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 P Broome
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 20 July 2016

Time
10.00 am

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

Contact
Sue Elliott tel (01508) 533669
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

12/07/2016
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 8)

4. Minutes of the Meeting of the Development Management Committee held on 22 June 2016 (attached – page 10)

5. Planning Applications and Other Development Control Matters;
   (attached – page 15)

   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>2015/1041/F</td>
<td>TROWSE WITH NEWTON</td>
<td>Sports Hall and Facilities, Crown Point Green, The Street, Trowse, Norfolk</td>
<td>15</td>
</tr>
<tr>
<td>2</td>
<td>2015/2362/RVC</td>
<td>WYMONDHAM</td>
<td>Ayton House, Ayton Road, Wymondham, Norfolk</td>
<td>23</td>
</tr>
<tr>
<td>3</td>
<td>2016/0841/A</td>
<td>WORTWELL</td>
<td>Pemberton Cars, High Road, Wortwell, IP20 0EN</td>
<td>34</td>
</tr>
<tr>
<td>4</td>
<td>2016/0911/RVC</td>
<td>DISS</td>
<td>Additional Car Parking Site, Station Road, Diss, Norfolk</td>
<td>38</td>
</tr>
<tr>
<td>5</td>
<td>2016/0932/F</td>
<td>WINFARTHING</td>
<td>Land South of the Shingles, The Street, Winfarthing, Norfolk</td>
<td>42</td>
</tr>
<tr>
<td>6</td>
<td>2016/0943/F</td>
<td>WYMONDHAM</td>
<td>Land Adj to Downham Barn, Downham Grove, Wymondham, Norfolk</td>
<td>45</td>
</tr>
<tr>
<td>7</td>
<td>2016/0977/F</td>
<td>EARSHAM</td>
<td>Land West of Kingsbridge, Church Road, Earsham, Norfolk</td>
<td>51</td>
</tr>
<tr>
<td>8</td>
<td>2016/0979/F</td>
<td>EARSHAM</td>
<td>Land West of Kingsbridge, Church Road, Earsham, Norfolk</td>
<td>51</td>
</tr>
<tr>
<td>9</td>
<td>2016/1105/F</td>
<td>LITTLE MELTON</td>
<td>Barn Adj to 97B School Lane, Little Melton, Norfolk</td>
<td>60</td>
</tr>
<tr>
<td>10</td>
<td>2016/1300/F</td>
<td>HEMPNALL</td>
<td>Land to North West of Silver Green, Silver Green, Hempnall, Norfolk</td>
<td>65</td>
</tr>
<tr>
<td>11</td>
<td>2016/1316/CU</td>
<td>WYMONDHAM</td>
<td>Land on the South Side of Cemetery Lane, Wymondham, Norfolk</td>
<td>69</td>
</tr>
<tr>
<td>12</td>
<td>2016/1357/F</td>
<td>COSTESSEY</td>
<td>The Copper Beech, Alex Moorhouse Way, Costessey, NR5 0JT</td>
<td>75</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. **Enforcement Reports** (attached – pages 79 & 83)

8. **Quarterly Enforcement Report** (attached – page 87)

9. **Planning Appeals (for information)** (attached – page 91)

10. **Date of next scheduled meeting** – Wednesday 17 August 2016
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 |
| 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.

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.

Does the interest directly:
   1. affect yours, or your spouse / partner’s financial position?
   2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
   3. Relate to a contract you, or your spouse / partner have with the Council
   4. Affect land you or your spouse / partner own
   5. Affect a company that you or your partner own, or have a shareholding in

If the answer is “yes” to any of the above, it is likely to be pecuniary.

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.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

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.

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 will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

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

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

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

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

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

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?

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 22 June 2016 at 10.00 am.

Committee Members Present: Councillors: V Thomson (Chairman), P Broome, F Ellis, C Gould, C Kemp, G Minshull, J Mooney and B Stone

Apologies: Councillors: M Gray, L Neal and A Thomas

Substitute Members: Councillors: T Lewis (for M Gray) and N Legg (for A Thomas)

Officers in Attendance: The Development Manager (H Mellors), the Planning Decisions Team Leader (C Trett), the Senior Planning Officers (C Raine and T Lincoln), and the Community Protection Team Leader (A Nicholas)

(The press and 14 members of the public were in attendance)

273. 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>2016/0362/F (Item 3)</td>
<td>STOKE HOLY CROSS</td>
<td>T Lewis</td>
<td>Predetermined – Member considered he was predetermined. He reverted to his role as Local Member, then removed himself from the meeting for the remainder of the item and did not take part in the vote.</td>
</tr>
<tr>
<td>2016/0761/F (Item 4)</td>
<td>SAXLINGHAM NETHERGATE</td>
<td>V Thomson F Ellis</td>
<td>Local Planning Code of Practice Lobbied by Objector Local Planning Code of Practice Lobbied by Applicant and Objector</td>
</tr>
</tbody>
</table>
274. MINUTES

Subject to a minor amendment, the minutes of the Development Management Committee meeting dated 25 May 2016 were confirmed as a correct record and signed by the Chairman.

275. 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>
| 2015/2484/F (Item 1) | HEDENHAM | Mrs S Dell – Hedenham Parish Council  
| | | Mr C Tyacke – Hedenham Parish Council  
| | | Mr C Tyacke – Objector  
| | | Mr M Allen – Agent for the Applicant |
| 2016/0060/H (Item 2) | REDENHALL WITH HARLESTON | Mr R Mack – Applicant |
| 2016/0362/F (Item 3) | STOKE HOLY CROSS | Mr G Harvey – Applicant  
| | | Cllr T Lewis – Local Member |
| 2016/0761/F (Item 4) | SAXLINGHAM NETHERGATE | Mr R Stocks – Saxlingham Nethergate Parish Council  
| | | Mr D Hewitt – Agent for Applicant |

The Committee made the decisions indicated in the Appendix to these minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Growth and Localism.

276. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.10 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.

1  
**Appl. No** : 2015/2484/F  
**Parish** : HEDENHAM  
Applicants Name : Mr David & Mrs Linda Buck  
Site Address : Willow Farm Earsham Road Hedenham Norfolk NR35 2DF  
Proposal : Erection of extension to the existing 12,000 bird free range egg production unit to accommodate additional 10,000 birds.  
Decision : Members voted 8 – 0 with 2 abstentions for **Refusal**  
Refused  
1 Unacceptable impact upon neighbour amenity due to its close proximity to a number of dwellings, having regard to the scale of development.

Updates to officer report  
Further letter from Parish Council  
End of May chickens removed and partially wet manure was dumped outside village  
Fly pupae present in huge numbers in the manure  
Photographs provided  
Clear evidence that the Willow Farm/Bowlers Fly Prevention has failed

2  
**Appl. No** : 2016/0060/H  
**Parish** : REDENHALL WITH HARLESTON  
Applicants Name : Mr Robert Mack  
Site Address : Treetops 40 The Common Harleston Norfolk IP20 9JT  
Proposal : Retention of a tree house.  
Decision : Members voted unanimously for **Approval** (contrary to officer recommendation which was unanimously lost)  
Approved  
Reasons for overturning officer recommendation  
The impact on the character of the area and loss of privacy to the adjacent properties were not considered significant enough to warrant refusal.

Updates to officer report  
9 duplicate letters received from local residents confirming no objections to the treehouse.
3 Appl. No: 2016/0362/F
Parish: STOKE HOLY CROSS

Applicants Name: Mr G Harvey
Site Address: Land West Of Whiteford Lodge Chandler Road Stoke Holy Cross
Norfolk
Proposal: Proposed erection of new dwelling.
Decision: Members voted 9 - 0 for Approval

Approved with conditions
1. Full Planning permission time limit
2. In accord with submitted drawings
3. External materials to be agreed
4. Slab level to be agreed
5. Retention of trees and hedge
6. Provision of parking, service
7. No PD for Classes ABCDE & G
8. No PD for fences, walls etc
9. Archaeology
10. New Water Efficiency
11. Surface Water
12. Foul drainage package treatment plant

Updates to officer report

Historic Environment Service:
Site is of archaeological importance. Archaeological condition required

Water Management Officer: Advisory comments on surface water drainage and soakaways may not be appropriate
No mains sewer in this area suggest package treatment plant

Officer: Paragraph 4.12 line 6 height is approximately 7.2 metres not 7 metres as stated in report

4 Appl. No: 2016/0761/F
Parish: SAXLINGHAM NETHERGATE

Applicants Name: Mr Basil Warne
Site Address: Land West Of Tudor Cottage Church Hill Saxlingham Nethergate
Norfolk
Proposal: Conversion of former blacksmith shop to residential accommodation using land to west as a garden
Decision: Members voted 9 - 1 for Approval

Approved with conditions
1. Full Planning permission time limit
2. In accordance with amendments
3. External materials to be agreed
4. Specific details to be agreed
5. Contaminated land - submit scheme
6. Reporting of unexpected contamination
7. Provision of parking, service
8. Visibility splay, approved plan
Updates to officer report

Officer:
The outline on the agenda plan should also include the adjacent building subject to the application.

5  Appl. No : 2016/1295/F
Parish : LONG STRATTON

Applicants Name : South Norfolk Council
Site Address : Cygnet House Swan Lane Long Stratton Norfolk
Proposal : Change of use of agricultural land to ancillary residential curtilage (Class C3) and potential future footpath link.

Decision : Members voted unanimously for Approval

Approved with conditions

1. The land shall be transferred to the relevant plots and made available as private amenity space prior to the first occupation of each plot in accordance with condition 2 of planning permission 2015/0385
2. The boundary treatments shall be erected prior to the first occupation of the relevant plots.
3. Scheme for the delivery of a footpath link in the area hatched on the approved plan to be submitted and timetable for implementation agreed.
4. Details of the boundary treatment under the crown of the existing tree to be approved.
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Growth and Localism

Major applications or applications raising issues of significant precedent

1. Appl. No : 2015/1041/F
Parish : TROWSE WITH NEWTON

Applicants Name : Mr James Colman
Site Address : Sports Hall and Facilities, Crown Point Green, The Street, Trowse
Norfolk
Proposal : Essential maintenance and refurbishment of sports hall and
ancillary offices. Demolition of existing multi-use games area and
construction of new multi-use games area, new access
arrangements and external works.

Recommendation : Authorise the Director of Growth and Localism to Approve with conditions

1 Time limit
2 In accordance with amended plans
3 Parking and turning to be provided as in approved plan
4 Implementation of landscaping scheme
5 No external lighting without prior consent

Subject S106 legal agreement to restrict use of access in respect of
future residential development at the site subject to agreement of the
Highway Authority and NPLaw agreement.

NOTE – For the avoidance of doubt this approval does not convey
approval for any residential development

1. Planning Policies

1.1 National Planning Policy Framework
NPPF 07 : Requiring good design
NPPF 08 : Promoting healthy communities
NPPF 12 : Conserving and enhancing the historic environment

1.2 Joint Core Strategy
Policy 2 : Promoting good design
Policy 7 : Supporting Communities
Policy 8 : Culture, leisure and entertainment

1.3 South Norfolk Local Plan
Development Management Policies
DM1.1 : Ensuring Development Management contributes to achieving sustainable
development in South Norfolk
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
DM3.16 : Improving level of community facilities
DM4.10 : Heritage Assets

1.4 Site Specific Allocations and Policies
TROW 1 : Land on White Horse Lane and to the rear of Charolais Close & Devon Way
Statutory duties relating to Listed Buildings, setting of Listed Buildings and 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 2014/0981 Outline planning permission for residential development, associated external works and amenity areas (with an area of land set aside for future primary school use).

Approved

3. Consultations

3.1 Town / Parish Council Amended scheme

Feel that the application should not be considered at the July committee meeting in July as the developer is due to attend the Parish Council meeting on the 25th July and there will have been no consultation with the community for this community provision.

Original scheme

Supports the refurbishment of the sports hall

Reject application

Siting of new MUGA increased noise disturbance

Concerned about the new type 3 access road, unacceptable and against policy

Application documentation is extensive and confusing and incompatible with application

3.2 District Member Reject application

Intention is to form an estate road

Road access not needed and is contrary to policy

Construction traffic via Hudson Avenue is unacceptable, All construction traffic for housing should be via White Horse Lane

Road access from Hudson Avenue is not compatible with Policy TROW1

To comply with policy there should not be a road past the sports hall to housing, instead provide foot and cycle path

Position of MUGA unacceptable as close to housing and would be considerable nuisance to residents

3.3 SNC Community Services - Environmental Quality Team Comments awaited

3.4 SNC Conservation and Design Comments awaited

3.5 SNC Community Leisure Manager No objection. Happy to offer any advice on the specifications of works to the applicant/developer in the future should they wish to discuss them.
3.6 NCC Highways

Amended scheme

No objection subject to a condition.
Comments on the content of the legal agreement are awaited.

Original scheme

Two highway concerns
Reduction in parking spaces at the sports centre, 30 spaces does not seem adequate. Total floor area of facilities should be submitted to assess adequate parking provision.
Adjacent housing should not be served from Hudson Avenue
There must not be a through road.
Including a type 3 road to southern boundary is not necessary and prejudicial to providing a comprehensive layout and access strategy for allocated land to the south.

