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 | : | 2014/2611 |
|   | Parish    | : | EASTON    |

| Applicants Name | : | Easton Landowners Consortium Joint Venture LLP |
| Site Address | : | Land north and south of Dereham Rd, Easton |
| Proposal | : | The erection of 890 dwellings; the creation of a village heart to feature an extended primary school, a new village hall, a retail store and areas of public open space; the relocation and increased capacity of the allotments; and associated infrastructure including public open space and highway works |

Decision : Members voted unanimously for **APPROVAL**

Approved with conditions

1. Outline time limit
2. Reserved matters to be approved, including location and design of village hall
3. Amended plans
4. Off site highway works – Dereham Road right hand turn
5. Off site highway works – Marlingford Road/Hall Road new spine road
6. Off site highway works – Bawburgh Road new spine road
7. Off site highway works – footway/cycleway
8. Off site highway works – footway/cycleway phase T and road narrowing
9. Off site highway works – footway/cycleway and road narrowing phase Z
10. Off site highway works – footway/cycleway
11. Submit green infrastructure strategy – wider ecological corridors
12. Landscaping scheme to be agreed
13. Noise mitigation – earth bund as required
14. Submission ecological management plan
15. Contamination reports required
16. Reporting of unexpected contamination
17. Fire hydrants
18. Written scheme of investigation for archaeology
19. Surface water strategy
20. Foul water strategy
21. Minerals and waste safeguarding
22. Requirement for design code
23. Water efficiency
24. Renewable energy – submission of details
25. Standard highway specification – details
26. Future management and maintenance of estate roads
27. Construction worker parking
28. Wheel cleaning facilities
Development Management Committee
3 February 2016

Subject to the completion of a S106 agreement to secure affordable housing, open space, land for primary school extension, green infrastructure, ecology mitigation and travel plan, and Community Infrastructure Levy.

Updates

Letter received expressing concern at the ecological impacts of the scheme, with particular concern at the west of Marlingford Rd element which looks the same as previously indicated and suggest that SNC have not asked for the advice of Natural England. Natural England has been consulted, and they have responded accordingly. Furthermore, the Council also gains technical input on matters related to ecology via Norfolk County Council and they have no objection to the scheme as submitted subject to conditions and a S106 being entered into.

Further letters of objection expressing concern in two areas:

Firstly, paragraph 5.2 of the report insofar as the consultation process for the original submission did not include Sport England and therefore to revert to the original recommendation would mean that any decision issued on this basis would be flawed. Given that the scheme has been formally amended into its current state and Sport England has been consulted and their comments referred to and commented on in the present committee report it is considered that the current revised application can be progressed. In the event that the applicant wishes to revert back to the previous application (at this time there is no indication that this will happen) then the Council will re-consult on this basis in any event, including with Sport England, and take into account representations made before deciding how to progress the matter. Therefore in order to clarify the intention of paragraph 5.2, it is the officers intention to reflect upon the results of the re-consultation process at that time, if indeed it was to happen, and discuss with the relevant Ward Member the most appropriate course of action for further consideration of the application.

Secondly, In terms of the agent's response to Sport England's comments, whilst Easton FC has been well looked after in terms of its access to college facilities, there is concern at what facilities are available for the youth of the village and the use of facilities during the day at the college. It must not be forgotten that the college is a commercial venture in respect of making pitches and facilities available. The village has a right to its own sporting facilities, and these should be under the direct control of the village. It is evident that the scheme makes provision for policy compliant levels of open space, including a large village green and land for a new village hall and this can then be used to facilitate whatever facilities are considered to be appropriate, whether this is something to compliment those facilities available at Easton College or create whatever type of playing field or equivalent/alternative the Parish Council wishes to see.

2 Appliance No : 2015/2449/F
Parish : WRENINGHAM

Applicants Name : Mr Julian Wells
Site Address : Land off Church Road Wreningham Norfolk
Proposal : Erection of 10 residential units (Class C3) with associated landscaping, drainage and highway works

Decision : Members voted 9 – 1 for APPROVAL

Approved with conditions

1. Full permission time limit
2. In accordance with submitted details
3. Visibility splays
4. Provision of on-site parking and access
5. Construction traffic management and worker parking
Development Management Committee 3 February 2016

6. Off-site highway works (TROD) footpath  
7. Ecological mitigation  
8. Retention of trees and hedgerows  
9. Planting scheme to be agreed  
10. Landscape management scheme to be agreed  
11. Hedge heights  
12. Tree and hedgerow protection  
13. Contaminated land  
14. Remediation scheme  
15. Unexpected contamination  
16. Air source heat pump specifications  
17. Renewable energy  
18. Water efficiency  
19. Materials  
20. Archaeological written scheme of investigation  
21. Surface water drainage  
22. Foul water strategy  
23. Fire hydrants

Subject to the completion of a S106 to cover affordable housing

3  Appl. No : 2015/2536/F  
Parish : GREAT MOULTON

Applicants Name : Mr T Heather  
Site Address : Land north of High Green Great Moulton Norfolk  
Proposal : Erection of 10 new dwellings and garages

Decision : Members voted unanimously for APPROVAL

Approved with conditions:

1. Full planning permission time limit  
2. In accord with submitted drawings  
3. New access construction over verge  
4. Visibility splay dimension  
5. Provision of parking, service  
6. Landscaping scheme  
7. Contaminated land – submit scheme  
8. Implement of approved remediation  
9. Reporting of unexpected contamination  
10. Details of foul water disposal  
11. Ecology mitigation  
12. Boundary treatment and surface materials  
13. Rainwater harvesting system

Subject to a S106 to secure affordable housing requirement

Update

Section 4.2 is meant to say 1x2 bedroom affordable housing dwelling so total now adds up to 10 dwellings instead of 11.

