Development Management Committee

Members of the Development Management Committee:

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

Liberal Democrats
Dr M Gray

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 26 April 2017

Time
10.00 am

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

Contact
Sue Elliott tel (01508) 533869
Sue Elliott
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. Please note that where you submit your views in writing to your District Councillor, this is described as “lobbying” and the District Councillor will be obliged to pass these on to the planning officer, where they will be published on the website.

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
SOUTH NORFOLK COUNCIL – DEVELOPMENT MANAGEMENT COMMITTEE

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. The Long Stratton Area Action Plan was also adopted in 2016. 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. In accordance with legislation planning applications must be determined in accordance with the policies of the Development Plan, unless material considerations which are relevant to planning indicate otherwise.

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

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

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

THEREFORE we will:

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

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

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

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

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

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

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

4. Minutes of the Meeting of the Development Management Committee held on 29 March 2017;
   (attached – page 9)

5. Planning Applications and Other Development Control Matters;
   (attached – page 19)
   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>2016/0713/F</td>
<td>BRACON ASH AND HETHEL</td>
<td>Land to East of Norwich Road Bracon Ash Norfolk</td>
<td>19</td>
</tr>
<tr>
<td>2</td>
<td>2011/1804/O</td>
<td>HETHERSETT</td>
<td>Land North of Hethersett Village Centre Little Melton Road. Including Extension to Thickthorn Park and Ride Hethersett</td>
<td>42</td>
</tr>
<tr>
<td>3</td>
<td>2016/2794/O</td>
<td>BRACON ASH AND HETHEL</td>
<td>Land at The Nurseries Hawkes Lane Bracon Ash Norfolk</td>
<td>49</td>
</tr>
<tr>
<td>4</td>
<td>2017/0356/F</td>
<td>BAWBURGH</td>
<td>Lower Hall Farm Stocks Hill Bawburgh NR9 3LJ</td>
<td>56</td>
</tr>
<tr>
<td>5</td>
<td>2017/0449/F</td>
<td>WYMONDHAM</td>
<td>Cattons Farm School Lane Spooner Row NR18 9JN</td>
<td>64</td>
</tr>
<tr>
<td>6</td>
<td>2017/0535/H</td>
<td>DICKLEBURGH AND RUSHALL</td>
<td>Kingfisher Lodge Common Road Dickleburgh IP21 4PH</td>
<td>70</td>
</tr>
<tr>
<td>7</td>
<td>2017/0542/CU</td>
<td>LONG STRATTON</td>
<td>7 Beech Court Long Stratton Norfolk NR15 2WY</td>
<td>73</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 76 & 80)

8. Quarterly Enforcement Report;
   (attached – page 84)

9. Planning Appeals (for information);
   (attached – page 88)

10. Date of next scheduled meeting – Wednesday 24 May 2017
1. GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

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

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

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

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

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

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

- Member consideration/decision.

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

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

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

3. FILMING AT COUNCIL MEETINGS: GUIDANCE

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

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

<table>
<thead>
<tr>
<th><strong>Fire alarm</strong></th>
<th>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</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mobile phones</strong></td>
<td>Please switch off your mobile phone or put it into silent mode</td>
</tr>
<tr>
<td><strong>Toilets</strong></td>
<td>The toilets can be found on the right of the lobby as you enter the Council Chamber</td>
</tr>
<tr>
<td><strong>Break</strong></td>
<td>There will be a short comfort break after two hours if the meeting continues that long</td>
</tr>
<tr>
<td><strong>Drinking water</strong></td>
<td>A water dispenser is provided in the corner of the Council Chamber for your use</td>
</tr>
</tbody>
</table>

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

Key to abbreviations used in Recommendations

| **CNDP** | Cringleford Neighbourhood Development Plan |
|**J.C.S** | Joint Core Strategy |
|**LSAAP** | Long Stratton Area Action Plan – Pre Submission |
|**N.P.P.F** | National Planning Policy Framework |
|**P.D.** | Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified) |
|**S.N.L.P** | South Norfolk Local Plan 2015 |
|**Site Specific Allocations and Policies Document** | |
|**S.M.A.P.D** | Development Management Policies Document |
|**WAAP** | Wymondham Area Action Plan |
DECLARATIONS OF INTEREST AT MEETINGS

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

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.

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

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

YES

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

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

NO

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

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

YES

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

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

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

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

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

NO

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 29 March 2017 at 10.00 am.

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

Apologies: Councillor: A Thomas

Substitute Member: Councillor: N Legg for A Thomas

Officers in Attendance: The Development Manager (H Mellors), the Place Shaping and Majors Team Leader (J Hobbs), the Senior Planning Officers (H Bowman and C Curtis), and the Planning Officer (T Barker).

(15 members of the public were in attendance)

321. 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>2017/0219/F (Item 1)</td>
<td>GELDESTON</td>
<td>All</td>
<td>Local Planning Code of Practice Lobbied by Objector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>B Duffin</td>
<td>Other Interest</td>
</tr>
<tr>
<td></td>
<td></td>
<td>C Gould</td>
<td>Share Holders in Saffron Housing Trust</td>
</tr>
<tr>
<td></td>
<td></td>
<td>G Minshull</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>B Stone</td>
<td>Local Planning Code of Practice Lobbied by County Councillor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>V Thomson</td>
<td>Other Interest</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Cllr Thomson knows the applicant (Cllr Thomson indicated that he had not discussed the application with the applicant)</td>
</tr>
<tr>
<td>Item</td>
<td>Location</td>
<td>Party</td>
<td>Other Interest</td>
</tr>
<tr>
<td>---------</td>
<td>----------</td>
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<td>----------------</td>
</tr>
<tr>
<td>2017/0224/F (Item 2)</td>
<td>GELDESTON</td>
<td>All</td>
<td>Lobbied by Objector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>B Duffin C Gould G Minshull</td>
<td>Other Interest Share Holders in Saffron Housing Trust (nominal shareholding of £1 to give voting rights)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>C Gould</td>
<td>Member of Saffron Development Group (Cllr Gould has not taken part in discussions regarding this application)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>B Stone</td>
<td>Local Planning Code of Practice Lobbied by County Councillor</td>
</tr>
<tr>
<td>2017/0240/F (Item 3)</td>
<td>COSTESSEY</td>
<td>M Gray</td>
<td>Lobbied by Local Member</td>
</tr>
<tr>
<td>2017/0247/F (Item 4)</td>
<td>DISS</td>
<td>B Duffin C Gould G Minshull</td>
<td>Other Interest Share Holders in Saffron Housing Trust (nominal shareholding of £1 to give voting rights)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>G Minshull</td>
<td>Local Planning Code of Practice Lobbied</td>
</tr>
<tr>
<td>2017/0551/RVC (Item 6)</td>
<td>PORINGLAND</td>
<td>L Neal</td>
<td>Other Interest Member of Poringland Parish Council (Cllr Neal did not take part in the Parish Council consideration of this item)</td>
</tr>
</tbody>
</table>

### 322. MINUTES

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

### 323. 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.
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.

### 324. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.24 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.

Major Applications

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

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

Decision : Members voted 9-1 (with 1 abstention) to authorise the Director of Growth and Localism to Approve

Approved with conditions

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

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

Updates to officer report

Amended plans:
Amended plans including upgrade to public right of way and addressing access for pumping station.

Further consultee comments:
SNC Property Consultant:
Satisfied that the viability information submitted demonstrates that providing more than three dwellings is not viable.
Officer response:
The application therefore complies with JCS Policy 4. As an update to the report, as such the application is not dependent on planning application 2017/0224 to deliver further affordable dwellings to comply with policy as previously reported.

SNC Landscape Architect:
In response to additional information – the potential loss of the trees on Kell’s Way could be argued as contrary to Policy DM4.8, however site allocation GEL1 positively promotes access from this point. Obviously the trees’ loss needs to be considered against the potential benefits of the development. Should the application be approved, there is scope for replacement planting.
Officer response:
Noted. We are continuing to pursue retention of trees where possible but will look to replacement planting if possible
1 letter additional letter of objection:
- Will almost certainly result in a GEL2 development of the remainder of the field
- Have traffic surveys been carried out?
- Electricity substation can’t cope
- Concern over broadband capacity
- Concern over water capacity

Officer response:
There is no planning application for development on the remainder of the field. NCC Highways have commented on the application and raise no objection in regard to the capacity of the local highway network. In regard to the capacity of the electricity substation, the developer would need to apply to UK Power Networks who would advise if additional capacity is required. There is no policy requirement to upgrade broadband infrastructure and therefore could not reasonably refuse the application on these grounds. Anglian Water have raised no concerns about capacity issues.

Other Applications

| 2 | Appl. No | 2017/0224/F |
|   | Parish    | GELDESTON   |
|   | Applicants Name | Saffron Housing Trust |
|   | Site Address | Garage Site Off Kells Walk Geldeston Norfolk |
|   | Proposal | Demolition of 3 existing garage buildings. Proposed development comprises 4 new dwellings, associated landscaping and infrastructure works and parking in addition to 6 replacement parking spaces. |

Decision: Members voted 6-2 (with 3 abstentions) to authorise the Director of Growth and Localism to Approve

Approved with conditions

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

Updates to officer report

Additional condition:
Condition to be included to require full details of the access road. This allows for the roadway to be built as a private driveway which can be achieved without removing any of the trees at Kell’s Way in the event planning application 2017/0224 did not come forward

Replacement parking issue:
Alternative solutions have been looked at for the replacement parking spaces accessed by the existing track however no feasible alternative has been found. Whilst the proposed arrangement is not ideal, it is not so detrimental as to warrant refusal of the application. The driveway and parking area are already in place and in use, users may have to walk 150 metres around the existing dwellings to the existing development but there is no certainty as to who would use the parking spaces. Therefore on balance it is not considered a sufficient reason to refuse the application.
Further consultee comments:
SNC Landscape Architect:
In response to additional information confirms that a mature sycamore tree will need to be removed to achieve the proposed layout. This is a significant arboricultural implication and its loss needs to be considered against the potential benefits of the development.
Officer response:
Noted. Developing the site to provide four dwellings would be difficult to achieve whilst retaining the tree. On balance, retention of this particular tree is considered to be outweighed by the benefits of providing this affordable housing.

Clarification on report:
The four dwellings proposed are all for shared ownership

1 letter additional letter of objection:
- Will almost certainly result in a GEL2 development of the remainder of the field
- Have traffic surveys been carried out?
- Electricity substation can’t cope
- Concern over broadband capacity
- Concern over water capacity

Officer response:
There is no planning application for development on the remainder of the field. NCC Highways have commented on the application and raise no objection in regard to the capacity of the local highway network. In regard to the capacity of the electricity substation, the developer would need to apply to UK Power Networks who would advise if additional capacity is required. There is no policy requirement to upgrade broadband infrastructure and therefore could not reasonably refuse the application on these grounds. Anglian Water have raised no concerns about capacity issues.

3 Appl. No : 2017/0240/F
Parish : COSTESSEY

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

Decision : Members voted unanimously for Approval

Approved with conditions

1 Full Planning permission time limit
2 Accord with submitted plans
3 External materials to be agreed
4 Slab level to be agreed
5 Proposed Access
6 Obstruction of highway
7 Highway encroachment
8 New Water Efficiency
9 No PD for Classes ABCDE & G
10 Upper floor windows
11 Surface Water
12 Report unexpected contamination
13 Cill height on SE elevation 1.7 above floor

Updates to officer report
Cllr V Bell – asked for her comments to be read out in full to Members: This application can be refused on grounds of design and loss of residential amenity

Additional public comment – referring to agreement relating to the earlier purchase of this site from neighbouring occupiers
NCC Highways:
No objections subject to the same conditions as for 2016/2358

Environmental Protection team:
No objections subject to conditions

Additional Conditions:
12 Report unexpected contamination
13 Cill height on SE elevation 1.7 above floor

Oral Update by Officer

Neighbours raised concern that they were not able to attend the Development Management Committee meeting due to being advised that the application was not on the agenda. The applicant was asked to allow a deferral, however wished the application to be heard. Officers considered that given that the neighbours' concerns were set out in the agenda, and that the presentation would fully cover the objections raised, that the neighbours would not be prejudiced by not attending the meeting in person. The members agreed that a deferral was not necessary in this instance.

4 Appl. No : 2017/0247/F
Parish : DISS

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

Decision : Members voted 6-2 (with 3 abstentions) for Approval

Approved with conditions

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

Updates to officer report

Following comments from 131 and 132 Saffron confirmed that they are happy to:
- Replace the 1500mm high side/rear boundary fence between 131-132 with a new 1800mm timber panelled fence
- Remove hedge between new footpath and 132 side boundary with a 1200mm timber panelled fence
- Move side gate for 131 Willbye Avenue to front of flank wall
- Provide new low post and rail fence to divide front garden of 131 Willbye Avenue and footpath to new dwellings
Approvals: 2017/0349/O
Parish: NEWTON FLOTMAN

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

Decision: Members voted unanimously for Approval

Approved with conditions

1. Outline – reduced time limit
2. Outline requiring RM, to be for 1.5 storey dwelling
3. In accordance with submitted drawings access and layout
4. Phasing scheme
5. Provision of parking, service
6. Surface Water
7. New Water Efficiency
8. Slab level to be agreed
9. Ecology
10. Contamination during construction

Updates to officer report

One additional letter of objection

- Our client has put forward this site as part of a larger site for 33 dwellings including 11 affordable dwellings and open space to be considered as part of the site specific allocations and are in the process of put seeking pre-application.
- This scheme would prejudice the delivery of the comprehensive development of the wider site would not make effective use of previously developed land as required paragraphs 17 and 111 of the NPPF, result in inefficient use of land which conflicts with Objective 1 and policy 1 of JCS
- Site is within the NPA where there is not a 5 year land supply, more important that it makes the maximum benefit to the shortfall.

Officer response

- The site is outside the development limit, the fact a larger site has been put forward as part of the call for site has no material weight at this point in time due to the early stage for the process.

Each application is assessed on its individual merits and the density of development needs to respect the character of the area. The character of this side of the A140 in very rural low density development and it is considers that the proposed development reflects this pattern of development.
6 Appl. No: 2017/0551/RVC
Parish: PORINGLAND

Applicants Name: Wilkinson Builders Ltd
Site Address: Land South Of 40 The Street Poringland Norfolk
Proposal: Variation of condition 1 of planning application 2016/0498 - increase garage size and 2 additional windows

Decision: Members voted unanimously for Approval

Approved with conditions

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

Updates to officer report

Parish Council
Approve

• It is noted that the two windows face the footway from the Norfolk Homes development leading to The Street, and that the applicants should be aware that they will be overlooked by users of the footway.

