FIRST WEDNESDAY
PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday 4 January 2012 at 1.30 pm.

Committee Members Present: Councillors W Kemp (Chairman), D Blake, V Bell, L Dale, M Gray, L Hornby, C Kemp, N Legg, B Spratt

Apologies: Councillor L Neal, J Wilby

Substitutes: Councillor F Ellis (for L Neal)

Officers in Attendance: The Solicitor to the Council, the Development Control Services Manager, the Area Planning Officer (CT), the Area Planning Officer (HM) Housing Strategy Manager (KM)

(the press and 6 members of the public were in attendance)

83. DEFERED ITEMS

It was noted that the following Planning Applications had been deferred: Items 1, 3 and 5.

84  DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Councillor</th>
<th>Declaration</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011/1492/O Item 2</td>
<td>Dickleburgh and Rushall</td>
<td>M Wilby</td>
<td>Prejudicial interest (left the room once he had presented his case)</td>
</tr>
<tr>
<td>2011/1739/F Item 6</td>
<td>Hethersett</td>
<td>V Bell</td>
<td>Personal interest – Knows the applicant</td>
</tr>
<tr>
<td>2011/1895/O Item 11</td>
<td>Cringleford</td>
<td>All</td>
<td>Personal interest – an objector is a family member of a fellow councillor</td>
</tr>
</tbody>
</table>
85 MINUTES

The minutes of the Special Meeting of the First Wednesday Planning Committee held on 2 December 2011 were confirmed as a correct record and signed by the Chairman. The minutes of the First Wednesday Planning Committee held on 7 December 2011 were confirmed as a correct record and signed by the Chairman.

86 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Development and Environment. The officers presented applications listed in the report and representatives from Parish/Town Councils and members of the public addressed the Committee on the following:

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Speaker(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011/1544/F (Item 2)</td>
<td>Dickleburgh and Rushall</td>
<td>Cllr M Wilby, Applicant Mr K Day, Agent</td>
</tr>
<tr>
<td>2011/1851/H &amp; 1852/LB (Item 8 &amp; 9)</td>
<td>Pulham St Mary</td>
<td>Mr N Woods, Agent</td>
</tr>
<tr>
<td>2011/1895/O (Item 11)</td>
<td>Cringleford</td>
<td>Mr Peverick, Objector Mr G Burns, Agent</td>
</tr>
</tbody>
</table>

The Committee made the decisions indicated in the Appendix to these minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Development and Environment.

87 PLANNING APPEALS

Members noted the Planning Appeals Report.

88 EXCLUSION OF THE PUBLIC

RESOLVED to exclude the public for the following item by virtue of Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

89 VARIATION OF S106 AGREEMENT – PROPERTY IN PORINGLAND

It was asked that the Committee give consideration to the item as a one off and agree a policy in order to deal with any future requests of the same nature.

It was reported by the Solicitor to the Council as unlikely to be the only request to deal with such a problem. Under previous affordable housing guidance banks and building societies had previously supported this type of tenure, they had now withdrawn their support and currently there appeared to be no mortgage product available to support these tenants.
RESOLVED to agree the recommendations as contained in the report.

Plus the following:

1. That the Cabinet be requested to vire proceeds from the sale into the affordable housing budget.
2. That the Local Government Association and local MPs be lobbied.
3. That the Cabinet Member for Strategic Housing be asked to write to the Minister for Housing, the Local Government Association, local MPs, Mortgage Lenders, the Department for Communities and Local Government and the Home Builders Federation to request that they seek a change in policy by banks and mortgage lenders in order to retain affordable housing for discounted market sale tenure.

It was agreed that a copy of the letter be sent to all Members of the Committee.

(The meeting closed at 3.40 pm)

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Chairman
RESOLVED to agree the recommendations in the report that:

1. The Planning Committee agrees to the owner of 40 Trafalgar Square, Poringland buying the unsold equity in the property.
2. The Council discharges the S106 Agreement with regard to the property.

With the additional conditions as listed in the public copy of the minutes.
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 (Detail following outline consent)       LP Certificate of Lawful Proposed 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.
First Wednesday Planning Committee

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 car port with 2 parking spaces
   9 – Tree Protection
2. Landscape officer – No objections

Appl. No : 2011/1834/LB
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

Appl. No : 2011/185/H
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
9  **Appl. No** : 2011/1852/LB  
**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 1 and SNLP Policy IMP13

10  **Appl. No** : 2011/1869/F  
**Parish** : COSTESSEY  
Applicants Name : Mr J Atashkadeh  
Site Address : Land & outbuilding at 56 Grove Avenue, Costessey, NR5 0HW  
Proposal : Change of use of annexe into 4 bedroom bungalow  
Decision : Members voted 9-0 for approval  
Approved with conditions  
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
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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
Approved with conditions
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.