Development Management Committee

Members of the Development Management Committee:

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

Liberal Democrats
Dr M Gray

(Vice-Chairman)

Pool of Substitutes
Mr L Dale
Mr D Goldson
Mr J Hornby
Dr N Legg
Mr G Wheatley

Mrs V Bell

Pre-Committee Members’ Question Time
9.00 am Blomefield Room

Date
Wednesday 24 May 2017

Time
10.00 am

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

Contact
Sue Elliott tel (01508) 533869
South Norfolk House
Cygnet Court
Long Stratton Norwich
NR15 2XE

Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

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

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 26 April 2017; (attached – page 9)

5. Planning Applications and Other Development Control Matters;
   (attached – page 16)
   To consider the items as listed below:

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Planning Ref No.</th>
<th>Parish</th>
<th>Site Address</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2015/2009/F</td>
<td>HALES</td>
<td>Hales Cricket Club Green Road Hales Green Hales Norfolk</td>
<td>16</td>
</tr>
<tr>
<td>2</td>
<td>2017/0582/CU</td>
<td>COSTESSEY</td>
<td>Land West Of 20 West End Costessey Norfolk</td>
<td>24</td>
</tr>
<tr>
<td>3</td>
<td>2017/0706/O</td>
<td>WYMONDHAM</td>
<td>Land adj to Downham Barn Downham Grove Wymondham Norfolk</td>
<td>30</td>
</tr>
<tr>
<td>4</td>
<td>2017/0789/RVC</td>
<td>SHOTESHAM</td>
<td>Meadow View Brooke Road Shotesham NR15 1XN</td>
<td>37</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 Report; (attached – page 41)

8. Planning Appeals (for information); (attached – page 47)

9. Date of next scheduled meeting – Wednesday 21 June 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>Fire alarm</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>Mobile phones</td>
<td>Please switch off your mobile phone or put it into silent mode</td>
</tr>
<tr>
<td>Toilets</td>
<td>The toilets can be found on the right of the lobby as you enter the Council Chamber</td>
</tr>
<tr>
<td>Break</td>
<td>There will be a short comfort break after two hours if the meeting continues that long</td>
</tr>
<tr>
<td>Drinking water</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>A</th>
<th>Advert</th>
<th>G</th>
<th>Proposal by Government Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>AD</td>
<td>Certificate of Alternative Development</td>
<td>H</td>
<td>Householder – Full application relating to residential property</td>
</tr>
<tr>
<td>AGF</td>
<td>Agricultural Determination – approval of details</td>
<td>HZ</td>
<td>Hazardous Substance</td>
</tr>
<tr>
<td>C</td>
<td>Application to be determined by County Council</td>
<td>LB</td>
<td>Listed Building</td>
</tr>
<tr>
<td>CA</td>
<td>Conservation Area</td>
<td>LE</td>
<td>Certificate of Lawful Existing development</td>
</tr>
<tr>
<td>CU</td>
<td>Change of Use</td>
<td>LP</td>
<td>Certificate of Lawful Proposed development</td>
</tr>
<tr>
<td>D</td>
<td>Reserved Matters (Detail following outline consent)</td>
<td>O</td>
<td>Outline (details reserved for later)</td>
</tr>
<tr>
<td>EA</td>
<td>Environmental Impact Assessment – Screening Opinion</td>
<td>RVC</td>
<td>Removal/Variation of Condition</td>
</tr>
<tr>
<td>ES</td>
<td>Environmental Impact Assessment – Scoping Opinion</td>
<td>SU</td>
<td>Proposal by Statutory Undertaker</td>
</tr>
<tr>
<td>F</td>
<td>Full (details included)</td>
<td>TPO</td>
<td>Tree Preservation Order application</td>
</tr>
</tbody>
</table>

Key to abbreviations used in Recommendations

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

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

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the interest directly:</td>
</tr>
<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. Affected 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>
<tr>
<td>If the answer is “yes” to any of the above, it is likely to be pecuniary.</td>
</tr>
<tr>
<td>Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.</td>
</tr>
<tr>
<td>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.</td>
</tr>
<tr>
<td>Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</td>
</tr>
</tbody>
</table>

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.
PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE
DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

What matters are being discussed at the meeting?

Do any relate to an interest I have?

A  Have I declared it as a pecuniary interest?  
OR

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

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

Related pecuniary interest

NO

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 26 April 2017 at 10.00 am.

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

Apologies: Councillors: F Ellis and L Neal

Substitute Members: Councillors: N Legg for F Ellis, C Foulger for L Neal

Officers in Attendance: The Development Manager (H Mellors), the Planning Decisions Team Leader (C Trett), the Senior Planning Officers (C Raine and C Curtis), the Planning Officer (T Barker) and the Senior Conservation and Design Officer (C Bennett).

Also in Attendance: J Shaw – NCC Highways

(The press and 68 members of the public were in attendance)

325. DECLARATIONS OF INTEREST

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

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Councillor</th>
<th>Declaration</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/0713/F</td>
<td>BRACON ASH &amp; HETHEL</td>
<td>All</td>
<td>Local Planning Code of Practice Lobbied by Objector</td>
</tr>
<tr>
<td>(Item 1)</td>
<td></td>
<td>B Duffin, N Legg, C Foulger, C Kemp</td>
<td>Other Interest Members know the applicant</td>
</tr>
<tr>
<td></td>
<td></td>
<td>C Gould, J Mooney and A Thomas</td>
<td>Predetermination Member declared that he was predetermined, stepped down from the Committee, and reverted to his role of local member for the duration of this item</td>
</tr>
</tbody>
</table>
326. MINUTES

The minutes of the Development Management Committee meeting dated 29 March 2017 were confirmed as a correct record and signed by the Chairman.

327. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Speaker</th>
</tr>
</thead>
</table>
| 2016/0713/F    | BRACON ASH & HETHEL | Mr C Rudd – Parish Council  
Mr L Stone – Objector  
Ms B Rejzek – Agent for Applicant  
Mr B Coe – Agent for Applicant  
Mr L Fairall – Agent for Applicant  
Cllr C Foulger – Local Member |
| 2011/1804/O    | HETHERSETT       | Mr C Sperrin – Agent for Applicant                                       |

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

I. Members considered the report of the Director of Growth and Localism regarding the enforcement case at Tivetshall St Margaret (ref 2016/8282).

It was RESOLVED 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.

II. Members considered the report of the Director of Growth and Localism regarding the enforcement case at Wramplingham (ref 2016/8298) and noted an update regarding a request for deferral by the local member to enable the investigation of alleged installation of a sewerage system. The Committee was provided with a verbal update to advise that policies NPPF 12 and DM 4.10 should be included in Section 2 of the report.

It was RESOLVED that no further action be taken on the matter subject to a Planning Contravention Notice being served and a reply received which confirms the building is for agricultural use.

329. QUARTERLY ENFORCEMENT REPORT

Members noted the report of the Director of Growth and Localism.

330. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.55 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 : 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)

Decision : Members voted 10-0 to DEFER (to a future meeting of the Development Management Committee) for a Sites Sub-Committee visit.

Note: The Committee indicated the reason for the Sites Sub-Committee visit was for all four reasons outlined in the published guidelines (page 5 of the agenda) on the need for a site visit.

Updates to officer report

Lead Local Flood Authority
Have agreed to raise properties to 300mm above likely flood levels and provided some calculations to support suggested final flood levels.

Applicant has also provided a copy of land registry plan showing that they have a boundary with the proposed discharge location (a pond) which they have previously confirmed is connected to the wider watercourse network.

We would have expected to see a higher level of detail but are prepared to remove our objection subject to a condition ensuring all remaining information is brought forward if this application is approved.

Officer response: A condition to this effect is already included in the recommendation.

Bracon Ash Residents Group
We have a number of concerns about the report and believe it to be imbalanced and misleading.

Excludes some comments from the public and the Bracon Ash Residents Group whilst including unreasonable comments from those with an interest in seeing the development go ahead.

Whereas Highways is attributed 14 levels of comment, the views of Historic England are only granted four lines of comment.

The report gives a false indication that the most recent comments refer to the application as a whole. They don’t, they refer only to the re-design to include frontage development.

Why has NPPF10: Meeting the challenge of climate change, flooding and coastal change been excluded?

These are examples but there are others we could highlight.

Officer response: The various reports of the Residents Group and other objectors are reported extensively in the consultation section, whilst the responses of consultees are summarised appropriately. The section makes it clear that the latest comments are in response to the latest
amended plans. The issue of flooding is covered within the report in paras 4.64 to 4.67 however it is accepted that the list of policies in section 1.1 of the report should include NPPF10: Meeting the challenge of climate change, flooding and coastal change and therefore this should be included as an update.

Additional condition required that foul water connection to main sewer only. This will require a connection across third party land which we are not aware of any objection to from the relevant landowner.

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.

Decision : Members voted unanimously to Approve that a Deed of Variation to Section 106 Agreement be secured

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

Decision : Members voted unanimously for Approval

Approved with conditions

1 Reduced Time Limit 2 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

Updates to officer report

Time limit should be 2 years – reduced because proposal is only supported in the light of shortfall in housing land supply.

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

Decision : Members voted unanimously for Approval

Approved with conditions

1 Reduced Time Limit 2 years – 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.

Updates to officer report

Time limit should be 2 years – reduced because proposal is only supported in the light of shortfall in housing land supply

Officer: Development is not liable for CIL as it has been confirmed that the existing floor space can be discounted against the new floorspace.
5 Appliance Number: 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

Decision: Members voted unanimously for Approval

Approved 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

6 Appliance Number: 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

Decision: Members voted 10-0 for Approval

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

7 Appliance Number: 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

Decision: Members voted 10-0 (with 1 abstention) for Approval

Approved with conditions
1 Retention in accord with submitted plans
2 Removal of PD rights
3 Retain 2 parking spaces
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Growth and Localism

Other Applications

1  
   **Appl. No** : 2015/2009/F  
   **Parish** : HALES  

Applicants Name : Hales And Loddon Cricket Club Committee  
Site Address : Hales Cricket Club Green Road Hales Green Hales Norfolk  
Proposal : To erect a cricket pavilion and provide a vehicular access off Green Road (revised application)

Recommendation : Approval with Conditions  
1  Full Planning permission time limit  
2  In accordance with amendments  
3  Remove existing buildings on site within agreed time scale  
4  External materials to be agreed  
5  Use only by cricket club and bowls club and their associated activities.  
6  Limited Hours of Use 10am to 10pm  
7  No external lighting including any floodlights  
8  Foul drainage to sealed system  
9  Archaeological work to be agreed  
10 No loudspeaker etc. outside building  
11 Doors and windows kept shut if amplified or live music played after 7.00 pm.  
12 New Access Construction over verge within 9 months  
13 Private Access Road - Width  
14 Access - Gradient  
15 Access Gates - Configuration  
16 Visibility splay, approved plan within 9 months  
17 Highway Improvements – Offsite within 9 months

1. **Planning Policies**

1.1 National Planning Policy Framework  
   NPPF 03 : Supporting a prosperous rural economy  
   NPPF 04 : Promoting sustainable transport  
   NPPF 07 : Requiring good design  
   NPPF 08 : Promoting healthy communities  
   NPPF 10 : Meeting the challenge of climate change, flooding and coastal change

1.2 Joint Core Strategy  
   Policy 1 : Addressing climate change and protecting environmental assets  
   Policy 2 : Promoting good design  
   Policy 3 : Energy and water  
   Policy 6 : Access and Transportation  
   Policy 7 : Supporting Communities  
   Policy 8 : Culture, leisure and entertainment
1.3 South Norfolk Local Plan
Development Management Policies
DM1.3 : The sustainable location of new development
DM1.4 : Environmental Quality and local distinctiveness
DM2.9: Rural tourist and recreational destinations
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
DM4.2 : Sustainable drainage and water management
DM4.8 : Protection of Trees and Hedgerows
DM3.16 : Improving level of community facilities

1.4 Supplementary Planning Document
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2014/1441 To erect a cricket pavilion and provide a vehicular access off Green Road Withdrawn

2.2 2010/0041 Temporary standing of club house for three years Approved

2.3 2008/1666 Proposed new bowling green with shelter and storage shed on part of land approved for new cricket pitch with car parking shared with cricket club and provision of two designated disabled parking bays. Proposed temporary nets to be erected when cricket and bowls matches are run concurrently Approved

2.4 2004/1560 Proposed erection of cricket pavillion with parking and formation of new cricket playing area Approved

2.5 2002/0427 Change of use from agricultural land to replacement cricket ground plus erection of replacement pavilion (not including sport hall facility) Withdrawn

3. Consultations

3.1 Parish Council
To amended access details
Refuse
- In favour of the development in principle but has the following objections
- External finish should be more in keeping with its countryside location
- Note the existing pavilion will remain in use for a number of years, it is currently in a poor state of repair and urgently needs repairing and refreshing
- Note that the out buildings are to be used for a number of years. These are in a very poor state and we doubt they will survive until they are replaced. Again serious repair and upgrade required
- Please liaise with NCC Highways regarding a planned roundabout which will affect all the accesses onto the A146, at the Hales junction, including Green Lane to Hales Green

To final amended plans
- The Parish Council's previous comments still stand

3.2 District Councillor
To be reported if appropriate

3.3 NCC Highways
To original submission
- Revised plans required regarding visibility splays, width of proposed access, alignment of the proposed junction and surfacing

To revised access details
- No objection subject to conditions

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

3.5 Historic Environment Service
No objections subject to conditions

3.6 Architectural Liaison Officer
I would encourage security measures & specifications found within Secured by Design, Commercial 2015 V2 guidance are adopted, as principles and products used have a proven track record in defeating known criminal methods of committing crime

3.7 SNC Water Management Officer
No objections subject to conditions

3.8 SNC Community Leisure Manager
Loddon and Hales Cricket club was referenced within the Built Sports Facilities and Playing Pitch Strategies produced by Neil Allen Associates in 2014/15, with the need for a new pavilion and changing rooms made explicit. The quality of ancillary facilities such as changing rooms is a vital part of the decision-making processes of participants, and having visited the existing pavilion, the need for a new one is clear. A new facility will help to retain and grow participation in both cricket and bowls across a wide range of ages, which is to be welcomed.

