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 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).
DPHBE  Director of Planning, Housing and the Built Environment
Major applications or applications raising issues of significant precedent

1  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 : Members voted 8-2 for Approval

    Approved with conditions

    1  Outline permission time limit
    2  All matters reserved
    3  Detailed plans of roads and footways to be submitted prior to commencement of development
    4  Roads, footways and cycle ways to binder course before any dwelling is occupied
    5  Off-site highway works
    6  Landscaping
    7  Development to be carried out in accordance with the approved Flood Risk Assessment
    8  No built development to be located within flood zones 2 & 3
    9  Contaminated land – assessment to be undertaken
    10 Details of foul and surface water drainage to be submitted and agreed
    11 Masterplan / Design Code to be submitted and agreed prior to approval of any reserved matters. Development shall be within the range of 15 - 25 dph.

    Subject to a S106 Legal Agreement requiring contributions towards the provision of off-site older children’s open space, improved education and library facilities, and the provision of a minimum of 33% affordable housing in perpetuity.

Reasons for Approval

1  The residential development of the site within the development boundary, and, outside of Flood Zones 2 & 3 (as amended), is acceptable in principle and accords with policy HOU4 of the South Norfolk Local Plan, and Policy 13 of the Joint Core Strategy, and national Planning Policy Statement PPS25 (Development & Flooding).

2  The proposed development of the hard-surfaced area outside the development boundary would not cause any additional harm to the character and appearance of this river valley area, and in my view would not be contrary to local plan policy ENV3. This element of the proposal can therefore be allowed as a slight departure from normal planning policy.

Updates:
    Officer – Para 4.4 of report – Resolution to approve original outline permission was in March 2010, decision not issued until Aug 2011
Other applications

2  Appl. No : 2011/1518/F  
   Parish : GREAT MOULTON  

   Applicants Name : Mr Roger Burrows  
   Site Address : Land at Little Orchard, Woodrow Lane, Great Moulton, NR15 2DR  
   Proposal : Development of land at Great Moulton to provide 3 new 3 bedroom chalet dwellings with a double garage to each property and a double garage to the existing property Little Orchard.  

   Decision : Application withdrawn, prior to committee

3  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 : Members voted 9-0 to authorise the Development Control Services Manager to Approve  

   Approve with conditions  

   1 Planning Permission Time Limit  
   2 In accordance with amended drawings  
   3 No PD for Classes ABCDE & G  
   4 External materials to be agreed  
   5 Foul drainage to main sewer  
   6 New Access - Construction over verge  
   7 Access Gates  
   8 Provision of Visibility Splays  
   9 Provision of parking area  
   10 Surface water in accordance with submitted details  

   Subject to plans being corrected, to measure to scale

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 15 (Service Villages) of the Joint Core Strategy and Policy HOU7 (Development within defined boundaries of small villages) of the South Norfolk Local Plan as the proposed development would be in keeping with the form and character of the village and its settings.

Updates:
Officer – additional condition – surface water in accordance with submitted details,  
Recommendation – Authorise to Approve, subject to clarification on plans measuring to scale
4  Appl. No : 2011/1668/RVC  
Parish : PORINGLAND  
Applicants Name : D & W Properties Ltd  
Site Address : Gable Farm, Carr Lane, Poringland  
Proposal : Variation of Conditions 2 & 4 on planning permission 2011/0942/RVC - amended plans and revised access details omitting planting to frontage and substitute fence to wall and retain lean-to store extension to workshop.

Decision : Members voted 9-1 for Approval  
Approved with conditions

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 as the wall is considered to be of an acceptable design which relates well to the approved development and would not have an unacceptable impact on the character of Carr Lane when taking into account the routing of the proposed spine road.

Updates:  
Officer – add note to planning permission to advise hedge to be removed as on highway verge

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 : Members voted 9-0 for Approval  
Approved with conditions

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 Policies 2 and 3 of the Joint Core Strategy and Policies HOU7, IMP2, IMP8 and IMP9 of the South Norfolk Local Plan.
The siting and design of the proposed dwellings is appropriate for the size of the plot, is considered to be in keeping with the character of the street scene, and to have minimal impact on the neighbouring properties. The position of the access is acceptable in terms of highway safety, and there is adequate space on the site to provide parking and turning for both properties, and the existing dwelling of No 23 Norwich Road. The scheme as submitted therefore accords with the principles of the above policies.