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

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

Decision: Members voted unanimously for Approval

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 External materials as submitted
8  Appl. No : 2017/0187/H  
Parish : DICKLEBURGH AND RUSHALL  
Applicants Name : Mr B Mounser  
Site Address : Bethel Farm Back Road Rushall Norfolk IP21 4HZ  
Proposal : Demolish and rebuild garage and workshop  
Decision : Members voted unanimously for Approval  

Approved with conditions  
1  Full Planning permission time limit  
2  In accord with submitted drawings  

Updates to officer report  
Parish Council: Approve  

9  Appl. No : 2017/0324/H  
Parish : SWAINSTHORPE  
Applicants Name : Mr & Mrs Hudson  
Site Address : Aquarius 2 Church Road Swainsthorpe Norfolk NR14 8PH  
Proposal : Two Storey Side Extension with Loft Room to replace Single Storey Utility and Garage  
Decision : Members voted unanimously for Approval  

Approved with conditions  
1  Full Planning permission time limit  
2  In accord with submitted drawings  

10  Appl. No : 2017/0331/H  
Parish : ALPINGTON  
Applicants Name : Mr & Mrs Barber  
Site Address : 25 Cherrywood Alpington Norfolk NR14 7NJ  
Proposal : Front extensions and alterations  
Decision : Members voted unanimously for Approval  

Approved with Conditions  
1  Full Planning permission time limit  
2  In accord with submitted drawings
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Growth and Localism

Major Applications

1. **Appl. No**: 2016/0713/F  
   **Parish**: BRACON ASH & HETHEL

   **Applicants Name**: Bracon Ash Developments Ltd  
   **Site Address**: Land To East Of Norwich Road Bracon Ash Norfolk  
   **Proposal**: Erection of 52 dwellings, open space and associated works (Full application)

   **Recommendation**: Approval with conditions
   1. Reduced Time Limit 2 years - 5 year land supply  
   2. In accordance with amended drawings  
   3. Details of future management and maintenance of streets  
   4. Details of roads, footways, etc  
   5. Roads to be constructed to binder course before occupation  
   6. Provision of visibility splays  
   7. Provision of access, parking and turning areas  
   8. Parking for construction workers  
   9. Construction Traffic Management Plan  
   10. Wheel cleaning facilities  
   11. Off-site highway works (details and implementation)  
   12. Traffic Regulation Order to amend speed limit  
   13. Landscaping scheme including details of boundary treatments  
   14. Landscaping management plan  
   15. Tree protection details  
   16. No-dig details for off-site highway improvements  
   17. External materials  
   18. Surface water drainage details to be agreed  
   19. Water efficiency  
   20. Ecology mitigation measures  
   21. Obscure glazing to first floor rear elevation of plots A1 and A2  
   22. Provision of fire hydrant  
   23. Renewable energy provision  
   24. Archaeological scheme of investigation  
   25. Details of open space and playspace and management of to be provided

Subject to securing affordable housing by way of condition or s106 agreement.

1. **Planning Policies**

1.1 National Planning Policy Framework
   - NPPF 01: Building a strong competitive economy  
   - NPPF 06: Delivering a wide choice of high quality home  
   - NPPF 07: Requiring good design  
   - NPPF 08: Promoting healthy communities  
   - 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 3: Energy and water
Policy 4: Housing delivery
Policy 6: Access and Transportation
Policy 9: Strategy for growth in the Norwich Policy Area
Policy 15: Service Villages
Policy 17: Small rural communities and the countryside
Policy 20: Implementation

1.3 South Norfolk Local Plan
Development Management Policies
DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.2: Requirement for infrastructure through planning obligations
DM1.3: The sustainable location of new development
DM1.4: Environmental Quality and local distinctiveness
DM3.1: Meeting Housing requirements and needs
DM3.8: Design Principles applying to all development
DM3.10: Promotion of sustainable transport
DM3.11: Road safety and the free flow of traffic
DM3.12: Provision of vehicle parking
DM3.13: Amenity, noise, quality of life
DM3.15: Outdoor play facilities/recreational space
DM4.2: Sustainable drainage and water management
DM4.3: Facilities for the collection of recycling and waste
DM4.4: Natural environmental assets – designated and locally important open space
DM4.5: Landscape Character Areas and River Valleys
DM4.8: Protection of Trees and Hedgerows
DM4.9: Incorporating landscape into design
DM4.10: Heritage Assets

1.4 Site Specific Allocations and Policies
BRA 1: Land at Norwich Road, Bracon Ash

1.5 Supplementary Planning Document
South Norfolk Place Making Guide 2012

Statutory duties relating to Listed Buildings and setting of Listed Buildings:

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 No relevant planning history

3. Consultations

3.1 Parish Council Comments on latest amended plans
Continue to object to proposed development
Additional comments provided stating that applicants have not demonstrated that they can connect to the wider watercourse network as there is no connection to the pond network on the common and never has been, permission for which would not be forthcoming. Numerous photographs have been provided showing that flooding regularly occurs in the area therefore showing that the present watercourses are totally unsuitable for further water flow. Making this issue a condition would be a complete derogation of duty of care.

Comments on previous plans

Object

- Significant concerns raised
- Highways report details the very real dangers irrespective of the size of development and therefore consideration should be given to removing this site from the Local Plan
- Large development would have significant detrimental impact on the village and design of dwellings not in keeping with the existing village
- Hard to reconcile assessment by South Norfolk Council Conservation and Design Team with the facts
- Drainage has not been adequately addressed; a full Flood Risk Assessment is essential
- Drainage proposals would cause a significant risk to the presence of great crested newts
- Access and egress from highway is a serious concern
- Local GP and school are already under pressure from additional homes being built in Mulbarton
- Site extending beyond development boundary does not comply with DM1.3
- Application should be judged on its own merit and not approved due to the lack of a 5 year land supply.

3.2 District Members:

Cllr Legg

To Committee
- My previous comments still apply

Cllr Foulger

To Committee
- only cosmetic variations to original proposal which does not overcome the very strong highway concerns expressed by NCC Highways
- the proposal certainly does not overcome the strong environmental issues already expressed at the first application and the fact that the application will mean an increase in the number of dwellings in the village by over 56% a fact that would certainly not be accepted by any other planning authority, or elsewhere within the district.

Comments on previous plans

Cllr Legg

To Committee
- major application mainly outside new development boundary
Cllr Foulger  

To Committee  

- major application within a small rural village and must only be determined by the Development Committee

3.3 Anglian Water Services Ltd  

Comments on latest amended plans  

No further comments received  

Comments on previous plans  

No objections  

Wastewater treatment and foul sewerage network at present have available capacity  

Surface water disposal does not relate to Anglian water operated assets, as such unable to provide comment

3.4 Historic England  

Comments on latest amended plans  

Nothing further to add to previous comments  

Comments on previous plans  

Raise concern that the development will have a harmful impact on the historic significance of the Grade II* listed Mergate Hall and its setting including the group of historic buildings nearby

3.5 Historic Environment Service  

Comments on latest amended plans  

No further comments received  

Comments on previous plans  

Conditional support  

Following discussions with the archaeological consultant for this proposed development, we are happy that the impact of the proposed development on the significance of any archaeological heritage assets can be adequately managed through a programme of archaeological mitigation work secured by appropriate planning conditions

3.6 Mulbarton Doctors Surgery  

No comments received

3.7 NHS Clinical Commissioning Group  

No comments received

3.8 NHS England  

No comments received

3.9 Norfolk And Waveney Local Medical Council  

No comments received
3.10 NCC Ecologist  Comments on latest amended plans

We have reviewed the new plans and fee that our previous comments continue to apply

Comments on previous plans

Conditional support

Conditions requiring a licence from Natural England to be obtained and submitted to the local planning authority prior to commencement of works and submission of an Ecological Management Plan

Note NWT comments and agree that run-off should not be directed into ponds at Bracon Common

3.11 Norfolk Wildlife Trust  Comments on latest amended plans

Comments still stand that there should be no run-off directed into ponds on Bracon Common

Comments on previous plans

Concern about impact of development on Great Crested Newts in Bracon Common – there should be no run-off directed into ponds on Bracon Common

Mitigation measures in Ecological Report should be made a condition of approval

3.12 NCC Highways  Comments on latest amended plans

Conditional support

Following changes to layout by providing “side friction” before traffic meets the narrow stretch of footways, the Highway Authority is of the view that the highway benefit of improvements to the existing footways is in equilibrium to the negative aspects such that the Highway Authority is prepared to withdraw its previous objection subject to imposing a number of conditions (conditions set out in the recommendation)

Comments on previous plans

Object

Development does not provide safe pedestrian links to local services by virtue of narrow or non-existent footways combined with excessive traffic speed due to lack of frontage development

Objected to original proposal due to the above and the principle of two accesses one of which could not achieve sufficient visibility splays necessary to address recorded traffic speeds as well as various issues with the internal layout of the development
3.13 NCC Lead Local Flood Authority

**Comments on latest amended plans**

Final comments in response to additional information submitted in response to comments below to be reported to Committee.

**Comments on previous plans**

**Object**

- The FRA states that the site is outside the areas of surface water ponding. However, our mapping suggests that there is a risk of surface water ponding on the site, and that two properties may be placed in the at risk area.
- Insufficient information is provided to determine the final size and of the attenuation basin. The applicant will need to undertake further work to determine this size, and so the details provided in the FRA should not be considered to be approved.
- The drainage strategy relies on the pond being connected to the wider watercourse network. The FRA does not demonstrate conclusively that this connection is in place.

We would consider reviewing our objection on receipt of a revised FRA addressing the risk of surface water flooding, confirmation that there will be flexibility for the applicant to resize the basin as/if required, confirmation that the pond where the discharge connection is proposed is indeed connected to the wider watercourse network.

3.14 NCC Planning Obligations Co-Ordinator

**Comments on latest amended plans**

No further comments received

**Comments on previous plans**

CIL contributions will be required due to potential capacity issues at Mulbarton Infant School and Mulbarton Junior School, and for library provision.

Fire hydrant required

Connections into the local Green Infrastructure network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of the development.

3.15 SNC Conservation And Design Officer

**Comments on latest amended plans**

Amendments will change the character of the approach from Norwich Road through omitting the previously approved hedge, having a new footpath and accesses. It would be preferable to have as much hedging as possible, and to avoid any walls or close boarded fences on this boundary.

**Comments on previous plans**

Development as originally proposed was subject to a Building for Life Assessment which concluded that the development was sympathetic to the existing development of the village and its character will provide a sustainable community and neighbourhood extension to the existing settlement.
It is mutually accepted that the development would result in less than substantial harm to heritage assets and therefore paragraph 134 of the NPPF applies. There should be a desirability to preserve the setting of designated heritage assets, however if the public benefits are deemed to outweigh the harm then methods of mitigation may be necessary to minimise harm.

3.16 SNC Community Services - Environmental Quality Team

Comments on latest amended plans
No further comments received

Comments on previous plans
Conditional support

3.17 SNC Housing Enabling & Strategy Manager

Comments on latest amended plans
As there is no impact on the internal layouts, I still have no objections to this application and my previous comments remain applicable

Comments on previous plans
Mix of 4 one bedroom houses, 2 one bedroom bungalows, 6 two bedroom houses, 2 three bedroom houses all for rent, and 1 two bedroom house and 2 three bedroom houses for shared equity is acceptable and meets the current housing need

3.18 SNC Landscape Officer

Comments on latest amended plans
Whilst I understand the rationale behind making the development face more towards Norwich Road, it is disappointing to see that the majority of the previously-proposed hedgerow is omitted from the current plan and would like to see as much reinstated as possible to maximise the rural character

No additional comments to make regarding the off-site highway works, which appear to not require the removal of any hedgerows.

Continue to raise concerns on the position of public open space adjoining the road, about shading of plots 30 and 31, design of drainage lagoon and particularly any possible impact on the trees now subject to a TPO on the southern boundary. If permission is granted, a number of conditions are suggested in regard to these issues.

Comments on previous plans
The proposed lagoon is currently illustrated in a generic form, but I would wish to see a more sympathetic design. Trees on southern boundary should be retained and not lost for drainage connection to lagoon. Comments also made on shading of plots 30 and 31, appropriateness of play area and public space next to road and future management of frontage planting.
3.19 SNC Water Management Officer

The Lead Local Flood Authority is the statutory consultee for major development and should provide the technical response to the above mentioned aspects of the application. Therefore we will not provide any comment at this time.

3.20 Other Representations

**Bracon Ash Residents Group**

Comments on latest amended plans

Further report submitted regarding the impact on heritage assets
- details relationship of the various listed buildings in the vicinity of the site, including their historic common ownership therefore providing evidence of their group value
- therefore this provides further evidence for Historic England’s view that the development would cause harm to the significance of Mergate Hall and therefore this application should be refused
- amendments will further affect the setting as the new design has a hard urban frontage onto the B1113 and will therefore be further at odds with the agricultural, countryside setting of Mergate Hall
- when is the tipping point when the harm to the countryside destroys the claims they are making for living in the ‘beautiful countryside’ of Norfolk?
- We conclude that the relationship of the five listed buildings, their shared setting and interaction of the people and their human activity as an agricultural community around the field where the proposed development scheme is sited, will suffer unacceptable harm, rated from adverse to major under the terms of the NPPF, the JCS and the South Norfolk Local Plan 2015.

