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 Planning and Environment’s final determination.

Major Applications

1  Appl. No  :  2016/2430  
Parish  :  COSTESSEY

Applicants Name  :  Mrs Katrina Kozersky  
Site Address  :  Land North Of Farmland Road Costessey Norfolk  
Proposal  :  Outline application with access and landscaping (all other matters reserved) for 83 dwellings (including 27 affordable dwellings) with areas of public open space, sustainable drainage systems and associated infrastructure.

Decision  :  This item was deferred to a future meeting of the Development Management Committee

2  Appl. No  :  2017/0420/F  
Parish  :  COSTESSEY

Applicants Name  :  Mrs Katrina Kozersky  
Site Address  :  Land North of Farmland Road Costessey Norfolk  
Proposal  :  Provision of two circular recreational walks, including boardwalks and associated landscaping and biodiversity enhancements (Linked with application 2016/2430)

Decision  :  This item was deferred to a future meeting of the Development Management Committee

Major Applications referred back to Committee

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

Applicants Name  :  Mr Julian Wells  
Site Address  :  Land North West Of Kells Way Geldeston Norfolk  
Proposal  :  Erection of 13 residential units (Class C3) with associated landscaping, drainage and highways works
Decision : Members voted 10-1 for Approval

Approved with conditions

1. Full Planning permission time limit
2. In accordance with amendments
3. Surface water drainage
4. Ecological mitigation and enhancements
5. Highway conditions
6. External materials to be agreed
7. Slab level to be agreed
8. Boundary treatment to be agreed
9. Landscaping scheme to be submitted
10. New Water Efficiency
11. Renewable energy
12. Contaminated land scheme to be submitted
13. Implementation of approved remediation scheme
14. Contaminated land during construction

Subject to completion of S106 Agreement to secure affordable housing.

Updates to officer report

SNC Property Consultant

I am satisfied that the increased costs associated with the highway and general construction works make the applicants proposals to vary the affordable housing obligation reasonable.

NCC Highways

Conditional support following receipt of amended plans

Parish Council

Object – on the grounds that the entrance is from Kell’s Way / Geldeston Hill. We need the access to come from Yarmouth Road and a 40mph speed limit there. We also object to the loss of an affordable house. We would not want heavy traffic through the village.

Officer response: The issue of whether access to the site should be from Yarmouth Road or Kell’s Way is addressed in paras 4.30 to 4.31 of the original report which is Appendix 2 to the report. The loss of affordable housing is addressed in para 4.9 of the current report.

Local Residents

2 further letters of objection, raising concerns about the loss of affordable housing when there are young people unable to get on the property ladder and to the extra traffic through the village. Any extra expense should come from the profits and not the loss of affordable housing.

Officer response: see response to Parish Council comments

1 further letter not objecting to the development providing a speed limit is imposed along Yarmouth Road, the field access is onto Yarmouth Road, and the current 50mph speed limit on the A143 is extended east to include the Church Road junction.

Officer response: No access is proposed onto Yarmouth Road and therefore it would not be reasonable to require a lower speed limit on this road as a consequence of this proposal, nor would it be reasonable to require any changes to the speed limit on the A143 which is some distance from the site. Neither of these are required by the Highway Authority, nor referred to in the requirements of the allocation.
## Other Applications

### 4

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>Parish</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/1119/O</td>
<td>TASBURGH</td>
</tr>
</tbody>
</table>

- **Applicants Name**: Mrs Eileen Coxford
- **Site Address**: Land to The East and West of Hall Farm Bungay Road Tasburgh Norfolk
- **Proposal**: Outline proposal for 3 - 4 bedroom dwelling with primary access from Bungay road and for 2 - 3 bedroom dwelling with access from Hall Farm drive.
- **Decision**: The application had been withdrawn by the applicant before the meeting

## Removal of Section 106 Agreement

### 5

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>Parish</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/1212/S106A</td>
<td>SEETING</td>
</tr>
</tbody>
</table>

- **Applicants Name**: Otley Properties Limited And Robin Wesley Key
- **Site Address**: Fairhead And Son Wheelers Lane Seething Norfolk NR15 1EJ
- **Proposal**: Discharge of S106 obligation relating to affordable housing contribution
- **Decision**: Members voted 10-0 for **Approval** that the Section 106 planning obligation be discharged.

Agreed