PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

NOTE:
Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Growth and Localism’s final determination.

Applications referred back to Committee

1 Appl. No : 2016/2607/F
Parish : PULHAM MARKET
Applicants Name : Mr Paul Schwier
Site Address : Hannah’s Barn Barnes Road Pulham Market Norfolk
Proposal : Conversion of 2no barns to residential unit and holiday let
Decision : Members voted unanimously for Approval of Barn A conversion to holiday let

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 Holiday occupation
4 Window details to be agreed
5 Specific details to be agreed
6 No PD for Classes ABCDE & G (C/e)
7 No PD for fences, walls etc
8 No satellite dishes , tanks etc
9 Domestic Microgeneration Equipment
10 Ecology Mitigation
11 Provision of parking, service
12 Reporting of unexpected contamination
13 Surface and foul water drainage to be agreed

Decision Members voted unanimously for Refusal of Barn B Conversion and extension to form residential dwelling

Refused

1. Insufficient dimensions to convert to a dwelling without excessive extension
2. Tantamount to a new dwelling in countryside
3. Not sustainable development.

Updates to officer report
The housing land supply figures quoted in the reports for both Norwich Policy Area and Rural Policy Area should be dated March 2016, not December 2016.

Additional condition:
13. SW and FW drainage; details before commencement and implemented before occupation
Other Applications

2 Appl. No : 2015/1461/F
Parish : REDENHALL WITH HARLESTON

Applicants Name : Mr Peter Crockford
Site Address : Land West Of Station Road Harleston Norfolk
Proposal : The re-submission of application to construct 6 new dwellings with access from Tudor Rose Way.

Decision : Members voted 10-0 (with 1 abstention) to authorise the Director of Growth and Localism to Approve

Approved with conditions

1 Full Planning permission time limit
2 In accordance with amendments
3 External materials to be agreed
4 Specific details to be agreed
5 Levels to be agreed
6 New Water Efficiency
7 Contaminated land - submit scheme
8 Implement approved remediation
9 Reporting of unexpected contamination
10 Surface Water details to be agreed
11 No dig construction to protect tree
12 Tree planting to be carried out
13 Tree Protection
14 Retention of trees and hedges
15 Provision of parking, service
16 Bathroom windows to be obscure glazed plots 5 and 6
17 No additional windows at first floor plots 5 and 6
18 Boundary treatment to be agreed
19 No PD for fences, walls etc.
20 No PD for Class E (outbuildings) plot 3
21 Barrier to prevent use of Everson Lane by vehicles
22 Ecology mitigation
23 Hours of construction traffic to be agreed

Subject to the views of the Fire Service
3 Appliance No: 2016/0627/F
Parish: WYMONDHAM

Applicants Name: Trustees Of J M Greetham No. 2 Settlement
Site Address: Land West Of School Lane Spooner Row Norfolk
Proposal: Proposed erection of 7 residential dwellings

Decision: Members voted 8-3 to authorise the Director of Growth and Localism to Approve

Approved with conditions:
1. Full Planning permission time limit
2. In accordance with amendments
3. External materials to be agreed
4. Ecology Mitigation
5. Slab level to be agreed
6. New Water Efficiency
7. Hedge planting
8. Retention trees and hedges
9. Drainage to accord with submitted details & management plan
10. Boundary treatment to be agreed
11. No PD for fences, walls etc.
12. Highway Conditions

Subject to resolution of highway issues and completion of a S106 agreement to secure funding for a TROD path; or a contribution to an extension of the existing school car park; or to fund other works to improve pedestrian safety in the immediate area.

Updates to officer report

The housing land supply figures quoted in the reports for both Norwich Policy Area and Rural Policy Area should be dated March 2016, not December 2016.

Summary of objectors concerns circulated to Members

Highway officers comments:
At this stage there is nothing specific identified other than the suggestion for the TROD within the recreation ground or funding for the improved car park. I do not have a problem with a sum of money being lodged in lieu. However, the sum of £8111 will cover the works cost for the TROD (Edging strips and plantings) within the recreation ground only and does not include any bridge over the ditch or any signage that may be required.

The sum of £8111 is unlikely to fund a TROD within highway limits and we have doubts as to whether such a provision along School Lane could be provided satisfactorily.
4  Appl. No : 2016/1973  
Parish : KESWICK AND INTWOOD  
Applicants Name : Mr B Moss  
Site Address : The Exchange, Mulbarton Road, Keswick, Norfolk  
Proposal : Demolition of 'The Exchange', and development of land with 4 no. dwellings (2 Detached Houses and 2 Detached Bungalows)  
Decision : Members voted unanimously for Approval  
Approved with conditions  
1. Full planning permission time limit – 2 years  
2. In accordance with submitted details  
3. External materials to be agreed  
4. Boundary treatments to be agreed  
5. Vehicular access in accordance with highway specification  
6. Visibility splays in accordance with submitted details  
7. Provision of parking and turning  
8. Scheme for off-site highway improvement works (footpath link)  
9. Reporting of unexpected contamination  
10. Noise attenuation scheme  
11. Landscaping scheme  
12. Tree protection  
13. Surface water details  
14. Method of non-mains water disposal to be agreed  
15. Details of foul water disposal  
16. Water efficiency  
17. Slab level to be agreed  

Note for officers:  
Tree Preservation Order to be considered  

Updates to officer report  
The housing land supply figures quoted in the reports for both Norwich Policy Area and Rural Policy Area should be dated March 2016, not December 2016.