Comments on previous plans

Objection reports, including a Heritage Statement and transport assessments, submitted in response to previously submitted plans and additional information
- mounting concern amongst residents that lead comments are being made in isolation with no consideration of the impact of the scheme on the surrounding area or other connected planning issues
- the drainage and flooding issues have not been addressed by the Lead Local Flood Authority which is not acceptable, our concerns have been ignored by the developer
- needs to be clarified where there the developer has a legal right to discharge water into Bracon Ash Common
- ecological impact of discharging into ponds where great crested newts are present still not addressed
- off-site highway improvements propose narrowing the road to widen the footpath however this a marginal increase which will increase the risk to highway safety due to the narrower carriageway
- speed of traffic is still an issue despite the northern point of access being removed
- amendments to layout mean development has reverted to a one entrance cul-de-sac design which South Norfolk Council advised would be unacceptable
- heritage statement concludes that the development would have a high adverse impact on Thatch Cottage, minor adverse impact on Mergate Hall and Mergate Hall Cottages and a high adverse impact on Home Farm House
• contrary to adopted planning policies
• urban estate development would be widely out of context with the rural environment
• the introduction of a parallel access road further compounds how inappropriate this development is
• the site layout ignores Home Farm House as a sensitive receptor
• there are currently 82 houses in the main part of Bracon Ash, the 52 dwellings proposed represent a 63% increase
• Bracon Ash is a separate village from Mulbarton despite being linked together by planners
• development is not sustainable as not located within walking distance of local services in Mulbarton which is backed up by survey showing majority of local residents don’t walk to Mulbarton or catch public transport from Bracon Ash
• drainage scheme includes incorrect assumptions and calculations which would result in additional surface water being directed to the receiving in watercourses resulting in flooding in the surrounding area
• flooding regularly occurs on Hawkes Lane as it is (numerous photographs showing flooding have subsequently been submitted)
• safety concerns about narrowness of footpaths and the B1113 road itself with majority of footpaths less than 1 metre in width
• visibility splays on accesses are inadequate given average traffic speeds on the B1113
• traffic speeds will not be reduced due to lack of frontage development, however having frontage development is not an option and not in keeping with the character of the village
• ecological report states there are no great crested newts in the ponds at Bracon Common, however Norfolk Wildlife Trust have confirmed that the ponds are being used by great crested newts for breeding
• proposal seeks removal of mature oak tree for surface water services; this part of a group seven veteran oaks and should be retained
• alter and harm the landscape of Bracon Ash over far reaching views

Letters from individual residents

Comments on latest amended plans

31 letters of objection

• The theory that frontage development will slow down motorists is nonsense as they are not slowed down by existing frontage development in the village.
• A large amount of time has been made considering the safety of the development, which led to the deletion of the second access. How can we now have four accesses when two were considered to be dangerous?
• New design with frontage onto B1113 would only highlight how out of character the development is
• The hedges along the B1113 which have been removed were supposed to keep a country road feel. Now there are proposed stretches of 1.8m high wall – how can this be considered a country feel?
SNDC are going back on their own advice in regard to preserving the rural feel of the area in an effort to get this passed. Implore the members of the council visit Bracon Ash to experience its unique look and feel.

New footpath does not have a cycle lane, so the issue of road safety for cyclists has not been addressed. Width of roads and footways remain well below required standards. As owners of the ditches that connect the ponds to the wider watercourses, we would not allow surface water from the development site to enter our ditches because of the risk of pollution and flooding. Comments repeating previous concerns about scale of development and its impact on the character of the village, impact on the setting of Home Farm House, impact on protected species, drainage, maintenance of public open spaces, inadequate parking, capacity of services and disruption to existing residents from building work.

Comments on previous plans

174 letters of objection to the application as originally submitted; 122 letters of objection to previous amendments to the application

- Footway improvements remain inadequate
- Width of road is less than 6 metres in places which is inadequate
- Crossing point near garage is unsafe due to limited visibility
- Would have adverse impact on historic hedgerow along north side of B1113

- Bracon Ash is a very rural parish
- Proposal will remove identity of village
- Out of character with village
- Design of properties is not consistent with existing properties
- Disproportionate in a wide spread rural environment
- Development is segregated from the village
- Impact on visual amenity
- Does not demonstrate benefits in terms of economic, social or environmental
- Benefit to local economy will be short term
- Set a precedent
- No local need
- Impact on listed building
- Rural village and its historical assets will be drastically and permanently harmed

- Outside development limits
- Development plan outlined site for 20 houses

- Increase congestion on B1113
- Increase congestion at Harford Bridge junction
- Footpaths are not adequate
- Concerns for pedestrians and cyclists
- Highway safety close to a sharp bend
- Concerns of two new access onto busy road
• Existing access on opposite side of highway not shown
• Increase use of cars
• Public transport unavailable in the evenings
• Lack of parking in Mulbarton
• Object to footpath going through village hall carpark
• Inadequate parking on development
• Revised access arrangements still dangerous
• Scheme to improve footways not adequate as there will still be narrow sections of footway

• Improvement scheme for footways proposes pedestrian crossing point near the garage where visibility would be very limited
• Concerns over surface water disposal
• Concerns regarding connection to public sewer
• Water mains already weak

• No plans for increase in amenities i.e. Doctors, school places
• School over subscribed
• Limited employment in Bracon Ash and Hethel
• Insufficient infrastructure
• Population increase out of proportion with existing inhabitants

• Concerns regarding oak tree adjacent to village hall
• Adverse impact on natural surroundings and wildlife
• Pond 5 is a haven for wildlife

• Noise pollution
• Light pollution
• Visual pollution
• Vehicular pollution

• Impact on neighbouring properties
• Financial gain

18 letters received supporting the highway information submitted by Bracon Ash Residents Group

4 letter of support
• If village is to continue to thrive and retain amenities housing development is necessary
• New development required for village to remain a vibrant community with well-maintained amenities
• Well documented shortage of housing
• Never used to be standing water but ditches are no longer cleared out
• Footpath has been cut back to be adequate for prams

2 letters of No Comment

Richard Bacon MP

2 letters of objection received

This application is an entirely speculative application which seeks to take advantage of the lack of a 5-year land supply within the Norwich Policy Area in order to impose 32 additional dwellings to that set out
This development would be out of proportion to the existing settlement and, if approved, would completely alter the shape and balance of the village.

I am concerned with traffic speeds along Norwich Road, particularly with the positioning of public open space so close to the road.

The Greater Norwich Growth Board’s latest Annual Monitoring Report states that it is anticipated that local authorities will have sufficient sites identified in adopted local plans to exceed the minimum JCS requirements. It therefore follows that South Norfolk Council should have sufficient land in its Local Plan to exceed its requirements.

In any event, the Government has made it clear that a lack of a 5-year land supply is not good enough reason in itself to justify the granting of planning permission.

It is also worth noting that the addendum to the sustainability appraisal of the South Norfolk Local Plan puts forward the de-allocation of site BRA1 on the basis that there is enough local allocation, particularly in Mulbarton, that it would not be necessary to have any site allocation in Bracon Ash. Although I would agree with South Norfolk Council’s eventual conclusion that the benefits of removing the allocation would be outweighed by the disadvantages, this comment nevertheless underlines that BRA1 is not critical in terms of housing delivery in the district.

Policy BRA1 specifies that waste water capacity must be confirmed prior to development taking place. The Council must ensure this. The application will inevitably impact upon the amenity and the setting of Home Farm House and will also impact on Margate Hall.

A decision to grant planning consent to this application would therefore leave parishes within the Norwich Policy Area wondering whether the Local Plan policies have any value or meaning.

The amended plans will achieve very little in the way of making this application more acceptable.

I cannot improve on the comments of the Highway Authority that significantly increasing the scale of the planned development simply exacerbates the shortcomings of this site.

I would be grateful if you could recommend to the Development Management Committee that they refuse to grant planning permission for the above application.

4 Assessment

Site description and proposal

4.1 The site comprises of a field to south of the village of Bracon Ash, with the B1113 Norwich Road forming its western boundary, the village hall on its northern boundary and existing residential development along Hawkes Lane along its eastern boundary. To the south is a further field that has been included within the red line for inclusion of a drainage lagoon. The two fields are divided by an access drive to a property known as Home Farm House.

4.2 The field is currently grassland and measures approximately 260 metres north to south, with a width that varies from 50 to 135 metres. There are sections of a hedgerow along the boundary with the B1113, whilst the boundary with the dwellings along Hawkes Lane consists of a mixture of hedging and fencing. There are a series of trees on the southern boundary which are now the subject of a Tree Preservation Order, however apart from these and a wire fence this boundary is relatively open.
The application

4.3 The application is a full planning application for 52 dwellings. Affordable housing is proposed to be included in accordance with the requirements of Policy 4 of the Joint Core Strategy which requires 33% of dwellings to be affordable. This equates to 17 affordable dwellings.

4.4 Following revisions to the scheme, it is proposed to serve the development primarily from one vehicular access on to Norwich Road to the south of the site with three driveway accesses serving dwellings along the middle section of the Norwich Road frontage. To the north of the site is an access for pedestrians only.

4.5 The main issue for consideration is the principle of development and impact on the form and character of the village and nearby heritage assets along with the accesses to the site onto the B1113 and the adequacy of the footway links to Mulbarton through Bracon Ash, surface water drainage and ecological impact.

Principle of development

4.6 Part of the site is allocated for residential development under Policy BRA1 in the South Norfolk Local Plan. The policy allocates the land for approximately 20 dwellings and requires that the developer of the site provides safe access and visibility from / to the B1113 and that wastewater infrastructure capacity must be confirmed prior to development taking place.

4.7 The remainder of the site falls outside of the development boundary for Bracon Ash.

4.8 With this in mind, planning law requires that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in determining planning decisions.

4.9 With regard to the Adopted South Norfolk Local Plan (SNLP), Policy DM1.3 states that planning permission for development outside of development boundaries will only be granted where one of two criterion are met.

4.10 These are either where specific Development Management Policies allow for development outside of development boundaries or where development otherwise demonstrates overriding benefits in terms of the economic, social and environmental dimensions as set out in Policy DM1.1.

4.11 At this point it is necessary to acknowledge that the Council is currently unable to demonstrate a 5-year housing land supply within the Norwich Policy Area where this site is located. Consequently those policies that limit housing within the Local Plan where related to the Norwich Policy Area are out-of-date in line with the requirements of paragraph of the NPPF. Policy DM1.3 is such a policy. Whilst out of date, this does not mean that the policy does not carry any weight in the decision –making process and it is necessary for the Council, as decision-maker, to establish the level of weight to be attributed to this policy. In this case, the Council consider given the test of 2 d) sets a more stringent test to justify a scheme than the NPPF ie it must provide a benefit to justify the scheme under DM1.3 whereas the NPPF only requires that there is not significant and demonstrable harm that outweighs the benefits, the policy should be afforded less than full weight in this case.

4.12 Paragraph 14 also confirms that:

"for decision-taking this means:
Approving development proposals that accord with the development plan without delay; and
Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or

Specific policies in this Framework indicate development should be restricted.”

4.13 With this in mind, the following assessment will seek to establish whether the adverse impacts of the scheme would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or Specific policies in this Framework indicate development should be restricted.

4.14 In the context of assessing the proposal in the context of the NPPF, paragraph 49 confirms that:

“Housing applications should be considered in the context of the presumption in favour of sustainable development.”

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

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

4.17 The assessment will also assess the merits of the scheme in the context of those local plan policies which are not out of date, as well as having due regard to any material considerations.

Economic role

4.18 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."

4.19 The construction of 52 dwellings would help enhance the viability of services within Bracon Ash and Mulbarton through local spending from future occupants of the dwellings.

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

Social role

4.21 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."

4.22 The principle social benefit of the scheme is that it provides housing within a location where a 5-year housing land supply cannot be demonstrated and would deliver affordable housing which meets the requirements of Policy 4 of the Joint Core Strategy. This will help meet an
identified need within the district for affordable housing and can be secured either through a legal agreement or planning condition subject to what is considered the most appropriate mechanism. Overall, a mix of housing is provided that contains one, two and three bedroom affordable homes and three, four and five bedroom open market housing. It therefore is considered that the development provides for a range of dwelling types as required by Policy DM3.1 of the Local Plan.

4.23 Whilst acknowledging that the scheme would bring forward much needed housing, the social role of the NPPF does require “accessible local services that reflect the community’s needs and support its health, social and cultural well-being”.

4.24 Many of these facilities are within Mulbarton rather than Bracon Ash itself and as such it is necessary to assess the suitability of the linkages to these facilities for future residents by foot.

4.25 Many local residents have raised concerns about the suitability of the pedestrian links from the site to Mulbarton, which is via footways along the B1113 and Cuckoofield Lane. These were initially rejected by the Highway Authority who objected to the scheme of improvements to the footways along the B1113 as originally proposed as a deficient solution, particularly in light of concerns over traffic speeds through the village. Consequently, negotiations between key stakeholders have taken place leading to revised proposed off-site pedestrian upgrades that it is accepted are the best available option for widening the footpaths through the village without the acquisition of third party land. The Highway Officer remained concerned that this in itself was not adequate without revisions to the design to slow traffic speeds. This has now been achieved by making revisions to the design so that the development has a more interactive frontage with the B1113 than originally proposed.

4.26 As a consequence, the Highway Authority has removed its objection to the proposal. The “side friction” that the revised frontage would provide would reduce the speed of traffic before it reaches the remaining narrow sections of footway which would be beneficial to existing residents and not just occupants of the new development. In addition, the existing footway will be widened (albeit not to full standard) and the offsite highway works between the site and the roundabout offer a wider safety benefit to the existing community.

4.27 Some comments have been made about the width of the road being in places less than 6 metres in width. This is an existing situation that is not altered by the proposed footway improvements and has not been identified by the Highway Authority as grounds for refusing this application.

4.28 Concerns have been raised about the safety of accessing the site from the B1113 which led to the deletion of one of the principle accesses to the site being at the northern end of the site close to the bend by the village hall. The principle access to the site is now to the south of the site in the middle of a straight section of the B1113 where there are no obstructions to providing adequate visibility splays. In addition, a series of smaller access points for dwellings fronting onto the road have been provided through the middle portion of the site frontage as part of the package of amendments to slow traffic speeds. Adequate visibility splays can also be provided for these accesses as well. A condition is proposed to ensure the adequate provision of visibility splays for all accesses to the site and as such the Highways Authority raises no objection to the development on these grounds.

4.29 Overall it is now considered that the development complies with Policies DM3.10, DM3.11 and DM3.12 of the Local Plan. These policies can be afforded full weight in the decision making process.
4.30 The application does include a right of way through the southern field to provide a pedestrian link to Mergate Lane. This would offer some benefit but is compromised as users of the path would have no right to cross the private access drive to Home Farm House and therefore would have to walk across the entrance to the driveway alongside the B1113. Overall, there is little benefit to be gained from this provision.

4.31 Concern about the capacity of local schools has been raised. Norfolk County Council Children’s Services have commented that there is sufficient capacity at High School level, although they have raised concerns about potential capacity concerns at Mulbarton Community Infant school and Mulbarton Junior school. They have stated that they will review how and where places will be provided if this development comes forward. If necessary they would seek CIL funding for Primary (Infant and Junior) Education provision.

4.32 Whilst the comments of NCC Children's Services are noted, it must be acknowledged that they are not objecting to the proposal.

4.33 In terms of the social role, the provision of housing, including a policy compliant level of affordable housing is a significant benefit. In addition, there are some benefits to be achieved from the development providing lower traffic speeds through the village and improved footway provision.

Environmental role

4.34 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."

4.35 Development of the allocated site would result in the development of open countryside. However, when the boundary of the allocation of the site was established it was considered that this would minimise the infringement into the countryside as the southern boundary was approximately in line with the southern extent of development along the site boundary to the east and where there is residential development adjoining Norwich Road on the opposite side from the site, albeit where this development fronts Poorhouse Lane.