3.9 Other Representations
To original submission
11 letters of objection
- Object to the size of the building, why do the need such a large building if only for the cricket and bowls club
- Concern that the building will be used for other events, there are many other suitable buildings in Hales and Loddon, would wish that the building is therefore specifically for Cricket and bowls matches and all other public events are excluded
- Club want to keep old buildings 2 & 3 and it was agreed for these to be removed, why are these so important when they have not been used for 7-8 years
- Concerns that the club will not have the funds to erect the new building and remove the temporary pavilion
• Concern at impact on highway safety
• Current pavilion much lower than the proposed and not well screened
• No consideration of green building materials and renewable’s
• A temporary structure that can be removed out of season would be more suitable and less damaging to the environment
• Time of use should be adjusted to daytime
• Users park on the grass, not clear why area needs to be surfaced
• Junction at Green Road and A146 not suitable for increased traffic
• Road not adequate to cope with increased traffic, demonstrated earlier in the year when a fete caused chaos
• Existing buildings have a large visual impact
• Proposal more suited to a more urban location
• Too close to the green and could disturb important wildlife, livestock and people enjoyment of green space
• Noise disturbance
• Light pollution
• If consent granted all current structures should be removed and no others allowed
• Maintenance plan to stop building falling into disrepair
• Site should be clearly sign posted
• 3 properties directly proximity the proposed access and would have a detrimental impact
• Sound proofing required
• No amplified/live music should be allowed
• No existing parking spaces
• Entrance needs to be moved to A146/Green Road junction
• Licencing needs to be investigated
• Overdevelopment of the site

To amended access details

4 letters of objection
• Nothing has changed
• Pavilion size has not been reduced
• Still retains buildings 2 & 3
• More detailed professional elevational plans required
• Proposed vehicle access unacceptable

To final amendments and clarification

• 2 letters of objection
• Revised plans have not addressed any of our concerns
• Club house too large
• Utility buildings should be removed
• Restricted to daylight hours
• More practical to move the club back to the jubilee hall field
4 **Assessment**

4.1 This application seeks full planning permission for the erection of a new cricket and bowls pavilion at land off Green lane, Hales. In 2004 planning permission was granted for a cricket pavilion with parking and formation of a new cricket playing area following the relocation of Hales Cricket club from the adjacent site which was located within a County Wildlife site. The consent was implemented and the new cricket pitch created. Following this approval, a temporary building was placed on the site to provide facilities in connection with the cricket club, which has been subsequently renewed in 2010 expiring in 2013. During this period the Hales Bowls Club has also relocated to the site, gaining consent in 2008 for a new bowls green, with the eventual aim to share the use of a permanent pavilion.

4.2 At this point in time the temporary pavilion is unauthorised and this application seeks to resolve this and re-site a new pavilion for the use by both the Cricket Club and the Bowls Club.

4.3 The main issues raised by this case are: the principle of development; the impact on the character and appearance of the area; highway safety; and residential amenity.

**Principle of development**

4.4 On the site presently sits a temporary pavilion, cricket ground, bowling green and its associate buildings and existing outbuildings. Also with an extant planning permission for a new build pavilion. The application site is outside a development boundary and therefore the proposal is assessed in relation to the NNPF, policy DM2.9 of the South Norfolk Local Plan, Policy 7 of the Joint Core Strategy.

4.5 The NPPF advises there are 3 dimensions to sustainable development; economic, social and environmental. The policy looks to support strong, vibrant and healthy communities by creating a high quality built environment, with accessible local services that reflect the community’s need and support its health, social and cultural well-being and protecting our natural, built and historic environment. The NPPF and local policies support the provision of new and extended community facilities and services provided they are in a sustainable location, preferably within development boundaries and with good accessibility to the community to be served by foot, by cycle and public transport.

4.6 The site is not located within a development boundary nor is it close to one. The cricket ground is well established at the site and as set out above has an extant permission for the erection of a new pavilion, however the site is in an unsustainable location in terms of accessibility. Its location on the other side of the A143 from the main part of the village of Hales means access is not easy by foot, cycling or public transport. The proposal does have a social role as defined by the NPPF and would have benefits, supporting the social life and well-being of the local community, also supporting the continued use of the existing cricket and bowls ground. On balance, it is considered that, notwithstanding the location of the cricket ground, the proposal for a re-sited pavilion serving an existing use, has benefits which outweigh the harm created by its location.

**Layout and impact on the character of the area**

4.7 Both JCS Policy 2 and Section 7 of the NPPF require high quality design with importance being attached to the design of the built environment, which is seen as a key aspect of sustainable development.
4.8 The site is open and the existing temporary pavilion is clearly visible from the surrounding area. The revised pavilion is a similar size to that already approved and will provide the required level of changing rooms and toilets together with a club room, bar and kitchen. Whilst concerns have been raised regarding the size of the proposal, I consider that it is appropriate for the nature of its use and the size of the site. The pavilion is proposed to be single storey with rendered walls with a pantile roof and is considered acceptable in terms of its design and scale. The layout demonstrates that the site is of sufficient size to accommodate the proposed pavilion, parking area and the existing cricket ground and bowling green.

4.9 Under the previous permission the existing 3 storage buildings, which have been on the site for a significant number of years, were shown to be removed as this area formed the siting of the new car park. Under the current application the cricket club wishes to retain buildings 2 & 3 for storage until the new pavilion is available. It is suggested that the materials can be used as part of the new pavilion. These buildings have been painted recently; the general area tidied and improved, equally they are partly screened by existing vegetation. Due to the length of time the buildings have been on the site, enforcement action to remove them would not now be possible. In view of the above, retention of buildings 2 & 3 is acceptable.

4.10 The concerns about design and visual impact set out above are fully appreciated however the proposal is considered acceptable in respect of its design, siting and impact on the surrounding open countryside. On this basis, it is considered that the scheme would accord with DM3.8 of SNLP, Policy 2 of the JCS and Section 7 of the NPPF.

Residential amenity

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

4.12 Local residents have raised concerns regarding the use of the proposal for other social activities; noise and disturbance; light pollution; hours of use etc. as set out above. I fully appreciate the concerns raised, however, there is an existing lawful use of the site as a cricket and bowling ground; the temporary pavilion is already in place; the revised location of the pavilion is further away from nearby residential properties than the present building and that previously approved. Conditions can also be imposed to control the impact of the use of the development. In view of these factors I consider that the new pavilion will not give rise to a situation so detrimental to the amenities of the neighbouring properties as to warrant refusal on amenity grounds. As such, the scheme would accord with the requirements of Policy DM3.13.

