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 : 2016/0764/O
   Parish : KESWICK AND INTWOOD

Applicants Name : MAHB Capital
Site Address : Land West Of Ipswich Road Keswick Norfolk
Proposal : Outline Application for Proposed employment development consisting of B1, B2 and B8 uses, associated access and landscaping; and proposed link road between the A140 and the B1113 with some matters reserved

Decision : Members voted 8-3 for Refusal (contrary to officer recommendation which was lost 4-7)

Refused

Reason for Overturning Officer Recommendation
The harm identified to the landscape protection zone and openness of the site are not outweighed by the benefits of the proposal

Updates to officer report

(Clarification was made by the Chairman that references in the update sheet should read 2016/0764 and not 2017/0764).

Letter from Richard Bacon MP supporting the application received with the following comments (summarised):

- Major businesses looking to relocate to greater Norwich require modern, digitally connected buildings of high quality and bespoke design, of which there is a shortage in the south of Norwich.
- This is a desirable development potentially providing 1,000 jobs once fully developed and occupied.
- The proposal will occupy the KES2 site allocation where the Council accepts the principle of such a development.
- I welcome the improvements that will be made to the road network including the A140/B1113 link road.
- Concur with the Council that it is necessary on this occasion for a larger site than allocated to ensure that the site is viable and the infrastructure required by KES2 is delivered.
- Supports approval of the application.

Officers, on reflection, would like to update and clarify para 4.140 in respect of the balance and weight given to policy DM4.6. Notwithstanding the harm that would have resulted from the extent of the site as allocated, the impacts of the application as proposed result in harm in respect of landscape visual impact. That harm and the resultant conflict with policy DM4.6 should be afforded full weight. That harm and conflict however is balanced against the strategic aims of the Development Plan and site allocation policy for economic growth and jobs and the delivery of a new highway junction, which are social and economic benefits and material considerations that are considered to significantly and demonstrably outweigh the identified conflict with policy DM4.6 of the Development Plan.
Officers also seek to clarify that in relation to the highway works proposed, the level of highway works proposed are to mitigate the highway impacts of the proposed development. Whilst they cannot be considered improvements to the highway therefore in their own right, they both mitigate the impacts of the development and address the existing issues of congestion currently experienced at the junction as required by site allocation KES2.

Officers seek to clarify para 4.25 – 4.27 of the report. Part b of policy DM1.3 specifically applies to the part of the site as allocated. Notwithstanding that, given the proposal is greater than the allocation in site area and use classes, the assessment of whether the scale of the proposal is proportionate includes consideration of the extended site. Parts c and d of the policy specifically apply to proposals in the countryside i.e. that part of the site which is not allocated, and the report also concludes that the proposal accords with part c and is therefore acceptable.

The Parish Council have written to all members of the DMC to re-confirm their objections. A full copy can be found on the Council’s website.

Officers update in respect of para 4.93 of the report and policy DM3.13 in regards to residential amenity, specifically: overlooking; loss of privacy; overshadowing; and overbearing impacts. It is considered that given the proposed arrangement of B1 to the north of the site (which would be conditioned) and the separation distance of this and dwellings to the north of the site (both existing and as consented) created by the proposed attenuation pond to the north, the proposed development would not result in any significant adverse impact on the amenities of those dwellings. Taking this into account it is therefore considered that a suitable scheme can be designed at reserved matters stage to ensure that residential amenity is not significantly and adversely affected.

Other Applications

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<tr>
<th></th>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
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<tbody>
<tr>
<td>2</td>
<td>2017/0182/F</td>
<td>WYMONDHAM</td>
<td>Morven Homes</td>
<td>Friarscroft Garage 2 Friarscroft Lane Wymondham NR18 0AT</td>
<td>Demolition of commercial building. Erection of 6No 2 storey dwellings</td>
<td>Members voted 10-1 for Approval</td>
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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. Window details to be agreed
6. Provision of parking, service
7. No PD for Classes ABCDE & G
8. Domestic Microgeneration Equipment
9. No PD for fences, walls
10. Landscaping scheme to be submitted
11. Surface Water
12. New Water Efficiency
13. Contaminated land - submit scheme
14. Implement of approved remediation
15. Reporting of unexpected contamination
16. Tree protection
17. Levels
Updates to officer report

