surface water for Phase 1 of the development have now been agreed and discharged.

Update to paragraph 4.53:
The total number of affordable units proposed is 38. The tenure split referred to in paragraph 4.59 is 15 affordable rented dwellings and 4 discounted market units in the south east corner. The central area of affordable units is 17 affordable rent and 2 discounted market units.

Information has been submitted that demonstrates how the proposals comply with the South Norfolk Place-Making Guide design principles as well as explaining the approach to achieving this by carrying out a Building for Life 12 evaluation, which has been reviewed and scores 11 greens out of 12.

5 Appl. No : 2016/2668/O
Parish : WYMONDHAM

Applicants Name : Mountleigh Development Holdings
Site Address : Old Sale Yard Cemetery Lane Wymondham Norfolk
Proposal : Outline planning permission for residential development only with associated access, parking and public open space on 1.69ha of land. All matters other than means of access are reserved for consideration at a later date.

Decision : Members voted unanimously to authorise the Director of Growth and Localism to Approve

Approved with conditions

1. Time limit outline permission
2. In accordance with plans
3. Standard highways conditions
4. Future management and maintenance of roads
5. Details of construction of roads and footways
6. Off-site highway arrangements to be agreed
7. Construction worker parking
8. Materials to be agreed
9. Surface water drainage scheme
10. Foul water drainage details to be agreed
11. Fire hydrants to be provided
12. Landscaping scheme and management
13. Tree protection plan to be agreed
14. Tree retention plan to be agreed
15. Biodiversity Management Plan to be submitted
16. Ecological improvements to be implemented
17. Contaminated land scheme to be submitted
18. Implementation of remediation scheme
19. Contaminated land during construction
20. Construction management plan to be submitted
21. Renewable energy
22. Water efficiency
23. Safety Audit to be submitted

Subject to no substantive new issues being raised in the remaining consultation period and the completion of S106 agreement to secure affordable housing and commuted sum for off-site older children/adult open space.

6   Appl. No     :  2016/2837/RVC
Parish      :  BAWBURGH

Applicants Name  :  Mr Ivor Wills
Site Address  :  Land North Of Bawburgh Road Bawburgh Norfolk
Proposal  :  Variation of Condition 6 - Working Hours - 0700 - 2100 November to June, 0800 - 1800 Sat and Sundays, 0600 - 2300 July to October including weekends, Bank holidays as required within the above limits and Condition 8: revised Lighting Plan for the proposed site of permission 2016/1303/F

Decision  :  Members voted unanimously for Approval

Approved with conditions

1  In accordance with approved details and previous conditions
2  Amended hours of use
3  Amended lighting condition
Applicants Name: Mr Andrew Taylor  
Site Address: Land South-west Of Newfound Farm Colney Lane Cringleford Norfolk  
Proposal: Discharge of condition 6 - design code report of permission 2013/1793 (outline planning permission for a development for up to 650 dwellings together with a small local centre, primary school with early years facility, two new vehicular accesses off Colney Lane, associated on-site highways, pedestrian and cycle routes, public recreational open space, allotments, landscape planting and community woodland)

Decision: Members voted unanimously for Approval that the Design Code be approved pursuant to condition 6 of planning permission 2013/1793 subject to the resolution of outstanding matters of minor amendment and clarification.

Updates to officer report

Design Code document has been amended following publication of the Committee agenda with the following minor amendments:
- Roofscape details added
- Street tree terminology amended to accord with SNC Landscape Architect requirements
- Minor corrections and clarifications made
- Commitment to amend the document prior to determination to strengthen the green landscaped link between key space 6 and the green walkway to the west (keyspace 7)

Parish Council comments on amended Design Code:
- Agree with Officers that there should be a break between storey heights of building and that three storey buildings should be avoided adjacent to the school site (officer note: document has been updated to reflect this)
- Seek clarification on garage sizes from SNC (Officer note: Officers have clarified to PC the minimum garage sizes required in line with Parking standards 2007)
- Agree detail on roofscape as per Officers request is required (officer note: document has been updated to reflect this)
- General comment of open boundary treatments

SNC Design and Conservation Officer comments on amended document:  
No objection and happy with document as amended

SNC Landscape Architect comments on amended document:
- Text regarding street trees is now acceptable.
- Reference still required in the document to make more of a green landscape link between key space 6 to key space 7 to the west.
- Subject to this minor addition, no objection.

Correction:
Para 5.1 from ‘Cringleford Town Council’ to ‘Cringleford Parish Council’.

Recommendation: remains unchanged as as set on page 125 of the report - To agree design code be approved pursuant to Condition 6 of planning permission 2013/1793 subject to the resolution of outstanding matters of minor amendment and clarification.
8  Appl. No : 2016/0466/O
Parish : WOODTON

Applicants Name : Mrs Juliet Read
Site Address : Land North West Of The Street Woodton Norfolk
Proposal : Outline planning application with some matters reserved for 21 new residential units (with secondary access from Suckling Place for emergency use and for pedestrian / cycle access)

Decision : Members voted unanimously to authorise Director of Growth and Localism to approve

Approved with Conditions
1  Outline Permission Time Limit
2  Standard outline requiring reserved matters
3  Ecological mitigation
4  Surface water drainage scheme
5  Water Efficiency
6  Provision of fire hydrant
7  Highway conditions
8  Tree Protection
9  Contamination
10  Details of air source heat pumps

Subject to S106 agreement to secure affordable housing, open space and commuted sum for play equipment

Subject to submission of additional arboricultural information and amendments to the indicative site layout to the satisfaction of the Landscape Architect and the Highway Authority

Updates to officer report

Change to recommendation:
There has been a delay in submitting the further arboricultural information and tweaks requested by the highway authority. As a consequence, the recommendation is amended to “Authorise Director of Growth and Localism to approve subject to submission of additional arboricultural information and amendments to the indicative site layout to the satisfaction of the Landscape Architect and the Highway Authority.”

9  Appl. No : 2015/2463
Parish : HINGHAM

Applicants Name : Paul Legrice – Abel Homes
Site Address : Land south of Norwich Road, Hingham
Proposal : Proposed Deed of Variation to the S106 for the consent for the proposal for the erection of 88 new homes plus associated roads and landscaping

Decision : Members voted unanimously for Approval that the Deed of Variation to Section 106 Agreement be secured

Approved
Development Management Committee

Other Applications

10  Appl. No : 2016/2987/F
Parish : HETHERSETT

Applicants Name : Saffron Housing Trust Ltd
Site Address : Land East of 10 and 12 Ketts Close Hethersett Norfolk
Proposal : Proposed 2no. semi-detached bungalows (affordable housing)

Decision : Members voted 5-4 (the Chairman used his casting vote) for Approval

Approved with Conditions

1  Full Planning permission time limit
2  In accordance with amendments
3  External materials to be agreed
4  Slab level to be agreed
5  New Water Efficiency
6  Surface Water to be agreed
7  Provision of parking
8  Reporting of unexpected contamination
9  Implementation of boundary treatment
10  Tree protection
11  PD rights removed for first floor openings and roof alteration/extension

Updates to officer report

Clarification
Notwithstanding the map produced in the agenda is for the purposes of identifying the site. The application site has been incorrectly plotted and is shown small than the proposed site plan is.

Lobbying material sent to members both from applicant and objectors

Parish Council recommend refusal

11  Appl. No : 2016/3012/F
Parish : HETHERSETT

Applicants Name : Mr Sam Watts
Site Address : Land To The Rear Of 25 South Croft Hethersett Norfolk
Proposal : Demolition of existing garages and erection of 4 No 1 bedroom bungalows

Decision : Members voted 8-1 (2 abstained) for Approval

Approved with conditions

1  Full Planning permission time limit
2  In accordance with amendments
3  External materials to be agreed
4  Slab level to be agreed
5  New Water Efficiency
6  Boundary treatment to be agreed
7  Contaminated land - submit scheme
8  Reporting of unexpected contamination
9  Provision of parking, service
10  Retention trees and hedges

25
11 PD rights removed for first floor openings and roof alterations/extension

12 Appl. No : 2017/0252/H
   Parish : CHEDGRAVE

   Applicants Name : Mrs Claire Day
   Site Address : 18 Langley Road Chedgrave Norfolk NR14 6HD
   Proposal : Rear single storey extension

   Decision : Members voted unanimously for Approval
              Approved with conditions
              1 Full Planning permission time limit
              2 In accord with submitted drawings
              3 Matching Materials

Applications on land owned and submitted by South Norfolk Council

13 Appl. No : 2017/0046/A
   Parish : DISS

   Applicants Name : Mr Daniel Infanti
   Site Address : Diss Leisure Centre Victoria Road Diss Norfolk IP22 4JG
   Proposal : Proposed banner on front fascia with changeable content

   Decision : Members voted unanimously for Approval
              Approved with conditions
              1-5 Standard advert conditions
              6 In accord with submitted drawings
              7 Advert details as submitted
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Growth and Localism

Major Applications

1. Appliance No: 2017/0219/F
   Parish: GELDESTON

   Applicants Name: Mr Julian Wells
   Site Address: Land North West Of Kells Way Geldeston Norfolk
   Proposal: Erection of 13 residential units (Class C3) with associated landscaping, drainage and highways works

   Recommendation: Authorise Director of Growth and Localism to approve.
   1. Full Planning permission time limit
   2. In accordance with amended plans
   3. Surface water drainage to be agreed
   4. Ecological mitigation and enhancements to be agreed
   5. Highway conditions
   6. External materials to be agreed
   7. Slab level to be agreed
   8. Boundary treatment to be agreed
   9. Landscaping scheme to be agreed
   10. New water efficiency
   11. Renewable energy provision

   Subject to resolution of satisfactory highways access arrangements and affordable housing provision and subject to S106 agreement to secure affordable housing

1. Planning Policies

1.1 National Planning Policy Framework
   NPPF 06: Delivering a wide choice of high quality home
   NPPF 07: Requiring good design
   NPPF 10: Meeting the challenge of climate change, flooding and coastal change
   NPPF 11: Conserving and enhancing the natural environment
   NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy
   Policy 1: Addressing climate change and protecting environmental assets
   Policy 2: Promoting good design
   Policy 4: Housing delivery
   Policy 15: Service Villages

1.3 South Norfolk Local Plan
   Development Management Policies
   DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk
   DM1.3: The sustainable location of new development
   DM3.1: Meeting Housing requirements and needs
   DM3.8: Design Principles applying to all development
   DM3.11: Road safety and the free flow of traffic
   DM3.12: Provision of vehicle parking
   DM3.13: Amenity, noise, quality of life
   DM4.2: Sustainable drainage and water management
1.4 Site Specific Allocations and Policies
GEL 1: Land west of The Kells