4.36 Development of the wider site would increase the encroachment into the countryside to a more noticeable degree. In seeking to establish the level of the harm this proposal would cause, it is evident that previous appeal decisions have reinforced the high bar set for what can be considered to be significant and demonstrable harm.

4.37 For example, in the case of Chapel Lane, Wymondham (planning application reference 2012/1434) the Secretary of State (SoS) advised in respect of the balancing exercise under paragraph 14, he "is mindful that addressing a housing shortfall will often involve building outside of the development limits of settlements" and that in the case of the Chapel Lane application that "the benefit of additional housing would not have been outweighed by the harm to the landscape had that been the only concern with the proposals" (para 19 of SoS decision letter dated 7th August 2014 for Chapel Lane 2012/1434).

4.38 Similarly, the Inspector for the appeal decision for Townhouse Road, Costessey (application reference 2009/1996) which proposed residential development within an area specifically protected in policy relating to river valley landscape found that notwithstanding the identified harm to the landscape this did not outweigh the benefits of housing delivery. In light of this it is not considered that the harm caused by the additional infringement into the open countryside above and beyond that of the allocated site can be considered sufficiently harmful to outweigh the benefit of additional housing.
4.39 Many comments have been raised about the scale of character of development in relation to the existing character of development within the village.

4.40 A Building for Life Assessment has been carried out by the Council's Senior Conservation and Design Officer on the scheme as originally submitted. It noted that the existing settlement has developed with a mixture of housing types, although generally medium size family houses set within spacious landscapes, which are generally located on quiet lanes which lead off the main road. This has retained the rural character of the settlement that retains the rural character of the village.

4.41 The Building for Life Assessment goes on to conclude that the development will create a new rural 'green lane' which will provide a safe route for pedestrians, particularly now it has been amended as to not be a through route. There is a mix of house tenures and house types, although generally following the more traditional Norfolk vernacular rather than being overtly modern or contemporary. The positioning and arrangement of buildings has been carefully arranged to create a more irregular and haphazard grain which is very much in keeping with how the existing settlement has gradually evolved without the regular development of a more urban settlement. Density lowers toward the south of the site to allow views of the landscape and a more spacious setting for the track leading to Home Farm House.

4.42 In relation to this point, the affordable units proposed on site are located in two locations, although the majority are to the north of the site. As these units are smaller in floorspace and garden area at request of registered providers, this scale of development is more suitable to the north of the site rather than the lower density development to the south of the site adjacent to the open countryside. The affordable dwellings are integrated into the wider development, with plots 9 to 14 forming part of the main streetscene with private market units. Therefore the location of affordable dwellings is considered to be well integrated into the development.

4.43 As noted above when discussing the highway issues, the scheme has been amended to provide a more interactive frontage with the B1113. Many comments have been made in response to the re-consultation on these amendments that these revisions are not an acceptable design solution due to the urbanising effect on the B1113 and that it conflicts with the original vision agreed with the Council at the pre-application design. Whilst there is no question that the relationship with the B1113 will be different as is necessary to achieve lower traffic speeds, there has not been a fundamental change to the layout of the scheme. The dwellings largely remain in the same position as previously and the internal layout remains true to the vision described above through the creation of a new lane to reflect the character of other lanes within the village. The changes to the interaction with the B1113 primarily come with the deletion of a proposed hedgerow along this entire frontage, the provision of a footway and the provision of vehicular accesses direct from the B1113 rather than from the roadway through the development as originally proposed.

4.44 The Senior Conservation and Design Officer also has some concerns about the current proposals do involve sections of 1.8m brick walls between the B1113 and the gardens of some of the properties along this frontage. The use of walls, or equally if close boarded fences were proposed, does lend more of an urban / suburban character to the entrance to the village. He recommends the ideal approach would be to have a post and rail fence with a hedge planted to the front. Hedging on these sections of the boundary, as opposed to a single hedgerow along the entire length of the boundary, should be achievable without diluting the principle of a more interactive frontage. The exact details of these boundaries can be dealt with by condition.
Overall, it is considered that the proposal has been designed to be sympathetic to the existing development of the village and its character and will provide a sustainable community and neighbourhood extension to the existing settlement and as such would not cause unacceptable landscape harm to the village. The development is therefore considered to comply with Policy 2 of the Joint Core Strategy and Policy DM3.8 of the Local Plan.

The development also has the potential to affect the setting of heritage assets. There are a number of listed buildings in the vicinity of the site. Immediately adjoining the site are 65 and 67 Hawkes Lane which are known as Thatch Cottage or Hollyhock Cottage and Old Peculiar. Immediately to the south-east of the site is Home Farm House which has been listed at Grade II since this application was submitted to the Council for consideration.

Beyond the southern (and not to be developed) field are a collection of listed buildings that include the Grade II* listed Mergate Hall. Mergate Farm is to the east of these buildings, whilst the Grade I listed Church of St Nicholas is around 350 metres to the north-west of the site. Sections 66(1) of the Listed Buildings Act 1990 require assessment of the affect upon all these listed buildings.

In the context of establishing the impact on heritage assets, all parties agree that any harm from the development is less than substantial and as such the relevant consideration in the NPPF are paragraphs 132 and 134 in this instance.

Para 132 states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

Para 134 states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

Furthermore, it has been agreed that only four of the above buildings can be considered within the ‘zone of visual influence’ to varying degrees by all parties are the Thatch House, Home Farmhouse, Mergate Hall Cottages and Mergate Hall.

With regard to Thatch Cottage, the Senior Conservation and Design Officer has commented that the cottage is no longer viewed in the relatively undeveloped rural location as it once was, due to the village hall and other twentieth century residential development that fall within the backdrop of any views across the site. This part of the site has already been allocated for 20 units and agreed upon for housing development in the Local Plan with the setting of the building considered at the time of allocation. On this basis the proposal is considered to have very limited harm to setting of the building.
4.53 With regard to Mergate Hall and Mergate Hall Cottages, Historic England and the consultant engaged by the Bracon Ash Residents Group have raised concerns about the setting of the Grade II* listed Mergate Hall, albeit by recognising that the harm is less than substantial. However, it is the view of the Senior Conservation and Design Officer that there would be no harm to the designated heritage asset and its setting. There is some distance between the field to be developed and Mergate Hall due to the field to the south where the drainage lagoon is proposed. Furthermore, there is thick landscaping on the southern side of Mergate Lane which means that only very limited views of the Hall can be obtained from any part of the site and then only in the winter months and these glimpsed views are not significant to the building in terms of its listing and heritage values. Equally, there is very limited inter-visibility between the field and Mergate Hall Cottages or the Dower House, which stand in close proximity to Mergate Hall.

4.54 Home Farm House dates to the C17th and has, as mentioned above, only recently been listed. The development of the site will have a direct impact in terms of the key views of the approach along the driveway. It is not the view of the Senior Conservation and Design Officer that the development will result in a 'total loss' of the setting of the building, but does conclude that there would be a partial loss of the open countryside approach to the building and that this degree of harm will be the greatest impact of the development in terms of its impact on heritage assets. The impact of the development was considered when negotiating the layout of the development, with mitigation measures in terms of the siting of the dwellings with large gardens and the public open space at the southern end of the site at the entrance to the lane.

4.55 Taking into account the above comments of the Senior Conservation and Design Officer, it is concluded that whilst the development would result in a level of harm it is not to a degree of such significance that it would outweigh the benefit of providing housing to address the identified shortfall in the housing land supply, in line with paragraph 134 of the NPPF and local plan policy DM4.10.

4.56 In consideration of the Council's duties under the S66(1) of the Listed Buildings Act 1990 the Council has given special attention to the desirability of preserving listed buildings or their settings and any features of special architectural or historic interest which it possesses. It is considered for the reasons set out above that the proposal would not adversely affect the setting of the listed buildings other than a moderate degree of harm to Home Farm House and a low level of harm to the setting of Thatch House. The assessment above reflects consideration of this impact on the setting of this building.

4.57 With regard to the impact on residential amenity of existing dwellings, there are generally good separation distances between new dwellings and existing dwellings such as those along Hawkes Lane. Only to the north of the site are the dwellings relatively close to existing dwellings. However, where the dwellings are closest (plots A1 and A2 with the listed Nos 65 and 67 (Thatch Cottage), the dwellings are aligned as such that they do not directly face the existing dwellings. Furthermore, the first floor windows in the rear elevation are bathrooms and therefore can be obscure glazed to prevent overlooking of the rear garden space which could be secured by condition. Concerns have also been raised about the impact on Home Farm House, however these concerns are generally more about the setting of the building and are considered above in regard to consideration over the impact on heritage assets. The nearest dwellings are not in close proximity to Home Farm House itself. Whilst views out from the house to the north-west would be altered significantly these are not, in itself, grounds to refuse the application.

4.58 A concern has been raised by the Landscape Architect about the amenity of occupants of plots 30 and 31 from shading from the trees to the south, however it is not considered that the relationship here is so harmful by virtue of the distance of the proposed houses to the existing trees as to warrant refusal of the application.
Overall it is therefore considered that the development accords with Policy DM3.13. This policy can be afforded full weight in the decision making process.

Policy DM3.15 requires new developments to provide adequate outdoor play facilities and recreational open space commensurate with the level of development proposed.

Open space has been provided in three location across the site, with an area at the southern end of the site which forms a gateway green to the development along the B1113, another portion relatively centrally within the site and at the northern end of the site by the village hall. It is to be maintained by a management company, which can be the subject of condition of any planning approval.

A number of comments have been made about the suitability of the location of the open space provision, particularly the provision at the northern end of the site as it adjoins Norwich Road. However the play space is not immediately adjacent to the road and whilst this position is not central within the site given the scale of the site it is not unacceptable in terms of distance to any of the dwellings. Furthermore its position is considered to have benefits in its close relationship to the village hall and in terms of the character of the development and therefore it is considered that the proposal accords with Policy DM3.15. This policy can be afforded full weight in the decision making process.

Another significant environmental concern that has been raised is the impact on wildlife in the area. In particular, a concern was raised about the presence of great crested newts. These are known to be present in ponds on the adjoining Bracon Common, which is now designated as a County Wildlife Site. In addition to the direct impact from development of the site, concerns have been raised about the discharge of surface water from the site into the watercourses that feed these ponds. Whilst there is intended to be no increase in the level of water entering these watercourses from the present greenfield run-off, the concern raised is that the water is more likely to be contaminated, particularly as it involves water from roadways. Norfolk County Council’s Ecologist has recommended conditions to be imposed on any consent that include the need to secure a licence from Natural England which will provide protection to the habitat, either through alterations to the drainage strategy or from the provision of pollution control measures.

The site is within Flood Risk Zone 1 and therefore is not considered at risk of fluvial flooding. Surface water mapping does show that a small portion of the site is at low or medium risk of flooding. Concerns have also been raised about surface water flooding issues on surrounding land and the potential for development of this site to exacerbate these problems.

The scheme proposed within the Flood Risk Assessment (FRA) submitted with the application involves piping water from the site to a drainage lagoon which will hold surface water run-off resulting in discharge into the surrounding watercourses would be no greater than the current greenfield run-off and therefore there would be no increase in the risk of flooding within the surrounding area. The Landscape Architect has raised concerns about how the drainage for the site is to connect with the lagoon. As initially proposed the link would have required one of the trees (now subject to a Tree Preservation Order) on the southern boundary to be removed which was not considered acceptable. This has now been amended so that the connection does not require the removal of a tree but details will still need to be provided through condition to ensure the construction of the connection does not adversely affect the health of any of these trees in accordance with Policy DM4.8 of the Local Plan.

In regard to the surface water risk within the site, the FRA notes that this risk can be mitigated against by finished floor levels in directly affected areas being set at a minimum of 300mm above surrounding ground levels and adjacent highways and private drives. In addition, it recommends where possible that all external hard and soft landscaping areas should be designed to fall away from the dwellings.
4.67 The Lead Local Flood Authority raised an objection relating to the placing of two of the dwellings in relation to the areas of surface water flooding, the size of the attenuation lagoon and requiring confirmation that the ponds are connected to the wider watercourse network. An addendum to the Flood Risk Assessment has been submitted which identifies mitigation measures as noted above in regard to the areas identified as at risk from surface water flooding, confirms flexibility as to the size of the attenuation lagoon which is considerable given the scale of land under the applicant's control and is also required to ensure an acceptable landscape solution in accordance with Policy DM4.9 of the Local Plan, and confirms how the ponds connect to the wider watercourse. Final comments from the Lead Local Flood Authority were still to be provided at the time of writing the report but should be available prior to the meeting itself and will be reported to Committee.

4.68 Concern has also been raised about the sewer system and its capacity to accommodate the development. As mentioned above, Policy BRA1 required that wastewater infrastructure capacity must be confirmed prior to development taking place. Anglian Water have been consulted on this application and have advised that the local Water Recycling Centre has capacity for this development as does the sewerage system.

4.69 The dwellings are to have a thermal performance that exceeds the 2010 building regulations using Fabric First principles. The applicant contends that due to this significantly reduced energy demand, the units would not benefit from introducing renewables to provide 10% of their energy demand. However the Joint Core Strategy Policy still required renewable energy to be provided on site, even if the demand is significantly reduced, and a condition is recommended as such.

4.70 In terms of the environmental role, the proposal would result in some harm to heritage assets and as such the proposal does not fully fulfil the requirements of this role.

Summary of sustainable development consideration

4.71 Having due regard to the above assessment made in the context of not being able to demonstrate a 5 year land supply, it is considered that the benefits of providing additional housing is sufficiently high that the concerns in regard to the additional intrusion into the open countryside (from development outside of the area allocated for development in the Local Plan) and the harm to the setting of the listed Home Farm House are outweighed by the benefits as it is not considered the harm is of a sufficient level to significantly and demonstrably outweigh the benefits as set out in paragraph 14 of the NPPF.

Other matters

4.72 Norfolk Fire Service have indicated that the proposed development will require one hydrant. A condition would need to be imposed to require a hydrant to be installed in agreement with Norfolk Fire Service.

4.73 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. If the development were to be approved then it would be liable for Community Infrastructure Levy (CIL).

5. Conclusion

5.1 The development proposes housing within an allocated site within Bracon Ash, but also encroaching into the open countryside outside development boundaries. However in the absence of a sufficient land supply within the Norwich Policy Area planning permission is directed to be granted under paragraph 14 of the NPPF unless any adverse impacts would significantly and demonstrably outweigh the benefits.
5.2 In this instance it is considered that the benefits of providing additional housing is sufficiently high that the concerns in regard to the additional intrusion into the open countryside and the harm to the setting of the listed Home Farm House are outweighed by the benefits of the additional housing, as it is not considered the harm is of a sufficient level to significantly and demonstrably outweigh the benefits.