**Updates:**

**Environmental Services**
The Environmental Protection Team has no objection to the proposed air source heat pumps (ASHP). Even with the worst case noise propagation assumptions, they are unlikely to cause a nuisance, or even detriment to the amenities of the nearest neighbours.

Additional comment received stating that main sewer not available, where will foul sewage drain to?

**CNC** – Reviewed results of percolation tests and confirm that method of testing was correct and in accordance with guidelines and results acceptable which include use of rainwater harvesting tanks for each plot.

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**Appl. No :** 2011/1882/F  
**Parish :** BROOME

Applicants Name : Mr T Linehan  
Site Address : Land adj. 184 Yarmouth Road, Broome

Proposal : Erection of two bedroom bungalow

Decision : Members voted 9-0 for Approval

Approved with conditions

1. Full - Planning Permission Time Limit  
2. In accordance with submitted amendments  
3. External materials to be agreed  
4. Slab level and finished floor levels as per amended plan  
5. No PD for Classes ABCDE & G  
6. Boundary treatment to be agreed  
7. Provision of Parking and Servicing Areas  
8. Foul drainage to main sewer  
9. Details of Surface Water  
10. Water efficiency measures – code level 4

**Reasons for Approval**

1. The proposed single storey dwelling having taken into account the previous appeal decision is considered to accord with national policy PPS25, polices 2, 3, 15 and 20 of the JCS and polices HOU6, IMP8 and IMP9 of the SNLP.

2. The proposal is considered to accord with the above policies as the site is located within the development boundary for Broome and has been sited within the plot in Flood Zone 1. The scale of the dwelling now proposed will not detract from the character of the village and its setting, and as such will not harm the area’s character of appearance. The proposal will not harm the amenities of the adjacent residential proposal by loss of privacy. The proposed access, parking and turning arrangements are satisfactory and will not endanger highway safety.
Appl. No : 2011/1905/F
Parish : HEMPNALL

Applicants Name : Mr S Orrick
Site Address : The Hollies, Brick Kiln Lane, Morningthorpe, Norfolk, NR15 2LG
Proposal : Erection of new two storey ten bedroom extension wing with common room and conservatory accommodation

Decision : Members voted 10-0 for Approval

Approved with conditions

1 Full - Planning Permission Time Limit
2 In accordance with submitted amendments
3 External materials to be agreed
4 Specific details to be agreed
5 Slab level for extension
6 Full details of external lighting
7 Contaminated land during construction
8 Details of foul water disposal
9 Surface Water
10 Provision of visibility splays
11 Detailed scheme for off-site highway works to be submitted
12 Off-site highway works to be carried out
13 Specification and schedule of works for repairs to wall including doorway
14 Making good to match existing
15 Details of junctions, supporting structure and foundations/footings

Reasons for Approval

1 Subject to satisfactory amended plans 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 - Promoting good design of the Joint Core Strategy and Policy EMP6 - alterations and extensions to existing business premises and IMP13 - Alterations to listed buildings of the South Norfolk Local Plan.

2 Subject to satisfactory amended plans, the development is considered to accord with the above policy EMP6 as the design and intended use would be in keeping with existing uses on the site, the existing landscaping of the site will not be affected of the proposal and County Highways are satisfied that all necessary parking, servicing, access and circulation for the existing and proposed uses.

