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 or applications raising issues of significant precedent

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<th>Appl. No</th>
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<th>Applicants Name</th>
<th>Site Address</th>
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<tr>
<td>1</td>
<td>2016/1566/F</td>
<td>DISS</td>
<td>Miss Sophie Waggett, Persimmon</td>
<td>Land North Of Frenze Hall Lane Diss Norfolk</td>
<td>A residential development comprising 136no. dwelling houses with associated accesses, car parking, refuse and recycling provision and landscaping</td>
<td>Approved with conditions</td>
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1. Standard time limit  
2. In accordance with plans  
3. Highway requirements  
4. Detailed construction management plan  
5. Retention of trees and hedgerows  
6. Landscaping scheme and management plan  
7. Reporting of unexpected contamination  
8. Renewable energy – 10%  
9. Water efficiency  
10. Materials as per materials schedule  
11. Surface water drainage to be agreed  
12. Foul water to mains system  
13. Biodiversity management plan to be agreed  
14. Fire hydrant provision  

Subject to the completion of a S106 to cover provision of affordable housing, open space and play areas, and green infrastructure contributions.

Informative note:  
Developer encouraged to engage with resident opposite vehicular access to site to provide appropriate screening

Updates to officer report  
SNC Landscape Architect - current scheme has largely addressed previous concern:

- the ‘landscape’ belt to the eastern boundary is not 10m wide for its entire length, but the buildings are set back and the proposed combination of private drives and paths create space to this frontage. The presence of the gas main here limits what can be added, but existing hedgerow will be retained and further planting provided. This is acceptable.

- root protection area of oak overlaps proposed lagoon, but final details to be agreed through condition to ensure no adverse impact on tree.

- some loss of hedgerow but new hedgerow planting along Walcot Green lead to net gain in hedgerow length.
Development Management Committee

4 January 2017

- there are now fewer dwellings backing on to landscaping belt to the north of the site. Proposed landscaping strategy acceptable.

- the northern buffer planting is now continuous and there are links along the western buffer to the southern boundary. The improved eastern buffer too provides a connection and in turn links through to the POS.

SNC Housing Enabling & Strategy Manager has confirmed no objection.

SNC Community Services – Environmental Quality Team has nothing further to add to original comments confirming no objections.

Additional comments from objectors including:

- Concern issues still not addressed
- Documents submitted on traffic impact contain errors.
- Impact of construction phase on health of residents, in particular air pollution from heavy diesel powered vehicles.

Officer response: The proposal has been assessed by the Highway Authority in respect of traffic implications and they have confirmed that they have no objections. A construction management plan is to be agreed (condition 17) in order to seek to minimise the impacts associated with the construction of the scheme upon local residents.

Other Applications

2

Appl. No : 2016/0627/F
Parish : WYMONDHAM

Applicants Name : Trustees Of J M Greetham No. 2 Settlement
Site Address : Land West Of School Lane Spooner Row Norfolk
Proposal : Proposed erection of 7 residential dwellings

Decision : This item was **deferred** to a future meeting of the Development Management Committee

Updates to officer report

**DEFERRED** (pedestrian refuge issue not resolved)

Objections received from local residents:

Highway safety

- Proposal does not provide refuge required by policy.
- Alternative trod path not accepted and financial offer not sufficient.
- Cost of maintenance of trod path should not fall to the precept payer.
- Trod path would not have surface suitable for buggies or wheelchairs and would not meet DDA requirements.
- No acceptable pedestrian route from development site to the school.
- 7 extra houses means more young children walking to school increasing highway danger.
- Car park option may reduce car parking on road but does not provide pedestrian refuge as required by policy.
- No plans available for new car park.
- Car park would have to double in size to accommodate existing road parking (31).
- Telegraph pole obstructs plot 2 and plans unclear.

Flood Risk

- Increase flood risk to properties opposite.
- Increased risk of run-off, road flooding already a problem.
- Proposals lack provision for long term maintenance and are not sustainable.

Hedgerow /diversity

- 3 gaps in hedgerow affects sparrow roost. Contrary policy ENV1
- Gaps in hedge will affect bats
- Trod path and car park would involve loss of more vegetation – not assessed.

Local Plan policy 15

- Proposal does not provide pedestrian refuge.
Quota of new dwellings for the village already exceeded.

Other

Development opposite School Lane makes highway danger worse.

Village has no shop or bus service. Flood risk throughout village, school is full, poor broadband and mobile phone reception.

3  Appl. No  : 2016/1824
Parish      : CARLETON RODE

Applicants Name : Mrs Joan Hocking
Site Address    : Church Of All Saints  Church Road Carleton Rode NR16 1RN
Proposal       : Church and community notice board

Decision       : Members voted unanimously for Approval

Approved with conditions

1  In accordance with submitted drawings

4  Appl. No  : 2016/2165/O
Parish      : LODDON

Applicants Name : Mr Reg Holmes
Site Address    : Land At Beccles Road Beccles Road Loddon Norfolk
Proposal       : Outline application for the erection of 4 self-build dwellings with all matters bar access reserved.