Existing turning area at end of Hudson Avenue to be retained

3.7 NCC Lead Local Flood Authority

Comments awaited

3.8 Representations

36 letters of objection

Inadequate Access
Traffic calming measures already exist in the road which make it unsuitable for HGV vehicles as well as the narrow street width. The proposed access road would reduce the privacy of houses adjacent to the road, cause noise and air pollution and would also mean HGV vehicles passing a primary school which would compromise the safety of children. Additionally, Trowse Conservation Area Character Appraisal and Management Plan states that the bypass was created to reduce "danger, noise, dirt and vibration caused by heavy commuter traffic" which would return if the access is allowed.

Safety of Other Road Users
Particular concern has been given to vulnerable groups who also use the road including children, the elderly, cyclists and dog walkers whose safety would be at risk from HGV construction traffic and resident to traffic to access the new homes. It has been argued that providing a cycle and foot path past the sports hall would be preferred for future residents to reach those new homes.

Other issues raised include the reduced number of car parking spaces which would be available at the sports hall which is not in requirement with Norfolk County Councils Highways. Also there were several comments in reference to the previous refused application for a similar access and so respondents wished recommendation to be given in the same manner, with refusal.

One comment made reference to the how enforceable the mitigating environmental affects would be such as the bird boxes and tree planting. Concern was also raised in regard to the hedge removal's impact on species such as hedgehogs where they have then suffered loss of habitat.

Moving the MUGA will cause noise disturbance to neighbouring occupiers and there could be disturbance from any lighting proposed.
4 Assessment

Proposal and site description

4.1 The application seeks planning approval for the construction of a new multi-use games area (MUGA), new access arrangements and maintenance and refurbishment of the existing sports hall. It should be noted that this site benefits from outline planning permission (2014/0981) for residential development, associated external works and amenity areas (with an area of land set aside for future primary school use and a relocated MUGA).

4.2 The applicant has also requested that we consider a S106 legal agreement to establish arrangements, both temporarily, and permanently, for an access being provided to the adjacent site to the south-west which benefits from outline planning permission for residential development (2013/0463) and is the subject of a reserved matters application (2016/0803) and a further full application for residential development (2016/0805) presently being considered. It should be noted that all sites covered by the aforementioned four applications fall under Local Plan allocation TROW1.

4.3 The site lies to the south-west of Trowse and presently forms a sports hall, MUGA and associated parking areas. The site is surrounded on three sides (north, east and west) by existing residential development and served via an access road to the north east (Hudson Avenue). To the south of the site is agricultural land which benefits from outline consent for residential development under the aforementioned approval.

Key issues

Sports Hall renovation, re-located MUGA & new parking and access arrangements

4.4 The site benefits from outline planning permission which establishes the principle of a number of elements including that of a new MUGA. This being required as a replacement for the existing MUGA which will ultimately in time be consumed as part of the residential development of the wider site.

4.5 In terms of the re-sited MUGA, it is considered that it is located in a position that means that it would function effectively with the existing sports hall and would represent a suitable replacement for the existing one in terms of size and quality.

4.6 Its position is acceptable when having regard for the need to safeguard the amenities of adjacent residents, in particular those on Barn Meadow. With this in mind the facility is not to be flood lit in order to avoid a detrimental impact being caused to neighbouring residents. On this point it should be noted that the existing MUGA is not floodlit.

4.7 The application includes the renovation and repair of the sports hall which includes landscaping to the grounds of the sports hall facility. These proposed works are appropriate to the site and would fit in with the general character and appearance of the site and not harm the amenities of local residents.

4.8 The revised parking arrangements to accompany the sports hall and MUGA have been revised following discussions with the Highway Authority in order to ensure that suitable provision is provided to support the nature and scale of the sports facility and MUGA. It is envisaged that the revisions are acceptable to the Highway Authority, however their final comments are awaited and will be reported to the Development Management Committee orally.

4.9 The new section of access road which will serve the revised sports hall site will also potentially, in some form, serve the remainder of the site which benefits from outline planning permission for residential development. Whilst all matters surrounding the exact
layout, including internal road arrangements for the remainder of the site, will need to be assessed as part of a further reserved matters application to the Council, it is evident that considerable concern has been raised locally about the implications that the proposed access arrangements and what these may commit the Council to in terms of future access to the site. In particular, the number of houses which could be accessed via Hudson Avenue.

S106 access arrangements

4.10 The Local Plan allocation TROW1 makes it clear that the main access to this application site should be via the adjacent site which in turn provides access to White Horse Lane. Indeed both the outline planning permission linked to this site, and that of the adjacent site, include complimentary planning conditions to ensure the delivery of access roads to the boundary of one another’s site in order to deliver the main access across both sites from White Horse Lane.

4.11 The applicant is eager to progress with the site, and in acknowledging the above requirements, is proposing a S106 legal agreement which seeks to establish some clarity in terms of how many properties can be accessed in perpetuity from Hudson Avenue; a number of houses that could be accessed from Hudson Avenue as an interim measure until the link is available from the adjacent site; and a trigger for when any future developer of this site will provide their link to the site boundary shared with the neighbouring site.

4.12 Firstly, the S106 agreement proposes that 15 dwellings could in perpetuity be accessed via Hudson Avenue, along with the continued use of the sports hall. The access proposed as part of this reserved matters application is suitable for this purpose. It is also evident that this in itself would not be suitable to serve the residential development beyond due to its restricted width (4m).

4.13 Secondly, the S106 proposes that up to 45 dwellings could be accessed via Hudson Avenue until such time as the link from the adjacent site is made publicly available. Upon this link being made available, the legal agreement requires that some form of works would be undertaken to ensure that no more than 15 dwellings could then be accessed via Hudson Avenue. These works would be agreed as part of any subsequent reserved matters for residential development. The agreement prescribes that such works would be undertaken upon the link to the adjacent site being provided. It should be noted that the applicant cannot deliver the link across the adjacent site as it is not under their control. For this reason it is unknown as to when this will delivered i.e. it is entirely dependent upon the speed of delivery of the adjacent site and when the road within the neighbouring document becomes a public highway i.e. when it becomes adopted. This means that the length of time that the “interim” arrangement of serving up to 45 dwellings via Hudson Avenue is unknown at this time.

4.14 Whilst it would have been preferable to have a more definite time period for such an interim option to exist, taking into account the fact that the adjacent site has a reserved matters scheme pending consideration with the Council and the need to commence works on the adjacent site within one year of when any reserved matters is approved, there is a strong prospect that the site will come forward in the near future, and will not sit dormant. Furthermore, this application site is still to submit a reserved matters application, which would then have to be approved before the building of houses could commence. Taking these factors into account, as well as the interim maximum proposed (45 dwellings), it is considered that this interim arrangement is acceptable. This is however, subject to the agreement of the Highway Authority, whose views will be reported to the Development Management Committee orally and the final wording of the S106 legal agreement being agreed by the Council’s solicitor (NPLaw).
3rd, in terms of the applicant's proposed trigger for them/subsequent developer delivering the link within their site to the boundary with the neighbouring site, the proposed S106 legal agreement suggests that this is delivered within 12 months of the later of either 12 months from commencement of development and the date on which the adjoining route from the neighbouring site is available. This appears to be a reasonable time to deliver it. At this time any residential development would also have to only serve 15 dwellings from Hudson Avenue. Again, this is subject to the technical advice of the Highway Authority and it being acceptable in legal terms following the advice of NPLaw.

In summary, the S106 appears acceptable in principle subject to favourable consideration from the Highway Authority and the wording being satisfactory to the Council’s Solicitors insofar as them achieving the stated aims.

Other issues

I would wish to stress that the current reserved matters could be determined without the need for the legal agreement as the renovation works to the sports hall, the relocated MUGA and new access and parking arrangements are not dependent upon the legal agreement. The S106 is an entirely separate matter for consideration.

Significant concern has been expressed at the failure of the two land owners to communicate effectively with one another. Whilst this in itself has no impact upon the committee making a decision on the application before it, officers, at the risk of the local member, are seeking to have a meeting with all key stakeholders present to try and positively influence how both sites work with one another.

Given the site lies within the Trowse Conservation Area it is necessary to have regard to the requirements of S72 Listed Buildings Act 1990 in paying special attention to the desirability of preserving or enhancing the character or appearance of that area. It is evident that the modest nature of the work means that it is concluded that they would satisfactorily preserve the Conservation Area and therefore fulfil the requirements of S72 as well as those of Local Plan Policy DM4.10.

Reference has been made to whether mitigation of environmental impacts such as bird boxes and tree planting can be reasonably enforced. Ecological mitigation and landscaping are controlled via planning conditions attached to the outline planning permission and it is considered that the wording of these would allow the Council to pursue any breach of condition via its enforcement powers.

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.

This application is not liable for Community Infrastructure Levy (CIL) as no new floorspace is proposed.

Conclusion

It is considered that the works associated with the refurbishment of the sports hall, the relocated MUGA and the access arrangements have due regard for the character and appearance of the locality, acknowledging its Conservation Area status. The works would also ensure neighbour amenities are satisfactorily safeguarded and it is envisaged that the access arrangements and parking provision for the sport hall and MUGA are satisfactory in highway safety terms. It is not considered that the agreement of the revised access to serve the sports hall and MUGA compromises the ability to properly control how a residential layout can be taken forward on the remainder of the site covered by the outline approval.
5.2 The content of the suggested legal agreement would offer some structure to assist with future negotiations on the layout for the residential development on the remainder of the site and the importance of securing appropriate links to the neighbouring site which provides access onto White Horse Lane. For these reasons and subject to the views of the Highway Authority being favourable and the content of the legal agreement being agreed with the Council’s Solicitors the S106 is recommended for approval.

Contact Officer, Telephone Number and E-mail: Chris Raine 01508 533841 craine@s-norfolk.gov.uk
2. **Appl. No**: 2015/2362/RVC  
**Parish**: WYMONDHAM

**Applicants Name**: Hope Community Church Wymondham  
**Site Address**: Ayton House Ayton Road Wymondham Norfolk NR18 0QJ

**Proposal**: Variation of condition 2 of permission 2015/1664/F - Further extended to the rear to facilitate a larger main Auditorium.

**Recommendation**: Approval with conditions

1. Full Planning Permission time limit  
2. In accord with amended drawings  
3. External materials as submitted  
4. Reporting of unexpected contamination  
5. No generators, air handling plant  
6. Provision of on-site parking  
7. Boundary treatment to accord with agreed details  
8. Limited Hours of use (09.00 to 23.00 on any day)  
9. Sound insulation to be provided  
10. Full details of external lighting  
11. Tree protection  
12. Planting scheme as agreed  
13. D1 use only  
14. Meeting rooms not to be used for music rehearsal, playback etc.  
15. Boundary noise levels  
16. Hours of use for play area (09.00 to 18.00hrs on any day)  
17. Contaminated land - submit scheme  
18. Implement of approved remediation  
19. Kitchen extraction details to be submitted

1. **Planning Policies**

1.1 **National Planning Policy Framework**  
**NPPF 01**: Building a strong competitive economy  
**NPPF 07**: Requiring good design  
**NPPF 08**: Promoting healthy communities  
**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 5**: The Economy  
**Policy 6**: Access and Transportation  
**Policy 7**: Supporting Communities  
**Policy 8**: Culture, leisure and entertainment

1.3 **South Norfolk Local Plan**  
**Development Management Policies**  
**DM2.1**: Employment and business development  
**DM3.13**: Amenity, noise, quality of life  
**DM3.15**: Outdoor play facilities/recreational space  
**DM3.11**: Road safety and the free flow of traffic  
**DM3.12**: Provision of vehicle parking  
**DM4.9**: Incorporating landscape into design
2. Planning History

2.1 2014/2258
Change of use of the existing portal framed unit to a community hub and place of worship with an extension to the rear of the site, with associated car parking and external works.

2.2 2015/0285
Discharge of Conditions 5 - Area conditioning, 7 - Boundary Treatment and 12 - Planting of permission 2014/2258/F

2.3 2015/1664
Variation of conditions 2, 3, and 12 of permission 2014/2258/F - to allow a change in main entrance to east elevation along with revised extension elevation to facilitate structure and revised cladding to extension

Approved

3. Consultations

3.1 Town Council
To second amendment
• No comments received

To first amended scheme
• Following receipt of amended plans now recommend approval

To original scheme
Refuse
• Overdevelopment of the site
• Loss of residential amenity - neighbouring properties

3.2 District Member
To be determined by committee
• Due to the concerns that the size of the extension would impact on residential amenity and concerns raised to me by neighbouring residents on Browick Road

3.3 SNC Landscape Architect
No objections

3.4 NCC Ecologist
No comments

3.5 SNC Community Services - Environmental Quality Team
No objections subject to conditions

3.6 NCC Highways
No objections

3.7 SNC Conservation And Design
To the second amendment
• The current proposals more effectively create a more cohesive appearance for the whole building from public viewpoints, and through the use of different cladding elements helping to break down the perceived bulk of the building.