1.5 Supplementary Planning Document
South Norfolk Place Making Guide 2012

Statutory duties relating to Conservation Areas:

S72 Listed Buildings Act 1990 provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

2. Planning History

2.1 No planning history

3. Consultations

3.1 Parish Council

Object
- combined with the 2017/0224 there will be an additional 17 houses, likely to add a further 34 vehicles
- need to consider the 5-10 year development of this part of the village as the plan shows access to the second part of the development
- Geldeston Hill is a narrow pinch point with a lot of on-street parking as a number of properties do not have their own parking space
- these developments mean reduced parking and greater traffic
- access to the development should be from Yarmouth Road
- GEL1 states an allocation of approximately 10 houses, the current application is for 13 houses which is at odds with the policy and too dense.
- concerns about the foul drainage system on Kells Way
- the mains supply is not large enough and they state that offsite reinforcement will be required. This amounts to 250 metres of new 180mm water main so there will be disruption during these works
- concerns about increased run-off of water. Flood alleviation measures must be added to ensure good soakaway capacity in an area of flood risk

3.2 District Member

To Committee
- Highway concerns

3.3 Waveney Lower Yare & Lotingland IDB

No comments received

3.4 SNC Landscape Architect

Insufficient information regarding the existing trees
- concerned that potentially significant trees are to be removed to facilitate the access
• submitted tree survey does not clarify why all five of the trees have to be removed when the available information implies that at least one has the potential to be retained
• it would be more in keeping with the rural setting if the garden boundaries along the south had hedging facing the footpath
• moving the field access in response to other comments needs to consider that existing hedgerows are not lost as a consequence
• the hedged boundary on the north is the minimum that we could expect to address the requirement in GEL1. It will be critical to establish a management regime for this planting

3.5 NCC Highways
Revised plans required
• 20mph zone should cover existing Kell's Way along with new state road
• need to consider how access road connects with Kell's Way, suggest turning access road into shared surface road with dropped kerb crossing at entrance
• improve pedestrian crossing facilities to The Street for accessing local services
• should be no agricultural access to field to north
• improve remainder of public footpath outside of site
• amendments to visibility splays
• layby for Anglian Water service vehicles is too small
• if there is to be access to Rose Cottage this needs to be shown on the plan

3.6 NCC Public Rights Of Way
• part of public right of way will require diversion or extinguishment
• remainder of public right of way should be upgraded to the west of the site

3.7 Anglian Water Services Ltd
• development site is within 15 metres of a sewage pumping station.
• Dwellings located within 15 metres of the pumping station would place them at risk of nuisance and therefore this should be taken into account in the site layout
• wastewater treatment plant and foul sewerage network have capacity

3.8 SNC Conservation And Design
Generally supports scheme but clarification over whether trees can be retained

3.9 NCC Ecologist
Conditional support
• satisfied that potential impact on protected species and nearby SSSI, SPA and SACs are low
• condition to require mitigation, enhancements and reptile surveys to be carried out

3.10 SNC Housing Enabling & Strategy Manager
No objection
• subject to approval of planning application 2017/0224 to compensate for the shortfall of affordable housing in this application

3.11 NHS England
No comments received

3.12 NHSCCG
No comments received
Development Management Committee

3.13 NCC Lead Local Flood Authority

Conditional support

3.14 Other Representations

6 letters of objection
- proposal is for more houses than originally proposed
- road won't support the volume of traffic to build these houses
- increase in amount of traffic passing my house
- not much space to park so lots of cars park on Kells Way
- the road up the hill is very narrow even without cars parking on it
- access should be moved to the Old Yarmouth Road
- water and sewage system would be overloaded
- south-east corner of field prone to flooding
- would hate to see our peaceful village become overcrowded
- development will swallow up West End into a built-up area and destroy its character and setting
- incomplete ecological survey
- swales could provide ecological benefit but poorly located and maintenance needs to be addressed
- hedgerow along northern boundary inadequate
- no public open space provided
- layout should be reconfigured to reflect village form
- greater containment of development required

1 letter suggesting traffic calming measures to address traffic issues along Kells Way

1 letter noting that there should be an access shown to Rose Cottage

4 Assessment

Site description and proposal

4.1 The site comprises the southern part of an existing field. The land rises from the south-eastern boundary of the site to the north-west away from the valley floor of the Waveney valley. It is accessed from a private track off Kell’s Way and separates the main part of the village of Geldeston to the south-east from a small detached area of settlement known as West End to the north-west.

4.2 The proposal is a full panning application for 13 dwellings. It is to be accessed from Kell’s Way with the existing access track upgraded to an access road. Of the 13 dwellings, three are proposed as affordable dwellings.

4.3 In addition, the new access road has been designed to enable access to a site within the built-up area of Geldeston on which there is a separate proposal by Saffron Housing Trust for four dwellings. This proposal is the subject of planning application 2017/0224 and is dependent on this application establishing an access to the site. This application would need to be approved before 1st April 2017 to secure grant funding. At the Ward Member’s request both these applications are being brought before Members for consideration. Whilst there are still some key issues to be addressed for the 13 dwellings proposed under 2017/0219, Officers are conscious of the grant deadline for 2017/0224 and so are seeking delegated authority to resolve final matters relating to highways and affordable housing.

4.4 The main issues are the principle of development, the detailed design of the scheme and how it relates to adjoining development, the impact on the wider landscape, the potential loss of trees adjoining the access from Kell’s Way, the impact on the amenities of existing properties and the suitability of the access to serve the level of development proposed.
4.5 Policy 15 of the Joint Core Strategy identifies Geldeston as a service village in which allocations of 10 to 20 dwellings have been provided for the period between 2008 and 2026.

4.6 Policy GEL1 allocates the site for approximately 10 dwellings. In addition, the policy contains the following requirements:

- Access from Kell’s Way
- Local highways improvements and the provision of a safe access
- A landscaping belt along the northern boundary to preserve the rural aspect from Yarmouth Road to the north
- Wastewater infrastructure capacity must be confirmed prior to development taking place
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources

4.7 The application comprises of 13 dwellings which is above the approximately 10 dwellings allocated in the Local Plan. However in considering whether this resultant effect on the total number of dwellings other material considerations must also be taken into account.

4.8 Part 1 of Policy DM1.3 states that new development should be located so that it positively contributes to the principle of sustainable development. The policy seeks development to be on allocated sites and of a scale proportionate to the level of growth planned in that location, and the role and function of the settlement within which it is located. The scheme meets the requirement of this policy.

4.9 In regard to the requirements of Policy GEL1, the access is from Kell’s Way and landscaping proposed on the northern boundary as required. These issues, and local wastewater capacity, are covered in the sections of the report below. In regard to the additional dwellings above the approximately 10 dwellings set out in the policy it is considered that this additional level of development is relatively minor and the site is clearly large enough to accommodate it without overdeveloping the site. Paragraph 58 of the NPPF should also be considered, which requires that planning decisions should aim to ensure that development optimises the potential of the site to accommodate development. Density is relatively low and in keeping with the surrounding area. As such it is not considered that there is an objection in principle to a development of 13 dwellings on this site.

4.10 Given the contents of paragraph 49 of the NPPF it is necessary to determine whether the scheme represents sustainable development having regard to the content of the NPPF.

4.11 Sustainable development has three dimensions: economic, social and environmental. The NPPF goes on to stress in paragraph 8 that these are not to be undertaken in isolation as they are mutually dependent. The NPPF also sets out 13 themes for delivering sustainable development but considers its meaning of sustainable development has to be taken as the NPPF as a whole.

4.12 The assessment is undertaken having regard to the three roles expressed within the NPPF, and which have been reiterated in Policies DM1.1 and DM1.3 of the South Norfolk Local Plan. The assessment of each role also draws upon the relevant Local Plan policy where relevant.
Development Management Committee 29 March 2017

Economic role

4.13 The NPPF highlights the economic role as "contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure."

4.14 The construction of 13 dwellings, and the further four that would be enabled on the adjoining site, in a service village would help enhance the economic vitality of the village through local spending from future occupants of the dwellings.

4.15 In addition to the above, the scheme would also provide some short term economic benefits from construction of the dwellings.

Social role

4.16 The NPPF confirms the social role as "supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the country's needs and support its health, social and cultural well-being."

4.17 Given the site is allocated it is evident that this site is clearly part of the Council's strategy for meeting housing need within the district and as such would contribute to the stated social aim of the NPPF to provide the supply of housing to meet present and future need.

4.18 The social role highlights the need for housing to have appropriate access to a range of local services. Geldeston is identified as a service village with a range of local services, including a village hall and two public houses. In addition, public transport is provided through a bus service linking the village to Beccles and Bungay. All can easily be reached on foot from the site.

4.19 The proposal includes the provision of affordable housing. On the site itself, three dwellings are proposed which is below the requirement of Policy 4 of the JCS which requires four affordable dwellings for a development of this scale. As noted above, this application is linked to an application by Saffron Housing Trust for four chalet bungalows to be sold on shared ownership terms on an adjacent site. As access to that site is provided through this development, this application can be seen as enabling the delivery of four further affordable homes. Financial evidence provided demonstrates to the satisfaction of the Council's Property Consultant that due to the costs associated with access rights to each site that the affordable housing requirement proposed in this application is justified. The Council's Housing Strategy and Enabling Officer raises no objection and officers consider development of this allocated site will bring forward a site for affordable dwellings that could not otherwise be developed which provides further social benefits. Further discussions are being undertaken on the affordable housing provision and an update will be provided to committee.

4.20 In regard to the general mix of housing, in addition to the affordable dwellings the development proposes a mix of three bedroom and four bedroom dwellings for the open market. It is considered that this mix of size of dwellings meets the requirements of Policy DM3.1.

Environmental role

4.21 The NPPF confirms the environmental role as "contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."
The development has been subject to a Building for Life Assessment which concludes that the scheme is appropriate for the site, taking into account the traditional and more modern development of significance close to the site, but also having a distinctive character of its own. Although effectively creating a cul-de-sac, overlooked footpaths retain connection to the neighbouring housing estate. Concern is raised about the loss of trees at the access to the site, which is considered further later in the report. Overall, the Building for Life gives the development nine green ratings (for facilities and services, access to public transport, meeting local housing requirements, working with the site and its context, creating well defined streets and spaces, car parking, public and private spaces, external storage and amenity space) and three amber ratings (for connections, ease of finding your way around and streets for all). It is therefore considered that the layout and design of the development accords with Policy 2 of the Joint Core Strategy and Policy DM3.8 of the Local Plan.