5.3 The proposed development is therefore recommended for approval subject to the conditions listed in the above report.

Contact Officer, Telephone Number and E-mail: Tim Barker 01508 533848 tbarker@s-norfolk.gov.uk
Section 106 Agreements relating to Major Applications

2. **Appl. No**: 2011/1804/O
   **Parish**: HETHERSETT

Applicants Name: Hethersett Land Ltd & Landowners
Site Address: Land North Of Hethersett Village Centre Little Melton Road Including Extension To Thickthorn Park & Ride Hethersett
Proposal: Proposed Deed of Variation to the S106 for the consent for the Residential led mixed use development of 1196 dwellings and associated uses including Primary School, Local Services (up to 1,850 sq. mtrs (GIA) of A1, A2, A3, A4, A5, D1 & B1 uses) comprising shops, small business units, community facilities/doctors' surgeries, sports pitches, recreational space, equipped areas of play and informal recreation spaces. Extension to Thickthorn Park and Ride including new dedicated slip road from A11.

Recommendation: Deed of Variation to Section 106 Agreement to be secured

1. **Relevant Planning Policies to the deed of variation**

1.1 National Planning Policy Framework
   NPPF 01: Building a strong competitive economy
   NPPF 03: Supporting a prosperous rural economy
   NPPF 04: Promoting sustainable transport
   NPPF 06: Delivering a wide choice of high quality home
   NPPF 07: Requiring good design
   NPPF 08: Promoting healthy communities
   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 3: Energy and water
   Policy 4: Housing delivery
   Policy 5: The Economy
   Policy 6: Access and Transportation
   Policy 7: Supporting Communities
   Policy 9: Strategy for growth in the Norwich Policy Area
   Policy 10: Locations for major new or expanded communities in the Norwich Policy Area
   Policy 14: Key Service Centres
   Policy 20: Implementation

1.3 South Norfolk Local Plan
   Development Management Policies
   DM1.1: Sustainable Development
   DM1.2: Requiring infrastructure through planning obligations
   DM3.1: Meeting housing requirements and needs
   DM3.8: Design Principles
   DM3.15: Outdoor play facilities and recreational space
   DM3.16: Improving the level of community facilities

1.4 Site Specific Allocations and Policies
   Het 1 – Land north of Hethersett
1.5 Supplementary Planning Document  
South Norfolk Place Making Guide  
Recreation Open Space Requirements for Residential Areas (Dec 1994)

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.”

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 2011/1489 Formal EIA Scoping Opinion for proposed residential Led mixed use development for 1196 dwellings, local centre, community facilities and associated infrastructure, including extension to Thickthorn Park & Ride  
Approved

2.2 2011/1804 Residential led mixed use development of 1196 dwellings and associated uses including Primary School, Local Services (up to 1,850 sq. mtrs (GIA) of A1, A2, A3, A4, A5, D1 & B1 uses) comprising shops, small business units, community facilities/doctors' surgeries, sports pitches, recreational space, equipped areas of play and informal recreation spaces. Extension to Thickthorn Park and Ride including new dedicated slip road from A11.  
Approved

2.3 2014/0860 Non Material Amendment to planning permission 2011/1804/O- Alterations to condition 32 and 33. To delete condition 32 and substitute with 32a in regard to commencement of Phase 2 and 32b commencement of Phase 5, deletion of condition 33 and substitute 33a and 33b, 33a in regard to first occupation of Phase 2 and 33b first occupation of Phase 5  
Approved

2.4 2014/0863 Non Material Amendment to planning permission 2011/1804/O - Deletion of condition 32b footway/cycleway  
Approved

2.5 2015/1059 Reserved matters application following outline planning permission 2011/1804/O for road layout  
Approved
2.6 2015/1122 Application for Highways Infrastructure of outline planning permission 2011/1804/O, Land North Of Hethersett Village Centre, Little Melton Road, including extension to Thickthorn Park & Ride, Hethersett.

2.7 2015/1594 Residential development of 95no dwellings with associated open space and infrastructure. Approved

2.8 2015/1681 Reserved matters for appearance, layout, scale and landscaping of the first phase of development for 126 dwellings in relation to outline permission 2011/1804 Approved

2.9 2016/1197 Intake sub-station and gas governor Approved

2.10 2016/2230 Reserved Matters following planning permission 2011/1804 (Mixed Use Development) - Structural Landscaping under consideration

2.11 2017/0151 Reserved matters following outline planning permission 2011/1804/O - proposed residential development (phase A1-B) comprising 91 dwellings including 20% affordable housing and associated open space and infrastructure. under consideration

A number of discharge of condition applications have also been approved relating to this development that are not listed in this above planning history.

3. Assessment

3.1 A deed of variation is to be sought for this approved development in respect of:

1. Corrections to various parts of the S106 to bring the written text in the legal document and the approved plan in the legal document and various definitions inline with one another.
2. Introduction of sub-phases for the timing of the laying out of open space/playspace/library contributions and to align timing of the delivery of various types of open space with one another.
3. Minor revision to the approved S106 plan for the primary school land
4. Change from 5 phases to 4 phases and resultant change to the cap on number of dwellings per phase
5. Increase the timeframe given to the Parish Council in which to decide whether they will elect the community pavilion land.

3.2 Since a number of corrections/amendments are being sought by the developers, the Council consider that a number of other corrections/amendments are required and these are also therefore intended to be made to the S106 at the request of the Local Planning Authority (LPA).

1. Corrections to the Affordable Housing Options and Call Option to ensure that the agreement is correctly signed and sealed.
2. Minor amendments to the timing for the monitoring of the affordable housing clawback (to enable this to be done every 6 months rather than every 25 houses thereby reducing the administrative requirement for both the Developer and the LPA)
3.3 Further details of these amendments are set out below.

*Corrections to various parts of the S106 to bring the text and the approved S106 plan and various definitions inline with one another*

3.4 There are some drafting errors and inconsistencies between definitions of various types of open space across the S106 and the approved S106 plan which need correcting. These need to be corrected and the approved plan amended to ensure that the obligations can be appropriately and accurately calculated and delivered.

*Introduction of sub-phases for the timing of the laying out of open space/playspace/library contributions and to align timing of the delivery of various types of open space with one another*

3.5 Allotments – Minor corrections are required to ensure the timing of the allotment and the allotment footpath are at the same time. Also required is the alignment of the timing of this to occupation of 80% of the dwellings in the phase they are located (Phase 2) since this will then ensure that the allotments together with the other areas of open/recreation space around it can all be delivered at the same time rather than having different delivery requirements.

3.6 Woodland area/Woodland buffer - The definitions of the S106 are required to be amended and the S106 plan corrected so that the text/plan terms and figures do not conflict. The trigger for its delivery would remain by whole phase given that it a large pieces of strategic planting that needs to be delivered in a comprehensive manner. This is considered acceptable.

3.7 Play Area – Amendment to the definition of play area to be made to reflect delivery of both LEAP (Local Equipped Area of Play) and LAP (Local Area of Play) and this is considered acceptable.

3.8 Play Area/Recreational space/amenity areas - It is intended to introduce sub-phases to the delivery requirement of these open spaces. This will be a benefit to both the developers and the Council.

3.9 For example as currently set out in the S106 the details of the play space and management are to be agreed prior to the commencement of the phase; its laying out to be at the same time as dwelling units adjoining said play area; and then its opening to the public prior to the occupation of 80% of the dwelling units of that phase.

3.10 This would result in details of the play spaces needing to be submitted before reserved matters for the sub phases were detailed; and accepts that play areas will not be available until 80% occupation even if they relate to a part of that larger phase where the housing is already delivered/occupied.

3.11 The introduction of sub-phases therefore allows the detailed design of the open space in that sub-phase to be detailed at the same time as the reserved matters for that sub phase, and also, crucially, would result in areas of open space being delivered earlier (80% occupation of the sub-phase).

3.12 Libraries – It is proposed to introduce sub-phases to the payment trigger for the libraries contribution (contribution is a per-dwelling fixed sum). The current S106 requires the developer to pay the library contribution relating to each Phase to the County Council prior to the commencement of that phase. In practical terms since at the commencement of the whole phase not all reserved maters are approved, the total number of dwellings for the whole phase are not certain and the library contribution amount is not therefore certain. To enable easier administration of this contribution, the introduction of payment at each sub-phase is appropriate.
3.13 Changing payment to sub phases would mean there would be certainty as to the number of dwellings the developers are making the payment for, but would mean the Council would get more frequent smaller payments rather than 4 larger lump sums. The final amount would be the same; it would just be the number of payments and speed that would differ. County Council have raised no objection to this and this is considered acceptable given that the overall payment would remain unaltered.

3.14 **Minor revision to the approved S106 plan for the primary school land**
The plan attached to the S106 showed the location of the primary school land and this needs a minor variation to the boundary to accord with the discussions with County Council Education. This is considered acceptable.

3.15 **Change from 5 phases to 4 phases and resultant change to the cap on number of dwellings per phase**
The S106 currently requires that there is a cap of 371 dwellings per phase and this was based on 5 phases. The development is now proposed over 4 phases given the lesser area involved for housing (no housing in strategic gap) and the 371 cap per phase therefore now places significant constraint in enabling variation of densities across the 4 phases. The applicant therefore seeks to lift this cap. The approved densities and building heights parameter plan sets out acceptable ranges for the densities across the site and removing the 371 dwelling restriction would enable these varied densities to be better realised across the site and the Council will still retain control over number of dwellings through the application of these parameter plans at each reserved matters stage. This amendment is therefore considered acceptable.

3.16 **Increase the timeframe given to the Parish Council in which to decide whether they will elect the community pavilion land.**
The S106 currently requires the developer to set out and service a piece of land of an adequate size to accommodate a 300sqm community pavilion, access, parking, landscape and ancillary etc if the Parish Council choose to elect the community pavilion land. This decision is required to be made within 6 months of commencement of the development. A Community Facilities contribution of £400,000 is also to be paid to either enable the Parish Council to construct a community building on the land, or, should they not elect to require the land, to use the money for the provision of community facilities in the parish of Hethersett. Note if the land is not elected this reverts to additional recreation space.

The amendment seeks to give the Parish Council more time in which to decide whether they will elect the land and therefore build a new community pavilion, or whether they will use the £400,000 elsewhere in Hethersett.

3.17 The Council and Parish Council are supportive of such flexibility. The exact additional period is yet to be agreed however the applicant has suggested that this should be by occupation of 80% of the dwelling units in Phase 1 since this would give the applicant time to work up a reserved matters scheme for the area which lies within phase 2. This would be a reasonable timeframe.

3.18 **Corrections to the Affordable Housing Options and Call Option to ensure that the agreement is correctly signed and sealed.**
It would appear on review on the legal agreement that the Affordable Housing Options Agreement which provides for an option for the Council to purchase additional land to deliver affordable housing itself over and above the 20% being delivered by the applicant, was not correctly executed and as such should be re-signed as part of the deed of variation to ensure this obligation is properly and fully secured.
3.20 Minor amendments to the timing for the monitoring of the affordable housing clawback (to enable this to be done every 6 months rather than every 25 houses thereby reducing the administrative requirement for both the Developer and the LPA)
This would not affect the amount or timing of the delivery of the affordable housing, merely amend the frequency that the developer and the Council need to assess the market prices of the dwellings to calculate any required clawback. The applicant is in agreement of the amendment.

3.21 Other matters
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.

3.22 The consent to which the S106 deed of variation relates was EIA development. The proposals of outline application 2011/1804 were considered fully against the Environmental Impact Assessment (EIA) Regulations 2011. The environmental, social and economic impacts were considered and subject to the conditions on the outline consent were considered to be acceptable. The amendments sought in this deed of variation do not alter the substance of the obligations secured and the assessment and consideration of the EIA regulations made on the outline application continue to be applicable and acceptable.

4. Conclusion

4.1 The amendments sought correct and clarify inconsistencies in definitions and reported figures across the text and plans and other errors of the S106 to ensure the obligations can properly be complied with. Sub-phasing is introduced which improves the practicality of designing and delivering open space/library contributions but also brings forward the delivery of the open spaces within each phase. Additional flexibility is included in respect of the Parish Council’s decision on the community pavilion land in Phase 2.

4.2 The amendments proposed to the S106 as a deed of variation are considered to be acceptable. Precise details and terms of the S106 as varied are still to be worked up. Officers therefore seek authority to continue discussions with applicant on precise terms and wording and to secure the proposed deed of variation.

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Other Applications

3. **Appl. No**: 2016/2794/O  
**Parish**: BRACON ASH AND HETHEL

Applicants Name : Jenkinson Properties Ltd  
Site Address : Land at The Nurseries Hawkes Lane Bracon Ash Norfolk  
Proposal : Residential Development for 5 detached dwellings with associated access drive, driveway, garaging and amenity space

Recommendation : Approval with Conditions

1. Reduced Time Limit 3 years – 5 year land supply  
2. In accordance with submitted drawings  
3. Standard outline requiring Reserved Matters  
4. External materials to be agreed  
5. Floor space restricted to below affordable housing threshold  
6. Contaminated land  
7. Water efficiency  
8. Surface water  
9. Ecology management plan  
10. Slab level to be agreed  
11. Boundary treatment to be agreed  
12. Maintenance of amenity areas  
13. Details of access, visibility, parking and turning  
14. Visibility splay  
15. Highways improvements  
16. Off-site highways improvements

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 challenges of climate change, flooding and coastal change  
NPPF 11: Conserving and enhancing the natural environment

1.2 Joint Core Strategy  
Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 4: Housing delivery  
Policy 6: Access and transportation  
Policy 9: Strategy for growth in the Norwich Policy Area  
Policy 12: The remainder of the Norwich urban area, including the fringe parishes  
Policy 15: Service Village  
Policy 20: Implementation

1.3 South Norfolk Local Plan  
Development Management Policies

DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
DM1.2 : Requirement for infrastructure through planning obligations  
DM1.3 : The sustainable location of new development  
DM1.4 : Environmental Quality and local distinctiveness  
DM3.1: Meeting housing requirements and needs  
DM3.8 : Design Principles applying to all development
DM3.10 : Promotion of sustainable transport
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM3.14 : Pollution, health and safety
DM3.15: Outdoor play facilities and recreational space
DM3.16 : Sustainable drainage and water management
DM3.17 : Facilities for the collection of recycling and waste
DM3.18 : Natural Environmental assets - designated and locally important open space
DM3.19 : Landscape Character Areas and River Valleys
DM3.20 : Protection of Trees and Hedgerows
DM3.21 : Incorporating landscape into design

1.4 Supplementary Planning Document
- Parking Standards for Norfolk (2007)
- South Norfolk Place making guide

2. Relevant Planning History

2.1 2015/2015 New residential dwelling. Withdrawn

3. Consultations

3.1 Town / Parish Council Support – subject to satisfactory vehicular access

3.2 District Councillor Backland development outside the development boundary to committee

3.3 NCC Ecologist Recommend the following condition:
- Ecology management plan

3.4 NCC Highways Amended comments:

At the time of writing the highways officer is satisfied with the amendments made to make the proposal acceptable. Amended highways comments have been received along with recommended conditions regarding the following:
- Details of access, visibility, parking and turning
- Visibility splay
- Highways improvements
- Off-site highways improvements

Original comments:
Number of concerns regarding:
- Visibility
- Access and drive
- Footways widths

3.5 SNC Water Management Officer
Recommend the following condition:
- Surface water

3.6 SNC Community Services - Environmental Quality Team
Recommend the following conditions:
- Contaminated land
3.7 Other Representations

2 objection representations raising the following concerns:

- Boundaries close to other properties
- Noise from additional traffic
- Spoiling the enjoyment of gardens
- Access drive is narrow / passing vehicles
- More traffic
- Outside the development boundary
- Effect on neighbouring properties

4 Assessment

4.1 This outline proposal with all matters reserved except for access seeks permission for 5 new detached dwellings. The site is located outside the development boundary within the Norwich Policy Area (NPA).

