PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Development and Environment

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.

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 development
(Detail following outline consent)
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).
Applications Referred to Inspection Panel

1. **Appl. No**: 2011/1567/F  
   **Parish**: BURSTON

   **Applicants Name**: Ms Carol Taylor  
   **Site Address**: Greenfields, Bridge Road, Burston, IP22 5TH  
   **Proposal**: Installation of one small scale wind generator (14.97m to hub, 5.5m diameter blades)

   **Decision**: Members voted by 9-0 for **APPROVAL**  
   Approved with conditions
   1. Full Planning Permission Time Limit
   2. In accordance with the amended plans and documents

   **Reasons for approval**

   1. The installation of one turbine in this location while being visible within the wider context of the landscape and from neighbouring properties which include listed buildings is not considered resulting in an unacceptable visual impact within the locality or impact to such a degree on the visual amenities of the neighbouring properties to justify refusal.

   2. The reduction of the scheme to one turbine will reduce the potential for noise disturbance to the neighbouring properties, and given the distance to the nearest neighbouring property is now considered to fall within acceptable levels of noise. The scheme as amended is now considered to accord with national policy PPS22 and policies IMP9, IMP10 and UTL13 of the South Norfolk Local Plan 2003.

   **Updates**

   **Members Inspection Panel Site Visit**

   The meeting was attended by: Cllrs W Kemp (Chairman), P Allen, M Dewsbury, F Ellis, C Gould, C Kemp. Planning Officer (West), the applicants and the Local Member were also present.

   All attendees viewed the site where an anemometer mast had been placed on the site of the proposed turbine. The top joint of the telescopic mast represented the hub height of the turbine, with the overall height set to demonstrate the full extent when the blade is in a vertical position to enable an assessment of the visual impact the proposed turbine will have from the neighbouring properties and the wider landscape context.

   Members then viewed the mast from the footpath to the north of the site looking back towards the gable of the listed building (Grove Cottage) and from the boundary of the adjacent paddock of Kite House.

   The visit then moved to the Public Footpath to the south of the site. The site was viewed from the footpath and the site could be seen through a gap in the hedge, and then from a point where the footpath turned east to join Gissing Road before turning back onto Bridge Road. The mast was also viewed from the roadside boundary of Grove Cottage to the north of Bridge Road. The final point of this section of the Site Panel Visit was from a neighbouring property also a listed building Grove Farm set to the west of the site. From this point it was established that the mast was mainly screened by an existing tree/hedge line, unless viewed from the adjacent vegetable garden which is set to the east of the main farmhouse.
The second part of the visit was to visit a working turbine of the same model and height installed by Windcrop at Walks Farm Tivetshall St Margaret. From this site Members were able to assess the level of noise generated from the turbine. Weather conditions were fine and bright with a light breeze.

The site visit concluded at 11.10am

**Local Residents**

1 letter of objection from neighbour.

Following erection of mock mast, objection is retained on the grounds that the mast will result in additional decline to the visual aspect of the area.

Information received from the British Horse Society today refers to a policy adopted in December 1995 which recommends a minimum distance between the base of any turbine and the nearest equestrian route of 200m. This is based on Historic Legislation dating back to the Turnpike Act of 1822 which specifically prohibited the erection of a windmill within 200 yards of a turnpike road and the Highways Act 1835 specified a minimum distance of 50 yards between the base of a windmill and any part of a carriageway or cartway so that the same may not be dangerous to passengers, horses or cattle.

**Applications Referred Back to Committee**

2. **Appl. No**: 2011/1787/F  
   **Parish**: BARNHAM BROOM

   **Applicants Name**: Dandis  
   **Site Address**: Dandis, Ashtree Works Mill Road, Barnham Broom, NR9 4DE  
   **Proposal**: Retention of enclosed loading bay cover to existing industrial unit

   **Decision**: Members voted by 10-0 to uphold the decision for **APPROVAL**

   Approved with conditions as set out in minutes of the Third Wednesday Planning Committee held on 21 December 2011

**Updates**

**Parish Council** – Email received from Clerk – application should be refused. Disagree with continued development as within residential area. Concerned at possible damage to tree and building not complying with plans

**Environmental Services** – No comments

**Landscape Officer** – The tree was not in the best of conditions prior to the development and while concerns would have been raised regarding strip foundations due to proximity of tree and it not being solely on the applicants land. Considers that the tree is not worthy of a TPO but has merit as a local garden feature