To the original scheme
• Refuse - Concerned at the quality of the design being achieved.
3.8 Representations

3 letter of support to the second amendment
- The suggested materials and cladding indicate a refreshing imaginative approach and will enhance the appearance of the existing and proposed auditorium
- Support the wonderful plans

2 letters of support to the first amended scheme
- Pleased to see comments and objections from neighbours have been taken into account
- Elevations show a considerable lowering of height of the building

12 letters of support to the original scheme
- Much needed resource in community
- Additional space will offer a suitable venue for a growing church but also a unique community facility providing a 500 seater auditorium and a larger room for community activities
- Will be better acoustically for local residents and provide state-of-art meeting, conference and concert venue for Wymondham
- Good design and layout
- Create a worthy building for Church and community at the same time maintaining the buildings industrial heritage
- Improve the look of the building
- Noise created will not be an issue as it will be very well insulated
- There is a lack of community facilities that are of a large scale
- Would encourage growth and employment
- Hope Church already supports the Town by providing care in the community
- Offers easy access to locals and A11

An objection letter from the residents of Browick Road to the Noise Management Plan:
- Will have a significant impact on our residential amenities
- Hours of use should be reduced to 9.00 to 18.00
- Concern large events will be outside the specified D1 uses
- Noise and disturbance from the vehicles
- Concern what the land in the blue line will be used for
- Impact from the play area
- If residents complain want an immediate response

16 letters of objection to the second amendment
Letter on behalf of the residents on Browick Road
- Only thing that has changed is the colourful panels added to the exterior of the building
- Previous concerns still stand
- Housing a 500 seat concert hall
- Operating up to 23.00
- Parking for only 66 cars
- 3rd application which we hope will be refused
- At the last moment was withdrawn from committee
- Already have seating for 350 auditorium in the existing building
- When it was an industrial site the hours were 7am to 7.30pm, 12 on Saturday, lorries were not in and out day and night
- Loss of value
- Not satisfied that the concerns about potential noise pollution has been adequately addressed
1 letter of objection to the first amended scheme
A letter of objection from 5 properties in Browick Road
A petition with 32 signatures
• The development by reason of its size, depth, width, height and
  massing would have an unacceptable adverse impact via loss of
  privacy, noise, pollution and visually overbearing impact
• Insufficient parking for 397 seat concert hall/theatre - does not
  accord with Planning Portal Parking Standards
• Pollution and noise from parking area
• Inadequate details re ventilation or air conditioning
• No information re boundary treatment to reduce negative impacts
• Inadequate detail on noise from building
• No details re car parking design - lighting
• Contrary to policy

To the original scheme
4 letters of objection
A letter of objection from 5 properties in Browick Road
• Development too close and too high
• Overshadowing to gardens
• Do not object in principle just to the present form
• Loss of light
• No proper consultation with residents
• Did not object to original planning permission but this has gone too

4 Assessment

4.1 This application seeks to vary the full planning permission for the change of use of the
existing portal framed unit to a community hub and place of worship with an extension to
the rear of the site, with associated car parking and external works, at Ayton Road,
Wymondham. To the north are residential properties with gardens forming the boundary
with the site. To the south and east are commercial premises. The site is within the
development boundary for Wymondham.

4.2 This application seeks to increase the size of the approved extension and to revise the
design and cladding. The proposal was deferred from the March DM Committee, to enable
the applicants to resolve the design concerns and submit additional information regarding
noise.

4.3 The main issues in this case are: the use; the design; the impact on the character and
appearance of the area; highway safety and residential amenity.

The proposed use

4.4 It is proposed to use the present warehouse/industrial building as a multi-functional
community centre and centre of worship. The new centre will provide for example an
auditorium/main hall, meeting rooms, outdoor play space and coffee area. The Hope
Community Church spearheads the following projects: running of mother and toddler
groups; employment of a full time children's worker; establishment of the Hub Charity;
Pastoral Care for those in the community; and the Who Care initiative. The application site
is within the development boundary and the use is assessed in relation to the NPPF, Policy
7, Policy 8 and Policy 5 of the Joint Core Strategy. The principle of the use has already
been accepted on the site.
Design, layout and impact on the character of the area

4.5 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. The design has been revised (the floor size has remained the same and the form), it is considered that the current proposals more effectively creates a more cohesive appearance for the whole building from the public viewpoints, retains the lower roof height adjacent the neighbouring properties, and through the use of different cladding elements helps to break down the perceived bulk of the building. Therefore on balance it is considered that the revision will not adversely affect the character and appearance of the existing building or the visual amenities of the surrounding area. The scheme therefore satisfies Policy 2 of the JCS. The site is of sufficient size to accommodate the proposed extension and its parking, turning and associate spaces.

Highway safety

4.6 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.

4.7 Concerns have been raised by local residents as set out above regarding the amount of parking, however the Highways Authority has assessed the proposal and raise no objections to the development. In view of this I do not consider the application could be refused on the grounds raised. As such, it is considered that the scheme would accord with Policies DM3.11 and DM3.12.

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 resident’s amenities.

4.9 The other reason the application was previously recommend for refusal was the Environmental Quality officer did not consider sufficient information had been submitted to adequately demonstrate that the proposal would not give rise to a situation detrimental to the amenities of the neighbouring properties. This application looks to increase the auditorium capacity to 500 seats. Equally change the internal layout to move the auditorium into the new extension and the cafe, meeting rooms into the original building. Additional information has been submitted and the Environmental Quality officer raises no objections subject to a number of conditions, such as hours of use for the building and the outdoor play area; noise levels etc. The Environmental Quality officer’s comments are attached in full as Appendix 2.

4.10 The use of the building for a place of worship falls into Use Class D1 - non-residential institutions. This includes any use not including a residential use:-
(a) for the provision of any medical or health service
(b) as a crèche, day nursery or day centre
(c) for the provision of education
(d) for the display of works of art
(e) as a museum
(f) as a public library or public reading room
(g) as a public hall or exhibition hall
(h) for, or in connection with, public worship or religious instruction
(i) as a law court

4.11 It is the Environmental Quality officer’s opinion that the above uses could be carried out in the building and by virtue of the hours of use and noise conditions would not give rise to a situation detrimental to the amenities of the neighbouring properties, I have therefore suggested that the use is limited to a D1 use only. Concern has been raised by adjacent
residential properties regarding the detrimental impact the proposal would have on the amenities of the neighbouring properties in respect of loss of light, loss of privacy and overbearing impact. However, I do not consider the proposal would give rise to a situation so detriment as to warrant refusal on these grounds due to the changes in the design following revisions, in particular the roof and there being no windows at first floor looking towards the neighbours.

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.

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

5. Conclusion

5.1 The principle of the use has already been accepted and approved. The appearance, scale, landscaping, and layout of the development are considered appropriate for its context. The development will not adversely affect the character of the area; will create employment and will not have a significantly detrimental impact on the residential amenities of neighbouring properties or highway safety. As such the proposed development accords with the NPPF, JCS and SNLP.

Contact Officer, Telephone Number and E-mail: Claire Curtis 01508 533788 ccurtis@s-norfolk.gov.uk
Appendix 2

Internal Memorandum

To: Claire Curtis  
Growth & Localism

From: Alison Old  
Community Services

Tel No: 01508 533699

My Ref: 16/16759/EPMM50

Your Ref: 2015/2362

Date: 5 July 2016

Planning Application: 2015/2362

Proposal: Amended plans / information: Variation of condition 2 of permission 2015/1684/F - Further extended to the rear to facilitate a larger main Auditorium.

Location: Ayton House, Ayton Road, Wymondham

I write on behalf of the Environmental Quality Team in reply to your consultation regarding the above planning application further to the submission of a noise management plan from the applicant I am able to provide my final comments and the following observations:

- The current application seeks to vary condition 2 of planning permission 2014/2558 - to extend the auditorium to the rear, this is a capacity increase from 300 – 500 seats.

- The application site is located in close proximity to a number of residential dwellings.

- The original proposal has an hours of use restriction of 09:00-23:00.

- The acoustic reports undertaken by A&JA acoustics relate to internally generated noise associated with the use of the auditorium and provide a number of recommendations relating to acoustic insulation for the building.

- The report states that internally generated noise can be controlled so it does not have an adverse impact on the surrounding residents.
• The applicant has detailed the practical noise management techniques they intend to use to minimise disturbance to local residents.

We do not wish to object to the proposal but would recommend the following conditions and advisory notes:

**Noise**
Following discussion with Claire Curtis and Chris Trett it was agreed that the best way to restrict the use of the building is to limit it to D1 use class subject to the following additional restrictions:

• A condition restricting the use of the meeting room to prevent its use for music rehearsal, playback or performance unless enhanced sound insulation is installed in accordance with section 2.2 of Adrian James Acoustics Ltd.'s memo dated 20th January 2016. Or such other sound insulation scheme that is agreed in writing.

• A condition requiring that the existing building and extension shall not be used for any event involving live music or amplified music and singing until the sound insulation set out in the Adrian James Acoustics Ltd Technical Memo has been provided. Or such other sound insulation scheme that is agreed in writing.

• The Music Noise Level, in terms of $L_{Aeq,15min}$, shall not exceed the background noise level, in terms of $L_{A_{90dB,15min}}$, at the nearest noise sensitive premises for events. This should be measured at 1m from the façade of the noise sensitive receptor. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property. In addition low frequency noise, in the 63Hz, 125Hz and 250Hz octave bands when measured in the same way shall not exceed the background noise levels in these bands by more than 5dB.

• A condition requiring that in the event of substantiated noise complaints being received by the Council the applicant shall if requested by the Council commission measurements to be undertaken to determine if the requirements of the condition above are being met and identify any works required in the event of the condition not being met.

• A condition requiring that the outdoor play area hereby approved shall not be used between 18:00hrs and 09:00hrs and should be adequately secured to prevent unauthorised use.

• **RU/EN No generators/air handling plant without consent**
  No generator, compressor, chilling unit or cooling fan shall be installed on the site without precise details of the equipment being submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as approved.

• **Construction Noise advisory note**
  We would expect that potentially noisy construction and demolition activities will only be carried out during the following times:

  08:00 – 18:00 Monday to Friday
  08:00 – 13:00 on Saturdays
  No work on Sundays or Bank Holidays

2
Lighting
ER/LG Full details of external lighting
No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance (in Lux) provided have first been submitted to and agreed in writing with the local planning authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation. The lighting shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

Contaminated Land
CL/CL Contaminated land - scheme to be submitted
The development hereby permitted shall not commence until an investigation and risk assessment has been completed in accordance with a scheme to be first agreed in writing by the Local Planning Authority, to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The written report(s) shall include:
(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
  • human health,
  • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  • adjoining land,
  • groundwaters and surface waters,
  • ecological systems,
(iii) an appraisal of remedial options if required,
(iv) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Note
This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.

CL/RS Implementation of approved remediation scheme
The development hereby permitted shall not commence until (unless otherwise agreed in writing by the Local Planning Authority) until:

1) the approved contamination remediation scheme has been carried out in full,

2) a validation report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

CL/CC Contaminated land during construction
In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

1) a report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

**Kitchen Extraction - Cooking Fume Extraction details**
Prior to the commencement of development a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the local planning authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer’s instructions and operated at all times when cooking is being carried out unless otherwise agreed beforehand in writing with the local planning authority.

Note - This must be in accordance with The Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems - prepared by Ntccc on behalf of Department for Environment, Food and Rural Affairs or subsequent amendments.

**Alison Old**  
Environmental Quality Team
Development Management Committee

3. **Appl. No** : 2016/0841/A  
**Parish** : WORTWELL

- **Applicants Name** : Mr Darren Gundry  
- **Site Address** : Pemberton Cars High Road Wortwell IP20 0EN  
- **Proposal** : Retention of 3 illumination signs advertising the company and contact number

**Recommendation** : Approval with Conditions  
1 – 5 standard advert conditions  
6 Source of illumination not to be visible from highway

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 03 : Supporting a prosperous rural economy  
NPPF 07 : Requiring good design

1.2 Joint Core Strategy  
Policy 5 : The Economy  
Policy 15 : Service Villages

1.3 South Norfolk Local Plan  
Development Management Policies  
DM3.9 : Advertisements and signs  
DM4.5 : Landscape Character Areas and River Valleys

2. **Planning History**

2.1 2016/1052  
Variation of condition 2 of planning permission 2015/0445/CU - extend car sales/display area  
Approved

2.2 2015/0445  
Change of use from Farm Shop to Car Sales to include take out of light beverages and refreshments  
Approved

2.3 2007/2206  
Extension to car park  
Approved

3. **Consultations**

3.1 Parish Council  
Approve

3.2 District Member  
To Committee if for approval: The lighting is fairly intrusive in this rural location in the Waveney Valley.

3.3 NCC Highways  
Conditionally support – max. level of illumination and source not to be visible from highway.

3.4 Representations  
No comments received

4. **Assessment**

4.1 The application site is located on the junction of the A143 to the North West, Flixton Road to the North East, and High Road to the South East. The site has a long established commercial use formerly being a tool hire business, then a farm shop and cafe, and more recently permission was granted for the change of use to a Car Sales establishment.
(Pemberton Cars) approved under reference 2015/0445. A recent application for the revision of the 2015/0445 permission has been approved under the delegated system which increases the area of vehicles for sale to include the area previously identified as part of the landscaping area for an addition 14 vehicles spaces. This was considered acceptable and has been approved under the delegated system.

