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 Development and Environment’s final determination.

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

A Advert  G Proposal by Government Department
AD Certificate of Alternative Development  HZ Hazardous Substance
CA Conservation Area  LB Listed Building
CU Change of Use  LE Certificate of Lawful Existing development
D Reserved Matters  LP Certificate of Lawful Proposed
detail following outline consent  development
F Full (details included)  O Outline (details reserved for later)
H Householder – Full application relating to
residential property  SU Proposal by Statutory Undertaker
C Application to be determined by County
Council

Key to abbreviations used in Recommendations

S.P. Structure Plan
S.N.L.P South Norfolk Local Plan
P.D. Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified).

DPHBE Director of Planning, Housing and the Built Environment
1  **Appl. No**: 2011/1492/O  
**Parish**: DISS  
Applicants Name: Lexham Property Management  
Site Address: Former Cartco Transport Depot, Victoria Road, Diss, IP22 4HZ  
Proposal: Residential development  
Decision: Deferred  

2  **Appl. No**: 2011/1544/F  
**Parish**: DICKLEBURGH AND RUSHALL  
Applicants Name: Mr Martin Wilby  
Site Address: Land east of New Lodge Farm, Common Road, Dickleburgh IP21 4PN  
Proposal: Managers Residence with Study/Office  
Decision: Members voted contrary to officer recommendation 7-0 for approval.  
**Reasons for Overturning Officer Recommendation**  
Members considered that the material put forward in respect of the financial viability was sufficient in that the business will make a profit in the first year and forecasts predict the business will continue to grow in a profitable way together with the fact that the use is bringing tourism to the area and is being nationally recognised with future bookings and gives sufficient weight to the granting of planning permission contrary to the time limit specified in national and local plan policies.  

**Updates:** Officer: Para 2.4 delete as relates to an application on neighbouring property (Lodge Cottage). Para 5.1 – update wording - proposal comes forward 9 months after opening of new business, having been given temporary consent in October 2010.  

3  **Appl. No**: 2011/1574/F  
**Parish**: DISS  
Applicants Name: Michaels Mowers  
Site Address: Land at junction of Frenze Brooke and River Waveney, Victoria Road, Diss  
Proposal: Proposed repairs and retail warehouse  
Decision: Deferred  

4  **Appl. No**: 2011/1629/H  
**Parish**: EASTON  
Applicants Name: Mr J Large  
Site Address: 16 Woodview Road, Easton, Norfolk, NR9 5EU  
Proposal: Retrospective application for erection of fencing with reduced height end fence panel and reduced height concrete post. Proposed erection of corner summer house.
Decision : Members voted 9-0 for approval

Approved with conditions

1 In accordance with submitted details and drawings but limited garden curtilage only
3 Hedge Planting

Reasons for Approval

1 The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Polic2 and Policy 6 of the Joint Core Strategy and Policies IMP8 and IMP9 of the South Norfolk Local Plan.

2 The amended scheme proposes the reduction in height of the end fence panel and concrete post to overcome earlier highway concerns. The resultant development would not have an adverse impact on the safe movement of pedestrians and vehicles and would not have an unacceptable impact on the amenities of the neighbouring occupiers.

Updates: Fence panel now replaced so condition 1 no longer required.

5 Appl. No : 2011/1651/F
Parish : GREAT MOULTON

Applicants Name : Mr Stefan Kent-Webb
Site Address : Sub-division of garden at 1 High Green, Great Moulton
Proposal : Proposed Detached Dwelling to the side of no. 1 High Green, Gt. Moulton.

Decision : Deferred

6 Appl. No : 2011/1739/F
Parish : HETHERSETT

Applicants Name : Mr Richard Powell
Site Address : Sub-division of garden at, Cedar Lodge Cedar Road, Hethersett
Proposal : Proposed 3 bedroom bungalow

Decision : Members voted 9-0 for approval

Approved with conditions

1 Planning Permission Time Limit
2 In accordance with submitted drawings
3 External materials to be agreed
4 Archaeological work to be agreed
5 Contaminated land during construction
6 Provision of Parking and Servicing Areas
7 Water Efficiency
8 Retain open car port with 2 parking spaces
9 Tree Protection
Reasons for Approval

1. The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 2 and 3 of the Joint Core Strategy and Policies HOU4, IMP8, IMP9 and ENV19 of the South Norfolk Local Plan as the proposal has been designed to take account of the character of the site while safeguarding existing trees, the amenities of neighbours and highway safety.