The site is adjacent to a conservation area. Section 72 of the Listed Buildings Act 1990 requires assessment of the effect of development upon the Conservation Area. Consideration of the impact on this heritage asset also needs to be considered against Policy 1 of the Joint Core Strategy and Policy DM4.10 of the Local Plan.

The scheme has been designed to relate to the Tayler and Green housing which is recognised in the Building for Life Assessment as noted above. As such it is considered that the development would not result in harm to the setting of the conservation area and is therefore considered to comply with Policy DM4.10. Equally in consideration of the Council's duties under the Act it is considered for the reasons set out above that the proposal would not adversely affect the Conservation Area.

The application proposes the removal of a number of trees along the access from Kell’s Way as part of the widening of the access required into the site. The Council's Landscape Architect has commented that these trees are potentially significant (and protected by the fact that they are within the Conservation Area) and therefore should be retained where possible under Policy DM4.8. The Landscape Architect has also commented that the submitted Tree Survey does not adequately address why they all need to be removed. Further justification is being sought to address this issue and if possible to retain as many of the trees as possible. Any further progress on this matter will be reported to members at the meeting.

In regard to other issues regarding the landscaping of the site, the Landscape Architect has also commented in regard to the boundary treatment on the southern and northern boundary. At the time of writing this report these matters are being negotiated with the applicant and an update will be given to committee on this matter and compliance with Policy DM4.9.

In regard to the impact on the amenities of existing neighbours, the main concern is the relationship of Plots 1, 2 and 3 with existing properties on Kell’s Way. The proposed properties are two storey and therefore introduce overlooking onto existing properties from where there is currently no development. However, there are reasonable separation distances, particularly given the presence of the existing access track which divides the curtilages of the two sets of properties. At the other end of the development, Plot 11 also adjoins an existing dwelling but given the size of both the new plot and the existing curtilage of the existing property as well as the position and orientation of the proposed dwelling in this plot it is not considered that there will be any adverse impact in this instance. Overall, it is considered that the proposed development will comply with Policy DM3.13.
The application is supported by a Drainage Strategy to account for the local flood risk issues and surface water drainage at this location. The Lead Local Flood Authority have commented that they welcome that Sustainable Drainage Systems have been proposed at this location and advise that they have no objection to the proposal subject to a condition being imposed on any planning permission requiring the detailed design of the drainage system to be agreed. Anglian Water has also confirmed there is capacity in regard to foul water disposal to accommodate the proposed development. It is therefore considered that the proposal complies with Policy DM4.2.

In regard to the ecological impact of the development, an Ecological Survey has been submitted that conducted a desk survey and site visit. The site is within the Natural England Impact Risk Zones for the Broadland RAMSAR, Broadland Special Protection Area (SPA), The Broads Special Area of Conservation (SAC) and Geldeston Meadows SSSI. The report concludes that the proposed development is unlikely to pose a risk to these areas. Norfolk County Council's Ecologist has advised that they agree with this view given the number of dwellings and that the site is bordered by development to some degree to the east and the west. The Ecologist is also satisfied that the potential impact on protected species is low and that any impact can be mitigated. A condition is therefore recommended requiring implementation of the mitigation and enhancements identified in the report and the carrying out of reptile surveys.

Access and highway safety

A number of comments have been raised by local residents, the Parish Council and the local District Member querying the suitability of accessing the site through Kell's Way, mainly due to concerns relating to existing on-street parking on this road. An alternative has been suggested of accessing the site from Yarmouth Road to the north. This would require a roadway to be constructed across the remainder of the field to the north between Yarmouth Road and the site.

Policy GEL1 is quite explicit that access to the site should be via Kell's Way. An alternative means of accessing the site would therefore need to be justified. It is accepted that the access from Kell's Way is now to serve more dwellings than originally envisaged, both within this application site and on the adjoining land. However, it is not considered good planning in terms of integrating the new development to the village to have it accessed separately from Yarmouth Road and the Highway Authority have also advised that it is their preference for the development to be accessed via existing estate roads rather than from a rural road with higher traffic speeds. As they do not consider there to be any highway safety implications from using the Kell's Way access it is therefore not considered to be appropriate to pursue an alternative means of access.

The Highway Authority have however raised a number of issues that they would like to see resolved prior to permission being granted, including the road type to be used within the development, pedestrian improvements at the junction of Kell's Way and The Street, improvements to the public right of way beyond the site boundary and small amendments to the layout itself. These are being pursued and it is recommended that delegated powers are granted to secure them in order to ensure the development complies with Policies DM3.11 and DM3.12.

In regard to the public right of way, the presence and alignment of the estate road will require a small section to be diverted and / or extinguished. The Public Rights of Way Officer has provided some comments on the best way to progress this matter.

Paragraph 75 of the NPPF seeks to protect and enhance public rights of way. Any application affecting public rights of way needs to consider whether diverted route meets these objectives. Guidance is also given in Circular 1/09 – Rights of Way Circular.
4.35 The disadvantages or loss likely to arise as a result of the stopping up or diversion of the way to members of the public generally or to persons whose properties adjoin or are near the existing highway should be weighed against the advantages of the proposed order. It is not considered that the amended route would significantly disadvantage the public right of way, and no property would be directly affected due to the location of the footpath amendment. The amendment to the route of the public right of way is therefore considered to be acceptable under paragraph 75 of the NPPF.

4.36 A Section 257 order under the Town and Country Planning Act 1990 (as amended) would need to be made to formally amend the public right of way.

Other issues

4.37 Anglian Water have commented that no dwelling should be within 15 metres of the pumping station on the southern boundary of the site. The nearest dwelling to the pumping station is Plot 1 which is over 15 metres thereby complying with the guidance set out in their comments.

4.38 One respondent commented that the development should include the provision of open space. However, at 13 dwellings the proposed development is below the threshold for requiring public open space or children’s playspace. Whilst the combined development with the adjoin Saffron site of 17 dwellings would take it over this threshold the fact that the sites are in different ownership and being brought forward by different developers means that they cannot be seen as one development and therefore no public open space is required.

4.39 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.40 This application is liable for Community Infrastructure Levy (CIL).

5 Conclusion

5.1 The principle of residential development, with the access and scale indicated within the application is acceptable given that the site is an allocation within the Local Plan and for the reasons outlined in this report accords with the policies identified. Subject to the views of the Highways Authority and confirmation of the affordable housing provision, and in accordance with the conditions listed above and a section 106 agreement to secure the affordable housing proposed the scheme is considered to represent a sustainable form of development as detailed in the above report.

Contact Officer, Telephone Number Tim Barker 01508 533848
and E-mail: tbarker@s-norfolk.gov.uk
Other Applications

2  
**Appl. No:** 2017/0224/F  
**Parish:** GELDESTON

**Applicants Name:** Saffron Housing Trust  
**Site Address:** Garage Site Off Kells Walk Geldeston Norfolk  
**Proposal:** Demolition of 3 existing garage buildings. Proposed development comprises 4 new dwellings, associated landscaping and infrastructure works and parking in addition to 6 replacement parking spaces.

**Recommendation:** Authorise Director of Growth and Localism to approve

1. Full Planning permission time limit
2. In accordance with amendments
3. Highways conditions
4. External materials to be agreed
5. Slab level to be agreed
6. New Water Efficiency
7. Windows to be obscure glazed
8. Removal of permitted development rights
Subject to amendments to the replacement parking being provided and subject to satisfactory highways access arrangements

1. **Planning Policies**

1.1 National Planning Policy Framework
   - NPPF 06: Delivering a wide choice of high quality home
   - NPPF 07: Requiring good design
   - NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy
   - Policy 1: Addressing climate change and protecting environmental assets
   - Policy 2: Promoting good design
   - Policy 3: Energy and water
   - Policy 4: Housing delivery
   - Policy 15: Service Villages

1.3 South Norfolk Local Plan
   - Development Management Policies
     - DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk
     - DM1.3: The sustainable location of new development
     - DM3.5: Replacement dwellings and additional dwellings on sub-divided plots within Development Boundaries
     - DM3.8: Design Principles applying to all development
     - DM3.11: Road safety and the free flow of traffic
     - DM3.12: Provision of vehicle parking
     - DM3.13: Amenity, noise, quality of life
     - DM4.9: Incorporating landscape into design
     - DM4.10: Heritage Assets

1.4 Supplementary Planning Document
   - South Norfolk Place Making Guide 2012
Statutory duties relating to Conservation Areas:

S72 Listed Buildings Act 1990 provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

2. Planning History

2.1 No recent planning history

3. Consultations

3.1 Parish Council  
Object
- combined with the 2017/0219 there will be an additional 17 houses, likely to add a further 34 vehicles
- need to consider the 5-10 year development of this part of the village as the plan shows access to the second part of the development
- Geldeston Hill is a narrow pinch point with a lot of on-street parking as a number of properties do not have their own parking space
- this development will result in the loss of garages and parking spaces. Overall, both developments mean reduced parking and greater traffic
- provide new parking spaces by lengthening the current lay-by on Geldeston Hill
- offer funding to residents in Kell’s Way without off-road parking to enable parking in front gardens

3.2 District Member  
To Committee
- Highways issues

3.3 SNC Water Management Officer  
No objections raised to surface water drainage scheme proposed. Advisory notes suggested.

3.4 NCC Highways  
Recommended that this application is not determined until adjacent application 2017/0219 is as we have made comments relating to the access road

3.5 SNC Landscape Architect  
Arboricultural Impact Assessment required to assess impact on retained trees
- Concern over loss of trees on access

3.6 SNC Conservation And Design  
Design acceptable following receipt of amended plans
- Remain concerned about new parking area to south for existing residents

3.7 Other Representations  
4 letters of objection
- concerned about traffic along Kell’s Way
- access to this site and the adjoining development should be from Old Yarmouth Road as Geldeston Hill is not adequate
- four dwellings will not be in keeping with the Tayler and Green houses that are on the estate as they have an Article 4 listing and are in a Conservation Area
- shoe horned into a small space. Social housing is not integrated into the Kell’s Way proposals

38
4 Assessment

The application seeks full planning permission for four dwellings on land to the north of Kell's Way, Geldeston and to the west of Kell's Walk. The application site currently forms a parking area with garages, as well as a portion of existing rear garden for No2 Kell's Walk.

4.1 The adjoining properties consist of single storey properties to the south and east and two storey properties to the north, whilst to the west is land currently in agricultural use that has been allocated in the Local Plan for residential development. It is through this land that it is proposed to access the development and there is currently a separate planning application (2017/0219) for bringing forward this allocation that includes an access road into the site. This application is therefore dependent on approval of that planning application.