4  Appl. No : 2015/1485/F  
Parish : WYMONDHAM

Applicants Name : Estate of Joan Alice Burton  
Site Address : Land rear of 14 Norwich Common Wymondham Norfolk
Proposal: Proposed 1 No. New Chalet bungalow

Decision: Members voted unanimously for **REFUSAL**

Refused

1. Contrary to policy
2. Out of character with the established development

5  **Appl. No**: 2015/1487/F  
**Parish**: THURLTON

Applicants Name: Mr M Rushmer  
Site Address: Home Farm Low Road Thurlton Norfolk NR14 6PZ  
Proposal: Retrospective application for 2 No commercial dog kennels

Decision: Members voted unanimously to grant 2 year temporary consent (recommendation amended by members)

Approved with conditions

1. Approval is temporary for a time limit of 2 years  
2. In accordance with submitted drawings  
3. Limit the number of dogs  
4. Flood safety  
5. Disposal of waste  
6. Details of surface water

Members also **RESOLVED** that enforcement action be taken to reduce the number of adult dogs on the site to 8.

**Updates**
Add condition surface water

6  **Appl. No**: 2015/1663/F  
**Parish**: ASLACTON

Applicants Name: Waveney (Holdings) Ltd  
Site Address: Waveney Pumps Newport Drive Station Road Aslacton Norfolk NR15 2DU  
Proposal: Demolition of existing industrial Nissan hut and erection of seven new industrial units

Decision: Members voted 9 – 0 (with 1 abstention) for **APPROVAL**

Approved with conditions

1. Time limit  
2. In accordance with plans  
3. B1 and/or B8 only  
4. External materials as in plans  
5. Parking and turning laid out as in plans  
6. No access to the site from the east  
7. Fixed bollards provided as in plans  
8. Infilling of hedging  
9. Agreement of position and design of southern boundary treatment  
10. Tree protection during construction  
11. Hours of operation restriction
12. No generators, compressors, cooling fans etc to be installed
13. Demolition by hand and if bats found cease work

7  Appl. No : 2015/1921/F
Parish    : CAISTOR ST EDMUND
Applicants Name : Mrs Rebecca Gallagher
Site Address : Land north of Tas House Norwich Road Caistor St Edmund Norfolk
Proposal : Siting of one number log cabin style mobile home, one number log 
cabin style day room, one single bedroom unit and one touring 
caravan for residential use

Decision : Members voted unanimously for REFUSAL
Refused
1. Planning definition of Gypsy/Traveller not met
2. Outside development boundaries
3. Harm the landscape setting

8  Appl. No : 2015/2147/A
Parish    : TOFT MONKS
Applicants Name : Mr Doeke Dobma
Site Address : Junction of Pound Lane with Yarmouth Road (A143) and junction of 
Church Road with Pound Lane Toft Monks Norfolk
Proposal : Two main directional signs on the corner of Yarmouth Road (A143) 
and Pound Lane plus one repeater sign adjacent St Margaret’s 
Church Toft Monks, opposite Church Road

Decision : Members voted unanimously for APPROVAL
Approved with conditions
1-5. Standard advertisement conditions
6. Non-reflective surface
7. Existing signs to be removed

Updates
Applicant has confirmed that the owner of the land the other side of the road near the church is 
not prepared to give permission for a sign on their land.
Trailer sign on A146 has been removed

9  Appl. No : 2015/2276/H
Parish    : TASBURGH
Applicants Name : Mrs V Charles
Site Address : Jasmine Cottage Low Road Tasburgh Norfolk NR15 1AR
Proposal : 2 storey rear extension

Decision : Members voted unanimously for APPROVAL
Approved with conditions
1. Full planning permission time limit
2. In accordance with amendments
Parish Council
Supports the strong objections from the neighbouring property noting the application has been amended to mitigate the impact. Extension could be lowered; however this will end up very close to the ancient well, which could be structurally compromised by the development.

Officer
Site not in the development boundary

10  Appl. No  : 2015/2522/F
Parish  : COSTESSEY

Applicants Name  : Mr Trevor Bunn
Site Address  : Land north of Glenhurst Folgate Lane Costessey Norfolk
Proposal  : Erection of 1 no. single storey dwelling to land north of Glenhurst

Decision  : Members voted unanimously for APPROVAL

Approved with conditions

1. Full Planning permission time limit
2. In accord with submitted drawings
3. Provision of parking, service
4. Tree protection
5. External materials to be agreed
6. Slab level to be agreed
7. Boundary treatment to be agreed
8. Construction access route and restoration
9. New water efficiency
10. PD removal for alterations to roof
11. Fence across north boundary to remain in place during construction

11  Appl. No  : 2015/2655/O
Parish  : WYMONDHAM

Applicants Name  : Mr T Skitmore
Site Address  : Land south east of 9 Spinks Lane Spinks Lane Wymondham Norfolk
Proposal  : Erection of new dwelling and garage

Decision  : Members voted unanimously for REFUSAL

Refused

1. Outside development limits
2. Erosion of strategic gap

12  Appl. No  : 2015/2803/F
Parish  : WICKLEWOOD

Applicants Name  : Mr Kevin Musk
Site Address  : Workshop Crownhorpe Road Crownhorpe Norfolk NR18 9EW
Proposal  : Convert a garage at Crownhorpe Road to commercial offices and build a store for light use. Replace hedges and trees to landscape and make access to office and store
Decision: Members voted 6 – 3 (with 1 abstention) for REFUSAL

Refused

1. Unsustainable location
2. Contrary to policy