5  Appl. No : 2016/2134/O  
Parish : KETTERINGHAM  
Applicants Name : Mr Michael Austin  
Site Address : Land To The East Of 5 High Street Ketteringham Norfolk  
Proposal : Development of three bungalows (Phased development)  
Decision : Members voted 7-4 for Refusal (contrary to officer recommendation, which was lost 5-6)  
Refused  

Reasons for Overturning Officer Recommendation  
Adverse impact on war memorial setting and erosion to the character of the area.

Updates to officer report  
The housing land supply figures quoted in the reports for both Norwich Policy Area and Rural Policy Area should be dated March 2016, not December 2016.

Letter from Ketteringham Residents circulated to Members
6  Appl. No : 2016/2499/F
Parish : BRACON ASH
Applicants Name : Mr & Mrs Keable
Site Address : Land East Of Lodge Bungalow Cuckoofield Lane Bracon Ash Norfolk
Proposal : New residential building with parking (revised application)
Decision : Members voted unanimously for Approval

Approved with conditions:
1. Full Planning permission time limit – 2 years
2. In accord with submitted drawings
3. Building details to be agreed
4. Tree protection
5. Contaminated Land
6. New Access Construction over verge
7. Provision of parking, service
8. Submit Emergency Flood Plan
9. Water entry and exclusion strategies
10. Surface water drainage
11. New Water Efficiency
12. External material colours to be agreed

Updates to officer report

The housing land supply figures quoted in the reports for both Norwich Policy Area and Rural Policy Area should be dated March 2016, not December 2016.

Additional condition
12. External material colours to be agreed

7  Appl. No : 2016/2635/O
Parish : TACOLNESTON
Applicants Name : Mr J Coston
Site Address : Land West Of Norwich Road Tacolneston Norfolk
Proposal : Outline application for 3 self-build plots with details of upgraded access, all other matters reserved.
Decision : Members voted 10-1 for Refusal

Refused

1. Contrary to Policy DM1.3
2. Not Sustainable development – encroachment into countryside

Updates to officer report

The housing land supply figures quoted in the reports for both Norwich Policy Area and Rural Policy Area should be dated March 2016, not December 2016.

Letter from agent circulated to Members
Response from officer to agents letter:
Keith Mitchell has commented that in his opinion, the Spooner Row example is not a precedent for Tacolneston:

- Spooner Row was in the Norwich Policy Area without a 5-year land supply
- The S106 Agreement was an obligation arising from JCS Policy 4 for affordable housing
- The restricted value applied to first disposal

The agent has put forward that each plot will only be available to purchase to a person(s) with a recognised local connection and the sale of the plots to the restricted market after the first purchase of the property will be at a 20% discount on the market rate. The market rate to be set by the District Valuer. This is a material consideration in favour of the application however in this instance it is not considered to outweigh the significant environmental harm identified in the report.

In respect of self-build and the SHMA, this is dealt with Part 2 of the document, paras 7.80-7.95; in effect this says that evidence for self-build is very low (from the 'need-a-plot' register and from field interviews), but that this effectively reflects the previously low rate of self-build development. The SHMA recommends that the authorities set up a register and/or undertake further survey work. South Norfolk has a register, we know what our requirements are for the first period (permission for 112 potentially suitable plots between 31 Oct 2016 to 30 Oct 2019) and the Council is currently confident that this can be met from permissions for smaller sites which do accord with the Local Plan. There is no separate NPA/Rural Area requirement for self-build

In terms of using the SHMA for calculating land supply, the SHMA has not been tested through the Local Plan process and therefore is not being given weight in terms of calculating five year supply at present; something which was noted in the Inspector's Report (endorsed by the Secretary of State) for the Wymondham RFC appeal, where the Inspector could 'not afford significance to the potential for change at this stage' in terms of moving to the SHMA figures for calculating land supply.

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<td>8</td>
<td>2016/2793/H</td>
<td>HETHERSETT</td>
<td>Mr &amp; Mrs N Simpson</td>
<td>2 Grenville Close Hethersett Norfolk NR9 3AG</td>
<td>First Floor Shower Room Extension</td>
<td>Members voted unanimously for Approval</td>
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**Decision**

- Members voted 10-0 for **Approval**
  - Approved with Conditions
    - 1 Listed Building Time Limit
    - 2 In accord with submitted drawings