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 : 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 9-1 (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 amended plans
3  Surface water drainage to be agreed
4  Ecological mitigation and enhancements to be agreed
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 agreed
10 New water efficiency
11 Renewable energy provision
Subject to resolution of satisfactory highways access arrangements and affordable housing provision and subject to S106 agreement to secure affordable housing

Updates to officer report

Amended plans:
Amended plans including upgrade to public right of way and addressing access for pumping station.

Further consultee comments:
SNC Property Consultant:
Satisfied that the viability information submitted demonstrates that providing more than three dwellings is not viable.

Officer response:
The application therefore complies with JCS Policy 4. As an update to the report, as such the application is not dependent on planning application 2017/0224 to deliver further affordable dwellings to comply with policy as previously reported.

SNC Landscape Architect:
In response to additional information – the potential loss of the trees on Kell’s Way could be argued as contrary to Policy DM4.8, however site allocation GEL1 positively promotes access from this point. Obviously the trees’ loss needs to be considered against the potential benefits of the development. Should the application be approved, there is scope for replacement planting.

Officer response:
Noted. We are continuing to pursue retention of trees where possible but will look to replacement planting if possible
1 letter additional letter of objection:
- Will almost certainly result in a GEL2 development of the remainder of the field
- Have traffic surveys been carried out?
- Electricity substation can’t cope
- Concern over broadband capacity
- Concern over water capacity

Officer response:
There is no planning application for development on the remainder of the field. NCC Highways have commented on the application and raise no objection in regard to the capacity of the local highway network. In regard to the capacity of the electricity substation, the developer would need to apply to UK Power Networks who would advise if additional capacity is required. There is no policy requirement to upgrade broadband infrastructure and therefore could not reasonably refuse the application on these grounds. Anglian Water have raised no concerns about capacity issues.

Other Applications

2   Appl. No  :  2017/0224/F
Parish     :  GELDESTON

Applicants Name :  Saffron Housing Trust
Site Address    :  Garage Site Off Kells Walk Geldeston Norfolk
Proposal       :  Demolition of 3 existing garage buildings. Proposed development comprises 4 new dwellings, associated landscaping and infrastructure works and parking in addition to 6 replacement parking spaces.

Decision :  Members voted 6-2 (with 3 abstentions) 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  Highways conditions
4  External materials to be agreed
5  Slab level to be agreed
6  New Water Efficiency
7  Windows to be obscure glazed
8  Removal of permitted development rights
   Subject to amendments to the replacement parking being provided and subject to satisfactory highways access arrangements
9  Full details of access road required

Updates to officer report

Additional condition:
Condition to be included to require full details of the access road. This allows for the roadway to be built as a private driveway which can be achieved without removing any of the trees at Kell’s Way in the event planning application 2017/0224 did not come forward

Replacement parking issue:
Alternative solutions have been looked at for the replacement parking spaces accessed by the existing track however no feasible alternative has been found. Whilst the proposed arrangement is not ideal, it is not so detrimental as to warrant refusal of the application. The driveway and parking area are already in place and in use, users may have to walk 150 metres around the existing dwellings to the existing development but there is no certainty as to who would use the parking spaces. Therefore on balance it is not considered a sufficient reason to refuse the application.
Further consultee comments:
SNC Landscape Architect:
In response to additional information confirms that a mature sycamore tree will need to be removed to achieve the proposed layout. This is a significant arboricultural implication and its loss needs to be considered against the potential benefits of the development.

Officer response:
Noted. Developing the site to provide four dwellings would be difficult to achieve whilst retaining the tree. On balance, retention of this particular tree is considered to be outweighed by the benefits of providing this affordable housing.

Clarification on report:
The four dwellings proposed are all for shared ownership

1 letter additional letter of objection:
- Will almost certainly result in a GEL2 development of the remainder of the field
- Have traffic surveys been carried out?
- Electricity substation can’t cope
- Concern over broadband capacity
- Concern over water capacity

Officer response:
There is no planning application for development on the remainder of the field. NCC Highways have commented on the application and raise no objection in regard to the capacity of the local highway network. In regard to the capacity of the electricity substation, the developer would need to apply to UK Power Networks who would advise if additional capacity is required. There is no policy requirement to upgrade broadband infrastructure and therefore could not reasonably refuse the application on these grounds. Anglian Water have raised no concerns about capacity issues.

3 Appl. No : 2017/0240/F 
Parish : COSTESSEY

Applicants Name : Homespaces77 Limited
Site Address : 19A Ruskin Road Costessey Norfolk NR5 0LL
Proposal : Erection of new detached two storey dwelling

Decision : Members voted unanimously for Approval

Approved with conditions

1  Full Planning permission time limit
2  Accord with submitted plans
3  External materials to be agreed
4  Slab level to be agreed
5  Proposed Access
6  Obstruction of highway
7  Highway encroachment
8  New Water Efficiency
9  No PD for Classes ABCDE & G
10 Upper floor windows
11 Surface Water
12 Report unexpected contamination
13 Cill height on SE elevation 1.7 above floor

Updates to officer report

Cllr V Bell – asked for her comments to be read out in full to Members: This application can be refused on grounds of design and loss of residential amenity

Additional public comment – referring to agreement relating to the earlier purchase of this site from neighbouring occupiers
NCC Highways:
No objections subject to the same conditions as for 2016/2358

Environmental Protection team:
No objections subject to conditions

**Additional Conditions:**
12 Report unexpected contamination
13 Cill height on SE elevation 1.7 above floor

**Oral Update by Officer**

Neighbours raised concern that they were not able to attend the Development Management Committee meeting due to being advised that the application was not on the agenda. The applicant was asked to allow a deferral, however wished the application to be heard. Officers considered that given that the neighbours' concerns were set out in the agenda, and that the presentation would fully cover the objections raised, that the neighbours would not be prejudiced by not attending the meeting in person. The members agreed that a deferral was not necessary in this instance.