Further neighbour objection
- Overlooking from a domestic dwelling
- Loss of commercial use in Conservation Area
- Design not in keeping
- Traffic and Parking concerns

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<tr>
<th>3</th>
<th>Appl. No</th>
<th>: 2017/0413/O</th>
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<tr>
<td></td>
<td>Parish</td>
<td>: KETTERINGHAM</td>
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<td>Applicants Name</td>
<td>: Mr Michael Austin</td>
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<td>Site Address</td>
<td>: Land To The East Of 5 High Street Ketteringham Norfolk</td>
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<td></td>
<td>Proposal</td>
<td>: Development of three self-build bungalows (phased development)</td>
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Decision : Members voted 8-2 (with 1 abstention) for Refusal

Refused

1. The War Memorial at the front of the site is listed, as a designated heritage asset. The open, undeveloped nature of the site provides a quiet rural setting for the Memorial, detached from the developed area of the village. The proposed development would erode this setting to the detriment of the character and function of the Memorial for quiet contemplation. Consequently the proposed development does not accord with Section 12 of the National Planning Policy Framework.

2. The village of Ketteringham is a small village which has developed in a linear form along The Street and Low Road. The site itself forms part of a significant gap in the built up frontage, which contributes to the open nature and rural characteristics of this area. The general grain and pattern of the landscape in the area, comprises widely dispersed individual dwellings and farm buildings of mixed character set in an arable landscape context. The proposed dwellings would erode the open nature/character of the landscape setting of the village and would also be demonstrably harmful to the defining characteristics of this part of South Norfolk. The proposal is therefore contrary to Policy 2 of the Joint Core Strategy and DM4.5 of the South Norfolk Local Plan Development Management Policies Document.

3. Despite the lack of a 5 year housing land supply, the identified harms set out above, outweigh the benefits of development, approval would therefore conflict with Paragraph 8 and 14 of the NPPF.
Updates to officer report

A lobbying letter sent to all Members
1 letter of objection raising the following

- The current documents from the applicant are misleading, in particular to layout as the plan has unit 3 outside the ownership of the applicant and incorrect scaling and detail across the plans.
- I raise this as the layout and scale are one of the most important aspects in regards to this application. Site lines from the road and when standing at the memorial are wholly incorrect and in fact you would be looking into site if standing at the memorial.
- Such errors at this stage of the application do not allow the committee members to make an informed decision as they are very misleading. I ask that due weight is given to my highlighting of these errors at the DMC by way of verbal update.

4  Appliance No :  2017/0770/F
Parish : REDENHALL WITH HARLESTON
Applicant Name : Mr John Calladine
Site Address : 50 Redenhall Road Harleston IP20 9HE
Proposal : Part demolition of existing commercial premises with residential first floor flat. Conversion to three residential dwellings.
Decision : Members voted 10-0 for Approval
Approved with conditions
1 Full Planning permission time limit
2 In accord with submitted drawings
3. Obscure glazing
4 External materials to be agreed
5 Contaminated land - submit scheme
6 Implement of approved remediation
7 Reporting of unexpected contamination
8 No PD for Classes ABCDE & G
9 Provision of parking, service
10 New Water Efficiency
11 Landscaping

5  Appliance No :  2017/0848/F
Parish : MUNDHAM
Applicant Name : Mr & Mrs Phillip Jeans
Site Address : Mundham House Thwaite Road Mundham NR14 6FD
Proposal : Revised House and Landscape proposals in place of consented NPPF Para 55 Dwelling (Reference 2013/1362)
Decision : Members voted 10-0 for Approval (contrary to officer recommendation which was lost 0-10)
Approved with conditions*

*The Committee authorised officers to determine conditions

Reason for Overturning Officer Recommendation
Although the use of stone may not be a defining characteristic of the local area, the exceptional quality of the design and concept itself would justify a departure from normal policy.
**Updates to officer report**
Officer to read out the local member’s comments to committee
Following representation from the applicant’s agent, Members are requested to reach a resolution on the application as presented, with stone facing.
If they resolve to refuse the application as recommended, then, to provide the applicant with a potential alternative decision without a fresh application, it is recommended that the Director is authorised to approve the application subject to receipt of amended plans to show external red brick with stone dressings. Such approval would be subject to appropriate re-consultations not raising objection. The applicant may choose not to submit such amendment, in which case a refusal notice would be issued.