Highway Safety

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

4.14 Notwithstanding the requirements of the 2004, 2008 and 2010 consents, the access to the site still remains adjacent to the existing agricultural building and not by the access approved. This current access is very close to existing residential properties and is not considered appropriate for use by either the cricket club or bowls club. Equally when the original application was submitted no parking area had been provided. During the processing of the application a parking area has been provided, together with an overflow area for match days.
4.15 My concern that the access had not been provided was raised with the applicants and significant delays in determining the application have been caused while resolving this issue which required exploration work and consultation with Anglian Water and NCC Highways to determine the exact location of a water pipe that runs adjacent to Green Road. The applicants are now reasonably satisfied that the water pipe is below the level of Green Road and this would allow them to build the entrance without any disruption to the water pipe itself. At present, they are gathering quotes for this work. Allowing enough time for fundraising to pay for the work, their intention is to construct the entrance within 9 months of receiving planning permission for the new pavilion, should consent be forthcoming.

4.16 In respect of the revised layout and new pavilion it is considered that there is adequate space on the site to provide the required parking and safe access, equally the Highway Officer has raised no objections. Concerns have been set out above regarding highway safety, location of the access point and increase in traffic generated. Given the existing use; the suggested conditions and in the absence of an objection from NCC Highways I do not consider the application can be refused on the grounds raised. As such, it is considered that the scheme would accord with Polices DM3.11 and DM3.12.

Other matters

4.17 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.

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

5 Conclusion

5.1 The principle of the use of the site as a cricket ground together with an associated new build pavilion has already been accepted and approved. The level of harm identified does not outweigh the benefits and support to the social and well-being of the community. The development will not adversely affect the character of the area; will not have a significantly detrimental impact on the residential amenities of neighbouring property or highway safety. As such the proposed development is considered to be sustainable and accords with the NPPF, JCS and SNLP.

Contact Officer, Telephone Number and E-mail: Claire Curtis 01508 533788 ccurtis@s-norfolk.gov.uk
2 Appl. No : 2017/0582/CU
Parish : COSTESSEY

Applicants Name : Mr Jetmir Kaceli
Site Address : Land West Of 20 West End Costessey Norfolk
Proposal : Change of use of land area for new car wash in the car park of west end Cue Club and new portacabin

Recommendation : Approval with conditions
1 Full planning permission time limit
2 In accord with submitted drawings
3 Surface Water Drainage Details
4 Management and disposal of dirty water (filters and interceptors)
5 Noise management scheme to be agreed
6 Limited Hours of operation

1. Planning Policies

1.1 National Planning Policy Framework
NPPF 03 : Supporting a prosperous rural economy
NPPF 10 : Meeting the challenge of climate change, flooding and coastal change

1.2 Joint Core Strategy
Policy 1 : Addressing climate change and protecting environmental assets
Policy 5 : The Economy

1.3 South Norfolk Local Plan
Development Management Policies
DM2.1 : Employment and business development
DM3.8 : Design Principles applying to all development
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM3.14 : Pollution, health and safety
DM4.2 : Sustainable drainage and water management

2. Planning History

2.1 2015/1854 Retrospective application for removal of two old extractor systems and installations of one new extractor system Approved

2.2 2015/0636 Single storey extension Approved

2.3 2012/1005 Erection of 5 illuminated post signs Approved

2.4 2012/0090 Alterations including change of use to convert part of existing snooker club to form 3 retail units Approved

2.5 2011/0072 Alterations including change of use to convert part of existing snooker hall to form fast food takeaway (fish and chips). Alterations including change of use to convert existing swimming pool to additional snooker hall. Approved
2.6 2007/1115 Proposed link extension to existing swimming pool and other alterations Approved

2.7 2005/0407 Proposed erection of extension link to and conversion of existing swimming pool enclosure to snooker club extension Approved

3. Consultations

3.1 Town / Parish Council Refuse:
- Over commercialisation of site
- Impact on nearby residents
- Congestion at peak times resulting from new NDR, opening of dedicated bus lane from Queen's Hills and insufficient parking at nearby School.

3.2 District Councillors Cllr Blundell To be reported to Committee
- No Sustainable drainage
- Happy Valley Chinese takeaway on site but not on plan,
- 60 parking spaces stated only shows 20 on plan.

Cllr Pond
- To be reported if appropriate

3.3 NCC Highways No objections

3.4 SNC Water Management Officer Support subject to further information relating to the disposal of surface water, and a condition relating to the disposal of dirty water/wash down water.

3.5 SNC Community Services - Environmental Quality Team Support subject to condition reducing the hours on a Sunday and a noise management plan prior to commencement of use.

3.6 Other Representations 7 Letters of objection (4 from same address)
- Road already congested this will lead to an increase in traffic that we could well do without, with car washes everywhere now it is not even needed never mind any more congestion it would cause in a road that at certain times, most of it, is already overloaded traffic wise and where illegal parking goes unchecked on double yellow lines most days.
- Believe the site is within the flood zone.
- Residential area with more than 60 properties in the immediate area of this car park.
- The portacabin will be in full view of our house.
- If allowed the value of our house will be reduced.
- Over commercialisation of West End, more advertising boards and more flags!
- Within 300 metres of the river and as the proposed business will generate a large volume of waste water this might case an issue.
- Portakabin and washing area will be within about 100m from our front door.
- Increased traffic will lead to danger to school children attending St Augustines RC Primary School.
- Application is misleading as the application states that the car park can have 60 parking spaces, it looks like there are only about 30 spaces.
• Opening times of proposed car wash conflict with the opening hours of Happy Valley Takeaway and the Cue Club.
• Excessive noise will impact on my house
• Cue Club Lease is up for sale which states it is a busy road in a densely populated prime quality residential area, the club is well located on a busy road and with advertising and increased marketing should be able to attract many new members and so grow the business. With ample parking, great facilities and much potential this club offers a rare chance for a couple wishing to acquire their own business within a community”.
• It also states the opening time of the club is 4.00pm thus conflicting with the opening time stated on the planning application for the car wash.
• 1 letter of conditional support
• In principle no objection but query as to the extra traffic and also the fact that there needs to be good access in both directional lines of sight going in and coming out of the car park.

4 Assessment

4.1 The proposal is for the change of use of part of the land associated with West End Cue Club for the standing of a portacabin and creation of a hardstanding for the use as a car wash. The site is adjacent to commercial premises (to the west) Wensum Motor Company whose land extends from No 28 West End, behind the pumping station to abut the boundary of West End Cue Club (No 20). The Cue Club building is to the East with residential properties beyond and opposite the site. The primary School is located to the south west of the site on the opposite side of West End. The site also benefits from a Takeaway located at the north end of the Cue Club (Happy Valley Chinese), and has previously had permission for the conversion of a further section of the Cue Club to be converted to three retail units, however, it does not appear that this permission has been implemented and has now expired.

