PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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

1  Appl. No : 2015/1041/F
Parish : Trowse With Newton

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

Decision : Members voted 8 – 2 with 1 abstention to authorise the Director of Growth and Localism to Approve

Approved with conditions

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

Update given at Committee Meeting

It had been agreed that the decision regarding the Section 106 Agreement to restrict use of access in respect of future residential development at the site be deferred to a future meeting of the Development Management Committee.

2  Appl. No : 2015/2362/RVC
Parish : Wymondham

Applicants Name : Hope Community Church Wymondham
Site Address : Ayton House Ayton Road Wymondham Norfolk NR18 0QJ
Proposal : Variation of condition 2 of permission 2015/1664/F - Further extended to the rear to facilitate a larger main Auditorium.
Decision: Members voted 10 - 0 for Approval

Approved with conditions

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

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

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

Decision : Members voted unanimously for Approval

Approved with conditions

1 – 5 standard advert conditions
6 Source of illumination not to be visible from highway
7 Level of illumination
4  Appl. No : 2016/0911/RVC  
Parish : DISS  
Applicants Name : Ms Leigh FC Cunningham  
Site Address : Additional Car Parking Site Station Road Diss Norfolk  
Proposal : Following Permission 2015/1385/F - (To use the Coal Yard for car parking purposes, with approximately 60 spaces, with access on and off Nelson Road and Station Road) removal of condition 11 (limiting access from Station Road) (The existing 2 gates will remain in place, with limited vehicular access to the car park). Discharge of conditions 3 (details of drainage and levels); 8 (off-site highway improvements); 10 (lighting details); 12 (landscaping)  
Decision : Members voted unanimously for Approval  
Details for conditions 3, 8, 10. – Approved  
Removal of condition 11 - Approved  
Removal of condition 12 – Approved with conditions.  
1  Full Planning permission time limit  
2  In accord with submitted drawings  
3  Details of water drainage and levels  
4  New Access Construction over verge  
5  Access Gates - Configuration  
6  Visibility splay, approved plan  
7  Provision of parking, service  
8  Highway Improvements - Offsite  
9  Highway Improvements - Offsite  
10  Full details of external lighting  

Updates to officer report  
Change Recommendation – Removal of condition 11 Approval  

5  Appl. No : 2016/0932/F  
Parish : WINFARTHING  
Applicants Name : Mr & Mrs Jim & Doreen Colins  
Site Address : Land South of The Shingles The Street Winfarthing Norfolk  
Proposal : Erection Of New Dwelling - Renewal of previous permission 2013/1153/F  
Decision : Members voted 9 - 0 for Approval  
Approved with conditions  
1  Full Planning permission time limit  
2  In accord with submitted drawings  
3  Boundary treatment  
4  New Water Efficiency  
5  Provision of parking, service
6  Appl. No : 2016/0943/F  
Parish : WYMONDHAM  
Applicants Name : Mr & Mrs Stevens  
Site Address : Land Adj To Downham Barn Downham Grove Wymondham Norfolk  
Proposal : New two storey dwelling with separate garage  
Decision : Members voted 8 - 1 for Approval  
Approved with conditions.  
1  Full Planning permission time limit  
2  In accord with submitted drawings  
3  Materials in accordance with submitted details  
4  Archaeological investigation  
Updates to officer report  
Archaeologist comments:  
Recommended condition for programme of archaeological work  

7  Appl. No : 2016/0977/F  
Parish : EARSHAM  
Applicants Name : Mr Alistair & Mrs Ella Black  
Site Address : Land West Of Kingsbridge Church Road Earsham Norfolk  
Proposal : Demolition of existing bungalow and erection of 2 no. one and half storey dwellings and garaging and relocated highway access (revised application)  
Decision : Members voted 9 – 0 with 1 abstention for Approval  
Approved with conditions.  
1  Full Planning permission time limit  
2  In accord with submitted drawings  
3  External materials to be agreed  
4  Slab level to be agreed  
5  New Access Construction over verge  
6  Access Gates - Configuration  
7  Visibility splay dimension in condition  
8  Provision of parking, service  
9  Retention of frontage hedge  
10  Implementation of boundary treatment  
11  New Water Efficiency  
12  Surface Water  
13  Archaeological investigation  
14  Contamination during construction
Amended plan received showing visibility splay will require replanting of hedge. Permission for dwelling to rear already requires this land to be part of the visibility splay for that dwelling.

Conservation and Design Officer:

- Revised designs are an improvement with the built form, lower eaves and fenestration now following an asymmetrical design which is more consistent with the 17th or 18th century cottages in the area rather than the later 18th/19th century symmetrical facades.
- New porch design gives some definition to the entrance whilst not being overly prominent or too low key.
- Being cottages with low eaves the buildings can be closer together without appearing to urban.
- The design also provides an element of transition between the more symmetrical balanced houses to the west of the site and the proposed bungalow to the east.

8 Appl. No : 2016/0979/F
Parish : EARSHAM
Applicants Name : Mr Alistair & Mrs Ella Black
Site Address : Land East Of Kingsbridge Church Road Earsham Norfolk
Proposal : Erection of bungalow with detached double garage and new highway access (revised application)

Decision : Members voted 9 - 1 for Approval

Approved with conditions.

1 Full Planning permission time limit
2 In accord with submitted drawings
3 External materials to be agreed
4 Slab level to be agreed
5 New Access Construction over verge
6 Access Gates - Configuration
7 Provision of parking, service
8 Retention of frontage hedge
9 Implementation of boundary treatment
10 New Water Efficiency
11 Surface Water
12 Archaeological investigation
13 Contamination during construction

Updates to officer report

Amended plan received showing visibility splay will require replanting of hedge. Permission for dwelling to rear already requires this land to be part of the visibility splay for that dwelling.

Conservation and Design Officer:

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- New porch design gives some definition to the entrance whilst not being overly prominent or too low key.
- Being cottages with low eaves the buildings can be closer together without appearing to urban.
- The design also provides an element of transition between the more symmetrical balanced houses to the west of the site and the proposed bungalow to the east.
9 Appl. No : 2016/1105/F  
Parish : LITTLE MELTON  

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

Decision : Members voted 10 - 0 for Approval  

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

Updates to officer report  

Officer:  
Additional condition – 13 contaminated land report to be submitted  

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

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

Decision : Members voted 10 - 0 for Refusal  

Refused.  

Unjustified development outside the development limit and adversely affecting visual amenity of the area.  

Members also Resolved that enforcement action be taken to cease non- agricultural use of the land and remove the sheds – compliance period 3 months.  

Updates to officer report  

Applicant has confirmed that he does not intend to use the site for his business
11  Appl. No  :  2016/1316/CU  
Parish   :  WYMONDHAM  

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

Decision  :  Members voted 9 - 0 for **Refusal**  

Refused.  

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

Members also **Resolved** that enforcement action be taken to secure the removal of the building materials and cessation of the use.

**Updates to officer report**

**Environmental Quality**  
- Significant potential to impact amenity of neighbours  
- Hours of use blank – would want to restrict  
- Potential for use to intensify  
- Insufficient information to process  

**NCC Ecologist**  
- Insufficient information – Phase 1 Habitat Survey required as minimum  

12  Appl. No  :  2016/1357/F  
Parish   :  COSTESSEY  

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

Decision  :  Members voted 10 - 0 for **Approval**  

Approved with conditions.  

1  In accord with submitted drawings  

**Updates to officer report**

**Costessey TC**  –  Recommend refusal  
- Inappropriate design  
- Light pollution and distraction to drivers  

**NCC Highways**  –  No highway objections  
- Visibility remains acceptable