Development Management Committee

6 January 2016

Minute No 244

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.

Applications referred back to Committee

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<tr>
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<th>Appl. No</th>
<th>Parish</th>
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<tr>
<td>1</td>
<td>2015/1697</td>
<td>LITTLE MELTON</td>
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Applicants Name: Vello Ltd
Site Address: Land north of Gibbs Close, Little Melton
Proposal: Application seeks full planning permission for the erection of 27 dwellings, access, roads, open space, parking areas and associated works

Decision: Members voted 7-1 (with 3 abstentions) for APPROVAL

Approved with conditions
1. Full Planning permission time limit
2. In accord with submitted drawings
3. Surface water management plan
4. Reporting of unexpected contamination
5. Ecology mitigation measures
6. Standard Estate Road construction conditions
7. Construction Traffic Management
8. Highway Improvements – Offsite works
9. Boundary treatment to be agreed
10. Landscaping scheme to be submitted
11. Ecology management and maintenance
12. Details of foul water disposal
13. Water conservation
14. Renewable energy 10% provision
15. External materials to be agreed

Subject to completion of Section 106 agreement relating to affordable housing and open space management

Updates

Additional Ward Member comments
A number of queries have been received from Cllr Wheatley with regard to the viability report as follows:

- Comment: Site Description inaccurate
  Officer response: the site description contained within the introduction section is incorrect, but officers have not relied on this in the consideration of the resulting findings/figures contained within the report

- Comment: Officers’ report consider application site as brownfield
  Officer response: Bullet point 4 of paragraph 3.2 of the committee report only highlights a statement made by the agent insofar as they are seeking to highlight that providing 20%
affordable housing is not inconsistent with other schemes granted by the District and use two examples in support of this point. No statement is made by officers on the status of the land.

- Comment: Abnormal Costs section of report has untitled amounts
  Officer response: the formatting of this section in the report makes reading difficult. However the figures included within the abnormal costs do add up to the total set out, and these are then used in the economic appraisal calculations for the three options within the Viability report. Furthermore, it is considered that the items included in this section can be fairly included within a viability assessment.

- Comment: Concern over residual land value in Option 2.
  Officer response: Paragraph 8.2 of the viability report is considered to be arrived at following detailed account of development values and development costs as shown on page 14 of the viability report and that the figures and conclusion contained within paragraph 14 are considered to be reasonable.

Comment from Applicant

The agent has requested that the following list of documents be given to members:

- Agent’s letter dated 11 September, DCLG document entitled “Section 106 affordable housing requirements, review and appeal” April 2013, Ministerial statement 09/11/2015 relating to affordable housing.
- Agent’s e-mail dated 15 December and 2 x extracts from the GNDP’s Annual Monitoring Report 2014-2015 dated December 2015
- The agent has requested that the public open space be managed and maintained by a private management company, and in that event it should be the subject of a common practice to deal with the arrangements for public open space as part of the S106 agreement in that it offers flexibility to establish who will be responsible for open space in that provision is made for it to potentially be either SNC, Parish/Town Council or private management company, such an arrangement is in place for the extant permission for 20 dwellings on part of the site (2012/1836). This continues to be an acceptable solution for this proposal and officers would wish for this to continue to be the suggested way to deal with open space here. Officers would wish to confirm that there is no fundamental planning reason why a condition could not be used to secure the POS’s management and maintenance (not provision however) via a condition if this was deemed to be an acceptable alternative to members.

Major applications raising issues of significant precedent

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<th>2</th>
<th>Appl. No</th>
<th>: 2015/1760/D</th>
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<td>Parish</td>
<td>: WYMONDHAM</td>
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Applicants Name : Mr John Dale
Site Address : Land north of the A11 Silfield Road Wymondham Norfolk
Proposal : Proposed development for 90 new dwellings including parking, garages, road infrastructure, drainage and green infrastructure

Decision : Members voted unanimously to authorise the Director of Growth and Localism to APPROVE

Approved with conditions

1. In accordance with submitted drawings

Subject to further satisfactory information being provided in respect of landscaping, highways and design and confirmation from Lead Local Flood Authority that they are satisfied that a detailed scheme can be agreed to adequately deal with surface water.
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Updates

Norfolk County Council Highways
- No objection subject to a few additional minor revisions relating primarily to the setting out of visibility splays and other detailed issues which can be secured by condition

South Norfolk Council Design Officer comments
- Further amended plans have been received to respond to previous comments and there is no objection to the application

The Lead Local Flood Authority
- Has confirmed an objection to the application on the grounds of a lack of information in relation to the drainage strategy for this parcel of development. However in general for the Wymondham South development they have advised that as there is a discharge of condition application to cover the drainage matters, it is for the Local Planning Authority to determine whether this approach is acceptable (i.e. drainage matters being resolved by the discharge of condition). Officers consider that a scheme can be agreed to address surface water through the condition on the outline consent, and this is a sufficient mechanism to secure this matter.