4.2 The site is within the Development Limits and benefits from a large area associated for parking, with close board fencing along the west boundary of the site. The north boundary of the site is open in character with views towards the river. A conifer hedge forms the boundary on the east of the site.

4.3 Policy 3 of the NPPF and Policy 5 of JCS seeks to support development which benefits the economy in appropriate locations. Policy DM2.1 for Employment and business development states development for proposals which provide for or assist the creation of new employment opportunities, inward investment and/or provide for the adaption and expansion of an existing business will be supported unless there is a significant adverse impact on terms of policies DM1.1 and DM1.3.

4.4 The main issues to consider are, the location and the visual impact of the proposal, disposal if dirty water and surface water, amenities of neighbouring residential properties, and highway safety.

Location and visual impact

4.5 The location, as already mentioned, forms part of the car park and grounds of the Cue Club. The location of the car wash is to the rear of the site and close to the boundary of the adjacent commercial premises. While I accept that a portacabin is commercial in appearance, in this location it will be seen in context of other commercial buildings, including the cue club which is commercial in appearance. For this reason I do not consider a portacabin in this location is inappropriate. In terms of the car wash, a concrete pad will be laid to provide a solid surface for the car wash, the overall scheme will result in minimal visual intrusion into the locality which is already commercial in nature.
4.6 The use of part of the grounds for the scheme as submitted will allow a small business to operate from an existing commercial site providing employment opportunities. In addition, the proposal will allow an additional income for the Cue Club by the leasing/renting of the land. I am of the opinion that, given the nature and scale of the proposed business, it is acceptable in this location and accords with the principles of NPPF 3, JCS 5 and DM2.1 of the SNLP 2015.

Disposal of dirty water and surface water

4.7 The plans indicate the new concrete apron forming the car wash area will drain to a new silt trap then a new drain connecting with the foul sewer. It is important to ensure that no washing or cleaning effluent, run-off or cleaning chemicals enter oil separators, drains or gullies connected to a surface water drainage system or to enter the environment. There is no objection in principle to the proposal and therefore I consider it appropriate to require this level of detail to be obtained by imposing a condition.

4.8 In terms of the disposal of surface water, further details are being provided by the agent as required by the Council’s Surface Water Management Officer to ensure there is adequate provision for the disposal of all surface water. These details have not been provided at the time of the report but the agent is aware of this requirement and any updates will be provided at Committee.

Neighbouring amenities

4.9 Concern has been raised by local residents and the Town Council regarding the impact a car wash will have on the amenities of neighbouring properties. The position of the car wash is located adjacent to commercial buildings and to the rear of the site, however I am aware that the activities associated with the business will have some impact on the amenities of the properties in the immediate locality.

4.10 The proposed hours of use of the car wash are 08:00 to 18:00, 7 days a week in comparison to the Take-away which has an hour’s restriction allowing the business to be open to customers between the hours of 11:00 to 23:00 Monday to Saturdays, and 11:00 to 22:30 on Sundays. The Cue Club (from the information on the website) opens 12:00 to 23:00 Monday to Friday, 11:00 to 23:00 on Saturdays and 11:00 to 22:30 on Sundays. Consideration has been given to the hours of use of the proposed car wash and the impact this will have on the neighbouring properties given the nature of the use. I am aware of the potential overlap between the car wash and the other existing businesses on site, however, in my opinion this does not cause an unacceptable issue. Through discussions with Environmental Services it has been agreed that Sunday operations for the car wash should be limited to between 10:00 and 16:00 this will allow a balance between the business remaining viable and protecting the amenities of nearby residential properties.

4.11 In addition to a condition controlling the operating hours, a condition has also been recommended to require the submission of a noise management plan to identify all other potential noise issues associated with the business such as use of radios, use of jet washers and vacuum cleaners etc. Once submitted, the details will be assessed, agreed or revised as necessary to minimise the risk of any unacceptable levels of noise or disturbance to neighbouring properties. I am therefore satisfied that as proposed and conditioned the scheme will have no unacceptable impact on the residential amenities of the neighbouring properties and accords with policy DM3.13 of the SNLP 2015.
Highway safety

4.12 Access to the site is off West End with low fencing to the front of the site and a low metal barrier which closes off the car park when the premises are closed. The site benefits from a wide visibility splay, with good visibility in both directions. The submitted plan shows 21 parking spaces, but there is clearly space for more if required. Parking on the site is considered as sufficient to accommodate the needs of all business premises, notwithstanding the opening hours of the Cue Club and the take-away which partly overlap the proposed car wash. Parking for the car wash is to be located to the side along the west boundary, as this is adjacent to the pumping station, there will be no impact on amenities of neighbouring properties. Parking within the site remains adequate for all uses as existing and proposed. Consultation has taken place with the Highways Authority and no issues or objections have been raised, I am therefore satisfied that the scheme as proposed accords with policies DM3.11 and DM3.12.

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

4.14 This application is not liable for Community Infrastructure Levy (CIL) as the proposed is for the use of land rather than the creation of new floor space.

5 Conclusion

5.1 The scale and nature of the proposal, together with the proposed location within the site with the conditions as set out above will have no adverse impact on the amenities of the neighbouring properties, and no impact on highway safety. The scheme accords with the above policies.

Contact Officer, Telephone Number and E-mail: Jacqui Jackson 01508 533837 jjackson@s-norfolk.gov.uk
Development Management Committee  
24th May 2017

3  Applt. No : 2017/0706/O  
Parish : WYMONDHAM

Applicants Name : Mr & Mrs Roger & Cheryl Stevens  
Site Address : Land adj to Downham Barn Downham Grove Wymondham Norfolk  
Proposal : Outline permission with all matters reserved for two detached dwellings with associated gardens and parking

Recommendation : Approval with Conditions
1. Reduced Time Limit 2 years – 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 drainage  
9. Foul water disposal  
10. Slab level to be agreed  
11. Existing trees and hedging to be retained  
12. Boundary treatment to be agreed  
13. Bird and bat boxes

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 13: Main Towns

1.3 South Norfolk Local Plan  
Development Management Policies  
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
DM1.3 : The sustainable location of new development  
DM1.4 : Environmental quality and local distinctiveness  
DM3.1 : Meeting Housing requirements and needs  
DM3.8 : Design Principles applying to all development  
DM3.11 : 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  
DM4.3: 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
1.4 Supplementary Planning Document
- Parking Standards for Norfolk (2007)
- Wymondham Area Action Plan
- Self-build guidance

2. Relevant Planning History

2.1 2016/0943 New two storey dwelling with separate garage Approved

2.2 2016/2227 Variation of condition 2 of permission 2016/0943 (New two storey dwelling with separate garage) - minor alterations to materials and fenestration Approved

2.3 2017/0436 Discharge of condition 4 a (only) - archaeological written scheme of investigation of permission 2016/2227 (Variation of condition 2 of permission 2016/0943 (Two storey dwelling with separate garage) - minor alterations to materials and fenestration) Approved

3. Consultations

3.1 Town / Parish Council Refuse – outside the development boundary

3.2 District Councillor To be reported if appropriate

3.3 Historic Environment Service No comments received at the time of writing

3.4 Ecology Without an ecology assessment it is not possible to know whether the proposed development could make a significant ecological impact. However, the most important ecological features of the site are the existing trees and hedgerow which must be retained. Further planting is recommended. It is also recommended the site is enhanced with bird and bat boxes in the grounds of each property.