Decision       : Members voted 10-0 for Refusal

Refused

1  Contrary to policy DM1.3
2  Insufficient Information – Heritage Impact
3  Not Sustainable development

5  Appl. No  : 2016/2535/F
Parish      : CHEDGRAVE

Applicants Name : Mr & Mrs Frost
Site Address    : Land South Of Norwich Road Chedgrave Norfolk
Proposal       : Erection of 1 no. 4 bedroom self-build dwelling and garage

Decision       : Members voted 8-1 for Refusal

Members also voted 7-3 with 1 abstention to also refuse the application on the grounds that it did not satisfy paragraph 55 of the National Planning Policy Framework (NPPF)

Refused

1  Contrary to policy DM1.3
2  Harm to countryside - not sustainable development
3  Contrary to Paragraph 55 of the NPPF
Updates to officer report
Letter of support received from Richard Bacon MP – circulated to Members
- Self-build enabling local family to remain local and freeing up rental property.
- Impressive local backing including from District Member and Parish Council.
- Would not extend beyond properties on north side of road.
- Local residents do not share concerns about erosion of character of local landscape.
- Concerned at passive nature of Council’s response to meeting the demand for self-build properties.

6  Appl. No : 2016/2607/F  Parish : PULHAM MARKET
Applicants Name : Mr Paul Schwier
Site Address : Hannahs Barn Barnes Road Pulham Market Norfolk
Proposal : Conversion of 2no barns to residential unit and holiday let
Decision : Members voted 10-1 for Deferral
Deferred

Reasons for Deferral
Members required that additional plans be submitted to show the total floor space, including that of the mezzanine floor, for the proposed Barn A.

7  Appl. No : 2016/2635/O  Parish : TACOLNESTON
Applicants Name : Mr J Coston
Site Address : Land West Of Norwich Road Tacolneston Norfolk
Proposal : Outline application for 3 self-build plots with details of upgraded access, all other matters reserved.
Decision : This item was deferred to a future meeting of the Development Management Committee

Updates to officer report
DEFERRED at applicant's request

8  Appl. No : 2016/2713/F  Parish : COSTESSEY
Applicants Name : Mr Lawrence Rowe
Site Address : Land At Costessey Park Parklands Costessey Norfolk
Proposal : 1. Restoration and conversion of Barn and Stable buildings to four houses, including a new infill extension.
           2. Construction of three new houses adjoining the stables and barn.
Decision : Members voted 10-0 for Approval
Approved with Conditions
1 Full Planning permission time limit
2 In accord with submitted drawings
3 Phasing of works to be agreed
4 External materials
5 Reporting of unexpected contamination
6 Contaminated land - submit scheme
7 Implement of approved remediation
8 Provision of parking, service
9 Ecology mitigation
10 Archaeological report
11 New Water Efficiency
12 Windows/external doors
13 Ground surfacing
14 Boundary treatment/planting/screening
15 No PD for Classes ABCDE & G
16 No PD for fences, walls etc
17 No additional windows at first floor
18 No satellite dishes, tanks etc
19 Domestic Microgeneration Equipment

Subject to completion of a Section 106 agreement to prohibit the use of marquees for functions in the adjacent golf club.

Updates to officer report

Revised elevations for conversion of Stable – received

9 Appl. No : 2016/2714/LB
Parish : COSTESSEY

Applicants Name : Mr Lawrence Rowe
Site Address : Land At Costessey Park Parklands Costessey Norfolk
Proposal : 1. Restoration and conversion of Barn and Stable buildings to four houses, including a new infill extension.
2. Construction of three new houses adjoining the stables and barn.

Decision : Members voted 10-0 for Approval

Approved with Conditions

1 Listed Building Time Limit
2 In accord with submitted drawings
3 External materials
4 Archaeological report
5 Windows/external doors
6 External joinery - painted/stained
7 Mortar mix
8 Re-pointing sample panel

Updates to officer report

Revised elevations for conversion of Stable – received
Decision

Members voted unanimously for Approval (contrary to officer recommendation which was lost unanimously)

Approved with Conditions, to be agreed, and subject to the completion of a S106 to impose agricultural occupancy onto existing residence to tie this, and new proposed dwelling, to farm business.

Reasons for overturning officer recommendation

1. Location was not found to be inappropriate to fulfil the functional need
2. Acceptable impact on the rural character
3. Siting not deemed to be inappropriate
4. Harm does not outweigh the benefits of the development

Updates to officer report

Ecology comments:
This is a resubmission of refused planning application ref 2016/1741. From an ecology perspective the details have not changed significantly and comments are as for the previous application.

If you are minded to approve this development, provided no existing trees or shrubs will be lost we recommend the following mitigation of potential impacts on GCN should be undertaken, as follows:

• No piles of loose sand or other granular materials into which amphibians could bury themselves should be left around the site. All such materials should be delivered in bags and kept on pallets or hardstanding until required for use;
• Should any waste be generated from the development, this should be placed straight into skips or rubble sacks, or immediately removed and not left lying around the site;
• No bonfires should be made or lit on site. Amphibians often use piles of timber as a place of refuge;
• All trenches should be left covered at night. They must be checked in the morning before they are filled in.
• The development footprint and any working areas should be maintained in its current condition by regular mowing to ground level at weekly intervals until construction commences.

Letter of support received from Richard Bacon MP and circulated to Members.

• Concerned about potential adverse impact on local employer and possible loss of contract with Hook2Sisters.
• Should give greater weight to importance of fostering economic development and safeguarding local jobs.