Principle of development

4.3 Policy 15 of the Joint Core Strategy identifies Geldeston as a service village where further development is acceptable under Policy DM1.3 subject to other planning considerations. This approach is supported by the NPPF. The site itself is within the development boundary for Geldeston and so the principle of residential development is considered to be acceptable in terms of policy DM 1.3 of the local plan. The delivery of affordable housing will also help meet the identified need for affordable housing in the district, thereby complying with Policy 4 of the Joint Core Strategy. However access to this site is not possible unless site allocation GEL1, currently subject to application 2017/0219 is established.

Design, layout and impact on conservation area

4.4 Both Policy 2 of the Joint Core Strategy and section 7 of the NPPF require high quality design with importance being attached to the design of the built environment, with it seen as a key aspect of sustainable development. In addition, the site is within a conservation area. Section 72 of the Listed Buildings Act 1990 requires assessment of the effect of development upon the Conservation Area, and development also needs to comply with Policy 1 of the Joint Core Strategy and Policy DM4.10 in regard to the impact on heritage assets.

4.5 The Council's Senior Conservation and Design Officer has commented that the removal of the garages is welcomed from a design point of view. As the Heritage Statement states, the garages are a less successful aspect of the existing development, and a later addition to the original dwellings. He has also noted that the layout of the housing is well considered in relation to the existing housing in terms of respecting orientation and the grain of development.

4.6 In regard to the detailed design of the dwellings, a few amendments have been sought to ensure they respect the character of the surrounding Tayler and Green housing. Specifically, as initially proposed the design would have included gabled dormer windows. These are not a feature of Tayler and Green architecture. Revised designs, featuring catslide dormers have now been proposed and agreed as acceptable. In addition revisions have been made in design in regard to the chimney stacks to better reflect the character of the surrounding properties.

4.7 It is now considered that the scheme is of an acceptable design in regard to the form and character of the area, and one which enhances the conservation area thereby complying with Policies 1 and 2 of the Joint Core Strategy, and Policies DM3.8 and DM4.10. Equally in consideration of the Council's duties under the Act it is considered for the reasons set out above that the proposal would not adversely affect the Conservation Area.
4.8 The development will lead to a loss of existing parking. It is accepted however that the existing parking and garages are not ideally placed and as a consequence under-utilised. A parking survey has been carried out to establish exactly what the current use of the garages and parking area is. This established that there was an existing demand for six spaces. As a consequence the scheme proposes to retain this number of spaces for existing residents in the area.

4.9 The replacement parking is proposed in two parts. Firstly within site three spaces are proposed adjacent to a pedestrian link from the existing parking area to the existing dwellings. As such, these will relate well to the existing development and will also sit comfortably within the site and is therefore acceptable. However, the second element of the replacement parking is provided at the end of the existing access track from Kell's Way, where it will be enclosed on all sides by rear garden fences. Users would therefore need to walk back down the narrow access track. It is not felt that this is a satisfactory solution and therefore negotiations are in progress to provide alternative parking either within this or the adjacent site.

4.10 The Highway Authority have raised a number of comments relating to the access on planning application 2017/0219. These are in the process of being addressed, but subject to them being so and the above replacement parking issue resolved it is considered that the proposal complies with Policies DM3.11 and DM3.12.

Residential amenity

4.11 The proposals have a largely single storey form which given their orientation and distance to neighbouring properties should not result in an adverse impact in terms of dominance or loss of light. Some first floor accommodation is provided within the buildings but the dormer windows mentioned previously look away from existing dwellings and therefore do not introduce any overlooking. It is recommended that permitted development rights for first floor windows on elevations facing existing dwellings are removed to protect the amenities of these properties. Subject to this condition being imposed it is considered that the proposed development complies with Policy DM3.13.

Landscaping and impact on trees

4.12 An Arboricultural Impact Assessment has been submitted at the request of the Landscape Architect in regard to the impact on retained trees on the site. In addition, the access through the adjoining site raises issues in regard to the loss of trees where it meets Kell’s Way which is considered under planning application 2017/0224. An update will be provided on this issue once the findings of the Arboricultural Impact Assessment have been considered.

Other matters

4.13 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.14 The development would be liable for Community Infrastructure Levy (CIL) because they are new dwellings, but exemption can be claimed as they are affordable dwellings.
5.1 The application is acceptable on this site on the basis that access can be adequately provided through the allocated site GEL1 and subject to acceptable access arrangements being agreed in consultation with the Highway Authority and suitable replacement parking. The development on this basis is considered to represent a sustainable form of development. The appearance and layout of the development is considered acceptable for its context and it will not adversely affect the amenities of the neighbouring properties. As such the proposal accords with the NPPF, JCS and the Local Plan.

Contact Officer, Telephone Number  Tim Barker 01508 533848
and E-mail:                   tbarker@s-norfolk.gov.uk
3  
**Appl. No**: 2017/0240/F  
**Parish**: COSTESSEY

Applicants Name: Homespaces77 Limited  
Site Address: 19A Ruskin Road Costessey Norfolk NR5 0LL  
Proposal: Erection of new detached two storey dwelling

Recommendation: Approval with Conditions  
1. Full Planning permission time limit  
2. Accord with submitted plans  
3. External materials to be agreed  
4. Slab level to be agreed  
5. Proposed Access  
6. Obstruction of highway  
7. Highway encroachment  
8. New Water Efficiency  
9. No PD for Classes ABCDE & G  
10. Upper floor windows  
11. Surface Water

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design  
NPPF 10: Meeting the challenge of climate change, flooding and coastal change

1.2 Joint Core Strategy  
Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 4: Housing delivery  
Policy 9: Strategy for growth in the Norwich Policy Area

1.3 South Norfolk Local Plan  
Development Management Policies  
DM1.3: The sustainable location of new development  
DM3.11: Road safety and the free flow of traffic  
DM3.12: Provision of vehicle parking  
DM3.13: Amenity, noise, quality of life

2. **Planning History**

2.1 2013/1971 Proposed new 2 bedroom dwelling Approved

2.2 2016/2358 Variation of condition 2 of permission  
2013/1971 (Proposed new 2 bedroom dwelling) - Layout amended to take account of boundary position at east end of site following amalgamation of sites. Approved

2.3 2010/2079 Proposed new 2 bed dwelling Approved

2.4 2010/0268 Proposed new 1.5 storey dwelling Refused
Development Management Committee

Appeal History

2.5  2010/0268 Development Appeal Withdrawn

3.  Consultations

3.1 Town Council Recommend refusal - over development of site, not in keeping with surrounding bungalows, overlooking, off-street parking shown is misleading.

3.2 District Member To be determined by Committee. Principle is accepted but impact of increased size, new boundary and additional windows on residential amenity to be considered together with surface water drainage.

3.3 SNC Water Management Officer Recommend surface water drainage condition

3.4 NCC Highways No comments received

3.5 Other Representations 5 letters of objection
- out of keeping with bungalows
- will be dwarfed by two storey dwelling
- walls will be up against boundary
- will result in overlooking
- over development of site
- concern that flat roof will be accessed and cause overlooking.

Following first amendment
1 objection - proposal still too large for site

4  Assessment

4.1 The application site comprises of a plot of land located to the south east of 19 Ruskin Road and the north west of 12 Smithdale Road and within the development boundary for Costessey. Planning permission was originally granted under 2010/2079 for a dwelling on this site. Two further applications have been approved under 2013/1971 and 2016/2358 to vary the approved design. This application now seeks to re-position the dwelling slightly within the site, revise the roof design and add first floor windows. This application is reported to Committee as it has been called in by the district member.

4.2 The principle of this development has already been established in the granting of previous planning permissions. This is a material planning consideration, but each application must still be assessed on its own merits. The main considerations are the revised design, impact on the character of the surrounding area, existing residential amenity and local highway conditions. The proposed dwelling would now be set slightly further away from the north eastern (back) boundary, the single storey wraparound element of the design would now be entirely flat roofed with a parapet and first floor windows are now proposed in the north west, north east and south east elevations. The proposed dwelling would be rendered in two contrasting colours.
4.3 The siting, proportions and massing of the proposed dwelling would remain similar to that previously approved with the two storey element close to the street and set away from the boundaries of neighbouring properties. The surrounding area is characterised by a variety of external finishes, including render, and so the proposed finish would remain in keeping. A condition is recommended to restrict permitted development rights to allow the local planning authority to retain control over any future development of this small site. On this basis, it is considered that this revised proposal would have no greater impact on the appearance of the site and the character of the street than the previously approved scheme.

4.4 The only upper floor window in the approved scheme is in the south west (front) elevation with a roof light in the south east facing roof slope. This application now proposes two landing windows in the north east elevation, an en-suite window in the north west elevation and a bedroom window in the south east elevation. While these additional windows would improve the amenity of any future occupiers, concern has been expressed that they would introduce overlooking which would be harmful to residential amenity. It is proposed that the landing and en suite windows would be obscure glazed and the additional bedroom window would be high level. On this basis, it is considered that the additional windows would not introduce any overlooking and a condition is recommended requiring that these windows remain in this form at all times to protect neighbouring amenity. Therefore, it is considered that the revised scheme would have no greater impact on amenity than that previously approved.

4.5 The proposed access and parking arrangements remain as previously approved and the dwelling would be set back at least 2 metres from the edge of the carriageway as previously required by the Highway Authority. A condition is recommended in this respect and, on this basis, the revised scheme raises no new highways issues.

4.6 The Council’s water management officer has recommended that a condition be imposed in respect of surface water provision and concern regarding this matter has been raised by residents. While this condition has not been imposed on previous permissions, with the change in emphasis on addressing surface water issues at an early stage, its inclusion now is considered necessary and reasonable in this instance.

4.7 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.8 This application is liable for Community Infrastructure Levy.

5 Conclusion

5.1 The principle of development is established and it is considered that the revised scheme would have an acceptable impact on the character of the surrounding area, residential amenity and local highway conditions. As such the proposal is sustainable development and continues to accord with policies DM1.3, DM3.8, DM3.11, DM3.12 and DM3.13 of the South Norfolk Local Plan 2015 and policies 1, 2, 3 and 4 of the Joint Core Strategy.