3.5 SNC Water Management Officer Recommend the following conditions:
- Foul water disposal
- Surface water drainage

3.6 SNC Community Services - Environmental Quality Team No comments received at the time of writing

3.7 NCC Highways No objections.

3.8 Other representations Two objection representations raising the following matters:
- Poor road and access issues
- Increase in housing
- Character of area has changed / not in keeping
- Closeness of the development to other boundaries
4 Assessment

4.1 This outline proposal with all matters reserved seeks permission for 2 new detached dwellings with associated gardens and parking. The site is located outside the development boundary within the Norwich Policy Area (NPA) within close proximity to Wymondham main town.

4.2 The main consideration in this case is the principle of residential development. The matters pertinent to this proposal are:

- Principle of development
- Impact on the character and landscape
- Ecology
- Highways
- Third party representations
- Other matters
- Sustainable development

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 Wymondham is a main town in accordance with JCS Policy 13 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 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 of providing new housing.

4.5 The site in question is within easy walking and cycling distance to existing services and facilities in Wymondham a main town of the district.

Impact on the areas character and landscape

4.6 The site would be situated behind a recently approved application 2016/0943, which was for one dwelling south/west of Downham Barn. The site in question is of a large scale and the immediate context comprises of large properties in spacious plots. The existing larger properties are clustered. The proposed two dwellings would contribute to this cluster formation and essentially define the clustered pattern in this area further through 'squaring-off' the site, especially when viewed from plan form.

4.7 The area and wider surrounding context to the site (as highlighted by the objection representation) has been significantly developed, consequently the character of the area has changed to become more urbanised.
4.8 Given the location of the proposal along with the developed nature and context of the area it would be difficult to say the proposal would harm the character and appearance of the landscape or that it would not be within keeping with an urbanised area. I do not consider the proposal to be within any unreasonable distance to other boundaries. The submitted amended plan shows the proposal would still be able to maintain two dwellings within spacious plots that can provide for parking, turning and the provision of bins. In my opinion, the proposal complies with Local Plan Policy DM1.4, DM3.8 and DM4.4.

Ecology

4.9 The proposed development would be enclosing a pond area, which is located behind Downham Barn and the development would be closer to existing trees and hedging. Therefore, the ecology officer has been formally consulted on this application to ensure a proper assessment of all material considerations.

4.10 The ecology officer has not raised any significant concerns with the proposal. However, it has been recommended existing trees and hedging are retained as part of the proposal and enhancement features are made by way of bird and bat boxes for each proposed property all of which can be dealt with via condition. In my opinion, the proposal complies with Local Plan Policy DM4.4, DM4.5, DM4.8 and DM4.9.

Highways

4.11 I note third party objection representations have been made in relation to the highway and access. It is considered two additional new dwellings with their own access would not give rises to any significant detrimental harm in terms of road safety, the free flow of traffic or the provision of vehicle parking. Furthermore, the highways officer has not raised any objections. In my opinion, the proposal complies with Local Plan Policy DM3.11 and DM3.12.

Third party representations

4.12 I have addressed the majority of third party comments within the assessment section of this report. However, there is a comment highlighted in relation to the increase in housing. I have highlighted in the principle of development section (above) of this report that housing policies in this area are out-of-date and therefore a presumption in favour of sustainable development applies. As identified in this report and in the sustainable development section of this report (below) there are no significant harms this proposal would cause to outweigh the benefit of an additional two new dwellings where there is an identified housing shortfall.

Other matters

4.13 An amended plan has been submitted on the 04/05/2017 to show indicative parking/turning and bin provision can be accommodated on site and would be dealt with in detail at reserved matters stage.

4.14 Although this proposal includes a site location plan showing the arrangements of dwellings and access, this detail is indicative and any such detail would need to be agreed at reserved matters stage. The main consideration in this case is principle of residential development. What the indicative plan achieves is it demonstrates and identifies 2 dwellings with associated access drive could work on the plot.

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, because they are mutually dependent.
4.16 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 considered to represent sustainable development.

Economic Role

4.17 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."

4.18 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 level of economic benefit.

Social Role

4.19 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."

4.20 The principle social benefit of the scheme is that it provides housing within a location where a 5-year housing land supply cannot be demonstrated. The site is in a sustainable area being in close proximity to schools, shops and services and well serviced by buses within the area and to Norwich and is accessible to employment locally and in Norwich and the surrounds. Whilst this application is in outline form only (with all matters reserved) the site is considered of a suitable size to ensure that a high quality development can be achieved to enhance the built environment without detriment to existing residents. It is therefore considered that the scheme would result in significant social benefits.

Environmental Role

4.21 The NPPF confirms the environmental role as "contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

4.22 The development would result in an infringement into open countryside. However, it is acknowledged that it is likely that, to address a housing land shortfall, development within the open countryside may well be necessary, and in this case the harm to the landscape character is minimal as assessed earlier in this report. The site is within a cluster formation with other dwellings where there is a defined curtilage boundary between garden and open countryside. The proposal would contribute to the cluster formation in a developed area that has become urbanised very close to the main town of Wymondham. Furthermore, this report has identified the proposed development will not have a detrimental impact on ecology.
Paragraph 14 (NPPF 2012)

4.23 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. This states that:

“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 of the Framework taken as a whole; or
• Specific policies in this framework indicate development should be restricted”.

4.24 In this instance, it is considered that the concerns set out in respect of infringement into open countryside do not represent harm that significantly and demonstrably outweighs the benefits of providing additional housing where there is a need to do so. This report has identified the benefits are the proposal will be in a area within close proximity to schools, shops and services and well serviced by buses within the area and to Norwich and is accessible to employment locally and in Norwich and the surrounds. The proposal also has the potential of high quality development and will help contribute towards the economy.

4.25 It is apparent the proposal 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. On balance and with the consideration of the lack of a 5 year supply the development is therefore considered sustainable development.

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) and would be sought at reserved matters stage.

5 Conclusion

5.1 In conclusion, the proposal would not create any significantly or demonstrably harm to outweigh the benefit of two additional new dwellings in a location where a housing land supply cannot be demonstrated. Furthermore, the site is considered to relate well with the existing town of Wymondham. The application is therefore recommended for approval with conditions.

Contact Officer, Telephone Number and E-mail: Elizabeth Thomas 01508 533793 ethomas@s-norfolk.gov.uk
Appl. No : 2017/0789/RVC
Parish : SHOTESHAM

Applicants Name : Mr Keith Heazle
Site Address : Meadow View Brooke Road Shotesham NR15 1XN
Proposal : Variation of condition 2 of permission 2015/2896 (Replacement of a mobile home with a new three bedroom bungalow) - Addition of air source heat pump located on South East facing wall. Changes to bedroom windows from 3 to 2 pane on North West elevation and North West wall moved back 225mm from site boundary.