Letter from 6 & 7 – circulated to members

Additional letter from No 7. refer to previous application, letters and reports which refer to choice of materials, potential impacts on tree and associated impact on outlook of neighbours contrary to views of Parish Council and local residents.
Major Applications or Applications Raising Issues of Significant Precedent

3. Appl. No : 2011/1492/O  
   Parish : DISS  
   Applicants Name : Lexham Property Management  
   Site Address : Former CartcoTransport Depot, Victoria Road, Diss, IP22 4HZ  
   Proposal : Residential development  
   Decision : Deferred

Other Applications

4. Appl. No : 2011/1706/F  
   Parish : PORINGLAND  
   Applicants Name : Old Mill & Millgates Medical Practice  
   Site Address : Land to rear of 14, 16, 18, 20 & 22 Stoke Road with access between 12 and 14, Stoke Road, NR14 7JL.  
   Proposal : Proposed two storey health centre  
   Decision : Members voted by 10-0 to authorise the Director of Development and Environment to APPROVE with conditions or refuse in default

   Approved with Conditions
   
1. Full - Planning Permission Time Limit  
2. In accordance with submitted amendments  
3. External materials to be agreed  
4. Slab level to be agreed  
5. Tree protection  
6. Landscaping scheme to be submitted (Full applications)  
7. No generators/air handling plan without consent  
8. Contaminated land during construction  
9. Surface water drainage to accord with submitted details  
10. Full details of external lighting- no additional without consent  
11. Standard Estate Road Conditions  
12. Tactile pavement footway crossing to be provided  
13. Provision of Visibility Splays - Dimensioned on Approved Plan  
14. Provision of Parking and Servicing Areas - Where shown on plan  
15. No PD for fences, walls etc  
16. Details of barrier to be agreed

Subject to tree protection measures for Oak tree being agreed by Landscape Officer. Note tree constraints plan needs to match with red line of application and road alignment.

Reasons for approval

1 Subject to the agreement of the Landscape Officer with respect to the oak tree, the proposal is acceptable in respect of the aims of the South Norfolk Local Plan 2003 and the Joint Core Strategy for Broadland, Norwich and South Norfolk adopted 2011, in particular is considered to be in accordance with policies IMP8 Safe and free flow of traffic, IMP9 - Residential amenity of that plan and Policy 2: Promoting good design and Policy 7: Supporting communities of the Joint Core Strategy for Broadland, Norwich and South Norfolk
2 Subject to the agreement of the Landscape Officer with respect to the oak tree, the proposed development is considered to accord with the above policies as it positively supports the provision of appropriate and accessible health facilities and services being provided through new primary health facilities; it is not detrimental to highway safety; it is a good quality design, providing a distinctive and interesting addition to the village, whilst not harming the character of the area; and it would not adversely affect the residential amenities of nearby residential properties to an unacceptable degree.

Updates

Applicant – submitted additional information (17/1) for the landscape officer in respect of the Oak Tree (17/01/2012)

Officer: Landscape officer will need to re-visit on site, recommendation still to authorise approval subject to landscape details be satisfactory.

5. Appl. No : 2011/1860/F
Parish : TACOLNESTON
Applicants Name : The Realty Business
Site Address : Land rear of 23 & 25 Norwich Road, off New Road, Tacolneston, NR16 1DD
Proposal : Erection of 2 houses and garages and ancillary works
Decision : DEFERRED

6. Appl. No : 2011/1911/F
Parish : WYMONDHAM
Applicants Name : Mr John Nickalls
Site Address : Land adj Oak Farm Bungalow, Sawyers Lane, Suton, NR18 9SH
Proposal : Proposed new dwelling to existing garden/yard area - re-submission
Decision : Members voted 8-1 (with one abstention) for REFUSAL

Refused
Insufficient justification for dwelling in a countryside location
Contrary to Policy ENV8 and Planning Policy Statement 7
7. **Appl. No**: 2011/1922/H  
**Parish**: BROOME  
Applicants Name: Mr Christopher Jeffries  
Site Address: 70 Yarmouth Road, Broome, Norfolk, NR35 2PE  
Proposal: Proposed demolition of garage, construction of side and front extensions with integral garage, front porch with internal alterations.  
Decision: Members voted 9-0 for **REFUSAL**  
Refused  
1. Inappropriate design and adverse impact upon visual amenity of area, Contrary to Joint Core Strategy policy 2  
2. Adverse affect upon character of the building, contrary to SNLP policy HOU19