Contact Officer, Telephone Number Blanaid Skipper 01508 533985
and E-mail: bskipper@s-norfolk.gov.uk
4 Appl. No : 2017/0247/F  
Parish : DISS

Applicants Name : Mrs Ewer - Saffron Housing Trust  
Site Address : Sub Division Of Garden At 131 Willbye Avenue Diss Norfolk
Proposal : Erection of 2 x 1 bedroom bungalows

Recommendation : Approval with conditions
1 Full Planning permission time limit
2 In accord with submitted drawings
3 New Water Efficiency
4 Slab level to be agreed
5 Boundary treatment to be agreed
6 External materials as submitted
7 Retention trees and hedges
8 Reporting of unexpected contamination
9 Provision of parking area
10 No additional windows at first floor
11 PD rights removed

1. Planning Policies

1.1 National Planning Policy Framework  
NPPF 06 : Delivering a wide choice of high quality home  
NPPF 07 : Requiring good design  
NPPF 10 : Meeting the challenge of climate change, flooding and coastal change  
NPPF 11 : Conserving and enhancing the natural environment

1.2 Joint Core Strategy  
Policy 1 : Addressing climate change and protecting environmental assets  
Policy 2 : Promoting good design  
Policy 3 : Energy and water  
Policy 4 : Housing delivery  
Policy 6 : Access and Transportation  
Policy 13 : Main Towns

1.3 South Norfolk Local Plan  
Development Management Policies  
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
DM1.3 : The sustainable location of new development  
DM1.4 : Environmental Quality and local distinctiveness  
DM3.1 : Meeting Housing requirements and needs  
DM3.8 : Design Principles applying to all development  
DM3.10 : Promotion of sustainable transport  
DM3.11 : Road safety and the free flow of traffic  
DM3.12 : Provision of vehicle parking  
DM3.13 : Amenity, noise, quality of life  
DM3.5 : Replacement dwellings and additional dwellings on sub-divided plots within Development Boundaries

1.4 Supplementary Planning Document  
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2016/2339 Build 2 x 2 bedroom houses on garden plot of 131 Willbye Avenue, Diss  
Withdrawn
3. **Consultations**

3.1 **Town Council**

Refuse

The application is considered unacceptable on accessibility and parking grounds

3.2 **District Members**

- Cllr G Minshull

To be determined by committee

- Due to parking issues and neighbour amenity

- Cllr T Palmer

To be determined by committee

- I am concerned about the parking proposal

- Cllr K Kiddie

Concerned that the site is too restricted for development

Generally in favour of bungalow building and despite the proposal only being for 2 dwellings, I feel they impinge rather too much on their neighbours, especially those to the east.

- Concerned about traffic access

3.3 **SNC Water Management Officer**

No objections and request advisory notes attached to any consent

3.4 **SNC Community Services - Environmental Quality Team**

No objections subject to conditions

3.5 **NCC Highways**

No objections subject to conditions

3.6 **Other Representations**

1 letter of support

- If must be built need a decent height of fencing

3 letters of objection

- Wish to clarify that 132 Willbye Ave and 132 the Annex Willbye Ave are the same dwelling the entirety of which is occupied by myself and my family having been made into one several years ago

- With the height of our fence only being 5ft and the new proposed footpath running right next to our fence we will be overlooked by people walking on the footpath, reducing our enjoyment of our garden due to lack of privacy

- Increased traffic will bring Light and noise pollution; will make the narrow streets harder to navigate; danger to children; and increase likely-hood of speeding divers

- Light pollution from street lighting and lights attached to proposed properties

- Concern at potential intruder entering and gaining access to property due to the development

- Subsidence or damage to fence and other structures on our property

- Noise and disturbance during construction and obstruction by lorries

- Potential for people to park on road

- Loss of value

- Support the plans however the gate at the side of my house has been moved, leaving my wall open to be able to be banged or balls kicked against it

- Nothing dividing off my front garden, so could be used by mistake for parking
• Repositioning of parking for 131 will be directly in front of kitchen window, blocking my view down the avenue
• I would also like to know who will be responsible for the maintenance of the retained hedge.
• If the application should go through then I would ask that there is a boundary in place either a fence or the retained hedge as long as it is maintained on the 131 side of the boundary.

4  Assessment

4.1 This application seeks full planning permission for the erection of two 1 bedroomed bungalows at 131 Willbye Avenue, Diss for Saffron Housing Trust. The application site is currently garden to 131, located in a corner position between two 2 storey dwellings. The properties around the site are two storey and are ex local authority. The site is within the development boundary for the Town of Diss and in the Rural Policy Area.

4.2 This application follows a withdrawn application which raised concerns in respect of its impact on the amenities of the adjacent properties via noise and disturbance and loss of privacy. This application seeks to address the issues raised. The proposal has been changed to single storey dwellings and the parking removed from the front of the new dwellings and relocated to a parking and garage area on the Avenue.

4.3 The main issues in this case are the principle of development in this location; design and layout; highway safety; and residential amenity.

Principle of development

4.4 Policy 13 in the JCS allocates Diss as a Main Town where further development is acceptable in principle under Policy DM1.3 subject to other planning considerations. This approach is supported by the NPPF.

4.5 Policy DM3.5 of the Development Management Policies requires the sub-division of plots within the development limit to incorporate good quality design which maintained or enhances the character and appearance of existing buildings, street scene and surroundings and does not adversely affect the amenity of neighbouring properties. In particular, proposals must provide and maintain: adequate private amenity and utility space; adequate access and parking; and adequate levels of amenity with reasonable access to light and privacy, free from unacceptable noise or other pollutants.

Design and layout

4.6 Both JCS Policy 2 and Section 7 of the NPPF require high quality design with importance being attached to the design of the built environment, with it seen as a key aspect of sustainable development.

4.7 Whilst the previous scheme was considered acceptable in terms of its location because of the general form and layout of the existing development, concerns were raised regarding the two-storey dwellings and their impact on the amenities of the neighbouring properties. This proposal has been re-designed to provide two modest sized semi-detached bungalows with hipped roofs. The materials are proposed to match the existing development. The proposal is therefore considered acceptable in terms of its design, scale and relationship to the surrounding properties. The layout demonstrates that the site is of sufficient size to accommodate the proposed dwellings and curtilages. On this basis, it is considered that the scheme would accord with DM3.8 of SNLP, Policy 2 of the JCS and Section 7 of the NPPF.
Highways

4.8 Policy DM3.11 of the South Norfolk Local Plan states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network.

4.9 Concerns were raised under the previous application at the impact the proposed parking on the site would have on the amenities of the existing neighbouring properties via noise and disturbance. The applicants have carried out a parking survey which shows a mixture of parking available some within the frontage of existing dwellings and in designated garage and parking areas, one of which is close to the application site. Equally it is acknowledged that parking on the road takes place. It is proposed to designate 4 spaces in the nearby parking and garage area for the new bungalows. It also should be noted that the site is within a Main Town with good access to transport and services. It has therefore been demonstrated that parking for the new dwellings can be provided and that would not give rise to a situation detrimental to highway safety. The Highway Officer has raised no objections subject to the imposition of conditions. Concerns have been raised as set out above regarding parking, whilst these are fully appreciated, in the absence of an objection from NCC Highways I do not consider the application can be refused on the grounds raised. As such, it is considered that the scheme would accord with Polices DM3.11 and DM3.12.

Residential Amenity

4.10 Policy DM3.13 Residential amenity directs that development should not be approved if it would have a significant adverse impact on nearby resident's amenities. The proposal has been carefully re-designed to protect the amenities of the existing neighbouring properties by reducing the dwellings to bungalows and not introducing any first floor windows; the parking area has been removed and located in an existing parking area. Therefore it is considered that the development will not have any significantly detrimental impacts on the residential amenities of the neighbouring properties in respect of privacy, light, noise and overbearing impact. As such, the scheme would accord with the requirements of Policy DM3.13.

4.11 Local residents have raised a number of concerns such as loss of privacy, light pollution, disturbance, boundary treatment etc. As set out above, whilst these are fully appreciated, with the appropriate boundary treatment, there should not be an issue with loss of privacy from either the properties or their grounds, or light pollution from cars and a condition has been recommended. With regards to boundary treatment, as previously a condition has been imposed requiring the agreement of boundary treatment, equally a retention of hedges/trees condition is suggested. The loss of value, loss of a view; damage to fencing; future maintenance of boundaries are not considerations that can be given significant weight in this instance.

4.12 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.13 This development would be liable for Community Infrastructure Levy (CIL) because they are new dwellings, but exemption can be claimed as they are affordable dwellings.
5 Conclusion

5.1 The application is acceptable on this site and is considered to represent a sustainable form of development. The appearance and layout of the development is considered acceptable for its context and it will not adversely affect the amenities of the neighbouring properties. As such the proposal accords with the NPPF, JCS and SNLP

Contact Officer, Telephone Number and E-mail: Claire Curtis 01508 533788 ccurtis@s-norfolk.gov.uk
5  

**Appl. No:** 2017/0349/O  
**Parish:** NEWTON FLOTMAN

Applicants Name: Mrs P J Litton  
Site Address: Land South Of Jaylyn Ipswich Road Newton Flotman Norfolk  
Proposal: Outline Proposal for Phased Development of 2 Self/Custom Build Dwellings and Garages and Access

Recommendation: Approval with conditions  
1. Outline – reduced time limit  
2. Outline requiring RM  
3. In accordance with submitted drawings access and layout  
4. Phasing scheme  
5. Provision of parking, service  
6. Surface Water  
7. New Water Efficiency  
8. Slab level to be agreed  
9. Ecology  
10. Contamination during construction

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design

1.2 Joint Core Strategy

Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 4: Housing delivery  
Policy 17: Small rural communities and the countryside

1.3 South Norfolk Local Plan  
Development Management Policies  
DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
DM1.3: The sustainable location of new development  
DM3.8: Design Principles applying to all development  
DM3.11: Road safety and the free flow of traffic  
DM3.13: Amenity, noise, quality of life  
DM4.2: Sustainable drainage and water management  
DM4.5: Landscape Character Areas and River Valleys  
DM4.9: Incorporating landscape into design

1.4 Supplementary Planning Document  
South Norfolk Place Making Guide

2. **Planning History**

2.1 No relevant history
3. **Consultations**

3.1 **Parish Council** Approve

- Reinstatement of the access track and robust plans for the long term ownership and maintenance

3.2 **District Member** To be reported if appropriate

3.3 **NCC Highways** Support with conditions

3.4 **SNC Water Management Officer** Support with conditions

- Advised surface water drainage would be dealt with via soakaway no objection to this approach.
- Foul drainage proposed to connect to sewer that goes through the site.
- This does not appear on Anglian Water assets map, suggest confirmation is sought that it is a public sewer and any ways leaves which might apply.
- Advisory comments on land drainage

3.5 **Other Representations**

One letter of objection and two letters of support but raising concerns

- Overall support the application
- Would like confirmation that the design would not be diluted by further applications
- First floor windows will overlook my property
- Outline proposes one and half storey dwelling which are more intrusive than single storey dwellings, concern this could be amended to a two storey dwelling
- No reference to the fact is within an area of water stress
- Concern about the maintenance and repair of The Loke
- Increase noise and disturbance
- Concerned that this application may affect the granting of a further application from the access as number of dwelling would increase from 5 to 7 and a maximum of 8 properties can be serviced from a private drive

4. **Assessment**

4.1 The application relates to a piece of land to the east of the A140 at Newton Flotman formerly used as an allotment/ market garden. The site is outside the development limit for Newton Flotman which is located on the opposite side of the road. The site is situated within the Norwich Policy Area. There are four dwellings located to the north of the site and a gap to the south before a further dwelling. There are buildings located to the east associated with the former nursery business. The site also forms part of the Tas river valley.