4.2 This application currently under consideration is for the retention of 3 signs all of which are externally illuminated.

4.3 Local Plan Policy DM3.9 permits signage on business premises subject to the signs being sympathetic to the character and appearance of their location and the building, having regard to their size, materials, construction, location, level of illumination and cumulative impact with other signs in the vicinity. Adverts are not permitted where they would be detrimental to highway safety or to the amenities of the area. Illuminated advertisements and signs are not permitted where safety and amenity of the surrounding area is adversely affected.

4.4 The signs are located on three sides of the building all of which face the adjacent highways, the A143 to the North West of the site, Flixton Road to the North East and High Road South East of the site.

4.5 Consideration has been given to the impact the signs and their illumination will have on this rural location where there is no street lighting.

4.6 The consideration is separated into two elements firstly the signs themselves, and secondly the illumination.

4.7 The signs comprise a dark grey background, with blue and white lettering and white logo which is not overly large for the size of the building and their design is sympathetic to the character of the building which is dark grey. The number of signs on the building is limited to one on each of the three elevations which face a Highway. I consider the size, materials, construction, location and number of signs is acceptable and accords with this element of policy DM3.9.

4.8 The second element is that of the illumination. The signs are externally illuminated by a ‘pelmet’ light above each sign. The Local Member has raised concern about the intrusion of lighting into this rural location in the Waveney Valley. There are other businesses to the north, The Dove Restaurant, and The Old Station building which also operates as a car sales/maintenance business. The Dove Restaurant has very limited levels of illumination, and the Old Station has no illumination.

4.9 The application site will be visible in an undeveloped area when approached from the north east, and I accept that any illumination will be visible in this location. However consideration has to be given to the potential for some form of lighting for the purposes of security which would not be unreasonable in an isolated location and any impact security lighting may have in this location would also be clearly visible in this location.

4.10 The level of illumination is considered acceptable by the Highways Authority who support the application subject to conditions restricting the level of illumination and shielding of the light source.

4.11 While I appreciate any illumination will change the appearance of the site, I do not consider the level of illumination resulting from the ‘pelmet’ lights as constructed on this site are inappropriate, any impact is minimal and could not be considered significant to conflict with policy and therefore does not justify refusal. I consider the signs as erected and conditioned accords with policy DM 3.9.
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 application is not liable for Community Infrastructure Levy (CIL) as no floor area is created.

5 Conclusion

5.1 Due to the position and the type of illumination it does not result in loss of amenity to neighbouring properties or result in issues relating to highway safety. No objections are raised by the Highways Authority, and no objections or comments have been received by the neighbouring properties. The signs as erected accord with the criteria of policy DM3.9 and should be approved.

Contact Officer, Telephone Number and E-mail: Jacqui Jackson 01508 533837 jjackson@s-norfolk.gov.uk
4. **Appl. No**: 2016/0911/RVC  
**Parish**: DISS

**Applicants Name**: Ms Leigh FC Cunningham  
**Site Address**: Additional Car Parking Site Station Road Diss Norfolk  
**Proposal**: Following Permission 2015/1385/F - (To use the Coal Yard for car parking purposes, with approximately 60 spaces, with access on and off Nelson Road and Station Road) removal of condition 11 (limiting access from Station Road) (The existing 2 gates will remain in place, with limited vehicular access to the car park). Discharge of conditions 3 (details of drainage and levels); 8 (off-site highway improvements); 10 (lighting details); 12 (landscaping)

**Recommendation**:  
1. Details for conditions 3, 8, 10. – Approval  
2. Removal of condition 12 – Approval with conditions.  
   1. Full Planning permission time limit  
   2. In accord with submitted drawings  
   3. Details of water drainage and levels  
   4. New Access Construction over verge  
   5. Access Gates - Configuration  
   6. Visibility splay, approved plan  
   7. Provision of parking, service  
   8. Highway Improvements - Offsite  
   9. Highway Improvements - Offsite  
  10. Full details of external lighting  
  11. Vehicular access from Station Road  
3. Removal of condition 11 - Refusal  
   1 Unacceptable level of noise and disturbance to residential area.

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 04: Promoting sustainable transport  
NPPF 07: Requiring good design

1.2 Joint Core Strategy  
Policy 2: Promoting good design  
Policy 6: Access and Transportation  
Policy 13: Main Towns

1.3 South Norfolk Local Plan  
Development Management Policies  
DM1.3: The sustainable location of new 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

2. **Planning History**

2.1 2015/1385  
To use the Coal Yard for car parking purposes, with approximately 60 spaces, with access on and off Nelson Road and Station Road. Approved
3. Consultations

3.1 Town Council
Comment in relation to Condition 11 only. The proposed solution to the need to avoid a rat run through the car park whilst still permitting access from Station Road appears to be acceptable so long as the gates are closed when stated.

3.2 District Members

Cllr Palmer
To Committee for removal of condition 11: Until there is safe pedestrian access directly from Nelson Road into the station forecourt, this variation to the previous Approval Conditions should be refused.

Cllr Kiddle
Cllr Minshull
To be reported if appropriate

3.3 NCC Highways

Removal of Condition 11 limiting access from Station Road
There are no objections to the removal of condition 11 with the details as submitted.

Condition 3 (details of drainage and levels) The details submitted in respect of the site drainage and levels is satisfactory. It is clear from the topographical survey that there is a level difference of about 600mm between the highway verge on Nelson Road and the site itself. I would therefore be grateful to receive details (Cross section drawing) as to how the new means of access is to be constructed and at what gradient.

Additional information has now been received and the levels issue is now satisfactory.

Condition 8 off site highway improvements.
The details identified in conjunction with site plans previously submitted are satisfactory.

Condition 10 lighting-No objections

Condition 12 Landscaping-No objections

3.4 SNC Community Services - Environmental Quality Team
To be reported

3.5 SNC Water Management Officer
To be reported

4 Assessment

4.1 The application submitted seeks to approve details for the on-site water drainage and level information to show the levels difference between the site and Nelson Road (condition 3). Improvements works for the provision of a footway (condition 8), Details of lighting (condition 10). Removal of condition 11 which restricts access from the car park onto Station Road to pedestrian only, and remove condition 12 landscaping strip on the East boundary.

Background

4.2 The site is the former coal yard and was originally granted permission for the use as a car
park in 2007 but works did not commence and the permission expired. The most recent application was granted under reference 2015/1385 on the 14 October 2015. Work has commenced on the site prior to the current application being determined.

4.3 All details submitted to comply with the pre commencement conditions relating to: the disposal of surface water drainage from site; the levels details from the site onto Nelson Road (condition 3); and the details of the extended footpath (condition 8) are considered acceptable. The lighting position and details submitted are considered acceptable (Condition 10). Condition 12 related to landscaping for the east boundary of the site was imposed originally as it was considered necessary to provide separation between the car park and the adjacent approved care home. However, an existing landscape strip forms part of the care home approval, and now the site has been cleared it has become apparent an additional landscape strip on the car park is not necessary, therefore the removal of condition 12 is considered acceptable.

4.4 With regard to the removal of condition 11, details have been submitted by the applicant which state "To ensure that our proposed car park does not cause congestion problems on Nelson Road and is not perceived as a 'rat run' from the approach which runs from Diss Station, we will limit vehicular access to our site by using the gate which is located on the existing entrance to Diss Station, top left corner"

4.5 The condition restricted access to pedestrian only, with vehicles only entering the site off Nelson Road. The removal of this condition has raised concern from the Local Member about possible conflict between pedestrians safety using the car park to access the station. No objections have been raised to the removal of this condition by the Highways Authority and it would consequently be difficult to justify a refusal on highway safety grounds.

4.6 The main concern is that if the access is changed to allow vehicle access onto the Station from the new car park it could provide an alternative access route to and from the Station and other car parks, rather than the current arrangement which is via Station Approach. If this were permitted it would have an adverse impact on the level of traffic along Nelson Road. This would result in unacceptable levels of noise and disturbance because Nelson Road passes through a residential area unlike the commercial character of Station Approach.

4.7 I appreciate the applicant has stated the gates would be remain to limit vehicle access to the application site, but it would be difficult to enforce this method of vehicle control. For this reason the removal of condition 11 to allow vehicle access to and from the car park onto Station Road is not considered appropriate and cannot be supported as it would conflict with the principles of policy DM3.13 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 not liable for Community Infrastructure Levy (CIL).

5 Conclusion

5.1 The variation/removal of condition 11 would allow an alternative route for traffic using the Station and other car parks which would result in an unacceptable loss of residential amenities to the properties on Nelson Road, therefore bringing the proposal into conflict with policy DM3.13 of the SNLP 2015. The removal of condition 12 and the other details submitted are acceptable.

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5. **Appl. No**: 2016/0932/F  
**Parish**: WINFARTHING

Applicants Name: Mr & Mrs Jim & Doreen Colins  
Site Address: Land South of The Shingles The Street Winfarthing Norfolk  
Proposal: Erection Of New Dwelling - Renewal of previous permission 2013/1153/F

Recommendation: Approval with conditions

1. **Full Planning permission time limit**  
2. In accord with submitted drawings  
3. Boundary treatment  
4. New Water Efficiency  
5. Provision of parking, service

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 07: Requiring good design  
NPPF 10: Meeting the challenge of climate change, flooding and coastal change  
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 16: Other 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  
DM3.8: 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  
DM4.10: Heritage Assets

**Statutory duties relating to Listed Buildings, setting of Listed Buildings and 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 2013/1153 Erection of new dwelling - Renewal of previous permission 2010/1404/F Approved  
2.2 2016/0932 Erection Of New Dwelling - Renewal of previous permission 2013/1153/F under consideration  
2.3 2010/1404 Erection of new dwelling Approved
3. Consultations

3.1 Parish Council  Support as it is renewal of previous permission

3.2 District Member  Can be delegated

3.3 SNC Water Management Officer  Support subject to condition relating to the disposal of foul drainage

3.4 NCC Highways  Support subject to access, parking and turning prior to occupation.

3.5 Representations  No comments received

4 Assessment

4.1 The application seeks to sub-divide the plot for the construction of one dwelling of one and a half stories with a ridge line running east/west. The application renews a permission granted under reference 2013/1153/F granted on the 15 August 2013, and an earlier permission granted under reference number 2010/1404. The 2013 permission remains extant but works have not as yet commenced. The application is referred to Committee as the applicant is a Council employee.

4.2 Since the 2013 permission was granted there have been some changes to policy in terms of the adoption of the South Norfolk Local Plan 2015. However, policies still support the principle of infill plots in the development boundaries of small villages. For these reasons the principle of developing this plot remains unchanged. The site remains within the Development Limits of Winfarthing and falls within the Conservation Area, there are no changes in terms of plot size, design of the proposal or other issues which would be a material consideration to the further granting of the permission. For these reasons the scheme is still considered to accord with the above policies and S72 Listed Buildings Act 1990 provides.

4.3 Under paragraph 50 of the National Planning Policy Framework (2012) requires Councils to plan for people wishing to build their own homes. This can be a material planning consideration for this application as self-build may be a method of delivering the site. Whilst this may be an option it should also be noted that at this stage it cannot be certain that the method of delivering this site will be self-build. In the instance of this application the other material planning considerations detailed above are of greater significance.

4.4 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.

4.5 This application is liable for Community Infrastructure Levy (CIL)

5 Conclusion

5.1 The development has no adverse impact on the character of the Conservation Area and has no adverse impact on the residential amenities of the neighbouring properties, for these reasons the scheme as proposed accords with the above policies.

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6. **Appl. No**: 2016/0943/F  
**Parish**: WYMONDHAM

Applicants Name: Mr & Mrs Stevens  
Site Address: Land Adj To Downham Barn Downham Grove Wymondham Norfolk  
Proposal: New two storey dwelling with separate garage  
Recommendation: Approval with Conditions

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 2: Promoting good design  
Policy 4: Housing delivery  
Policy 6: Access and Transportation  
Policy 9: Strategy for growth in the Norwich Policy Area  

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  

1.4 Supplementary Planning Document  
Wymondham Area Action plan  
South Norfolk Parking Standards  
Self-build guidance

2. **Planning History**

2.1 2006/0493 Conversion of existing garage & guest bedroom suite to residential & proposed garage block Refused  

2.3 2003/1058 Proposed erection of porch to front of dwelling and extension to existing detached garage Approved

3. **Consultations**

3.1 Town / Parish Council  
Refuse - outside the development boundary

3.2 District Member  
To be reported if appropriate
The proposal seeks permission to erect a new four bedroom dwelling with separate garage along Downham Grove outside the development boundary within the Norwich Policy Area. The property would be clustered with Downham Barn, Chestnut Cottage. The site is accessed through a housing estate south east of the site.

Amended drawings have been submitted during this application to include some minor detail amendments to the façade of the proposed elevations. These minor changes have not been re-consulted on as they are insignificant and do not create any significant material change to what was proposed and consulted on originally.