Updates: Amended plan received.

Extra Conditions:
1. Officer 8 - Retain open carport with 2 parking spaces
9 – Tree Protection
2. Landscape officer – No objections

Parish: LODDON

Applicants Name: Dr Jane Mawer  
Site Address: Lynton House, 5 Church Plain, Loddon NR14 6LX  
Proposal: Installation of solar panels on rear roof elevation

Decision: Members voted 6-2 for refusal

Refused

Unacceptable harm to the character and appearance of the listed building, contrary to policy IMP13

Reason for Refusal

1. The proposal is contrary to the provisions of the adopted South Norfolk Local Plan including policy IMP 13 and UTL 13 due to the unacceptable impact on the character and appearance of the Listed Building.

Updates: NCC: Historic Buildings Officer: In agreement with SNC officer and consider installation of PV panels would be detrimental to heritage asset

Parish: PULHAM ST MARY

Applicants Name: Mr A Tomson  
Site Address: Oakleigh Grange Farm, North Green, Pulham St Mary, IP21 4XY  
Proposal: Part first floor and new one and half storey extension to dwelling.

Decision: Members voted 9-0 for refusal

Refused

1. Inappropriate design of extension
2. Contrary to joint Core Strategy Policy 2 and SNLP, Policy HOU14
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| 9 | 2011/1852/LB | PULHAM ST MARY | Mr A Tomson | Oakleigh Grange Farm, North Green, Pulham St Mary, IP21 4XY | Part first floor and new one and half storey extension to dwelling. | Members voted 9-0 for refusal | 1 Inappropriate design of extension  
2 Contrary to Joint Core Strategy Policy 1 and SNLP Policy IMP13 |
| 10 | 2011/1869/F | COSTESSEY | Mr J Atashkadeh | Land & outbuilding at 56 Grove Avenue, Costessey, NR5 0HW | Change of use of annexe into 4 bedroom bungalow | Members voted 9-0 for approval | 1 Planning Permission Time Limit  
2 In accordance with submitted drawings  
3 No additional windows at first floor level  
4 Contaminated land - scheme to be submitted  
5 Provision of Parking and Servicing Areas - Where shown on plan |

**Reasons for Approval**

1 The proposal is acceptable in respect of the aims of the South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policies HOU4 – Residential development within the defined development limits, IMP8 – Safe and free flow of traffic, IMP9 – Residential amenity of the South Norfolk Local Plan as the building is within the development boundary for Costessey and has been designed to ensure that the existing residential amenity of the neighbouring residents are not adversely affected by overlooking, overshadowing or the setting of the scheme.

2 Displacement of the authorised commercial use of the single dwelling is considered to represent an improvement and be more compatible with the residential character of the area.

3 The development is considered to accord with Policy IMP8 as there will be no adverse impact on highway safety and it will not prejudice the free flow of traffic on the highway network.

**Updates:** Additional Neighbour objections: Proximity to boundary, potential disturbance and overlooking
First Wednesday Planning Committee  4 January 2012

11  Appl. No  :  2011/1895/O
Parish  :  CRINGLEFORD

Applicants Name  :  Mr & Mrs N Attwood
Site Address  :  Sub-division of garden of, 5 Colney Drive, Cringleford, NR4 7RH
Proposal  :  Proposed single dwelling including garage, drive and parking on western side of existing gardens

Decision  :  Members voted 9-0 for approval

1  Outline Permission Time Limit
2  Approval of reserved matters
3  In accordance with submitted drawings
4  Water efficiency
5  Details of surface water drainage
6  Details of foul water drainage

12  Appl. No  :  2011/1904/F
Parish  :  WYMONDHAM

Applicants Name  :  Mr & Mrs Nick Anderson
Site Address  :  Unit 4, Morley Hall Farm Barns London Road, Suton, Norfolk, NR18 9SN
Proposal  :  Workshop conversion to fourth dwelling

Decision  :  Members voted for 9 – 0 for refusal

Refused
1  Contrary to SNLP policies HOU10, and ENV 8
2  Tantamount to a new dwelling because workshop use not implemented and extensions to facilitate use as dwelling do not accord with above policies.

Updates:  Town Council comment – “Approved”
NCC Highways – Recommend parking and turning condition on any approval.