4.2 The application is an outline application for two self/custom build dwellings and associated garages. All matters have been reserved except for access and layout. It is proposed to access the the site via an existing access between Jaylyn and Driftway onto the A140.
4.3 The proposal represents a departure from the Development Plan. Policy DM 1.3 directs new development to allocated sites or sites within development boundaries. Whilst Newton Flotman is designated as a service village as defined by policy 15 of the JCS, the site lies outside of the defined development boundary where policy DM1.3 restricts new residential development unless overriding benefits in terms of economic, social and environment dimensions are demonstrated as set out in Policy DM1.1 of the Development Management Policies. However, further consideration is given to the principle of the development later in this report due to the shortfall in housing land supply in this area.

Design and landscape impact

4.4 The main settlement of Newton Flotman is located to the west of the A140. Although there are a few dwellings on the east side of the A140, the character is distinctly different with a clearly rural character dominated by the landscape rather than buildings. The site forms part of the Tas rural river valley designation defined by the South Norfolk Landscape Assessment 2011 and reviewed in 2012. One of the key characteristics of the designation is sparsely settled character with the occasional rural vernacular buildings, which respect the local landscape. The proposed development which is for two detached dwellings are in good sized plots, the properties are set back from the road which will allow space on the frontage for a good quality landscaping scheme which will help to soften the impact of the development within the landscape.

4.5 The access and layout are part of the current application, but all other matters have been reserved for later consideration. Indicative elevations have been submitted which show one and half storey dwellings, which would help to reduce the impact of the dwellings in the landscape.

4.6 The proposed dwellings would result in some harm in eroding the rural character of this side of the A140, but on balance the harm is not considered to be significant and demonstrably harmful in terms of paragraph 14 of the NPPF.

4.7 Concern has been raised as to whether the design may change as part of a later approval. This may be the case, as with any application, but any subsequent application will be assessed on its own merits.

Residential amenity

4.8 Concern has been raised regarding overlooking to neighbouring properties. The elevation drawings are only indicative and a full assessment on the impact of residential amenity will occur at reserved matters stage. However, giving consideration to the proposed layout and indicative drawings, it is considered that the two dwellings could be achieved on the site without significantly affecting the neighbouring properties in terms of overlooking, over shadowing or loss of light. As proposed there would be some indirect overlooking to the neighbouring properties, but this would not be significant enough to warrant refusal of the application. Any increase in noise and disturbance is also not considered to be significant as required by policy DM3.13 of the Development Management Policies.

Highway safety

4.9 The Highway Officer has raised no objection to the development using the existing access between Jaylyn and Driftway. The Loke itself is in private ownership and concern has been raised about how this will be maintained and how any damage caused by the construction process would be repaired. The agent has indicated that the applicant would be responsible for construction repairs and ongoing maintenance would be shared. However, this is a private matter between the parties.
4.10 Any proposals for additional dwellings would be assessed on their own merits.

Ecology

4.11 An ecological report has been submitted with the application and does not identify any significant ecological constraints. However it does recommend precautionary mitigation in site clearance and ecological enhancements in terms of installation of bird boxes as well as the additional planting. These have been accordingly conditioned.

Drainage

4.12 It is proposed to deal with surface water drainage via soakaway which the Water Management Officer raises no objection to and is in accordance with the advice in the PPG.

4.13 There is a foul sewer running through the site, which has been investigated by the applicant and acknowledged to constrain the siting of the dwellings.

4.14 The site is within an area of water stress and as a result a condition has been imposed relating to water efficiency as required by policy 3 of the JCS.

Self-build

4.15 It has been put forward that the dwellings would be self-build and full consideration has been given to this. The NPPF sets out in principle support for the provision of self-build housing. Paragraph 50 includes the requirement to 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities, Local Planning Authorities (LPAs) should plan for the needs of different groups in the community such as people wishing to build their own homes'.

4.16 Paragraph 159 of the NPPF sets out the requirement to carry out a Strategic Housing Market Assessment, which includes identifying a need for people wishing to build their own home and there is also further advice in the Planning Practice Guidance.


4.18 The Acts and Regulations have given Local Authority's a number of duties.

4.19 Firstly local authorities have a duty to have a self - build register. The Council established one as part of its Vanguard role and continues to operate it.

4.20 Secondly the Local Authority must have regard to the register when carrying out functions relating to
   a) Planning
   b) Housing
   c) The disposal of any Local Authority Land
   d) Regeneration

4.21 In terms of the planning function as well as plan making the register is also a material consideration in decision making.
Section 10 of the Housing and Planning Act requires Local Authorities to give suitable development permission in respect of enough serviced plots of land (or plots which in the view of the LPA could be serviced within the lifetime of the permission) to meet the demand for self-build and custom housebuilding in the authority's area arising from each base period. The first base period ended on 30th October 2016. To comply with these requirements the LPA needs to give sufficient planning permissions that could be suitable for self-build or custom build properties in relation to any base period in the 3 years beginning immediately after the end of that base period. Therefore the timescale to comply with the current requirement is between 31st October 2016 and 30th October 2019.

Given existing self-build exemptions for CIL and the Council's current record on granting planning permissions which could be suitable for self-build or custom build properties, there is no reason not to expect that this requirement will be met from sites which are in accordance with the adopted Development Plan.

The Regulations now make it clear that the demand for self-build housing is defined by the self-build register and there is no requirement to consider other sources of information.

These regulations are not intended to supersede the overarching principle and golden thread of the NPPF which is the delivery of sustainable development.

The JCS Policy 4 states that proposals for housing will be required to contribute to the mix of housing required to provide balanced communities and meet the needs of an area. Although there is not an individual policy for self-build developments, this policy allows consideration to be given to the provision of any identified need. Furthermore DM 3.1 focuses on meeting housing requirements and needs, specifically referencing self-build sites within the preamble. Para 159 of the NPPF goes on to instruct LPAs that their Strategic Housing Market Assessments (SHMA) should include the range of housing that local populations are likely to require, to include people wanting to build their own homes.

Therefore although there is not an individual policy for self-build developments, the Council's policies allow consideration to be given to the provision of any identified need including self-build.

For the reasons set out above, the Council does not consider the development plan is silent on the matter of self-build. This view was supported by a Planning Inspector in determining an appeal on application 2016/0526, Planning Inspectorate reference APP/L2630/W/16/3152650.

As required by paragraph 50 of the NPPF consideration has been given to the benefits of providing self-build dwellings, but it is not considered to be an overriding benefit and the application would still be recommended for approval even if the properties were not self-build.

Financial Contribution

The applicant has put forward a unilateral agreement for a financial contribution towards play equipment in Newton Flotman and that the dwellings would be self/custom build. There is no policy justification for a financial contribution for play equipment or as discussed above securing the site as self-build. In these circumstances the proposed undertaking could not be justified or enforced so can carry no weight in the decision making process. It is not recommended that the Council is party to any such agreement.
4.31 The Council is currently unable to demonstrate a 5-year housing land supply within the Norwich Policy Area where this site is located. The current 5 year supply figure is 4.7 years of a 5 year supply for the Norwich Policy Area (December 2016 AMR). Consequently the land supply policies within the Local Plan are out-of-date. Criteria (d) of Policy DM1.1 applies in line with paragraph 14 of the National Planning Policy Framework, which requires a presumption in favour of sustainable development and states that new development should be permitted unless the development would result in adverse impacts that significantly and demonstrably outweigh the benefits.

4.32 Sustainable development has three dimensions, economic, social and environmental. It goes on to stress that these are not to be undertaken in isolation, because they are mutually dependent.

4.33 The NPPF also sets out 13 themes for delivering sustainable development but considers its meaning of Sustainable Development to be taken as the NPPF as a whole. The following is an assessment of whether the scheme can be regarded as sustainable.

Economic Role

4.34 The NPPF highlights the economic role as "contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure."

4.35 The scheme would result in some short term economic benefits as part of any construction work and in the longer term by local spending from the future occupants. It is therefore considered that the scheme would bring forward a low level of economic benefit.

Social Role

4.36 The NPPF confirms the social role as “supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations: and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”

4.37 The principle social benefit of the scheme is that it provides housing within a location where a 5-year housing land supply cannot be demonstrated. The site is in a sustainable location although being the opposite side of the A140 to the main settlement and services, there is a crossing point and the site is within close proximity to schools, shops and services and well serviced by buses within the area and to Norwich and is accessible to employment locally and in Norwich and the surrounds.

4.38 Whilst this application is in outline form only (with only access and layout for consideration) the site is considered of a suitable size to ensure that a high quality development can be achieved to enhance the built environment without detriment to existing residents.

4.39 It is proposed that the dwellings would be self – build which can also provide a social benefit.

4.40 It is therefore considered that the scheme would result in significant social benefits.
4.41 The NPPF confirms the environmental role as "contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

4.42 The development would result in an infringement into open countryside. However it is acknowledged that it is likely that, to address a housing land shortfall, development within the open countryside may well be necessary. The proposal would result in some harm to the local landscape by eroding the rural character, but in this instance is considered to be outweighed by the provision of the additional supply houses where the Council does not have a housing land supply.

4.43 There is no significant ecological harm and the proposal represents an opportunity to provide ecological enhancements.

Conclusion on sustainable development

4.44 Having due regard to the above assessment made in the context of not having a demonstrable 5 year housing land supply, it is considered that the benefits of providing additional housing is sufficiently high that the concerns regarding encroachment into the countryside and landscape character are outweighed by the benefits of providing additional self-build dwellings where there is not a sufficient supply in an accessible location and as such, when considered as a whole, the scheme represents a sustainable development.

4.45 On balance and with consideration of the lack of a 5 year supply the development is therefore considered to be sustainable development.

Paragraph 14

4.46 Having established that the scheme represents a sustainable development in the context of the NPPF, it is necessary to have regard to paragraph 14 of the NPPF in respect of the presumption in favour of development for decision-taking.

4.47 It is accepted that the Council’s housing related policies are out of date by virtue of not being able to demonstrate an up to date 5 year housing land supply, and therefore the Council should only prevent granting planning permission if the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the scheme when assessed against the policies of the NPPF when taken as a whole or specific policies of the NPPF indicate restricting the development.