The key issues pertinent to this proposal are:

- Principle
- Is the proposal sustainable development?
- Impact on the character of the area (including design)
- Residential amenity
- Highways
- Self-build

Principle

The site falls outside of any development boundary. Policy DM1.3 states that permission for development outside of development boundaries will only be granted where specific Development Management Policies allow for development outside of development boundaries or where development otherwise demonstrates overriding benefits in terms of economic, social and environmental dimensions as set out in policy DM1.1.

The Council is currently unable to demonstrate an up-to-date 5 year housing land supply within the NPA where the site is located. On this basis the Council's housing related policies are not considered up-to-date in accordance with policy DM1.1 and paragraphs 14 and 49 of the NPPF (2016).

This means, other material considerations in this case are of significance to assess whether there is significant and demonstrable harm that outweighs the benefits of the development.

Policy DM1.3 (sustainable location of development) is directly interlinked with policy DM1.1 (ensuring sustainable development), planning legislation and paragraph 14, 47 and 49 of the NPPF (2012) all of which seeks to ensure new development is sustainable. The scheme therefore needs be assessed to see whether it is sustainable development which in accordance with the NPPF has three dimensions, economic, social and environmental, which are mutually dependent. I will take each in turn.
Economic

4.8 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".

4.9 The construction of 1 dwelling in a location adjacent to a Main Town would help enhance the economic viability through local spending from future occupants of the dwellings.

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

Social

4.11 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".

4.12 The principle social benefit of the scheme is that it provides housing within a location close to a main town where a 5-year housing land supply cannot be demonstrated, but where existing services and facilities are within a sustainable distance. This is a considered a benefit when weighing the benefits against the harm of a proposal, such as short distance to travel and the existing urbanised character of the area.

Environmental

4.13 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."

4.14 The development would result in an infringement into open countryside. The level of harm needs to be assessed as to whether it is of such significance that it outweighs the benefits detailed above.

4.15 The site is surrounded by other residential development and the area already contains an urbanised feel in character. The proposal is for 1 two storey property, which it is considered can be designed as to not create a detrimental impact to an unacceptable degree and therefore whilst there is an infringement into the open countryside, it is considered that any harm will be outweighed by the benefits of the scheme.

4.16 Having due regard to the above assessment made in the context of not being able to demonstrate a 5 year housing land supply, it is considered that the benefits of providing an additional dwelling is sufficiently high that the concerns regard encroachment into the countryside are outweighed by the benefits as it is not considered that the visual impact would cause such harm as to significantly and demonstrably outweigh the benefits as set out in paragraph 14 of the NPPF.

Impact on the character of the area (including design)

4.17 Wymondham is a sustainable settlement as it is a main town in accordance with JCS policy 13, there are also wide spread development surrounding the site. It is also apparent through previous planning history there have been other properties granted permission within the immediate surrounding vicinity to the site, which has created a sense of
cohesion, community and when you approach the site it contains an urban feel in character. In a sense the site and area in question has already been eroded, where development dominates the countryside at Downham Grove.

4.18 The proposal is for a dwelling in an area where an established character has formed and the proposal is within close proximity to existing services and facilities. The physical relationship of the proposal within its context is considered acceptable, which is considered to satisfy the social role. The existing services and facilities are within reasonable distance for everyday needs, which is considered to satisfy the economic role, and although the proposal would be situated within the countryside any significance of this development making a significant impact to the environment has already been eroded by other surrounding development. This proposal will maintain the existing pattern and form of development within this immediate context and there are no designated environmental constraints affecting the site other than the consideration on the environment.

4.19 The design of the proposal is compatible with the area. The proposed scale, mass and form of the dwelling would be in proportion with surrounding dwellings, and would allow for a good separation distance to maintain existing local distinctiveness.

4.20 The materials proposed are considered within keeping with the areas character. I would recommend conditioning this application to ensure the materials remain as specified.

4.21 The design of the proposed garage would be in keeping with the property and area and reads as a subservient outbuilding due to its salt-box style roof. The plot of land is large enough to accommodate for the separate garage.

4.22 In my opinion, the dwelling complies with Local Plan policies JCS policy 2, DM1.3, DM3.8, NPPF (2012) section 6 and 7 and the WAAP.

Residential Amenity

4.23 The plot and proposal would be significantly spaced from other surrounding properties. Therefore, I do not consider the proposed development to have any significant adverse impact on the amenities of neighbouring properties or the amenities of future occupiers. Furthermore, there are surrounding mature trees within other neighbouring gardens, therefore any views would be significantly obscured.

4.24 In my opinion, the proposal complies with Local Plan policy DM3.13.

Highways

4.25 The highways officer has no objection to access and layout of this proposal and I therefore consider the proposal acceptable.

4.26 The site is large enough to accommodate for more than 3 parking spaces, which complies with Local Plan policy DMDM3.11, DM3.12 and Parking Standards for Norfolk (2007).

Self-build

4.27 Paragraph 50 of the National Planning Policy Framework (2012) requires Councils to plan for people wishing to build their own homes. This can be a material planning consideration for this application as self-build has been identified as the method of delivering the site. Whilst an indication of self-build has been given by the applicant it should also be noted that at this stage it cannot be certain that the method of delivering this site will be self-build. In the instance of this application the other material planning considerations detailed above are of greater significance.
4.28 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.

4.29 This application is liable for Community Infrastructure Levy (CIL)

5 Conclusion

5.1 The level of harm identified is not sufficient to present significant and demonstrable harm that outweighs the benefit of providing an additional dwelling in a location where it is not possible to demonstrate a 5 year housing land supply. As such, the land supply policies are out of date and the development proposed is considered sustainable development and recommended for approval with conditions.

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7. **Appl. No**: 2016/0977/F  
**Parish**: EARSHAM  
Applicants Name: Mr Alistair & Mrs Ella Black  
Site Address: Land West Of Kingsbridge Church Road Earsham Norfolk  
Proposal: Demolition of existing bungalow and erection of 2 no. one and half storey dwellings and garaging and relocated highway access (revised application)  
Recommendation: Approval with conditions  
1. Full Planning permission time limit  
2. In accord with submitted drawings  
3. External materials to be agreed  
4. Slab level to be agreed  
5. New Access Construction over verge  
6. Access Gates - Configuration  
7. Visibility splay dimension in condition  
8. Provision of parking, service  
9. Retention of frontage hedge  
10. Implementation of boundary treatment  
11. New Water Efficiency  
12. Surface Water  
13. Archaeological investigation  
14. Contamination during construction

8. **Appl. No**: 2016/0979/F  
**Parish**: EARSHAM  
Applicants Name: Mr Alistair & Mrs Ella Black  
Site Address: Land East Of Kingsbridge Church Road Earsham Norfolk  
Proposal: Erection of bungalow with detached double garage and new highway access (revised application)  
Recommendation: Approval with conditions  
1. Full Planning permission time limit  
2. In accord with submitted drawings  
3. External materials to be agreed  
4. Slab level to be agreed  
5. New Access Construction over verge  
6. Access Gates - Configuration  
7. Provision of parking, service  
8. Retention of frontage hedge  
9. Implementation of boundary treatment  
10. New Water Efficiency  
11. Surface Water  
12. Archaeological investigation  
13. 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  
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 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
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
DM4.10: Heritage Assets

1.4 Supplementary Planning Document
South Norfolk Place Making Guide 2012

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:
S66(1) Listed Buildings Act 1990 provides: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

2. Planning History

2.1 2015/2218 Erection of cottage dwelling with attached garage and new highway access (revised application) Refused

2.2 2015/0682 Erection of double garage Withdrawn

2.3 2015/0681 Erection of bungalow with detached double garage and new highway access Refused

2.4 2015/0676 Erection of cottage dwelling with attached garage and new highway access Refused

3. Consultations for 2016/0977

3.1 Parish Council Refuse
- Over development of site
- Design not in keeping Church Road or the church
- Design out of keeping with properties in the area, which are more traditional in type

3.2 District Member Amended proposal
Can be delegated
Original proposal
- To be determined by committee
- Could be said to be a cramped form of development on a semi-rural site.
- Is design OK in this area.
- Does it need an archaeological investigation

3.3 NCC Highways Support with conditions
3.4 Historic Environment Service

Support subject to a condition
- The proposed development site lies within the area of an early medieval cemetery and there also evidence of Roman finds in the area.
- Recent excavations also revealed both medieval and post medieval features.
- Consequently there is potential that significant heritage assets with archaeological interest may be present at the site and that their significance may be affected by the proposed development.

3.5 SNC Conservation And Design

Original proposal
- Two developments seen together would result in a cramped form of development for a rural location and existing pattern of development
- Concerned that the style of property with integral garages in the main form of development and large central dormer does not fit in with the local vernacular of the village, and would appear incongruous within the context.
- I do not consider there is any requirement to have a low eaves to the front of the building.
- Suggests simplifying the design of the houses to be a more simple vernacular cottage form with side garaging set back i.e. similar to the properties further along Church Road.
- Designing the housing as semi-detached – or potentially two cottages which are set close together with a narrow access gap between, would create more space to the side of the houses.
- The buildings could maintain a similar orientation to the existing cottages to the west, and slightly stepped forward, therefore being consistent in terms of the grain of development.
- Although Orchard Rise and the Firs have a lower eaves and dormers – I do not consider that there is necessarily any requirement to do that here.

Amended proposal
- To be reported

3.6 Representations

Original proposal
Four letters of objection
- Lessen the light to the garden and house
- Are the houses necessary?
- Over development of the site
- The development that we live in is dense but not such an issue as open space around us
- Dwelling too close and will be oppressive
- Result in over looking
- Loss of view of Church steeple
- Increase in traffic from this development and the proposed development in School Lane
- Vehicular conflict from an additional two accesses
- Vehicular traffic conflict on the junction of Church Road and School Road which floods
- Will be surrounded by wall and will like we are in a housing estate and not a semi-rural village
- School in full and is carrying a waiting list and play area is raising funds for refurbishment.
3.7 Parish Council
Refuse
- Design and density of the development out of keeping with the area
- Traditionally houses are pre- twentieth century style with a few exceptions
- Over development
- Too close to the oldest building the church

3.8 District Member
Amended comments
To be determined by committee
- On reflection, this is an opportunity to design something more traditional in this sensitive area opposite the Grade 1 Listed Church.

Original comments
Can be delegated decision

3.9 Historic England
Appears to take into consideration comments made on application 2015/0681 and 0682
Do not wish to make any comments on this application

3.10 NCC Highways
Support with conditions

3.11 Historic Environment Service
Support subject to a condition
- The proposed development site lies within the area of an early medieval cemetery and there also evidence of Roman finds in the area.
- Recent excavations also revealed both medieval and post medieval features.
- Consequently there is potential that significant heritage assets with archaeological interest may be present at the site and that their significance may be affected by the proposed development.

3.12 SNC Environmental Quality Officer
Support with condition on contamination during construction and construction hours

3.13 SNC Conservation And Design
- Considered two developments would result in cramped form of development
- Change in design on the adjacent plots would ease this relationship
- Would recommend footprint is reduced and reduced ridge height, could re-orientate.
- Which would appear less intrusive in setting of church
- School Road is very straight with focal point could be reinforced with a linear building line.
- Access could be moved garage integrated within the design.

3.14 Representations
Original proposal
Four letters of objection
- No improvement from previous submission
- Would cause conflict at the junction of School Road and Church road which floods
- Footpath should be extended around the corner
• Garage should be absorbed main bungalow neater and reduce the number of structures on site
• Loss of light and outlook as a result of garage

4 Assessment

4.1 This report relates to two applications both within the garden of a bungalow known as Kingsbridge which is located on the corner of Church Road and School Road. There are semi-detached properties to the west and bungalow has recently been constructed to the north (previously part of the garden of Kingsbridge application number 2014/1445). The site is within the development limit for Earsham.

4.2 This report covers two applications:
   2016/0977 - Demolition of existing bungalow and erection of 2 no. one and half storey dwellings and garaging and relocated highway access in the west part of the site.
   And
   2016/0979 - Erection of bungalow with detached double garage and new highway access in the east part of the site.

4.3 The Local Member has only requested application 2016/0979 is determined by committee but it is considered that both applications need to be considered together.

4.4 Policy 15 in the JCS allocates Earsham as a Service village where further development can be accommodated subject to it respecting the character and form of the development. This approach is supported by the NPPF.

2016/0977

4.5 The designs as originally submitted have been amended to give the dwellings a more traditional appearance reflecting other properties in the area. The rear projection has been reduced in height on plot one which has reduced the dominance and rear facing windows have been removed. It is now considered that on balance the design is acceptable. The removal of the original bungalow from the redevelopment scheme has enabled an improved layout of the plots which is now considered acceptable in design terms and does not represent over development of the site.

4.6 In terms of residential amenity given the amended design, and position and orientation of the proposed dwellings it is not considered that they would result in any significant loss of light, over shadowing, dominance or overlooking and as a result comply with policy DM3.14 of the Development Management Policies.

4.7 Given its position it is not considered that this development affects the setting of All Saints church.

2016/0979

4.8 Permission was previously refused for a similar development on site as a result of it being over development and a cramped form of development out of character with the area. At this point it was proposed to retain the existing bungalow on the site. The Conservation Officer has raised concerns about the design but on balance given resolution of the issues of the adjacent site to the west it is considered that the development is acceptable and does not represent over development of the site.