**4 Appl. No** : 2017/0247/F
**Parish** : DISS

Applicants Name : Mrs Ewer - Saffron Housing Trust
Site Address : Sub Division Of Garden At 131 Willbye Avenue Diss Norfolk
Proposal : Erection of 2 x 1 bedroom bungalows

Decision : Members voted 6-2 (with 3 abstentions) for Approval

Approved with conditions

1  Full Planning permission time limit
2  In accord with submitted drawings
3  New Water Efficiency
4  Slab level to be agreed
5  Boundary treatment to be agreed
6  External materials as submitted
7  Retention trees and hedges
8  Reporting of unexpected contamination
9  Provision of parking area
10 No additional windows at first floor
11 PD rights removed

**Updates to officer report**

Following comments from 131 and 132 Saffron confirmed that they are happy to:

- Replace the 1500mm high side/rear boundary fence between 131-132 with a new 1800mm timber panelled fence
- Remove hedge between new footpath and 132 side boundary with a 1200mm timber panelled fence
- Move side gate for 131 Willbye Avenue to front of flank wall
- Provide new low post and rail fence to divide front garden of 131 Willbye Avenue and footpath to new dwellings
Appl. No : 2017/0349/O  
Parish : NEWTON FLOTMAN  

Applicants Name : Mrs P J Litton  
Site Address : Land South Of Jaylyn Ipswich Road Newton Flotman Norfolk  
Proposal : Outline Proposal for Phased Development of 2 Self/Custom Build Dwellings and Garages and Access  

Decision : Members voted unanimously for Approval  

Approved with conditions  

1 Outline – reduced time limit  
2 Outline requiring RM, to be for 1.5 storey dwelling  
3 In accordance with submitted drawings access and layout  
4 Phasing scheme  
5 Provision of parking, service  
6 Surface Water  
7 New Water Efficiency  
8 Slab level to be agreed  
9 Ecology  
10 Contamination during construction  

Updates to officer report  

One additional letter of objection  
- Our client has put forward this site as part of a larger site for 33 dwellings including 11 affordable dwellings and open space to be considered as part of the site specific allocations and are in the process of put seeking pre-application.  
- This scheme would prejudice the delivery of the comprehensive development of the wider site would not make effective use of previously developed land as required paragraphs 17 and 111 of the NPPF, result in inefficient use of land which conflicts with Objective 1 and policy 1 of JCS  
- Site is within the NPA where there is not a 5 year land supply, more important that it makes the maximum benefit to the shortfall.  

Officer response  
- The site is outside the development limit, the fact a larger site has been put forward as part of the call for site has no material weight at this point in time due to the early stage for the process.  

Each application is assessed on its individual merits and the density of development needs to respect the character of the area. The character of this side of the A140 in very rural low density development and it is considers that the proposed development reflects this pattern of development.
6 Appl. No : 2017/0551/RVC
Parish : Poringland

Applicants Name : Wilkinson Builders Ltd
Site Address : Land South Of 40 The Street Poringland Norfolk
Proposal : Variation of condition 1 of planning application 2016/0498 - increase garage size and 2 additional windows

Decision : Members voted unanimously for Approval

Approved with conditions

1 In accord with submitted drawings
2 Agreed external materials
3 Existing access widen and improved
4 Provision of parking, service
5 Emergency turning area to be provided
6 No PD for Classes ABCDE & G
7 Surface Water
8 New Water Efficiency
9 Implement tree protection
10 Implement boundary treatment
11 Reporting of unexpected contamination

Updates to officer report

Parish Council
Approve

• It is noted that the two windows face the footway from the Norfolk Homes development leading to The Street, and that the applicants should be aware that they will be overlooked by users of the footway.

7 Appl. No : 2017/0150/H
Parish : Tharston and Hapton

Applicants Name : Mr Andrew Ralston
Site Address : River Cottage Tharston Bungay Road Tharston NR15 2YL
Proposal : Single storey domestic extension

Decision : Members voted unanimously for Approval

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 External materials as submitted
8  Appl. No : 2017/0187/H  Parish : DICKLEBURGH AND RUSHALL

Applicants Name : Mr B Mounser  
Site Address : Bethel Farm Back Road Rushall Norfolk IP21 4HZ  
Proposal : Demolish and rebuild garage and workshop  
Decision : Members voted unanimously for Approval  
Approved with conditions  
1  Full Planning permission time limit  
2  In accord with submitted drawings  

Updates to officer report
Parish Council: Approve

9  Appl. No : 2017/0324/H  Parish : SWAINSTHORPE

Applicants Name : Mr & Mrs Hudson  
Site Address : Aquarius 2 Church Road Swainsthorpe Norfolk NR14 8PH  
Proposal : Two Storey Side Extension with Loft Room to replace Single Storey Utility and Garage  
Decision : Members voted unanimously for Approval  
Approved with conditions  
1  Full Planning permission time limit  
2  In accord with submitted drawings  

10  Appl. No : 2017/0331/H  Parish : ALPINGTON

Applicants Name : Mr & Mrs Barber  
Site Address : 25 Cherrywood Alpington Norfolk NR14 7NJ  
Proposal : Front extensions and alterations  
Decision : Members voted unanimously for Approval  
Approved with Conditions  
1  Full Planning permission time limit  
2  In accord with submitted drawings