4.48 In this instance, it is considered that the concerns set out in respect of the encroachment into the countryside and landscape impact do not represent harm that significantly and demonstrably outweighs the benefits of providing additional housing where there is a need to do so and within a location where local services and employment can be accessed on foot or by public transport.

4.49 Furthermore, it is also considered that the scheme does not conflict with any specific policies within the NPPF whereby permission should be restricted which must be established in considering a proposal in the context of paragraph 14 of the NPPF.

Phasing

4.50 A phasing condition has been proposed which will allow the provision of each dwelling and infrastructure as separate phases, which will enable CIL self-build relief to be claimed on the development if so desired in the future.
4.51 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.52 This application is liable for Community Infrastructure Levy (CIL) as it is for new dwellings but this would be charged at the reserved matters stage.

5 Conclusion

5.1 The Council cannot demonstrate a five year land supply in this part of the district and as a result the housing land supply policies are considered to be out of date. On balance the economic and social benefits of providing additional dwellings in an accessible location in this instance outweigh the environmental harm of the encroachment on the open countryside and impact on the rural landscape. As a result the proposed development is considered to be sustainable development as defined by the NPPF and the resulting harm is not considered to significantly and demonstrably outweigh the benefits. The application is recommended to be approved.

Contact Officer, Telephone Number Helen Bowman 01508 533833
and E-mail: hbowman@s-norfolk.gov.uk
Appl. No : 2017/0551/RVC
Parish : PORINGLAND
Applicants Name : Wilkinson Builders Ltd
Site Address : Land South Of 40 The Street Poringland Norfolk
Proposal : Variation of condition 1 of planning application 2016/0498 - increase garage size and 2 additional windows

Recommendation : Approval with conditions
1. In accord with submitted drawings
2. Agreed external materials
3. Existing access widen and improved
4. Provision of parking, service
5. Emergency turning area to be provided
6. No PD for Classes ABCDE & G
7. Surface Water
8. New Water Efficiency
9. Implement tree protection
10. Implement boundary treatment
11. Reporting of unexpected contamination

1. Planning Policies

1.1 National Planning Policy Framework
NPPF 06 : Delivering a wide choice of high quality home
NPPF 07 : Requiring good design
NPPF 11 : Conserving and enhancing the natural environment

1.2 Joint Core Strategy
Policy 2 : Promoting good design
Policy 3: Energy and water
Policy 4 : Housing delivery
Policy 14 : Key Service Centres

1.3 South Norfolk Local Plan
Development Management Policies
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.3 : The sustainable location of new development
DM3.4 : Residential extensions and conversions within Settlements
DM3.8 : Design Principles applying to all development
DM3.11 : Road safety and the free flow of traffic
DM3.13 : Amenity, noise, quality of life
DM4.2 : Sustainable drainage and water management

2. Planning History

2.1 2016/2254 Variation of condition 1 of planning permission 2016/0498 (Conversion of Barn to 2no dwellings with garage) - Amended drawings to include additional roof lights & changes to garage

2.2 2016/1889 Discharge of Condition 12 of planning permission 2016/0498 – Ecology

Approved
### Development Management Committee

#### 2.3 2016/0498
Variation of condition 2 of planning consent
2013/0713 - to change the materials and provide additional details on tree protection, levels boundary treatments and ecology

**Approved**

#### 2.4 2014/0397
Conversion of barn into two dwellings and garages

**Withdrawn**

#### 2.5 2013/0713
Conversion of barn into two dwellings and garages

**Approved**

### Consultations

#### 3.1 Parish Council
No comments received

#### 3.2 District Members
- Cllr J Overton
- Cllr L Neal
  - Can be a delegated decision
  - To be reported if appropriate

#### 3.3 NCC Highways
No highway objection

#### 3.4 Other Representations
None received

### Assessment

#### 4.1
This application is being reported to committee because the applicant is related to a member of staff.

#### 4.2
This application seeks revisions to a previously approved application to convert a barn to the south of 40 The Street in Poringland to two detached dwellings including extensions and detached garages. The original application has already been varied a number of times. As this is a variation of condition application, the principle of development was established in the previous planning consent this application seeks to vary. There have been no other material planning issues since this last report was written, as such the key matters discussed in this report are those relating to the proposed changes to the approved scheme which are increasing the size of the detached garage and installing two new windows on the rear elevation at ground floor level.

#### 4.3
There is sufficient space on the site for a larger garage and along with the windows have been designed to be in keeping with the development in accordance with policies DM3.4 and DM3.8 of the Development Management policies.

#### 4.4
The proposed amendments do not raise any amenity issues. The Parish Council have raised concern that the windows would be overlooked from the footpath to the rear of the site. Boundary treatment is proposed to the rear of the site so this would not be an issue.

#### 4.5
Confirmation has been received that the surface water drainage system can take the additional volume from the larger garage.

#### 4.6
Other elements of the permission remain unchanged. Relevant conditions have been re-applied to this permission

#### 4.7
Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
4.8 This application is liable for Community Infrastructure Levy (CIL) as this is a S73 application and the floor space is being increased.

5 Conclusion

5.1 The proposed designed changes are in keeping with the proposed development and would not result in any significant amenity issues.

Contact Officer, Telephone Number and E-mail: Helen Bowman 01508 533833 hbowman@s-norfolk.gov.uk
Development Management Committee 29 March 2017

7 Appl. No : 2017/0150/H
Parish : THARSTON AND HAPTON

Applicants Name : Mr Andrew Ralston
Site Address : River Cottage Tharston Bungay Road Tharston NR15 2YL
Proposal : Single storey domestic extension

Recommendation : Approval with Conditions
  1 Full Planning permission time limit
  2 In accord with submitted drawings
  3 External materials as submitted

1. Planning Policies

1.1 National Planning Policy Framework
  NPPF 07 : Requiring good design

1.2 Joint Core Strategy
  Policy 2 : Promoting good design

1.3 South Norfolk Local Plan
  Development Management Policies
  DM3.6 : House extensions and replacement dwellings in the Countryside
  DM3.8 : Design Principles applying to all development
  DM3.11 : Road safety and the free flow of traffic
  DM3.13 : Amenity, noise, quality of life

2. Planning History

2.1 2015/1032 Proposed conversion of redundant agricultural storage building to a residential dwelling Approved

2.2 2015/2312 Proposed conversion of redundant Agricultural storage building to a residential dwelling (revised application) Approved

3. Consultations

3.1 Parish Council No comments

3.2 District Member Determine as delegated

3.3 Other Representations 1 response in support

4 Assessment

4.1 The application site comprises a detached dwelling which is located outside of any development boundary. This dwelling is sited within a large curtilage and is set back from the highway which forms the northern boundary. Planning permission was granted under 2015/1032 to convert a redundant agricultural storage building within the curtilage into a dwelling but this permission has not been implemented. This application proposes a single storey extension on the northern elevation. This application is reported to Committee as the applicant is related to a member of staff.
4.2 The alteration of the existing dwelling is acceptable in principle. As such the main considerations are design and impact upon residential amenity. The proposed extension would be sited on the front (northern) elevation and the enlarged dwelling would have an L-shaped footprint. It would be of an acceptable scale and appearance and the proposed external materials would remain in keeping with the existing. As such, this proposal would have an acceptable impact on the character and appearance of the existing dwelling, in accordance with policy DM3.6 of the SNLP.

4.3 While the proposed extension would alter the appearance of the dwelling, it would be set well back from the highway and would be screened from wider views by planting and enclosures along the boundaries. Therefore, it would not appear unduly prominent and would retain the character and landscape setting of this site, in accordance with policy DM3.6 of the SNLP.

4.4 There would be no adverse impact on residential amenity through loss of daylight, direct sunlight or outlook by virtue of the single storey design and distance from the nearest residential neighbours to the east and no objections have been received.

4.5 The existing vehicular access and parking provision would be unaffected.

4.6 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.7 This application is not liable for Community Infrastructure Levy (CIL) – less than 100 sq m of new floor space is proposed.

5 Conclusion

5.1 It is considered that the design is in keeping with the property and that the proposal will not have an adverse impact on the amenity of either the immediate neighbours or the wider area. As such the proposal accords with the criteria set out within policies DM3.6, DM3.8, DM3.11 and DM3.13 of the SNLP and policy 2 of the Joint Core Strategy.

Contact Officer, Telephone Number and E-mail: Blanaind Skipper 01508 533985 bskipper@s-norfolk.gov.uk
8 Appl. No : 2017/0187/H
Parish : DICKLEBURGH AND RUSHALL

Applicants Name : Mr B Mounser
Site Address : Bethel Farm Back Road Rushall Norfolk IP21 4HZ
Proposal : Demolish and rebuild garage and workshop

Recommendation : Approval with Conditions
1 Full Planning permission time limit
2 In accord with submitted drawings

1. Planning Policies

1.1 National Planning Policy Framework
NPPF 07 : Requiring good design

1.2 Joint Core Strategy
Policy 2 : Promoting good design

1.3 South Norfolk Local Plan
Development Management Policies
DM3.6 : House extensions and replacement dwellings in the Countryside
DM3.8 : Design Principles applying to all development
DM3.11 : Road safety and the free flow of traffic
DM3.13 : Amenity, noise, quality of life

2. Planning History

2.1 1997/1731 Single storey extension to front of dwelling Approved
2.2 1995/1420 Conversion of farm buildings to three dwellings for rent Approved

3. Consultations

3.1 Town / Parish Council To be reported if appropriate

3.2 District Member Can be delegated

3.3 SNC Water Management Officer Recommend advisory note on ensuring suitable provision for sustainable surface water drainage.

3.4 Other Representations To be reported if appropriate

4 Assessment

4.1 The applicant is related to a member of staff, so the application falls to be determined by the Development Management Committee.

4.2 The application site is a detached two storey farmhouse located in a rural setting, outside of any development limits. The farm buildings to the rear of the dwelling have been previously converted to form three residential units.

4.3 This application proposes to replace an existing outbuilding within the residential curtilage of the farmhouse, with a new garage and workshop.
4.4 The alteration of the existing dwelling is acceptable in principle. As such the main considerations are design, impact on the character and appearance of the area and impact upon residential amenity.

Design

4.5 The site and barns to the rear are accessed by a long track, with agricultural fields surrounding the dwellings. The existing garage is sited in a courtyard area between the main dwelling and neighbouring barns. Policy DM3.6 directs that the erection of outbuildings will be permitted provided that the development is compatible to the area’s character and appearance, and the landscape setting.

4.6 With reference to design; the existing outbuilding is of red brick construction with a mono pitched roof, sited adjacent to the boundary of the barns to the rear. The new proposal provides three open cart lodge bays and a workshop, with a pitched roof in red brick and cladding with a pitched pantile roof.