Setting of listed building

4.9 All Saints Church is a grade I listed building and is located to the south of the site on the opposite side of the road. The site forms part of the setting of the church. Despite development on School Lane and Church Road, the rural character of the setting of the church is retained.
4.10 S66(1) Listed Buildings Act 1990 provides: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

4.11 The proposed dwelling is set back from the road and the hedge is retained. The harm to the setting of the church is less than substantial, which would be outweighed in this instance by the public benefit of the provision of an additional dwelling. As a result it is not considered that the development would be contrary to paragraph 134 of the NPPF, Policy DM4.10 of the Development Management Policies and S66 of The Act. Historic England raises no objection to the proposal.

Residential amenity

4.12 Concern has been raised regarding loss of light and outlook to the neighbouring property from the garage. It is proposed to position the garage on the south side of the boundary to the bungalow to the north. Given the slope of the roof and the position of the garage there would be some over shadowing, but this would be to the drive area rather than the private amenity area adjacent to the dwelling. On balance it is considered that this would not significantly adversely affect the amenity of the adjacent property in accordance with policy DM3.13 of the Development Management Policies.

Need

4.13 The sites are within the development limit for Earsham where there is a presumption in favour of development. The need or lack of need does not therefore carry any significant weight in this case.

Highways

4.14 The applications propose new accesses onto School Lane and Church Road The Highway Officer raises no objection to these. Concern has been raised regarding the impact that the additional traffic would have on the road network and the junction with Church Road and School Lane. The additional traffic that would be created by these new properties is not considered to be significant in traffic generating terms and the Highway Officer raises no objection to this. Due to the scale of the development an extension to the footpath could not be justified on the basis of these developments.

Archaeology

4.15 The area is of archaeological importance. The Historic Environment Services has requested an archaeological investigation which can be conditioned to any permissions.

Drainage

4.16 Surface water drainage is proposed to be dealt with via soakaway which is in accordance with the guidance in the Planning Policy Guidance.

4.17 Environment Quality Team has requested conditions on contamination during construction and construction hours. Given the size of the developments it is not considered reasonable to impose a construction hours condition.

Sustainable development

4.18 The sites are within the development limit and this part of the district has a five year land supply. As a result the Development plan policies are considered up to date. However for the avoidance of doubt in terms of the paragraph 14 in the NPPF and the presumption in
favour of sustainable development an assessment has been made. The NPPF suggests three dimensions to sustainable development; economic, social and environmental, it looks to support strong, vibrant and healthy communities by creating a high quality built environment, with accessible local services that reflect the community's need and support its health, social and cultural well-being and protecting our natural, built and historic environment. The developments would make a modest contribution to the economy of the area through employment at the construction stage and subsequent spending from the occupiers. In social terms, the additional dwellings would add to the housing stock and the proposal would not result in any significant environmental harm. As a result the proposed developments do represent sustainable development as defined in paragraph 7 of the NPPF.

4.19 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.

These applications are liable for Community Infrastructure Levy (CIL).

5. Conclusion – 2016/0977/F and 2016/0979/F

5.1 The amended proposals have been designed to respect the character of the area and without adversely affecting highway safety, residential amenity or the setting of the listed church to a significant degree. The applications, as amended, should be approved as they are in accordance with the policies set out in the above assessment.

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9. **Appl. No**: 2016/1105/F  
    **Parish**: LITTLE MELTON

- **Applicants Name**: Mr & Mrs Catchpole  
- **Site Address**: Barn Adj To 97B School Lane Little Melton Norfolk  
- **Proposal**: Change of use of barn to residential dwelling and ancillary works.

**Recommendation**: Approval with conditions

1. Full Planning permission time limit  
2. In accordance with amendments  
3. Demolish existing structures/lean too on site  
4. Provision of parking and turning area  
5. Reporting of unexpected contamination  
6. Foul drainage to sealed system  
7. External materials as submitted  
8. Window to be obscure glazed  
9. No PD for Classes ABCDE & G  
10. No PD for Domestic Microgeneration Equipment

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 2: Promoting good design  
   - Policy 3: Energy and water  
   - Policy 4: Housing delivery  
   - Policy 6: Access and Transportation  
   - 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  
   - DM1.4: Environmental Quality and local distinctiveness  
   - DM1.3: The sustainable location of new development  
   - 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  
   - DM4.6: Landscape Setting of Norwich  
   - DM2.10: Conversion and re-use of buildings in the Countryside for non-agricultural use

2. **Planning History**

2.1 No recent planning history.

3. **Consultations**

3.1 **Parish Council**: No objections  
Outside Settlement Limit in Landscape Protection zone - normally would object however:
• There is an existing building on site, already used so there will be little additional traffic
• Bulk of the site will remain as agricultural use
• Access is over private road which is controlled by a third party
• Currently a deficit in the five year housing supply
• Does not object subject to no further development at the site

3.2 District Member To be reported if appropriate

3.3 SNC Water Management Officer To be reported if appropriate

3.4 NCC Highways No objections subject to conditions

3.5 SNC Community Services - Environmental Quality Team To be reported if appropriate

3.6 Representations 1 letter of neither objecting or supporting
• Owner of the access and will only give my permission if they agree to contribute to the upkeep of the drive way; repair any damage done by building contractors; no further dwellings or business will be constructed on the land

3 letter of support
• Providing it is a single storey dwelling, in keeping with the surrounding bungalows
• Enhancement to the neighbourhood area
• Would not wish to see any further development beyond the conversion (including the converted property) as private access drive with no passing points or turning and is not suitable for any further traffic
• Would it set a precedent for permitting development beyond development limits

4 Assessment

4.1 This application seeks consent for the change of use of barn to residential dwelling, located adjacent to 97B School Lane, Little Melton. The application site lies to the north of School Lane, accessed via a private drive which serves 3 dwellings. To the south and west of the site are residential properties, to the east and north open countryside. The site lies outside the development boundary but is immediately adjacent to it; within the Norwich Policy Area; and within the Norwich Southern Bypass Landscape Protection Zone.

4.2 The existing concrete block and cementitious roofed building is used for storage facility for a collection of historic Army jeeps and artillery vehicles together with straw bales, animal feed stuff, lawn mowers and other equipment. The proposal is to convert the building to residential use and includes the re-roofing with dark Decra lightweight roof tiles and clad the walls in Siberian Larch and a rendered plinth.

4.3 The main issues in this case are: the principle of the development in this location; the character and appearance of the area; highway safety and residential amenity.

Principle of the development

4.4 The site falls outside of any development boundaries, Policy DM1.3 states that permission for development outside of development boundaries will only be granted where specific
Development Management Policies allow for development outside of development boundaries or were development otherwise demonstrates overriding benefits in terms of economic, social and environmental dimensions as set out in Policy DM1.1. Policy DM2.10 allows for the conversion and re-use of buildings in the countryside for non-agricultural uses. To comply with this policy the building has to be a historic and traditionally constructed building worthy of protection, clearly existing concrete block and cementitious building does not met this requirement, therefore does not accord with policy DM2.10.

4.5 The Council is however, currently unable to demonstrate a 5-year housing land supply within the Norwich Policy Area where this site is located. 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 states that new development should be permitted unless the development would result in adverse impacts that significantly and demonstrably outweigh the benefits.

Economic Role

4.6 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."

4.7 The conversion of a building to provide a dwelling in a location adjacent to a Service village would help enhance the economic viability through local spending from future occupants of the dwelling.

4.8 In addition to the above, the scheme would also provide some short term economic benefits from the conversion.

Social Role

4.9 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."

4.10 The social benefit of the scheme is that it provides housing within a location where a 5-year housing land supply cannot be demonstrated.

Environmental Role

4.11 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."

4.12 The development would result in an infringement into open countryside. The level of harm needs to be assessed as to whether it is of such significance that it outweighs the benefits detailed above.

4.13 The existing building is of modern construction and is an unattractive feature in the open countryside and the landscape protection zone. It is considered that the conversion as proposed would positively enhance the existing building. The building is located immediately adjacent to existing residential properties to the south and west. Therefore whilst there is an infringement into the open countryside, it is considered that any harm will be significantly outweighed by the benefits of the scheme.
Having due regard to the above assessment made in the context of not being able to demonstrate a 5 year housing land supply, it is considered that the benefits of providing additional housing is sufficiently high that the concerns regard any encroachment into the countryside are outweighed by the benefits as it is not considered that the visual impact would cause harm as to significantly and demonstrably outweigh the benefits as set out in paragraph 14 of the NPPF.

Design, layout and impact on the character of the area

Both JCS Policy 2 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.

The detailed design of the conversion is considered acceptable and indeed represents a positive enhancement on the existing building. The site is of sufficient size to comfortably accommodate the curtilage, parking and turning associated with the conversion. On this basis, it is considered that the scheme would accord with Policy 2 of the JCS and Section 7 of the NPPF.

Highway Safety

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. The Highways Authority have assessed the proposal and raised no objections subject to the imposition of a condition requiring parking and turning to be provided. As such, it is considered that the scheme would accord with Policies DM3.11 and DM3.12.

Residential Amenity

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. Local residents have raised no objections to the proposal; however I raised concerns at the impact the original submitted scheme had on the amenities of the adjacent neighbour via overlooking. Amended plans have been received which resolve this issue and therefore the conversion will not have any significantly detrimental impacts on the residential amenities of the neighbouring properties in respect of privacy, light and noise. As such, the scheme would accord with the requirements of Policy DM3.13.

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.

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

Conclusion

The level of harm identified is not sufficient to present significant and demonstrable harm that outweighs the benefit of providing additional housing in a location where it is not possible to demonstrate a 5 year housing land supply. As such, the land supply policies are out of date and the development proposed considered sustainable development and recommended for approval.

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10. **Appl. No**: 2016/1300/F  
**Parish**: HEMPNALL  

**Applicants Name**: Mr Michael Essinger  
**Site Address**: Land to North West of Silver Green, Silver Green Hempnall Norfolk  
**Proposal**: Erection of two detached single storey timber sheds (retrospective).  

**Recommendation**: Refusal  
1. Unjustified development outside the development limit and adversely affecting visual amenity of the area.  
Authorise enforcement action to cease non-agricultural use of the land and remove the sheds.

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 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  
DM1.4: Environmental Quality and local distinctiveness  
DM3.11: Road safety and free flow of traffic  
DM3.13: Amenity, noise and quality of life

2. **Planning History**

2.1 No relevant planning history

3. **Consultations**

3.1 Parish Council  
Refuse  
- Structures are not in a suitable position and cause an eyesore to adjacent properties  
- Suggest condition on lighting

3.2 District Member  
To be reported if appropriate

3.3 NCC Highways  
No Objection

3.4 Representations  
Four letters of objection  
- The land was part of domestic dwellings garden  
- Will change the character of the land to have large sheds for the purpose of storing tools and equipment for handyman business  
- With business there will be disturbance from vehicles visiting the site  
- Access to site on narrow road on bend on bus route would be dangerous  
- Sheds positioned so maximum impact on adjacent properties  
- Shed are visible through hedge in winter  
- Building being used for handyman business and not just domestic and leisure  
- Will be filled with unsightly materials
The application relates to a triangular piece of land opposite Walnut Tree Cottage and Bramble Cottage on Silver Green in Hempnall. The site is outside any existing or proposed development limits as defined by The South Norfolk Site Specific Allocations 2015.

The application is for the erection of two sheds, but it is important to also consider what the lawful use of the land is. The applicant used to live opposite the site in Walnut Tree Cottage but moved in 2015; but has retained ownership over this piece of land; it was at this point that the sheds were erected. Although the land was purchased in 2002 there is no evidence that anything other than the agricultural/horticultural use of the land is lawful.

Therefore in addition to the erection of the buildings there is a change of use of the land to the storage of materials, equipment and miscellaneous items which are not incidental to the agricultural/horticultural use of the land.

Concern has been raised about the visual impact of the sheds and items stored on the land have especially in the winter. Although the sheds are partially screened by the boundary hedge the visual impact of the larger shed and external storage does have a negative impact on the visual amenity of the area and the outlook of the cottages opposite.

Highway Safety concerns has been raised by residents regarding the nature of the road and the access on the blend. The Highway Officer has raised no objection to the application.

In policy terms Policy DM1.3 in the Development Management Policies makes it clear that development shall only be permitted where there is specific development management policy which allows for development outside the development boundaries or there are overriding benefits in terms of the economic, social and environmental dimensions of the application. There is not a specific development management policy which would permit this development in the open countryside, the land is not associated with a dwelling within the area so there is no justification to permit it for domestic storage in the open countryside.

It is therefore considered that there are no overriding social, economic or environmental benefits to permitting the development as required by policy DM1.3 in the Development Management Policies.

Letters received from local residents suggest that the land is being used in association with the applicant’s handyman business. This is not what has been applied for. From the items stored on site it would be difficult to categorically confirm that these items stored were in relation to a handyman business.

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.

This application is not liable for Community Infrastructure Levy (CIL) because the buildings are less than 100 metres.
5. **Conclusion and Reasons for refusal**

5.1 The application submitted should be refused. The reason for refusal only relates to the sheds and not the use of the land as the use does not form part of the planning application.