4.2 This proposal has been amended since its original submission to address the highway authority original concerns. The main changes that have been made to make the proposal acceptable are:

- Road Safety Audit (report ref: DFAL3/NGC/RSA1)
- Visibility splays at site entrance and junction at Hawkes lane with Norwich Rd (Drg ref: 6556 RD01)
- Amended site layout plan to include widened access to a minimum of 4.1 metres and showing blue line ownership south of the access (Drg ref: 6556 SI01_B)
- Amended location plan to show widened access and blue line ownership (Drg ref: 6556 LP01_A)

Principle of development

4.3 The proposal represents a departure from the Development Plan. Policy DM1.3 restricts new development to allocated sites or sites within development boundaries. Whilst Bracon Ash is designated as a linked service village in accordance with JCS Policy 15, the site lies outside of the defined development boundary where policy DM1.3 restricts new residential development unless overriding benefits in terms of social, economic and environmental dimensions are demonstrated as set out in Policy DM1.1.

4.4 The Council is currently unable to demonstrate a 5-year housing land supply within the Norwich Policy Area (NPA) where this site is located. The current 5 year supply figure is 4.7 years of a 5 year supply for the NPA (based on the 2015-2016 AMR). Consequently, the land supply policies within the Local Plan are out-of-date in this case. Criteria (d) of Policy DM1.1 applies in line with Paragraph 14 of the National Planning Policy Framework, which requires a presumption in favour of sustainable development and states that new development should be permitted unless the development would result in adverse impacts that significantly and demonstrably outweigh the benefits.

4.5 Paragraph 14 confirms that:

"for decision-taking this means:

Approving development proposals that accord with the development plan without delay; and

Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or

Specific policies in this Framework indicate development should be restricted."
With this in mind, the following assessment will seek to establish whether the adverse impacts of the scheme would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or Specific policies in this Framework indicate development should be restricted."

In the context of assessing the proposal in the context of the NPPF, paragraph 49 confirms that:

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Housing applications should be considered in the context of the presumption in favour of sustainable development."
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Sustainable development has three dimensions - economic, social and environmental. It goes on to stress that these are not to be undertaken in isolation as they are mutually dependent.

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

The assessment will also assess the merits of the scheme in the context of those local plan policies which are not out of date, as well as having due regard to any material considerations.

**Economic role**

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."

The construction of 5 dwellings would help enhance the viability of services in the area through local spending from future occupants of the dwellings.

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

**Social role**

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."

The principle social benefit of the scheme is that it provides housing within a location where a 5-year housing land supply cannot be demonstrated. The site is considered to be in a sustainable location being well related to the existing settlement.

Whilst this application is in outline form only with only access for consideration, the site is considered of a suitable size to ensure that development can be achieved to enhance the built environment without detriment to existing residents. It is therefore considered the scheme would result in social benefits.
Environmental role

4.18 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."

4.19 The development would result in an infringement into open countryside although it is not in a prominent position and relates closely to the existing built up area. The degree of harm caused by the encroachment is consequently reduced.

Access and Highways

4.20 The original submitted access was considered unacceptable by the highways authority due to poor visibility and width of the drive. As mentioned earlier in this report during this application process the agent has amended and submitted the following information to make the proposal acceptable from an highways and access perspective.

4.21 The amended site layout plan and location plan shows the access has been increased to a width of no less than 4.1 metres, which would prevent significant traffic issues.

4.22 The additional visibility splay drawings show acceptable visibility from the entrance and junction at Hawkes Lane with Norwich Road (off site works within the highway).

4.23 The road safety audit provides traffic evidence of road safety implications of the scheme and is considered satisfactory.

4.24 This additional information is sufficient for this outline stage to demonstrate the details of the scheme can be dealt with at reserved matters stage. In my opinion, the proposal complies with Local Plan Policies DM3.11 and DM3.12

Third party representations

4.25 All third party objection representations have been taken into consideration. Some amenity matters have been raised regarding noise and close proximity of the proposed development to existing boundaries. Five additional new dwellings are not considered to cause significant noise implications. Furthermore, the concept site layout plan demonstrates the dwellings can be suitably located to prevent any overlooking or overbearing impacts. The two properties closest to the south boundary are proposed at single storey. In my opinion, the proposal satisfies Local Plan Policy DM3.13.

4.26 Some of the matters raised regarding access and highways related matters, have been addressed earlier in this report.

Summary of sustainable development consideration

4.27 Having due regard to the above assessment made in the context of not being able to demonstrate a 5 year land supply, it is considered that the benefits of providing additional housing is sufficiently high that the concerns in regard to the additional intrusion into the open countryside are outweighed by the benefits of 5 additional new dwellings as it is not considered the harm is of a sufficient level to significantly and demonstrably outweigh the benefits as set out in paragraph 14 of the NPPF.

Other

4.28 The submitted site plan shows an indicative layout of 5 dwellings to demonstrate that the site could satisfactorily accommodate this scale of development. However, the final details are reserved for later approval.
4.29 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.

4.30 This application is liable for Community Infrastructure Levy (CIL) and would be sought at reserved matters stage.

5 Conclusion

5.1 The amendments made to the access and entrance satisfies the highways authority concerns and as such the proposal is considered acceptable. The proposal would not create any significantly or demonstrably harm to outweigh the benefit of 5 additional dwellings in a location where a housing land supply cannot be demonstrated. Furthermore, the site is considered to relate well with the existing village. The application is therefore recommended for approval with conditions.

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4. **Appl. No**: 2017/0356/F  
**Parish**: BAWBURGH  
Applicants Name: Mr Vincini  
Site Address: Lower Hall Farm, Stocks Hill, Bawburgh NR9 3LJ  
Proposal: Conversion of redundant agricultural barn to dwelling  
Recommendation: Approval with conditions

1. Full - 5 Year Land Supply  
2. In accord with submitted drawings  
3. External materials to be agreed  
4. Slab level to be agreed  
5. Visibility splay, approved plan  
6. No PD provision of parking, service  
7. No PD for Classes ABCDE & G  
8. Domestic Microgeneration Equipment  
9. No PD for fences, walls etc  
10. Foul drainage to sealed system  
11. Surface Water  
12. New Water Efficiency  
13. Reporting of unexpected contamination  
14. Contaminated land - submit scheme  
15. Implement of approved remediation  
16. Ecology Mitigation

Subject to expiry of the consultation period.

1. **Planning Policies**

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

1.2 Joint Core Strategy  
Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 4: Housing delivery  
Policy 5: The Economy  
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  
DM2.10: Conversion and re-use of buildings in the Countryside for non-agricultural use  
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  
DM3.14: Pollution, health and safety  
DM4.2: Sustainable drainage and water management  
DM4.5: Landscape Character Areas and River Valleys  
DM4.6: Landscape Setting of Norwich  
DM4.9: Incorporating landscape into design
1.4 Supplementary Planning Document
South Norfolk Place Making Guide

2. Planning History

2.1 2016/2774 Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (Q(a) and Q(b)) Withdrawn

2.2 2016/2303 Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to 2 dwellinghouses (QA and QB) Approved

2.3 2016/0063 Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to 2 dwellinghouses (QA and QB) Approved

2.4 2015/2515 Demolition of part barn to provide improved visibility splay from existing highway entrance. Approved

2.5 2015/1623 Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to 2 dwellinghouses (QA and QB) Refused

3. Consultations

3.1 Parish Council Approve
• No objections

3.2 District Councillor To be reported if appropriate

3.3 NCC Highways Support with conditions

3.4 NCC Ecologist Support with conditions
• Ecology report submitted application has been assessed for protected species bats and birds
• Disused birds’ nests were found in the site.
• No evidence of bats found
• Building needs to be checked for nesting birds
• No ecological constraints enhancements should be conditioned
• Suggest 2 bird boxes should be installed on the buildings or trees prior to first occupation.

3.5 SNC Water Management Officer Support with conditions
• There is no mains sewer available near this location.
• Proposed treatment plant is an acceptable alternative
• Proposed to go into existing treatment plants for barn conversions need to ensure that there is adequate capacity.
• Advisory comments on surface water drainage
• Need condition percolation tests
The application relates to an existing barn at Lower Hall Farm in Stocks Hill in Bawburgh. There is an existing dwelling to the south east and a further two dwellings to the west of the site. Prior approval has been granted under class Q Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development Order) to convert the building to the south to 2 dwellings, which are currently under construction. The main village of Bawburgh is located to the North West. The site forms part of the C1 Yare Tributary with Parkland Landscape and South Bypass landscape Protection Area as defined by the South Norfolk Local Landscape Designations Review 2012. The site is situated within the Norwich Policy Area.

The application is to convert the existing building into a dwelling with associated car parking and using the existing access onto the highway.

Principle of development

The proposed development has been put forward as a conversion under policy DM2.10 of the Development Management Policies. Policy DM2.10 requires barn conversions to residential to be historically and traditionally constructed and worthy of protection and will enhance the building or the setting of other nearby buildings in the countryside. The main part of the building has a concrete portal frame with infill block work and an asbestos clad roof. There is a small red brick barn adjoining the block work barn which is of some architectural merit but part of the wall has been replaced with concrete block and currently has part of the roof missing and is not of a sufficient size to convert in its own right. It is not therefore considered that the proposed conversion complies with policy DM2.10 of the Development Management Policies.

However, having regarding to the fact that the site is within the Norwich Policy Area, where the Council does not have a five year land supply. The proposed development has also been assessed as a new build dwelling.

The proposal represents a departure from the Development Plan. Policy DM1.3 directs new development to allocated sites or sites within development boundaries. Whilst Bawburgh is designated as a service village as defined by policy 15 of the JCS, the site lies outside of the defined development boundary where policy DM1.3 restricts new residential development unless overriding benefits in terms of economic, social and environment dimensions are demonstrated as set out in Policy DM1.1 of the Development Management Policies. However, further consideration is given to the principle of the development later in this report due to the shortfall in housing land supply in this area.

Design and landscape impact

The main settlement of Bawburgh is located to the north west. The site form part of a cluster of buildings within the open landscape and is part of the C1 Yare Tributary with Parkland Landscape and the Southern By pass Landscape Protection Zone as defined by the South Norfolk Local Landscape Designations Review 2012. One of the key characteristics of the landscape is sparsely settled landscape of small clusters of farmhouses, small villages and rural dwellings interspersed with large manorial buildings and halls. Policy DM4.6 of the Development Management policies requires development
within the Southern by-pass protection zone to protect the openness of the zone. The proposed development relates to an existing building which forms a small group of buildings and as a result the proposed development would not erode the rural character and openness of the landscape and complies with policies DM4.5 and DM4.6 of the Development Management Policies.

4.7 The existing building is in a poor state of repair and currently detracts from the immediate setting. The proposed development uses traditional materials and would result in an enhancement to the building and the site as required by policy DM3.8 of the Development Management Policies.

Residential amenity

4.8 The proposed development has been designed so that it would not result in a significant amenity issues including overlooking to surrounding properties as required by policy DM3.13 of the Development Management Policies.

Highway safety

4.9 The Highway Officer has raised no objection to the development using the existing access and there is sufficient car parking provides within the site for the proposed dwelling as a result it is considered the proposed development complies with policies DM3.12 and 3.12 of the Development Management Policies.

Ecology

4.10 An ecological report has been submitted with the application which recommends precautionary mitigation in terms of nesting birds. The NCC Ecologist recommends that ecological enhancements are conditioned.

Drainage

4.11 It is proposed to deal with surface water drainage via soakaway which the Water Management Officer raises no objection to and is in accordance with the advice in the PPG, but required percolation tests to be carried out which have been conditioned.

4.12 There is no foul sewer within the vicinity of the site but it is proposed to deal with foul water drainage by package treatment plant discharging to soakaway which is acceptable.

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

Contamination

4.14 A contamination report has been submitted with the application which identifies that there is a potential risk from asbestos contamination as a result of some broken panels. The report recommends a limited phase II investigate which has been conditioned.

Self-build

4.15 It has been put forward that the dwelling would be self-build and full consideration has been given to this. The NPPF sets out in principle support for the provision of self-build housing. Paragraph 50 includes the requirement to 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities, Local Planning Authorities (LPAs) should plan for the needs of different groups in the community such as people wishing to build their own homes'.
As required by paragraph 50 of the NPPF consideration has been given to the benefits of providing self-build dwellings, but it is not considered to be an overriding benefit in this case and the application would still be recommended for approval even if the dwelling was not self-build.

Sustainability

The Council is currently unable to demonstrate a 5-year housing land supply within the Norwich Policy Area where this site is located. The current 5 year supply figure is 4.7 years of a 5 year supply for the Norwich Policy Area (December 2016 AMR). Consequently the land supply policies within the Local Plan are out-of-date. Criteria (d) of Policy DM1.1 applies in line with paragraph 14 of the National Planning Policy Framework, which requires a presumption in favour of sustainable development and states that new development should be permitted unless the development would result in adverse impacts that significantly and demonstrably outweigh the benefits.

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

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

Economic Role

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."

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

Social Role

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.”

The principle social benefit of the scheme is that it provides housing within a location where a 5-year housing land supply cannot be demonstrated. It is proposed that the dwelling would be self – build which can also provide a social benefit.

There are a range of services including a school, public house and other services in Bawburgh. The settlement is also well serviced by buses within the area and to Norwich and is accessible to employment locally and in Norwich and the surrounds. The site is located approximately 360 metres from a designated foot path which provides a safe route around the village. Ideally the site would be located closer to the development limit and directly linked by a designated pedestrian route, as a result there is an element of harm created as a result of the location which may encourage the occupants to be more dependent on the private car to access services. However, given the close proximity of the village in this instance the harm is not considered to be significant and demonstrable.
Environmental Role

4.25 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."