Recommendation : Approval with Conditions
1. In accord with submitted drawings
2. Mobile home to removed within one month
3. Levels in accordance with agreed details
4. Materials in accordance with agreed details
5. Windows in accordance with agreed details
6. Specific details in accordance with agreed details
7. Hedge planting
8. Retention trees and hedges
9. No PD for Classes ABCDE & G
10. No PD for fences, walls etc
11. Domestic Microgeneration Equipment
12. New Water Efficiency
13. Provision of parking, service
14. Ecology mitigation
15. Surface water in accordance with agreed details
16. Foul drainage to sealed system

1. Planning Policies

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

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
DM3.6 : House extensions and replacement dwellings in the Countryside
DM3.11 : Road safety and the free flow of traffic
DM3.13 : Amenity, noise, quality of life
DM4.2 : Sustainable drainage and water management
DM4.5 : Landscape Character Areas and River Valleys
DM4.9 : Incorporating landscape into design
DM4.10 : Heritage Assets
1.4 Supplementary Planning Document  
South Norfolk Place Making Guide 2012

**Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:**

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

2. Planning History

2.1 2017/0380  
Discharge of conditions 4 - levels, 5 - materials, 6 - window details, 17 - surface water drainage and 18 - foul water and sewage disposal details of permission 2015/2896 (Replacement of a mobile home with a new three bedroom bungalow)  
Approved

2.2 2015/2896  
Replacement of a mobile home with a new three bedroom bungalow  
Approved

2.3 2015/2376  
Use of Mobile Home for residential use  
Approved

3. Consultations

3.1 Parish Council  
Approve  
• Accept without any conditions

3.2 District Councillor  
Can be delegated

3.3 NCC Highways  
No objection

3.4 SNC Water Management Officer  
No comments

3.5 SNC Community Services - Environmental Quality Team  
No objection  
• The proposed location of the sir source heat pump appears to be such that noise disturbance is unlikely to occur to neighbouring properties.

3.6 Other Representations  
None received

4. Assessment

4.1 This application is on the agenda because the applicant is related to a member of staff.

4.2 The application site is to the south west of a complex converted barns and Upgate Green Farm House, which is a grade II listed building. Permission was granted last year (application 2015/2896) for a replacement single storey dwelling on the site.

4.3 The is application is to vary the permission which includes installing an air source heat pump, moving the building 225mm from the boundary so the eaves are within the site and minor changes to the fenestration detail.
4.4 The principle of development was established in the previous planning consent which this application seeks to vary. There have been no other material planning issues since the last report was written and the key matters discussed in this report are those relating to the proposed changes to the approved scheme.

4.5 The minor changes to the fenestration and moving the building very slightly are acceptable in design terms and do not detract from the appearance of the dwelling.

4.6 The proposed air source heat pump is located on the south east elevation so would not adversely affect views of the dwelling.

4.7 The Environmental Quality Officer considers that due to its position it is unlikely the air source heat pump would cause any disturbance to the nearby residential properties as required by policy DM3.13 of the Development Management policies.

4.8 Upgate Green Farm House is a grade II listed building. 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.” It is not considered that the proposed changes would harm the setting of the listed building as required by S66 of the Act, section 12 of the NPPF, Policy 1 of the JCS and policy DM4.10 of the Development Management Policies.

4.9 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.

4.10 This application is not liable for Community Infrastructure Levy (CIL) as this is a variation of condition application and no additional floor space is being created.

5 Conclusion

5.1 In conclusion the proposed amendments, would not adversely affect the appearance of the building, the setting of the listed building, highway safety or residential amenity and should be approved.

Contact Officer, Telephone Number Helen Bowman 01508 533833
and E-mail: hbowman@s-norfolk.gov.uk
Enforcement Report

Report of The Development Control Services Manager

1  Enforcement Ref : 2016/8260
Parish : SWAINSTHORPE
Developer : Mr T Coe and his tenants
Site Address : Garage, Norwich Road, Swainsthorpe NR14 8PU
Development : Breach of Planning Condition

1  Background

1.1  It has been brought to the attention of the Council that the staff parking area at the back of the commercial premises is being used for the parking of other cars. Some of the cars parked there are used for day to day use by staff employed on the site and some are parked overnight and for lengthy periods of time.

1.2  Planning permission was granted on 2 August 2004 for a change of use from vehicle storage area to employee’s car park and use of authorised car park as storage area, 2004/1107.

1.3  Condition 3 of that planning permission required ‘Within 3 months of the date of this permission the area of land proposed for staff parking shall be cleared of all vehicles (other than staff vehicles used for everyday transport), plant, equipment, machinery, storage tanks and all other materials and shall subsequently only be used for the parking of staff vehicles used for everyday transport’.

1.4  The site is currently used for 3 businesses, these include car sales, hand car wash and a repair garage for motor vehicles, each business employs its own number of staff.

1.5  Some of the unauthorised vehicles parked on the rear car park are associated with the car sales and some of them with the car repair garage. Due to the number of vehicles on the front forecourt of the garage the car sales and repair garage businesses are storing some of their vehicles on the rear car parking area. None of the vehicles on this car park area are for sale and there is no suggestion of visitors to the site using the rear park as there is sufficient space for visitors on the main forecourt area.

1.6  The area is adjacent to a grade II listed building but is separated from it by vegetation and fencing.

2  Planning Policies

2.1  National Planning Policy Framework
   NPPF 01: Building a strong, competitive economy
   NPPF 03: Supporting a prosperous rural economy
   NPPF 12: Conserving and enhancing the historic environment

2.2  Joint Core Strategy
   Policy 5: The Economy
2.3 South Norfolk Local Plan
Development Management Policies
DM 1.3: Sustainable location of development
DM 2.1: Employment and business development
DM 2.2 Protection of employment sites
DM 3.11 Road safety and free flow of traffic
DM 3.12: Provision of vehicle parking
DM 3.13: Amenity, noise and quality of life
DM 4.10: Heritage Assets

2.4 Planning (Listed Building and Conservation Areas) Act 1990
S66(1) Planning (Listed Buildings and Conservation Areas) 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.”