4.7 The proposal is of a similar scale and siting to the existing outbuilding, and the height is appropriate in relation to the adjacent barn buildings. The materials proposed would be typical for a rural setting and overall it is considered that the proposal will result in an appropriate replacement to the existing outbuilding. As such, the proposal is not considered to have an adverse impact on the character or appearance of the dwelling or surrounding area.

Residential amenity

4.8 Policy DM3.13 Residential amenity directs that development should not be approved if it would have a significant adverse impact on nearby residential amenities.

4.9 The garden area of the adjacent barns is sited at the north of the barns, and as such the immediate amenity area of the properties would not be adversely impacted through overshadowing. In view of the scale of the proposal, and that it would be replacing an existing structure, the outbuilding is not considered to have an adverse impact through being overbearing.

4.10 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.11 This application is not liable for Community Infrastructure Levy (CIL).

5 Conclusion

5.1 It is considered that the design is in keeping with the property and the appearance and rural character of the area, and that the proposal will not have an adverse impact on the amenity of either the immediate neighbours or the wider area. As such the proposal accords with the criteria set out within policies DM3.6 and DM3.13 of the local plan and policy 2 of the Joint Core Strategy.

Contact Officer, Telephone Number and E-mail: Lucy Smith 01508 533821 lsmith@s-norfolk.gov.uk
Appl. No : 2017/0324/H
Parish : SWAINSTHORPE

Applicants Name : Mr & Mrs Hudson
Site Address : Aquarius 2 Church Road Swainsthorpe Norfolk NR14 8PH
Proposal : Two Storey Side Extension with Loft Room to replace Single Storey Utility and Garage

Recommendation : Approve with conditions
1. Full Planning permission time limit
2. In accord with submitted drawings

1. Planning Policies
1.1 National Planning Policy Framework
NPPF 07 : Requiring good design

1.2 Joint Core Strategy
Policy 2 : Promoting good design
Policy 16 : Other Village

1.3 South Norfolk Local Plan
Development Management Policies
DM3.4 : Residential extensions and conversions within Settlements
DM3.8 : Design
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life

2. Planning History
2.1 2013/1065 Extension to existing garage Approved
2.2 2003/1092 Proposed erection of brick outbuilding to replace existing wooden sheds Approved
2.3 2002/0613 Erection of single garage/ workshop Approved

3. Consultations
3.1 Town / Parish Council Very little impact visually or otherwise on neighbours and considered that the application should be approved.
3.2 District Member To be reported if appropriate
3.3 Other Representations No comments received

4. Assessment
4.1 The applicant is related to a Local Member, so the application falls to be determined by the Development Management Committee.
4.2 The proposal is for the demolition of the existing single storey triple garage and utility room, and the erection of double garage and utility room at ground floor with games room and study at first floor and storage facilities within the roof space. The property is a large two storey dwelling with a detached garage/storage building to the front of the site. The dwelling is positioned close to the east boundary. The plot is elevated from the A140 to the east and Church Road to the south.

4.3 The proposal is assessed against the principles of Policy DM 3.4 Residential extensions, conversions within settlements:

Within development boundaries proposals for residential extensions and conversions to create new dwellings will be permitted provided they:

a) Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings; and

b) Do not have an unacceptable impact on the amenities of neighbouring occupiers or adversely affect neighbouring commercial uses.

Specifically, proposals must provide and maintain:

c) Suitable amenity and utility space; and

d) Adequate access and parking

4.4 In terms of scale, the proposed extension is large and will be dominant from within the plot when viewed against the existing dwelling. However, the plot is large, but the extension is positioned so as not to be visually intrusive other than from within the plot when viewed from either the front or rear gardens of the site. The design includes a mix of red brick at ground floor level, with brown composite cladding at first floor to match the existing dwelling, the mix of materials helps to break up the expanse of the proposed extension therefore reducing the bulk and massing to an acceptable level. The east elevation which would be visible from the A140 is screened by a high bank planted with trees and hedging. While this elevation will be partly visible during the winter months when there is less screening, the design of the east elevation when viewed from the A140 together with the established vegetation, and when viewed from Church Road, is considered acceptable, and does not result in any adverse harm to the street scene or the general character of the area.

4.5 The plot is some distance from the dwellings opposite and also separated by Church Road, the site is also partly screened by hedging on the south boundary, there are no neighbours to the north (rear) of the site and the nearest neighbour to the west is a considerable distance away and will not be affected by the proposal. I therefore consider the proposal accords with criteria a) and b) of Policy DM3.4 and meets the criteria of policy DM3.13 of the SNLP 2015.

4.6 As the proposed extension re-uses the footprint of the existing garage and utility area there is no additional loss of amenity space therefore meeting criteria c) of policy DM2.4.

4.7 Access and parking provision within the plot remains unchanged meeting criteria d) of policy DM3.4 and meet the requirements of policy DM3.11 and DM3.12 of the SNLP 2015.

4.8 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.9 This application is liable for CIL under the Regulations, however, Cabinet resolved on 7/12/2015 to no longer apply CIL to domestic extensions.
5 Conclusion

5.1 It is considered that the design is in keeping with the property and that the proposal will not have an adverse impact on the amenity of either the immediate neighbours or the wider area. As such the proposal accords with the criteria set out within policies, DM3.4, DM3.13, DM3.11 and DM3.12 of the South Norfolk Local Plan and policy 1 and 2 of the Joint Core Strategy.

Contact Officer, Telephone Number and E-mail: Jacqui Jackson 01508 533837 jjackson@norfolk.gov.uk
Development Management Committee 29 March 2017

10 Appl. No: 2017/0331/H
Parish: ALPINGTON

Applicants Name: Mr & Mrs Barber
Site Address: 25 Cherrywood Alpington Norfolk NR14 7NJ
Proposal: Front extensions and alterations

Recommendation: Approval with Conditions
1 Full Planning permission time limit
2 In accord with submitted drawings

1. Planning Policies

1.1 National Planning Policy Framework
NPPF 07: Requiring good design

1.2 Joint Core Strategy
Policy 2: Promoting good design
Policy 15: Service Villages

1.3 South Norfolk Local Plan
Development Management Policies
DM3.4: Residential extensions and conversions within Settlements
DM3.8: Design Principles applying to all development
DM3.11: Road safety and the free flow of traffic
DM3.12: Provision of vehicle parking
DM3.13: Amenity, noise, quality of life

2. Planning History

2.1 No history

3. Consultations

3.1 Town / Parish Council: Approve

3.2 District Member: To be reported if appropriate

3.3 Other Representations: 2 letter of support

4 Assessment

4.1 The Applicant is related to a member of staff, so the application falls to be determined by the Development Management Committee.

4.2 The application seeks an extension to the front of the existing single storey dwelling to provide a larger living area and garage. The proposal also includes a front projecting wing on the south boundary of the plot which provides a bedroom and a double bay cart shed/garage. The dwelling is a single storey detached property set within a close with other single storey detached dwellings. No 24 to the north of the application site also benefits from a front extension. The site is within the Development Limited of Alpington.

4.3 The alteration and extension of the dwelling is acceptable in principle. As such the main considerations are design and impact upon residential amenity.
4.4 With reference to design the scale, form, choice of materials and overall design details are all considered appropriate and are in keeping with the existing dwelling, the cart shed/garage has been designed to ensure the eaves level on the south boundary of the plot is low to ensure there is no impact on the amenities of the neighbouring property. The position of the front wing which projects towards No 38 has been positioned to ensure it relates to the garage at No 38, therefore in terms of street scene and impact on the neighbouring properties the scheme respects the established form and character and accords with the above policies.

4.5 With regards to impact upon residential amenity, the scale and position of the extension has taken into account the neighbouring boundaries. The two windows proposed in the side elevation of the proposed front wing serve an en-suite and a cupboard, therefore there is no increase in the overlooking to the neighbouring property. The proposed extension to the existing garage and living area will reflect the scale of the front extension already completed on No 24 to the north of the application site, therefore there is no loss of privacy or amenities to any on the neighbouring properties from the proposed development.

4.6 There is no change to the access or parking facilities within the site and therefore the proposal accords with policies DM3.11 and DM3.12.

4.7 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.8 CIL Liability - No Less than 100 sq.

5 Conclusion

5.1 It is considered that the design is in keeping with the property and that the proposal will not have an adverse impact on the amenity of either the immediate neighbours or the wider area. As such the proposal accords with the criteria set out within policies DM3.13, and DM3.4, of the local plan and policy 1 and 2 of the Joint Core Strategy.

Contact Officer, Telephone Number and E-mail: Jacqui Jackson 01508 533837 jjackson@s-norfolk.gov.uk
### Planning Appeals

**Appeals received from 17 February 2017 to 20 March 2017**

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<td>Woodton Frogs Farm Springwood Lane Woodton Norfolk NR35 2NF</td>
<td>Mr &amp; Mrs Leslie And Kim Eade</td>
<td>Replacement of derelict farmhouse to provide a three bedroom detached dwelling.</td>
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<tr>
<td>2016/1425</td>
<td>Wreningham Elm Tree Barn Hethel Road Wreningham NR16 1BB</td>
<td>Mr Simon Watkins</td>
<td>Steel framed workshop to east elevation and oak framed lean-to</td>
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<tr>
<td>2016/1669</td>
<td>Hethersett 9A Lynch Green Hethersett Norfolk NR9 3JU</td>
<td>Mr Adam Stevens</td>
<td>Extensions and remodeling of existing dwelling to create first floor</td>
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<td>2016/2360</td>
<td>Redenhall With Harleston 1 Pine Close Harleston IP20 9DZ</td>
<td>Mr &amp; Mrs A Brown</td>
<td>Erection of two storey extension</td>
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<tr>
<td>2016/2474</td>
<td>Diss 17 And 19 (Furze Bank) Frenze Road Diss Norfolk IP22 4PA</td>
<td>Miss R Rackham &amp; Mr M Wilby</td>
<td>Erection of four new single storey bungalows, creation of new access to Frenze Road.</td>
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<tr>
<td>2016/2666</td>
<td>Alpington Land North Of 2 Gilbert Close Church Road Alpington Norfolk</td>
<td>Mr Raymond Lincoln</td>
<td>Demolition of domestic double garage and the erection of a two storey dwelling</td>
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## Planning Appeals
### Appeals decisions from 17 February 2017 to 20 March 2017

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<td>Ashwellthorpe And Fundenhall Belmont Wymondham Road Ashwellthorpe Norfolk NR16 1EN</td>
<td>Mr Terry Cheesman</td>
<td>Retention of earth banking and enlarged pond with associated earthworks.</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal Allowed</td>
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