4.26 As there is an existing building on the site the proposed development would not result in the erosion of the open countryside and would result in the enhancement of the site providing environmental benefits. There is no significant ecological harm and the proposal represents an opportunity to provide ecological enhancements.

Conclusion on sustainable development

4.27 Having due regard to the above assessment made in the context of not having a demonstrable 5 year housing land supply, it is considered that the benefits of providing additional housing is sufficiently high that the location not immediately adjacent to the development boundary is outweighed by the benefits of providing an additional dwelling where there is not a sufficient supply and the proposal would result in the enhancement of the site and would not erode the local landscape and as such, when considered as a whole, the scheme represents a sustainable development.

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

Paragraph 14

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

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

4.31 In this instance, it is considered that the concerns set out in respect of the location and absence of dedicated pedestrian route to the main settlement do not represent harm that significantly and demonstrably outweighs the benefits of providing additional housing which would result in the enhancement of an existing site.

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

4.33 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.

4.34 This application is not liable for Community Infrastructure Levy (CIL) (subject to further clarification of previous use).
5. **Conclusion**

5.1 The proposed development is not considered to comply with the residential conversion policy 2.10 of the Development Management Policies. However, it has also been assessed as a new build dwelling. The Council cannot demonstrate a five year land supply in this part of the district and as a result the housing land supply policies are considered to be out of date. On balance the economic, social and environment benefits of providing an additional dwelling and enhancing the site and its setting would outweigh the social harm of the location which although close is not connected to Bawburgh and associated services by a designated pedestrian route. As a result the proposed development is considered to be sustainable development as defined by the NPPF and the any harm is not considered to significantly and demonstrably outweigh the benefits. The application is recommended to be approved.

Contact Officer, Telephone Number and E-mail: Helen Bowman 01508 533833 hbowman@s-norfolk.gov.uk
5. **Appl. No**: 2017/0449/F  
**Parish**: WYMONDHAM

Applicants Name: Mr B Nickalls  
Site Address: Cattons Farm, School Lane, Spooner Row, NR18 9JN  
Proposal: Dwelling with attached garage

**Recommendation**: Approval with conditions

1. Reduced Time Limit 2 years – 5 year land supply  
2. In accord with submitted drawings  
3. Surface Water  
4. Provision of parking, service  
5. New Water Efficiency  
6. Reporting of unexpected contamination  
7. Slab level to be agreed  
8. Treatment Plant only  
9. External materials to be agreed

1. **Planning Policies**

1.1 National Planning Policy Framework
- NPPF 04: promoting sustainable transport  
- NPPF 06: Delivering a wide choice of high quality home  
- NPPF 07: Requiring good design  
- NPPF 10: Meeting the challenge of climate change, flooding and coastal change  
- NPPF 11: Conserving and enhancing the natural environment

1.2 Joint Core Strategy
- Policy 1: Addressing climate change and protecting environmental assets  
- Policy 2: Promoting good design  
- Policy 3: Energy and water  
- Policy 4: Housing delivery  
- Policy 5: The Economy  
- 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  
- DM1.3: The sustainable location of new development  
- DM1.4: Environmental Quality and local distinctiveness  
- DM3.1: Meeting Housing requirements and needs  
- DM3.8: Design Principles applying to all development  
- DM3.11: Road safety and the free flow of traffic  
- DM3.12: Provision of vehicle parking  
- DM3.13: Amenity, noise, quality of life  
- DM3.14: Pollution, health and safety  
- DM4.2: Sustainable drainage and water management  
- DM4.5: Landscape Character Areas and River Valleys  
- DM4.9: Incorporating landscape into design

2. **Planning History**

2.1 2004/0686  Proposed 2no storey extension to dwelling with erection of detached double garage  Approved
3. **Consultations**

3.1 **Town / Parish Council**  
Refuse outside development boundary

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

3.3 **SNC Water Management Officer**  
No objections subject to details of surface water disposal, and foul water disposal.

3.4 **SNC Community Services - Environmental Quality Team**  
Support subject to condition relating to the reporting of unexpected contamination.

3.5 **NCC Highways**  
No objections subject to property being tied to farm.

3.6 **Representations**  
None received

4. **Assessment**

4.1 The proposal seeks permission for the construction of a detached ‘barn’ style dwelling with attached garage which will be located on a plot of land to the rear of an existing brick and tile workshop building. Access to the site will be shared with the existing access to the farm yard off School Lane but will run to the north of the existing workshop to access the new dwelling. A single storey dwelling which is the only property on Catton Farm is located to the south of the workshops. The scheme proposed is not for an agricultural dwelling but is proposed to enable the applicant’s son to live on site to help retain and develop the existing business, the scheme is proposed as a self-build. The application has been submitted as a replacement dwelling. While the siting of the proposed dwelling is similar to the footprint of the previous property, the previous dwelling was demolished many years ago, therefore the scheme cannot be considered as a replacement dwelling but is assessed as a new dwelling.

4.2 The site is outside the Development Boundary of Spooner Row but is within the Norwich Policy Area (NPA).

**Principle of development**

4.3 The proposal represents a departure from the development plan. Policy DM1.3 restricts new development to allocated sites or sites within development boundaries. Whilst Spooner Row is designated as service village as defined by policy 15 of the JCS, the site lies outside of the defined development boundary where policy DM1.3 restricts new residential development unless overriding benefits in terms of social, economic and environmental dimensions are demonstrated as set out in Policy DM1.1.

4.4 The Council is currently unable to demonstrate a 5-year housing land supply within the NPA where this site is located. The current 5 year supply figure is 4.7 years of a 5 year supply for the NPA (based on the 2015 – 2016 AMR). Consequently, the land supply policies within the Local Plan are out-of-date. Criteria (d) of policy DM1.1 applies in line with paragraph 14 of the National Planning Policy Framework, which requires a presumption in favour of sustainable development and states that new development should be permitted unless the development would result in adverse impacts that significantly and demonstrably outweigh the benefits.

**Impact on character of location**

4.5 The plot is located in an enclosed parcel of land which is used partly for the storage of...
agricultural machinery. Mature hedging forms the boundary on the north, east and south boundaries with an existing large workshop building forming the boundary to the west. Open farmland lies beyond to the north and west boundaries with the extended garden curtilage of Catton Farm situated beyond the south boundary of the site. A further substantial brick and tile barn is located on the boundary of Catton Farm onto School Lane therefore enhancing the sense of enclosure of the site. The proposed position of the new dwelling has been chosen as it will be located on the site of a former dwelling which was demolished sometime in the 1980’s. The position relates well to the other buildings on the site and therefore has minimal impact on the character of the surrounding countryside. For this reason the development of this plot would not have an adverse impact on the open character of the surrounding landscape and therefore accords with Section 11 of the NPPF, and policy DM4.5 of the SNLP 2015.

Design

4.6 The proposed dwelling has been designed specifically to respect the rural character of the adjacent barns and the rural setting. The dwelling is two storeys with full height glazing sections to the front of the dwelling. The rear of the property has a long sloping roof with a low eaves with roof lights to allow natural light to the bedrooms and bathrooms at first floor and the lounge which is located to the rear of the dwelling and forms a single storey section of the dwelling. The garage attached to the side of the dwelling and is of single storey. The materials are to be of masonry walls with timber cladding and clay pantile roof to reflect the character of a barn. The scale, design and materials of the proposed dwelling are considered appropriate for this location and has no adverse impact on the overall setting of the locality or the residential amenities of the existing dwelling and therefore accords with Section 7 of the NPPF, Policy 2 of the JCS and Policies DM3.8 and DM3,13 of the SNLP 2015.

Highways

4.7 Access to the site is via the existing agricultural access off School Lane, this is a no through road and therefore little traffic passes the site or indeed this section of School Lane. There is reasonable visibility in both directions from the access and ample space on the site for the necessary parking and turning. Comments have been received from the Highways Authority who raises no objections as the property is to be tied to the main farm, however, this is not an agricultural dwelling, and there is no justification to tie the proposed dwelling to the farm. I have discussed this point with the Highways Officer who has agreed that there is no reason to object given the limited traffic on this section of School Lane, therefore subject to the normal condition relating to on-site parking and turning the scheme accords with policies DM3.11 and DM3.12 of the SNLP 2015.

Flood Risk

4.8 The access to the site is identified on The Environment Agency’s surface water flood risk map as being at risk of flooding from surface water.

4.9 I have discussed the issues with the Council’s Surface Water Management Officer and as the flooding does not include the proposed siting of the dwelling no Flood Risk Assessment (FRA) will be required.

4.10 Details for the disposal of surface water have not been submitted at the time of the application other than to state that the surface water will be discharged to soakaways; the full details will be required and therefore has been included as a condition.

Self-build

4.11 The proposal has been submitted as a self-build dwelling, the NPPF sets out in principle support for the provision of self-build housing. Paragraph 50 includes the requirement to
'deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities, Local Planning Authorities (LPAs) should plan for... the needs of different groups in the community such as people wishing to build their own homes'.

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

Sustainable development

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

4.14 The NPPF also sets out 12 themes for delivering sustainable development but considers its meaning of Sustainable Development to be taken as the NPPF as a whole. The following is an assessment of whether the scheme can be considered to represent sustainable development.

Economic Role

4.15 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".

4.16 The construction of one dwelling in this location would help enhance the economic viability through local spending from future occupants of the dwelling. In addition to the above, the scheme would also provide some short term economic benefits from construction of the dwellings. With only one dwelling these benefits would be modest.

Social Role

4.17 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."

4.18 The principle social benefit of the scheme is that it provides housing within a location where a 5 year housing supply cannot be demonstrated. The site is considered to be in a sustainable location being within walking distance of a school, and pub/restaurant, the village benefits from a village hall where a variety social activities are run for and by local residents, the site is also close to Spooner Row Railway Station, although trains services from here are limited there is public transport available and therefore easily accessible to other services, facilities and employment opportunities in Norwich.

Environmental Role

4.19 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."

4.20 While the site is outside the Development Boundary for Spooner Row, the development is within a contained plot with minimal harm to the open countryside. In addition it is acknowledged it is likely that to address a housing land shortfall, development within the
open countryside may be necessary. The development would result in minimal harm to the character of the area but in this instance this is considered to be outweighed by the provision of the additional dwelling where the Council does not have a housing supply.

Conclusion of sustainable development

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

Paragraph 14 (NPPF)

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

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

4.24 In this instance there is minimal impact on the open countryside which does not represent harm that significantly and demonstrably outweighs the benefits of providing additional housing where there is a need to do so and within a location where local services and public transport are available.

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

4.26 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.

4.27 This application is liable for Community Infrastructure Levy (CIL), but as the scheme is for self-build an exemption has been claimed.

5. Conclusion

5.1 The Council cannot demonstrate a five year land supply in this part of the district and as a result the housing land supply policies are considered to be out of date. On balance the economic and social benefits of providing an additional self-build dwelling in a sustainable location in this instance outweigh the minimal environmental harm of the development in the countryside. As a result the proposed development is considered to be sustainable development as defined by the NPPF and the resulting harm is not considered to significantly and demonstrably outweigh the benefits. The application is therefore recommended for approval.

Contact Officer, Telephone Number and E-mail: Jacqui Jackson 01508 533837 jjackson@s-norfolk.gov.uk
6. **Appl. No**: 2017/0535/H  
**Parish**: DICKLEBURGH AND RUSHALL

**Applicants Name**: Mr & Mrs Wilby  
**Site Address**: Kingfisher Lodge  Common Road Dickleburgh IP21 4PH  
**Proposal**: Single storey side extension to dwelling.

**Recommendation**: Approval with Conditions

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

2. **Planning History**

2.1 2013/0985  Proposed shed and store room Approved

2.2 2012/0353  Variation of condition 2 of planning permission 2011/1544/F - to substitute approved drawings 311-01B, 311-02B, 311-04C, with revised drawings 311-01D, 311-04E, 311-05A indicating/incorporating plant room Approved

2.3 2011/1544  Managers Residence With Study / Office Approved

3. **Consultations**

3.1 Town / Parish Council  Recommend approval

3.2 District Councillor  Clayton Hudson to act as Local Member.

3.3 Other Representations  One letter of no objection

4. **Assessment**

4.1 The applicant is a relation of a Local Member so the application falls to be determined by the Development Management Committee.
The application site is a detached two storey dwelling, located outside of any development limits but within the settlement of Dickleburgh. The dwelling is newly built, granted permission under application reference 2011/1544 for occupation tied to the fishery business at the lakes to the north. The dwelling is elevated from the highway, and sits within a mixed rural setting.

This application proposes the erection of a single storey side extension on the east elevation of the dwelling.

The alteration of the existing dwelling is acceptable in principle. As such the main considerations are design, impact on the appearance and character of the area and impact upon residential amenity.

Design

With reference to design; Policy DM3.6 directs that proposals to extend dwellings in the Countryside will be permitted provided that the design and scale is compatible to the area’s character and appearance, and the landscape setting.

The existing dwelling is large and relatively prominent within the street scene, due to its height and slightly elevated position. However the proposed extension has been designed with a roof pitch, proportion and in materials to match the existing, and has a lower overall height to appear subservient to the main dwelling. Overall the scale, form and design details are considered appropriate and would not adversely impact the appearance or character of the dwelling or surrounding area.

Residential amenity

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

As the extension is single storey only, and sited on the east of the dwelling, where there is no immediate adjacent neighbour; I would not consider there to be any adverse impact on residential amenity through overshadowing, overlooking or through an overbearing impact.

In regards to highway safety, there is not considered to be an adverse impact due to the nature and siting of the proposal.

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

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

Contact Officer, Telephone Number and E-mail: Lucy Smith 01508 533821 lsmith@s-norfolk.gov.uk
7. **Appl. No**: 2017/0542/CU  
    **Parish**: LONG STRATTON

Applicants Name: Mr Tyrone Wing  
Site Address: 7 Beech Court Long Stratton Norfolk NR15 2WY  
Proposal: Change of use to residential curtilage and retention of garden shed

Recommendation: Approval with Conditions

1. Retention in accord with submitted plans  
2. Removal of PD rights  
3. Retain 2 parking spaces

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 Long Stratton Area Action Plan  
No relevant policies

2. **Planning History**

2.1 None

3. **Consultations**

3.1 Parish Council  
    Recommend refusal - development outside of residential curtilage and precedent for developing green areas. Ownership unclear.