3. Relevant Planning History

3.1 2004/1107 Change of use from vehicle storage area to employee’s car park and use of authorised car park as storage area Approved

3.2 2001/0336 Continued use of land for the sale, display and repair of vehicles and the retention of a link extension Approved

3.3 1998/0217 Use of premises by agricultural engineers, erection of extension and associated works Refused

3.4 1993/1666 Erection of canopy and installation of two underground petroleum tanks Approved

3.5 1986/2134 Construction of deceleration lane Approved

3.6 1985/1600 Demolish existing buildings and formation of parking area Approved

3.7 1975/3465 Showroom Approved

3.8 FH2814 (1959) Improvements to garage building Approved

4. Consultations

4.1 Parish Council
- The Parish would expect that the conditions applied when planning permission was granted should be adhered to
- Should the breach be causing inconvenience to parishioners the Parish Council would support the comments of parishioners

4.2 District Member
- To be reported if appropriate
4.3 NCC Highways

- The original condition was not imposed at highway request but for reasons of amenities to residents
- There are no objections to storage of vehicles or materials within the area although it is essential the area is not used for this purpose to the extent such that the day to day staff parking is not possible

4.4 Other representations

- It encourages unnecessary visitors in the night, banging doors and leaving radios on to check out vehicles that may be for sale or looking for spare parts being left overnight, causing a disturbance
- It leaves no space for staff to park during the day
- In the past, unless it is regulated, we are left with a multitude of vehicles being left in different states of repair
- It encourages a dumping ground for bins and oil drums etc that are not required on the forecourt areas
- It leaves no space for visitors who wish to view the cars etc
- Some of the vehicles are not roadworthy, therefore requiring a breakdown lorry to deposit them on the rear car park, not only does this cause a blockage when dropping off, but also a larger wear and tear on the surface of Briar Lane, to which the owner does absolutely nothing to help maintain

5. Assessment

5.1 The site is a former petrol station alongside the A140 on the left-hand side of the road on the way into Norwich.

5.2 A nearby resident has brought to the attention of the Council that the rear car park which has certain conditions attached to it is not being used in accordance with those conditions. The access road to two of the houses at the rear of the garage site crosses in-between the main garage and the car park area subject of this report.

5.3 The owner and the tenants of the site have been approached and advised of the conditions attached to the car park but due to the amount of stock of motor cars and cars waiting to be picked up they feel they need to use the car park area as they currently do.

5.4 The car park has been visited on a great number of occasions by the Enforcement Officers and it never appears to be full with plenty of available parking.
5.5 The use of the car park assists the businesses that operate from the garage site in that they are not restricted by just the forecourt area for the parking of vehicles coming into stock for the car sales, waiting to be worked on or picked up once the work has been completed by the car repair garage.

5.6 The use of the car park at the rear frees up space on the main forecourt area for visitors to the car repair garage, the car sales and the hand car wash. Any long stay vehicles are kept on the rear car park, NCC Highways would prefer to see the rear car park with sufficient space available to be also used for the day to day needs of the staff cars. They do not report any issues with the traffic on the A140 road as a result of the rear car park being used as it currently is.

5.7 There appears to be very little disturbance caused by the vehicles using the rear car park to neighbouring properties, four neighbours were consulted and only one commented. The rear car park area has been used in connection with the activities of the garage site since it first became a garage and has been used for the standing of agricultural vehicles, sheeted vehicles, storage in connection with the garage use and for the standing of vehicles.

5.8 Since the area has been used for the current standing of motor vehicles the area has been tidied up from its previous state and the Enforcement Officer has not seen any dumping of any materials not needed on the forecourt area. No instances of vehicles being in an unroadworthy have been witnessed by the officers who have visited.

5.9 The rear car park area does not appear to attract visitors as there is sufficient parking provided for all visitors to the site, the main visitors to the site being to the hand car wash.

6. Conclusion

6.1 Although recent use of the rear area for car storage other than staff parking does not appear to be causing unacceptable harm, it is still necessary to retain control over the rear parking area to ensure that:-

(1) Sufficient space is retained for staff parking to prevent extra congestion on the main site which could have implications for highway safety on the A140
(2) The area is not used for any purpose which gives rise to unacceptable visual impact or disturbance that could unacceptably harm the amenity of residential neighbours or the setting of the adjacent listed building

6.2 In the light of the above condition 3 of 07/04/1107 is still reasonably necessary, but it may be possible to consider specific relaxation to some extent but no application has been submitted to vary it although this has been requested.

6.3 In the absence of a planning application to modify the condition the above matters (1) and (2) cannot be secured other than by enforcing the condition. Information would need to be obtained regarding the extent of staff parking required and the nature of other vehicles stored before proper consideration could be given to a relaxation of the condition.
7 Recommendation

7.1 Authority be given for enforcement action to comply with condition 3 with a four month compliance period with the hope the developer submits a Remove/Vary Condition (RVC) application in that time.

Contact Officer, Telephone number and email  
Martin Burrows, 01508 533843, mburrows@s-norfolk.gov.uk
### Planning Appeals

**Appeals received from 13 April 2017 to 15 May 2017**

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<thead>
<tr>
<th>Ref</th>
<th>Parish / Site</th>
<th>Appellant</th>
<th>Proposal</th>
<th>Decision Maker</th>
<th>Final Decision</th>
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<tr>
<td>2016/1571</td>
<td>Bawburgh Folly House Harts Lane Bawburgh Norfolk NR9 3LS</td>
<td>Mrs E Lewis-Williams</td>
<td>Demolition of existing outbuilding and new build subservient Annex</td>
<td>Delegated</td>
<td>Refusal</td>
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### Planning Appeals

**Appeals decisions from 13 April to 15 May 2017**

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<tr>
<td>2016/1236</td>
<td>Wicklewood Land Adj To The Cherry Tree Inn Hackford Road Wicklewood Norfolk</td>
<td>Ms Julie Savory And Mr Roger Abrahams</td>
<td>Outline planning application for the erection of a four bedroom two-storey dwelling with attached garage to include means of access only.</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal dismissed</td>
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<tr>
<td>2016/1425</td>
<td>Wreningham Elm Tree Barn Hethel Road Wreningham NR16 1BB</td>
<td>Mr Simon Watkins</td>
<td>Steel framed workshop to east elevation and oak framed lean-to</td>
<td>Delegated</td>
<td>Approval in part, refusal in part</td>
<td>Appeal part allowed, part dismissed</td>
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<td>Location</td>
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<td>Description</td>
<td>Committee</td>
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<td>2016/1669</td>
<td>Hethersett 9A Lynch Green Hethersett Norfolk NR9 3JU</td>
<td>Mr Adam Stevens</td>
<td>Extensions and remodeling of existing dwelling to create first floor</td>
<td>Development Management Committee</td>
<td>Refusal</td>
<td>Appeal Allowed</td>
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<tr>
<td>2016/2165</td>
<td>Loddon Land At Beccles Road Beccles Road Loddon Norfolk</td>
<td>Mr Reg Holmes</td>
<td>Outline application for the erection of 4 self-build dwellings with all matters bar access reserved.</td>
<td>Development Management Committee</td>
<td>Refusal</td>
<td>Appeal dismissed</td>
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<td>2016/2287</td>
<td>Bracon Ash And Hethel Land East Of Long Lane Bracon Ash Norfolk</td>
<td>Mr Wickers</td>
<td>New dwelling</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal dismissed</td>
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<td>2016/2360</td>
<td>Redenhall With Harleston 1 Pine Close Harleston IP20 9DZ</td>
<td>Mr &amp; Mrs A Brown</td>
<td>Erection of two storey extension</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal Allowed</td>
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