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
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  
**Appl. No**: 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  
**Appl. No**: 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  
**Appl. No**: 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