3.2 District Councillor  
    Cllr Worsley - To be determined by DMC as staff member  
    Cllr Fulcher - can be delegated

3.3 NCC Highways  
    No highways objections

3.4 Other Representations  
    Two responses - one in support and one raising no objections.

4. **Assessment**

4.1 The application site is located at the southern end of Beech Court which is within the development boundary. It comprises of a landscaped area and part of a larger paved garage/parking court which serves the nearby dwellings. The site is enclosed by a high brick wall on its southern boundary. The application site is in the ownership of the applicant who lives at 7 Beech Court which forms part of the terrace to the north. The applicant has sited a timber garden shed for domestic storage on the landscaped area. This constitutes
development requiring planning permission and so the applicant has applied to change the
use of the amenity area and parking within their ownership to residential curtilage and
retain the timber shed in this location. This application is reported to Committee as the
applicant is related to a member of staff.

4.2 The applicant has provided a land registry document which confirms that, while the
garage/parking court is open in character, sections of it have been conveyed to 6 of the 8
terraced dwellings to provide allocated parking and garaging. NCC Highways confirms that
the central part of the court, which provides a turning area, remains adopted highway.

4.3 The main considerations are impact on visual and residential amenity and highway safety.

4.4 The shed that has been sited on the landscaped area is small in scale and is viewed only
from within Beech Court with limited views from Greenfield Way. A significant amount of
landscaping remains and the structure has limited impact on wider visual amenity. While
this type of outbuilding would usually be located within rear gardens, it is not considered
that its siting in this position causes harm to the character or appearance of the street
sufficient to warrant the refusal of planning permission. The applicant has applied to
change the use of all the land within their ownership to residential curtilage. A condition is
recommended to restrict permitted development rights relating to outbuildings and
structures within residential curtilage. This would allow the local planning authority to retain
control over any further such development on this land which may result in a proliferation of
structures likely to harm visual and residential amenity.

4.5 This shed is sited away from neighbouring properties and so does not harm existing
residential amenity. No objections have been received from residents but the Parish
Council recommend refusal as noted above.

4.6 This application has been assessed by NCC Highways who have raised no objections. The
shed does not prevent the use of the parking spaces that currently serve the dwelling and a
condition is recommended to ensure these are retained.

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

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

5 Conclusion

5.1 Subject to the control of any future development through the removal of permitted
development rights, it is considered that the siting of the shed and change of use of the
adjoining land has an acceptable impact on visual and residential amenity and local highway
conditions. As such, the proposal accords with the criteria set out within policies DM3.8,
DM3.11 and DM3.13 of the SNLP and policy 2 of the Joint Core Strategy.

Contact Officer, Telephone Number Blanaid Skipper 01508 533985
and E-mail: bskipper@s-norfolk.gov.uk
1. **Background**

1.1 The building, subject of this Enforcement Report, is sited forward and to the southwest of an existing agricultural building, which was granted a Prior notification in 2014 for its conversion to residential use under the amended General Permitted Development Order (Schedule 2, Part 3, new Class MB). The agricultural building has not had any significant works carried out for its conversion, and pre-commencement conditions have not been discharged. As such it is considered that the Prior Notification has not been implemented to date.

1.2 In 2015 planning permission was granted for the change of use of an area of land surrounding the agricultural building to extended garden curtilage and the erection of a garage and a workshop/storage building.

1.3 It was brought to the Council’s attention that the buildings had not been built in accordance with the approved plans (planning approval 2015/0960) with upvc windows and doors inserted, and the two buildings had been linked with a conservatory style glass roof. It appeared to be being used as residential accommodation.

1.4 The owners of the site were invited to submit a planning application to regularise the situation. An application was submitted (2017/0091) and refused under delegated powers for the following reasons:

(1) The retrospective annexe, by reason of its scale, level of accommodation, design and position results in a development tantamount to a new independent dwelling, contrary to policy DM3.7, DM1.3 of the South Norfolk Local Plan Development Management Policies Document 2015.

(2) The proposed development is not considered to represent a sustainable development, having due regard to the three tests set out in the National Planning Policy Framework, by virtue of the harm caused by the location of the site outside any development limit remote from services and facilities and the erosion of the open countryside would outweigh the modest benefit of one additional dwelling in the Rural Policy Area where there is a significant housing land supply (39.6 years). The proposal would be contrary to Local Plan Policies DM1.3, DM3.7 and DM4.5.

For this reason the scheme is contrary to the aims of the National Planning Policy Framework to secure sustainable development, acknowledging the advice in paragraph 49.

2. **Planning Policies**

2.1 National Planning Policy Framework
Policy 6: Delivering wide choice of quality home
Policy 7: Requiring good design
2.2 Joint Core Strategy
Policy 2: Promoting good design
Policy 3: Energy and water
Policy 4: Housing delivery
Policy 17: Small rural communities and countryside

2.3 South Norfolk Local Plan
Development Management Policies
DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.3: Sustainable location of new development
DM3.7: Residential annexes
DM3.8: Design Principles
DM3.11: Road safety and the free flow of traffic
DM3.13: Amenity, noise and quality of life
DM4.2: Sustainable drainage and water management

3. Relevant Planning History

3.1 2014/1703 Application for prior determination notification of a proposed change of use of agricultural buildings to 1 no dwelling Prior approval not required

3.2 2015/0960 Change of use of agricultural land to residential curtilage and erection of garage and workshop/storage building. Approved

3.3 2017/0091 Retention of temporary use of domestic outbuildings as residential annexe in connection with the approved barn conversion (2015/0960) Refused

4 Assessment

4.1 This is an unusual situation in that there is no existing host dwelling on the site for the development to constitute an annexe. In addition, it is difficult to see how the additional accommodation could be easily absorbed into the main house in the future as no evidence has been provided to demonstrate that the annexe would have any shared facilities within the main dwelling, or that the occupiers of the 'annexe' would be reliant upon the main dwelling for their day to day living requirements. Furthermore, the position and size of the development is tantamount to a new dwelling.

4.2 The site is located in the open countryside, outside any of the development limits defined by the site specific allocations and is located in the Rural Policy Area (RPA) where the Council has a housing land supply of 39.6 years as of March 2016. As such, the Council's policies for the supply of housing can be considered up to date and applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.3 The site is located in the open countryside, outside any of the development limits defined by the site specific allocations and is located in the Rural Policy Area (RPA) where the Council has a housing land supply of 39.6 years as of March 2016. As such, the Council's policies for the supply of housing can be considered up to date and applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
4.4 It is acknowledged that the applicant could have temporary accommodation on the site whilst conversion works are carried out, eg a caravan. However, in this case, significant works and efforts have been undertaken to make the building into living accommodation, tantamount to a new dwelling and it would be difficult to resist the separation of the annexe from any other building in the future if an application were made or for a further application for additional workshop and garage buildings to replace that lost by this building.

4.5 Although the applicant has stated that the building is to be used on a temporary basis whilst the conversion of the adjacent building is carried out, that conversion has not yet commenced. However, in order to give the developer a reasonable opportunity to carry out the approved conversion and in recognition of their current occupation of the site, it is reasonable to allow a period of 12 months for compliance with the Enforcement Notice.

5 Recommendation

5.1 That enforcement action be authorised to cease the use of the building as residential accommodation and the necessary works carried out in order for the buildings to be completed as approved under planning permission 2015/0960.

Contact Officer, Telephone Number and E-mail: Rachel Flaxman, 01508 533985 rflaxman@s-norfolk.gov.uk
2. **Enforcement Ref**: 2016/8298  
**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 has built a black timber clad barn with clay pantiles in its place, the overall footprint of the new building has not increased. 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 the building is to be used for agricultural equipment, purposes incidental and ancillary to agricultural storage. This would include the storage of farm equipment, vehicles and equipment. The building will not be used to house livestock.

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

1.4 Members may recall a very similar development by the same owner on the same land immediately adjacent to this building which was brought to their attention on 20/07/2016. Members agreed with the recommendation on that occasion that no further action was to be taken in respect of that building providing it remained in use for agricultural purposes.

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  
DM3.13: Amenity, noise and quality of life

3. **Relevant Planning History**

3.1 **2016/8035**  
Erection of timber agricultural building  
(Enforcement)  
*No further action agreed by Committee*

3.2 **2011/0228**  
Demolition of house  
*Approved*

3.3 **2011/0227**  
Demolition of house and proposed re-building of replacement dwelling with garage  
*Approved*
3.4 2006/1281 Demolition of farmhouse for erection of replacement dwelling Approved

3.5 2006/1280 Demolition of farmhouse for erection of replacement dwelling Approved

3.6 2006/0054 Demolition of existing dwelling & outbuildings and replacement with new dwelling & garage Refused

3.7 2006/0052 Demolition of existing dwelling & outbuildings and replacement with new dwelling & garage Refused

4 Consultations

4.1 Parish Council
- Concerns expressed that the land does not form part of an agricultural holding
- Concerns expressed regarding the safety of the build of the building and the lack of Building Regulations inspections
- Concerns that wildlife and bats may have been disturbed during demolition and building works
- Concerns that the trees have been removed along with the building changing the street scene
- Concerns that the developer has flouted planning law

4.2 District Member
- No comment other than the matter should be treated like any other new application

4.3 Local Resident
- This should only have been done with the Councils permission

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 farm equipment, vehicles and materials in connection with the land and the farm.

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, which is approximately 78 metres away, outweighs any modest harm the building may create.

5.5 There is no evidence to suggest that the building erected is unsafe in any way, agricultural buildings are not subject to Building Regulations and no inspections would be required.

5.6 There is insufficient evidence to suggest that any wildlife has been disturbed during the development of the new building.
5.7 There is no evidence to suggest any significant removal of trees in connection with the building, photographic evidence taken before the development commenced suggests the area around the former building was clear of trees. Any trees that may have been removed is a separate matter and has not been brought to the attention of the Council.

5.8 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 an 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.

5.9 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.

5.10 The site is behind a residential property and another similar black boarded agricultural building and 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 DM3.13.

5.11 In conclusion, the unauthorised agricultural building does not cause any material harm and I consider it would have been granted planning permission had an application been made. Consequently, I do not consider that enforcement action can be justified.

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

6 Recommendation

6.1 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
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>
</tr>
</thead>
<tbody>
<tr>
<td>WORTWELL</td>
<td>Standing and occupation of a residential caravan</td>
<td>20.06.2006</td>
<td>Enforcement Notice served Compliance period extended by Committee to 25.05.2017</td>
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<tr>
<td>Station Farm</td>
<td>High Road 2004/0254</td>
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<tr>
<td>DICKLEBURGH</td>
<td>Material change of use - Breach of a condition - Operational development</td>
<td>24.04.2007</td>
<td>Enforcement Notices served and initially complied with. Ongoing negotiation to secure future of the listed building</td>
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<tr>
<td>Beeches Farm</td>
<td>Norwich Road 2007/8036</td>
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<tr>
<td>HEMPNALL</td>
<td>Unauthorised works to a listed building</td>
<td>12.04.2010</td>
<td>Listed Building Enforcement Notice served Planning permission granted for new scheme to be completed by 03.04.2017 or compliance with notice</td>
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<tr>
<td>Pevensey House</td>
<td>The Street 2009/8010</td>
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<tr>
<td>Land adj. to</td>
<td>Fen Road 2006/0269</td>
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<td>Consultants employed to secure mitigation scheme</td>
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<td></td>
<td>Standing and Occupation of Residential Caravan</td>
<td>04.03.2015</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>LOCATION</td>
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<td>DATE OF COMMITTEE AUTHORITY</td>
<td>ACTION TAKEN</td>
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<tr>
<td>CROWNTHORPE</td>
<td>Formation of Access</td>
<td>16.11.2011</td>
<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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<td>2011/8025</td>
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<td>WYMONDHAM</td>
<td>Standing of residential mobile home</td>
<td>22.07.2015</td>
<td>Enforcement Notice served Compliance date 4 months after the mobile home is no longer occupied by specified occupier</td>
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<td>Copper Beeches</td>
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<td>Crownthorpe Road</td>
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<td>2015/8005</td>
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<tr>
<td>GREAT MOULTON</td>
<td>Change of use of land for travellers site</td>
<td>16.09.2015</td>
<td>Enforcement Notice upheld on appeal but with changes Temporary planning permission granted Compliance date 13.01.2022</td>
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<td>Hope Valley</td>
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<td>KETTERINGHAM</td>
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<td>2014/8301</td>
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<td>EASTON</td>
<td>Change of use of dwelling</td>
<td>20.07.2016</td>
<td>Enforcement Notice served Compliance date 19.09.17</td>
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<td>The Old Post Office</td>
<td>To create a second independent dwelling</td>
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<td>8 Marlingford Road</td>
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<td>2016/8165</td>
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<tr>
<td>WYMONDHAM</td>
<td>Change of use of land for the storage of materials used in connection with building activities</td>
<td>20.07.2016</td>
<td>Enforcement Notice complied with NFA</td>
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<td>Land on the South</td>
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<td>HEMPNALL</td>
<td>Change of use of land for the storage of items not associated with agricultural/horticultural and the erection of timber sheds</td>
<td>20.07.2016</td>
<td>Enforcement Notices served x 2 Notice partially complied with Compliance date 01.03.2017 App currently being considered to retain remaining shed</td>
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<tr>
<td>ASHWELLTHORPE</td>
<td>Formation of earth bank (engineering operation)</td>
<td>14.09.2016</td>
<td>Planning permission granted upon appeal NFA</td>
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<td>THARSTON</td>
<td>Change of use of land for the standing of caravans</td>
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<td>DENTON</td>
<td>Change of use of land for the keeping of dogs</td>
<td>07.12.2016</td>
<td>Enforcement Notice served Compliance date 11/10/2017</td>
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<td>LONG STRATTON</td>
<td>Change of use of land for the storage of vehicles and parts</td>
<td>07.12.2016</td>
<td>Enforcement Notice served Compliance date 15.05.2017</td>
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## Enforcement Statistics

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### Planning Appeals

**Appeals received from 21 March 2017 to 12 April 2017**

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<th>Ref</th>
<th>Parish / Site</th>
<th>Appellant</th>
<th>Proposal</th>
<th>Decision Maker</th>
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| 2016/2876 | Bergh Apton  
4 Sunnyside  
Norfolk  
NR15 1DD | Mrs Susan Hill          | Fell Holly Tree       | Delegated       |

### Planning Appeals

**Appeals decisions from 21 March 2017 to 12 April 2017**

<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>
</tr>
</thead>
</table>
| 2016/1301 | Wymondham  
2 Cantley Villas Station  
Road Spooner Row  
Norfolk NR18 9JR | Mr & Mrs P. Dimoglou | Erection of two semi-detached dwellings, access and associated works | Delegated       | Refusal        | Appeal dismissed |