Amended plans
- Have been received (05.01.2016) to address the Landscape Officer’s comments. However given the limited timescales, an assessment by officers of these amended plans will still need to be undertaken so delegated authority to approve subject to satisfactory resolution of the outstanding landscaping matters is still sought.

Other applications

| 3 | Appl. No | : 2015/2172/F |
| 3 | Parish | : BRACON ASH |

Applicants Name : Mr David Adams
Site Address : Team Lotus International Hethel Industrial Estate Potash Lane Hethel Norfolk NR14 8EY
Proposal : New race shop to house Classic Team Lotus

Decision : Members voted unanimously to authorise the Director of Growth and Localism to APPROVE

Approved with conditions
1. Full Planning permission time limit
2. In accord with submitted drawings
3. Access construction and culvert details
4. Visibility splays, approved plan
5. Provision of parking, service
6. Surface water
7. Details of foul water disposal
8. External materials to be agreed
9. External lighting
10. Specific use
11. No power tools outside building
12. Contaminated land – submit scheme
13. Implement approved remediation
14. Reporting of unexpected contamination
15. No generators, air handling plant
16. Ecology mitigation
17. Additional ecology survey
18. Bat boxes on site
19. Tree protection
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20. Landscaping scheme to be submitted

Subject to the expiry of the consultation period and no new material planning issues being raised

Updates

1 letter of support received from Group Lotus
- Classic Team Lotus has an important role in preserving and celebrating the history of the Marque
- Group Lotus is pleased for the expansion in this location; for tours by media visitors and VIPs its location is especially valuable
- The location will enhance this activity

Applications on land owned by South Norfolk Council

4 Appliance No : 2015/2348/CU
Parish : LODDON

Applicants Name : Mrs Michelle Webster
Site Address : Loddon Business Centre 2B High Street Loddon Norfolk NR14 6AH
Proposal : Change of use of unit 9 in Loddon business centre from B1 to D1 – Psychotherapy

Decision : Members voted 9 - 0 for APPROVAL

Approved with conditions
1. Full planning permission time limit
2. In accordance with drawings

5 Appliance No : 2015/2858/RVC
Parish : LONG STRATTON

Applicants Name : South Norfolk Council
Site Address : Cygnet House Swan Lane Long Stratton Norfolk
Proposal : Amended from a pre-commencement to a pre-occupation condition to allow the commencement of the development on site

Decision : Members voted 9 – 0 for APPROVAL

Approved with conditions
1. Time limit
2. Reserved matters
3. Details of roads
4. Standard Estate Road
5. Construction of roads
6. Parking for commercial units
7. Cycle parking
8. Contamination – prior to first occupation
9. External lighting – details required
10. Details of noise sensitive development
11. Foul and sewage details
12. Surface water drainage scheme
13. Code level for water
14. Ecological mitigation
15. Archaeology
16. Finished floor levels
17. Boundary treatments
18. Hard and soft landscaping
19. Tree survey/AIA
20. Landscaping management plan
21. Implementation tree protection measures
22. Provision of fire hydrant
23. Retaining walls – details required
24. Commercial B1 Office only
25. Pedestrian link to St Andrews Close
26. Energy efficiency
27. No hardstanding until surface water strategy approved
28. Materials – details to be submitted
29. Submitted/amended plans
30. Masterplan
31. Affordable housing
32. Demolition in accordance with plans and specific methodology

Updates

Environment Agency comments
- No objection to the variation of condition to enable the condition to be varied to a pre-occupation condition to allow the remedial works to commence

Environmental Service comments
- Support the Environment Agency comments so have no objection to the proposal.
- Officers’ recommendation is therefore varied to that on page 67. Delegated authority to approve is no longer required. The recommendation is therefore one of approval subject to the imposition of conditions

Works to trees

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| 2015/2356/TPO | LONG STRATTON | Mr K Worsley | 11 Greenfield Way Long Stratton Norfolk NR15 2WP | Lime Tree (T3), reduce from 24m to approximately 17m in height. Shape and remove dead wood. (amended on site as agreed with applicant, photograph sent to applicant showing approximate reduction points) | Members voted 9 – 0 for APPROVAL

Approved with conditions
1. Standard time limit
2. In accordance with BS:3998