5.2 The sheds are located outside any development boundary defined by the South Norfolk Site Specific Allocations. They are not related to a domestic property within the vicinity of the site and there is no justification for the sheds within this location as required by policy DM1.3 of the Development Management Policies. In addition the larger shed adversely affects the visual amenity of the area contrary to Section 7 in the National Planning Policy Framework, Policy 2 in the Joint Core Strategy for Broadland, Norwich and South Norfolk, and policy DM3.8 in the South Norfolk Local Plan Development Management Policies Document 2015. The development does not result in any economic, social or environmental benefits which could justify their location.

5.3 In terms of enforcement action, although the planning application is only for the sheds any enforcement action also needs to deal with the unauthorised use of the land. Therefore it is recommended that enforcement action is authorised to cease the use of the land for storage of items not associated with the agricultural/ horticultural use of the land and to require the sheds to be removed from the site.

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11. **Appl. No**: 2016/1316/CU  
**Parish**: WYMONDHAM

Applicants Name: Mr P Hawkins  
Site Address: Land on the South Side of Cemetery Lane Wymondham Norfolk  
Proposal: Change of use of land to storage of fencing/temporary building materials

Recommendation: Refusal

1. Principle of development not justified outside development boundary in sensitive location.
2. Harm to character and appearance of the area.
3. Insufficient information to assess biodiversity impact.

Authorise Enforcement Action to secure the removal of the building materials and cessation of the use.

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 01 : Building a strong competitive economy  
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 5 : The Economy  
Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area

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  
DM2.1 : Employment and business development  
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  
DM4.5 : Landscape Character Areas and River Valleys  
DM4.8 : Protection of Trees and Hedgerows  
DM4.10 : Heritage Assets

1.4 Wymondham Area Action Plan  
WYM 8 : General Green Infrastructure requirements for new Developments within Wymondham AAP Area  
WYM 11 : General Green Infrastructure requirements for new developments in the west of Wymondham
1.5 Statutory duties relating to Listed Buildings, setting of Listed Buildings and 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 relevant history

3. Consultations

3.1 Town / Parish Council
Inappropriate form of development in a rural area.

3.2 District Member
To be reported if appropriate

3.3 SNC Community Services - Environmental Quality Team
To be reported if appropriate

3.4 NCC Highways
Requested further information regarding parking and turning

3.5 Health And Safety Executive
Do not advise against proposal

3.6 British Gas Transco
No comments received

3.7 Fisher German
No comments received

3.8 SNC Conservation and Design
To be reported if appropriate

3.9 NCC Ecologist
To be reported if appropriate

3.10 National Grid
Holding response only received. Requested extension of time until 20 July

3.11 Representations
5 letters of objection
- Lack of details re type and amount of building materials
- No monitoring would occur of the use
- Negative visual impact on the lane and Conservation Area
- Currently a natural green space acting as a fringe scrub land for local wildlife, including rapidly declining species
- Lane used by walkers
- More appropriate locations e.g. industrial site
- Concerns the applicant is the same as applicant for another site where dwellings were eventually permitted
- Could lead to further development of the site and surrounding area
- Could lead to an increase in fly tipping
- Increase in traffic levels and size of vehicles; pedestrian safety and damage to trees
- Road unsuited for heavy traffic, including the bridge
Assessment

Proposal and site description

4.1 The land is sited along Cemetery Lane between the Norwich to Cambridge railway line, Bays River and Strayground Lane. It is largely laid to grass/scrubland. It is slightly higher than the adjacent land. A dwelling lies to the south on the other side of the railway line (Gate House/Love Lane Cottage); otherwise the immediate area is largely wooded. The site is currently used for informal storage of building materials, and has a wire fence around the site.

4.2 The site falls outside of Wymondham’s development boundary and is located within designated Countryside. The site falls within Wymondham Conservation Area and the Yare/Tas River Valley. Part of the Sub-Regional Green Infrastructure Corridor runs along the railway line, as set out by Policy 1 in the Joint Core Strategy (JCS). This section is part of the South West Norwich – Wymondham – Attleborough Corridor.

Principle of development

4.3 DM 1.3 states that only in exceptional circumstances shall development proposals in the Countryside be supported by the Council, the circumstances for employment and business developments are covered in Policy DM 2.1 in the Development Management Policy Document 2015. The policy states:

Proposals for new sites in the Countryside will be assessed against the policies of the Local Plan, with positive consideration given to proposals that:

a) Re-use redundant rural buildings and hard standings (see Policy DM 2.10); and / or
b) Are located on sites well related to rural towns and villages and it is demonstrated that there are no sequentially preferable sites available; and / or
c) Create accessible jobs and business opportunities in the rural area.

4.4 Criterion a) is not considered to be applicable in this case as there are no buildings or hard standings on the site.

4.5 No supporting information has been submitted to support either criterion b) or c). It is acknowledged that the site is located on the edge of Wymondham, a large settlement that has been identified as suitable for further employment development under Policy 10 of the JCS. It is also noted that the development boundary extends to dwellings located to the north-west of the site. However the site is distinctively separate from the more developed parts of Wymondham, and no information has been provided in regards to alternative sites. As such criterion b) is not considered to be complied with.

4.6 With no information regarding the creation of any jobs or business opportunities linked to the development, little weight can be given to the potential economic benefits. It is therefore not known whether the development would create accessible jobs or business opportunities in the area, and therefore criterion c) is not considered to be complied with either.

Impact upon character

4.7 The site falls within both Wymondham Conservation Area and Yare/Tas River Valley, designations that provide additional protection of the character of the area under Policy DM 4.5 and Policy DM 4.10. DM 4.8 requires all developments to represent high quality design which would protect and enhance the environment.

4.8 Falling within the River Valley, DM 4.5 states that all development should respect, conserve, and where possible enhance the landscape character of its immediate and wider environment. Development proposals that would cause significant adverse impact on the distinctive landscape characteristics of an area will be refused.
4.9 Located within Wymondham Conservation Area Policy DM 4.10 states that considerable importance and weight must be given to the desirability of preserving the character of Conservation Areas, and proposals that adversely affect the significance of a heritage asset will only exceptionally be permitted. In this part of the Conservation Area both the group of dwellings to the north west of the site and the Gate House are classified as being buildings of townscape significance in the Wymondham Conservation Area Character Appraisal and Management Plan, dated September 2012. Furthermore Cemetery Lane has been identified within the document as an attractive “leafy lane”.

4.10 Whilst no details have been provided of any proposed works to the site, the change of use would allow the continued use, and intensification of, storage of building materials on the site. The visual impact of the storage of building materials here alone would be significant. Furthermore approval of this use would be likely to result in pressure for further development such as hard standings, more secure fencing and storage buildings.

4.11 The site is elevated and its retention as a vegetated site is considered to make a positive contribution to the character of both the Conservation Area and River Valley, adding to the “leafy lane” character. Commercial storage here would conflict with both Policy DM 4.5 and DM 4.10 as it would fail to either preserve or enhance the key characteristics or significance of the area.

Other

4.12 The area lies adjacent to part of the Sub-Regional Green Infrastructure Corridor, as defined by Policy 1. This corridor serves as a multi-functional space, to include use as a biodiversity corridor, enabling the connection of habitats. The surrounding area is largely vegetated and wooded, and is likely to support further biodiversity, as is the adjacent Bay River. The site itself is largely scrubland, which may also make a positive contribution to biodiversity. No information has been submitted on any protected species that may be found at the site and the potential impact of further development here. Given the site’s proximity to other important sites, notably the Sub-Regional Green Infrastructure Corridor and Bays River, it is considered reasonable to request further information regarding the likely impact upon biodiversity that the development would have. As such the development is currently considered to fail to comply with Policy DM 1.4 and DM 4.4, as an assessment cannot be made as to whether the proposal would result in a net gain for nature or improve the Green Infrastructure.

4.13 Further information has been requested regarding parking and access by NCC Highways; however this has not been received at the time of writing the report. Members shall be updated at Committee as to compliance with DM 3.11 and DM 3.12.

Local financial considerations

4.14 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.

4.15 This application is not liable for Community Infrastructure Levy (CIL) as no new buildings are proposed.

5 Conclusion

5.1 Whilst Policy DM 2.1 states the Council shall respond positively to economic development, this proposal fails to comply with the requirements set out in this policy for new employment and business developments in the Countryside. Furthermore the development of this site into a storage site would have an unacceptable impact upon the character of the area, conflicting with DM 4.8. The character of the site is further protected by virtue of falling within both a Conservation Area and river Valley area, conflicting with Policies DM 4.5 and 4.10.
5.2 Given the use of the land has already started and is causing harm to the area in conflict with policy, and the recommendation of refusal, authorisation is sought to take Enforcement Action to secure the removal of the materials and cessation of the use.

6 Reasons for Refusal

6.1 The proposal has failed to demonstrate that there are no sequentially preferable sites available or that the proposal would create accessible jobs and business opportunities in the area, failing to comply with Policy DM 2.1 of the South Norfolk Local Plan Development Management Policies Document 2015.

6.2 The proposal would fail to either preserve or enhance the key characteristics or significance of the area, which would result in harm to both the Yare/Tas River Valley and Wymondham Conservation Area, contrary to Policies DM 3.8, DM 4.5 and DM 4.10 of the South Norfolk Local Plan Development Management Policies Document 2015.

6.3 The application fails to include sufficient information regarding the impact the development would have upon biodiversity and therefore it is not possible to fully assess the potential ecological impact upon the site that the development would have, failing to comply with DM 1.4 and DM 4.4 of the South Norfolk Local Plan Development Management Policies Document.

Contact Officer, Telephone Number and E-mail: Katherine Brumpton 01508 533681 kbrumpton@s-norfolk.gov.uk
12. **Appl. No**: 2016/1357/F  
**Parish**: COSTESSEY

Applicants Name: Mr Andy Whittingham  
Site Address: The Copper Beech Alex Moorhouse Way Costessey NR5 0JT  
Proposal: Retention of 6 external timber seating booths and 1 timber smoking shelter  

Recommendation: Approval with Conditions  

1 In accord with submitted drawings  

Subject to no objections being raised by NCC Highways

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  
DM3.8: Design principles applying to all development  
DM3.11: Road safety and the free flow of traffic  
DM3.13: Amenity, noise, quality of life

1.4 Supplementary Planning Document

2. **Planning History**

2.1 2011/0462  
Erection of 15 various illuminated and non-illuminated signs  
Approved

2.2 2010/1969  
Erection of Public House/Restaurant with first floor residential accommodation, access, parking and associated works.  
Approved

3. **Consultations**

3.1 Town / Parish Council  
No comments received

3.2 District Member  
- Not in keeping with the surrounding area  
- Positioned too close to road and the lights inside seating booths are distracting to drivers  
- Disappointed that a large company did not seek planning permission initially  
- Visibility problems approaching the roundabout from Queens Hills you cannot see vehicles leaving Copper Beech entrance  
- I feel the structures are too close to the boundary edge

3.3 NCC Highways  
To be reported

3.4 SNC Community Services –  
No objections
3.5 Environmental Quality Team  No comment

3.6 Representations  None received.

4 Assessment

4.1 This application seeks retrospective consent for the retention of six timber seating booths and one timber smoking shelter at The Copper Beech, Alex Moorhouse Way, Costessey. The public house is situated adjacent to a roundabout on the Longwater Employment Park. Commercial units are located to the south west of the site, with open land to the north east.

4.2 The shelters are located along the south east and south west edges of the outside garden area, where there is existing benching and children's play equipment.

Design and impact on the character of the area

4.3 The shelters are of timber construction, enclosed on three sides with internal seating and lighting. The three seating booths to the south west are painted in a mix of colours and the three seating booths to the south east of the site are natural timber with a coloured frame. The smoking shelter is of a different design but also with natural timber framing.

4.4 The site benefits from a degree of natural vegetation and short fencing as boundary treatment. Concern was raised that the structures were positioned too close to the road. Although I appreciate this concern, I would consider that in view of the fencing and the width of the paving between the site and the highway, that the siting of the development would not have a significant adverse impact.

4.5 Concerns have also been raised that the development is not in keeping with the surrounding area. In view that the area is commercial, with large commercial units to the south and a supermarket opposite the site, I would consider that in this context, the design would not significantly harm the character and appearance of the area to a degree which would warrant refusal. The scale, height and form of the structures are acceptable, and they would not cause significant harm to the surroundings. Consequently the proposal accords with policy DM3.8.

Highway safety

4.6 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.

4.7 Concerns have been raised that the lights inside the seating booths are distracting to drivers, and that there are visibility problems approaching the roundabout from Queens Hills, where you cannot see vehicles leaving the entrance to the site. Having considered these concerns, I would suggest that due to the scale of the structures, and the siting within the enclosed garden of the premises, that there would not be such a significant harm to highway safety as to refuse the application on this basis. However, the formal views of NCC Highways Authority have not yet been received and these will be reported to committee.