8. **Appl. No**: 2011/1923/F  
**Parish**: CRINGLEFORD  
Applicants Name: Hurn Chemists  
Site Address: Cringleford Surgery, Cantley Lane, Cringleford, Norfolk, NR4 6TA  
Proposal: Extensions to the front of the Cringleford Surgery including internal alterations to create new pharmacy and associated external works.  
Decision: Members voted 10-0 for **APPROVAL**  
Approved with conditions  
1. Planning Permission Time Limit  
2. In accordance with submitted drawings  
3. Matching Materials  
4. Limited Hours of Use. 8:00 to 18:30 Monday to Saturday.  
5. Use restricted to pharmacy

**Reasons for approval**

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 of the Joint Core Strategy and Policies IMP8, IMP9 of the South Norfolk Local Plan.
9. **Appl. No**: 2011/1924/F  
**Parish**: WYMONDHAM

Applicants Name: T W Gaze LLP  
Site Address: 31 Market Street, Wymondham, NR18 0AJ  
Proposal: Change of Use from A1 Retail to A2 Professional Services

Decision: Members voted 10-0 for **APPROVAL**

Approved with conditions

1. Planning Permission Time Limit  
2. In accordance with submitted drawings  
3. Window details to be agreed

**Reasons for approval**

In the opinion of the local planning authority 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 1 and 2 of the Joint Core Strategy and Policies IMP17 and SHO5 of the South Norfolk Local Plan as the proposal will enhance the character of the Conservation Area and the use will not have a significant adverse affect on the vitality or viability of the town centre.

10. **Appl. No**: 2011/1929/F  
**Parish**: ROYDON

Applicants Name: Mr Will Gaze  
Site Address: Grove Farm, High Road, Roydon, Norfolk, IP22 5RF  
Proposal: Installation of a single small scale wind turbine (14.97m to hub, 5.5m diameter blades)

Decision: Members voted by 10-0 to authorise the Director of Development and Environment to **APPROVE** with conditions or refuse in default

Approved with conditions

1. Barn Conversion - time limit  
2. In accordance with submitted drawings

Subject to the receipt of additional satisfactory evidence that any protected species will not be affected and consultation with English Heritage with respect to setting of Grade 1 church, and raising no adverse views

**Reasons for approval**

1. The proposal is acceptable in respect of the aims of the Joint Core Strategy, South Norfolk Local Plan 2003 and Planning Policy Statement 22: Renewable energy in particular is considered to be in accordance with Policy 3 Energy and Water of the Joint Core Strategy and Policy ULT13 – Renewable energy, IMP9 – Residential amenity, IMP10 – Noise and IMP15 Setting of listed buildings of the South Norfolk Local Plan.

2. The proposed development will provide an important source of renewable energy without causing significant harm to the local landscape, the setting of the listed building, the amenity of local residents in terms of noise disturbance and protected species subject to receipt of satisfactory evidence that any protected species will not be affected.
Updates
Applicant: forwarded additional Ecology information
Ecologist: still need further information
District Member: To committee, given strength of local opposition and the sensitivity of wind turbines in general
Officer: authorise to approve, subject to Ecology issues being resolved, refuse in default and consultation with English Heritage with respect to setting of Grade 1 church

Parish : LANGLEY

Applicants Name : Mr R Rockley
Site Address : 10 Langley Street, Langley, Norfolk, NR14 6DE
Proposal : Erection of conservatory

Decision : Members voted 9-0 for APPROVAL
Approved with conditions

1 Planning Permission Time Limit
2 In accordance with submitted drawings

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 of the Joint Core Strategy and policies HOU 14, and IMP 9 of the South Norfolk Local Plan.

2 The proposal is acceptable as the dwelling enjoys a lawful residential use and is currently occupied. The size of the proposed extension is subordinate to the existing dwelling while respecting the landscape setting of the existing house and its grounds, and will not have any undue impact, by loss of light, on the neighbouring property

Updates
Applicant – submitted additional plans re levels and block plan
Neighbour – submitted photographs
Officer – responded to neighbours question raised at committee that report at paragraph 4.2 was incorrect and confirmed that Bed and Breakfast accommodation was not extended to side of dwelling but a separate building in garden.