6  Appl. No : 2017/0999/F  
Parish : BUNWELL
Applicants Name : Mr Craig Douglas  
Site Address : Tollgate Barn Tollgate Farm Barns The Turnpike Bunwell Norfolk  
Proposal : Change of use of land to domestic curtilage and erection of shed
Decision : Members voted 10-1 for Refusal  
Refused  
1 Unacceptable harm to the character and appearance of the undeveloped rural character countryside, contrary policy DM2.8

**Updates to officer report**
Delete the request for Enforcement Action, pending a request for an application for the change of use of the land to residential without the proposed building.

7  Appl. No : 2017/1012/RVC  
Parish : SAXLINGHAM NETHERGATE
Applicants Name : Mr Adam Beckett  
Site Address : White Cottage The Street Saxlingham Nethergate Norfolk NR15 1AJ  
Proposal : Variation of Condition 11 (Glazed Window) of Application 2015/1517 - Proposed demolition of cottage and rebuilding to match existing
Decision : Members voted 6-3 (with 1 abstention) for Refusal (contrary to officer recommendation which was lost 4-6)  
Refused  
Members also Resolved to authorise officers to take enforcement action, if necessary, to ensure that the window be obscured.

Reason for Overturning Officer Recommendation
Would result in an acceptable level of overlooking to neighbouring properties.
8  **Appl. No** : 2017/1116/RVC  
**Parish** : WHEATACRE  
Applicants Name : Mr Roger Beaumont  
Site Address : Old Mill House Beccles Road Wheatacre Norfolk NR34 0BS  
Proposal : Variation of Condition 2 of planning permission 2014/1221/RVC - permitted hours of use to allow 8 minibuses to operate 7 days and 24 hours  
**Decision** : Members voted 5-4 for Refusal  
Refused  

1 Detrimental to residential amenity, contrary to Policy DM3.13 of the SNLP and paragraph 123 of the NPPF  

**Updates to officer report**  
Officer: The applicant has confirmed that their use of the term ‘minibuses’ is intended to mean their vehicles with up to 35 seats. In the officer’s opinion, this is larger than the normal use of the term ‘minibus’.  
If Members are minded to approve the application, then the application should be deferred to enable re-consultation so that interested parties are aware of this clarification.  

Two addition letters from the same household  
- May not be able to attend committee due to work commitments  
- Since previous letter the access lane has been covered with loose gravel  
- This has covered and filled pot holes  
- But has increased noise of traffic travelling along the lane  
- Increased the amount of dust that is now generated by vehicles.  
- Business has outgrown site  
- More suitable options are available and should  
- Adversely affect enjoyment of our home  

Additional update – paragraph 4.5 first bullet point should read ‘no movement of buses or repair and maintenance of vehicles except between 06:00 and 23:59 hours Monday to Saturday and not at all on a Sunday or public holiday’.  

**Applications where South Norfolk Council wholly owns the Company (Big Sky Developments)**  

9  **Appl. No** : 2016/1968/A  
**Parish** : LONG STRATTON  
Applicants Name : Mr S Burrell  
Site Address : Maple Park Cygnet Court Long Stratton Norfolk  
Proposal : Part retrospective application for non-illuminated signs. Retention of advertisements for main development boards, entrance direction boards, sales unit and sales information signs, visitor car parking signs, 2 x blue display flags and hoarding boards. Erection of 3x display flags.  
**Decision** : Members voted 9-0 for Approval  
Approved with conditions  
1 - 5 Standard advertisement conditions  
6 In accord with submitted drawings
Appl. No : 2017/0881/RVC
Parish : PORINGLAND

Applicants Name : Mr Stuart Bizley
Site Address : Land North of Shotesham Road Poringland Norfolk
Proposal : Variation of condition 2 following 2016/0043 - Change of finish material to the access road from block paving to asphalt

Decision : Members voted 9-0 to authorise the Director of Growth and Localism to Approve

Approved with conditions

1 Conditions on previous permission
2 In accord with submitted drawing
3 Reporting of unexpected contamination
4 No dig in root protection
5 Implement landscaping scheme
6 Retention trees and hedges
7 New Water Efficiency
8 Slab levels to accord
9 Restrict office use to B1 use
10 Provision of Bat and Bird boxes
11 Ecological management plan
12 Tree protection

Subject to comments from Highways being sought and any issues raised resolved