Amenity, noise and quality of life

4.8 Policy DM3.13 directs that development should not be approved if it would generate artificial light which would be significantly detrimental to the amenities of nearby residents.
4.9 Following consultation, environmental services have raised no objection to the external lighting in the structures. In view of the context of the development, and that there are no nearby residential dwellings, I would consider that the development accords with the principles of this policy.

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.

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

5. Conclusion

5.1 The scale and appearance of the development is acceptable in its context, and there will not be a significant adverse impact on visual amenities or highway safety, subject to views of Highway Authority. As such, the application has been assessed against the policies of the Local Plan as set out above, and the proposal accords with the principles of these.

Contact Officer, Telephone Number and E-mail: Lucy Smith 01508 533821 lsmith@s-norfolk.gov.uk
Enforcement Reports

1. Enforcement Ref : 2016/8035
Parish : WRAMPLINGHAM
Site Address : Glebe Farm, The Street, Wramplingham, Norfolk, NR18 0RU
Development : Erection of Timber Building
Developer : Mr G Lond-Caulk

1. Background

1.1 It has been brought to the attention of the Council that an old brick and corrugated iron clad agricultural barn situated on agricultural land has been demolished and the owner is in the process of building a black timber clad barn with clay pantiles in its place. Planning permission is required for the new building and the owner has declined to submit a planning application to regularise the works.

1.2 The owner has stated in a recently returned Planning Contravention Notice the building is to be used for agricultural storage, purposes incidental and ancillary to agricultural storage. This would include the storage of plant, machinery and chemical fertilisers. The building will not be used to house livestock.

1.3 No material change of use of the land has occurred or is apparent.

2. Planning Policies

2.1 National Planning Policy Framework
NPPF 07: Requiring good design
NPPF 11: Conserving and enhancing the natural environment

2.2 Joint Core Strategy
Policy 2: Promoting good design

2.3 South Norfolk Local Plan 2003
Development Management Policies
DM1.3: Sustainable location of development
DM1.4: Environmental quality and local distinctiveness
DM2.7: Agricultural and forestry development
DM3.8: Design principles
DM3.12: Road safety and the free flow of traffic

3. Relevant Planning History

3.1 2011/0228 Demolition of house Approved
3.2 2011/0227 Demolition of house and proposed re-building of replacement dwelling with garage Approved
3.3 2006/1281 Demolition of farmhouse for erection of replacement dwelling Approved
3.4 2006/1280 Demolition of farmhouse for erection of replacement dwelling Approved
3.5 2006/0054 Demolition of existing dwelling & outbuildings and replacement with new dwelling & garage Refused
3.6 2006/0052 Demolition of existing dwelling & outbuildings and replacement with new dwelling & garage

4 Consultations

4.1 Parish Council
- The principle of retrospective planning is wrong and a precedent such as this will weaken the entire nature of a conservation area.
- There is huge concern over the impact on local wildlife, there were almost certainly bats in the demolished buildings, there was no impact study completed.
- The building is outside the previously described planning boundaries for the Glebe Farm site and is close to the neighbouring residential property. Any agricultural purposes close to this house will have an impact on these residents.
- The appearance of the building is residential, there are many windows which would not be expected on an agricultural building there are concerns this has the potential for another disregard for planning and will be used for residential purposes.
- The timber building is highly visible from the road and has a higher roofline than the original buildings.
- There are significant drainage issues which need to be considered, a building of this size in a low lying area will have a detrimental impact to the drainage of the neighbouring properties.

4.2 District Member
- No comment other than to point out the land is within a conservation area.

5 Assessment

5.1 The site is within the conservation area of the village of Wramplingham and is set well back from the highway.

5.2 The building has been built as a replacement for an old brick and corrugated iron clad building with a clay tile roof which was in a bad state of repair. The former building which had been used for many years for agricultural storage was demolished and this replacement timber framed building with clay pantiles has been built on the same footprint. Planning permission is required for the new building.

5.3 The retention of the building is required for agricultural storage, purposes incidental and ancillary to agricultural storage. This would include the storage of plant, machinery and chemical fertilisers.

5.4 The building is to be used in connection with the owners 55 acre agricultural holding therefore the benefit of the building serving the business which is partly screened from the public highway outweighs any modest harm the building may create.

5.5 I consider the building is necessary for the purpose of agriculture. The design and scale of the building is considered to be appropriate for the functional needs of the business, sited in the same location as a unsuitable dilapidated building and does not have a significant adverse impact on the environment. In my opinion the development complies with Local Plan Policy DM2.7.

5.6 The building is an ‘L’ shaped building which is timber framed with black timber boards and a clay pantiled roof and is in part screened from the public highway. In my opinion the development complies with Local Plan Policy DM3.8.
The site is behind a residential property but on the site of a former agricultural building therefore I do not consider the development to cause any significant impact on residential amenity. In my opinion the development complies with Local Plan Policy DM3.8.

In conclusion, the benefits of this development outweigh any harm for the reasons set out above. The development is considered to be suitable from a social and economic perspective to support an existing agricultural business which outweighs any modest harm to the environment.

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 development the other material planning considerations detailed above are of greater significance.

This application is liable for Community Infrastructure Levy (CIL)

Recommendation

That no further action is taken in respect of this matter providing the building remains in use for agricultural purposes.

Contact Officer, Telephone Number and E-mail: Martin Burrows, 01508 533843, mburrows@s-norfolk.gov.uk
1. **Background**

1.1 The owner of the site brought it to our intention that they have been renting out an annexe attached to 8 Marlingford Road in Easton and wish to sell it off.

1.2 Permission for a two storey extension was granted permission in 2006 (application number 2006/1951) it appears that the extension was then used as annexe accommodation for family members, prior to it being rented out from 1st November 2012. One car parking space has been provided for the former annexe and a small corner being fenced off as an amenity area.

1.3 If an existing building has changed use to a dwellinghouse for a continuous period in excess of four years then it becomes immune from enforcement action.

2. **Planning Policies**

2.1 National Planning Policy Framework

NPPF 06 : Delivering a wide choice of high quality home

NPPF 07 : Requiring good design

2.2 Joint Core Strategy

Policy 2 : Promoting good design

Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area

2.3 South Norfolk Local Plan Development Management Policies

DM3.4 : Residential Extensions and Conversions within Development Boundaries

DM3.11 : Road safety and the free flow of traffic

DM3.12 : Provision of vehicle parking

DM3.13 : Amenity, noise, quality of life

3. **Relevant Planning History**

3.1 2006/1951 Two storey extension to existing dwelling Approved

3.2 2006/1033 Proposed detached bungalow Refused

3.3 2005/2325 Proposed single storey detached dwelling and garage Refused

4. **Consultations**

4.1 No requirement for consultations to be carried out

5 **Assessment**

5.1 The site is within the development limit for Easton. Policy 10 in the JCS identifies Easton as a growth area where there is a presumption of development subject to it respecting the character and appearance of the area. The site is within the Norwich Policy Area where the Council cannot demonstrate a five year land supply.
5.2 Policy DM3.4 specifically relates to the conversions within development boundaries, it required these to achieve a good standard of design and not to adversely affect the amenities of adjacent properties. It also requires properties to provide and maintain a suitable amenity and utility space and adequate access and parking. Section 7 in the NPPF, policy 2 in the JCS and Policy DM3.8 in the Development Management Policies also requires a high standard of design to be achieved which includes layout.

5.3 Having reviewed the site, it is considered that the independent ownership and use of the ‘annexe’ would result in a poor layout. The amenity space is very small and not considered adequate for the size of the property and appears to directly overlook a window in the main part of the property.

5.4 In addition, making the assumption from the extension plans that this is a two bedroom dwelling, then in accordance with the County Council car parking standards there should ideally be provision of two car parking spaces.

5.5 Although the extension works as an annexe, where the site still forms one planning unit, the use as an independent dwelling results in a poor layout and poor standard of amenity for the occupiers, inadequate amenity space with cars for two different properties having to drive directly past the new property to gain access to their own properties resulting in disturbance affecting their amenity contrary to policy DM3.13 of the Development Management Policies.

5.6 The site is within the Norwich Policy Area where the Council currently does not have a five year land supply. The supply as of 1st April 2015 was 4.39 years. As a result in accordance with paragraph 49 of the NPPF the housing supply polices are considered to be out of date and housing development should be considered the context of the presumption of favour of sustainable development. Paragraph 14 in the NPPF states where development plan polices are out of date planning permission should be granted unless the adverse impacts significantly and demonstrably out weights the benefits.

5.7 In terms of the presumption in favour of sustainable development under paragraph 49 of the NPPF, this confirms that sustainable development has three dimensions, economic, social and environmental. It goes on to stress that these are not to be taken in isolation, because they are mutually dependent. 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.

Economic role

5.8 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.”

5.9 The site is within the development limit for Easton where there are a range of services and access to public transport. The provision of an additional dwelling in this location would contribute very modestly economically to the existing shops in the village from additional spend from new residents.

Social role

5.10 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.”
5.11 Although the development would result in a new dwelling which is accessible to local services to support their health, social and cultural wellbeing, the social role also requires the creation of a high quality built environment. It is considered that the proposed development fails to meet this criteria and would result in a poor quality development which would result in the poor layout of land, inadequate amenity space for the size of the property and result in a dwelling with a poor standard of amenity for the occupiers as well as the adjacent property and not achieve the social role.

Environmental role

5.12 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.”

5.13 In the wider context of enhancing the built environment the proposed development would result in a poor layout of land, and as a result not complying with the environmental role.

5.14 Although the development is within the development limit for Easton which is considered to be a sustainable location in term of the access to services and public transport, it does however, fail to meet the social and environmental roles to enhance the built environment and ensuring a good standard of amenity is achieved. It is considered that they represent significant and demonstrable harm which outweigh the limited benefit of the provision of one dwelling within the Norwich Policy Area and as a result does not represent sustainable development as defined by paragraph 7 of the NPPF.

5.15 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.

5.16 This development is liable for Community Infrastructure Levy (CIL)

6 Recommendation

6.1 Authorise enforcement action to cease the use as an independent dwelling with a compliance period of a year.

Contact Officer, Telephone Number and E-mail: Helen Bowman 01508 533833 hbowman@s-norfolk.gov.uk
This report schedules progress on outstanding enforcement cases

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>ALLEGED BREACH</th>
<th>DATE OF COMMITTEE AUTHORITY</th>
<th>ACTION TAKEN</th>
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<tbody>
<tr>
<td>WORTWELL</td>
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<td>Material change of use - Breach of a condition -</td>
<td>24.04.07</td>
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<td>CARLETON RODE</td>
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<td>04.03.15</td>
<td>Further Enforcement Notice served re caravan Compliance date within 3 months of first occupation of the permitted dwelling house</td>
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<td>CROWNTHORPE</td>
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<td>Enforcement Notice served Compliance date 27.10.13 Owner previously unable to comply due to personal circumstances but further action now underway</td>
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## Enforcement Statistics

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ENF-PROC
08.07.2016
### Planning Appeals

**Appeals received from 13 June 2016 to 8 July 2016**

<table>
<thead>
<tr>
<th>Ref</th>
<th>Parish / Site</th>
<th>Appellant</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/0317</td>
<td>Forncett Linde The Poplars Forncett St Peter Norfolk NR16 1HP</td>
<td>Mr Tom Nix</td>
<td>Fell London Plane Tree to front of property and replant with Apple or Ash Tree.</td>
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</tbody>
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### Planning Appeals

**Appeals decisions from 13 June 2016 to 8 July 2016**

<table>
<thead>
<tr>
<th>Ref</th>
<th>Parish / Site</th>
<th>Appellant</th>
<th>Proposal</th>
<th>Decision Maker</th>
<th>Final Decision</th>
<th>Appeal Decision</th>
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</thead>
<tbody>
<tr>
<td>2015/0505</td>
<td>Forncett Caravan At Laynes Farm Gilderswood Lane Forncett St Peter Norfolk NR16 1LN</td>
<td>Mr Adam Gallagher</td>
<td>Removal of condition 3 of appeal decision ref APP/L2630/C/10/2138732 to allow permanent use of the land for residential purposes and for the standing of residential caravans for human habitation and associated domestic items.</td>
<td>Development Management Committee</td>
<td>Appealed for Non-Determination</td>
<td>Appeal Allowed (4 year temporary permission granted)</td>
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<tr>
<td>2015/2247</td>
<td>Ditchingham 50 Norwich Road Ditchingham Norfolk NR35 2JL</td>
<td>Mr S Seaman</td>
<td>Two storey side extension / Single storey rear extension to existing cottage.</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal dismissed</td>
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<tr>
<td>Ref</td>
<td>Parish / Site</td>
<td>Appellant</td>
<td>Proposal</td>
<td>Decision Maker</td>
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<td>2015/2557</td>
<td>Poringland  37 Stoke Road Poringland Norfolk NR14 7JN</td>
<td>Mr Allan Wright</td>
<td>Sub-Division of garden &amp; erection of a dwelling</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal dismissed</td>
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<tr>
<td>2016/0135</td>
<td>Costessey Sub-division Of Garden At 33 Grove Avenue Costessey Norfolk</td>
<td>Mrs Jenny Brown</td>
<td>New dwelling and garage/workshop.</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal part allowed – garage/workshop, part dismissed – new dwellings</td>
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</tbody>
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