3 The development is considered to accord with Policy 1 of the Joint Core Strategy and Policy IMP13 as it has been designed to ensure that it would preserve the special architectural and historic interest of the building.
Updates:

Officer:
Change recom to approve as the additional/amended plans received by the highway officer and he supports and requests the following conditions:
- Provision of visibility splays
- Detailed scheme for off-site highway works to be submitted
- Off-site highway works to be carried out

Conservation Officer has confirmed his support and requested additional conditions:
- Specification and schedule of works for repairs to wall
- Making good to match existing
- Details of junctions, supporting structure and foundations/footings

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8  Appl. No    : 2011/1906/LB
Parish       : HEMPNALL
Applicants Name : Mr S Orrick
Site Address  : The Hollies, Brick Kiln Lane, Morningthorpe, Norfolk, NR15 2LG
Proposal     : Erection of new two storey ten bedroom extension wing with common room and conservatory accommodation

Decision     : Members voted 10-0 for Approval

Approved with conditions

1  Listed Building Time Limit
2  In accordance with submitted amendments
3  External materials to be agreed
4  Specific details to be agreed
5  Specification and schedule of works for repairs to wall, including door
6  Making good to match existing
7  Details of junctions, supporting structure and foundations/footings

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 1 - Addressing climate change and protecting environmental assets of the Joint Core Strategy and policies IMP13 - Alterations to listed buildings of the South Norfolk Local Plan.

2  The development is considered to accord with Policy 1 of the Joint Core Strategy and Policy IMP13 as it has been designed to ensure that it would preserve the special architectural or historic interest of the building

Updates:

Officer:
Change recom to approve as the additional/amended plans received by the highway officer and he supports and requests the following conditions:
- Provision of visibility splays
- Detailed scheme for off-site highway works to be submitted
- Off-site highway works to be carried out

Conservation Officer has confirmed his support and requested additional conditions:
- Specification and schedule of works for repairs to wall
- Making good to match existing
- Details of junctions, supporting structure and foundations/footings
Appl. No : 2011/1931/F
Parish : SWAINSTHORPE
Applicants Name : Mr and Mrs Black
Site Address : Sub-division of garden at 6 Church Close, Swainsthorpe, NR14 8PN
Proposal : Erection of two storey dwelling with detached garage
Decision : Members voted 10-0 for Approval

Approved with conditions
1 Planning Permission Time Limit
2 In accordance with submitted drawings
3 In accordance with submitted slab level
4 Archaeological work to be agreed
5 Water Efficiency
6 Existing Access - Widened or Improved
7 Provision of Parking and Servicing Areas

Reasons for Approval

The proposal is acceptable in respect of the aims of the Joint Core Strategy and the South Norfolk Local Plan 2003 and in particular is considered to be in accordance with policies 2, 3 and 16 of the Joint Core Strategy and Policies IMP8 and IMP9 of the South Norfolk Local Plan as the proposal will be within the built up area of Swardeston and would not adversely affect the character of the area, the amenity of neighbouring properties or highway safety.

Updates:
Correction
Paragraph 5.1 parish should read as Swainsthorpe not Swardeston

Appl. No : 2011/1934/F
Parish : WYMONDHAM
Applicants Name : Saffron Housing Trust
Site Address : Land adj. 26 Northfield Gardens, Wymondham NR18 0DG
Proposal : Extension of time limit to implement planning permission 2009/0073/F - Single storey two bedroom bungalow
Decision : Members voted 10-0 for Approval

Approved with conditions
1 Planning Permission Time Limit
2 In accordance with submitted drawings
3 External materials to be agreed
4 Boundary treatment to be agreed
5 Provision of Parking and turning Areas
6 Water Efficiency
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 Policies 2 & 3 of the Joint Core Strategy and Policies HOU4, IMP8 and IMP9 of the South Norfolk Local Plan.

2 The scheme has been designed to respect the privacy of the existing neighbouring single storey dwellings. The layout of the proposed dwelling will maximise the benefits of the south facing aspect in terms of achieving natural light, while providing amenity space to the rear of the property. Although there are two storey dwellings to the rear of the site, the distance from these properties to the proposed dwelling is not unacceptable in an urban area and does not result in an unacceptable loss of privacy to the proposed dwelling. The scheme therefore accords with the principles of the above policies.

Appl. No : 2011/2070/F
Parish : BARFORD
Applicants Name : Mr E Hughes
Site Address : Caravans at Mud Walls Farm, Watton Road, Barford, Norfolk, NR9 4AR
Proposal : Retrospective application for retention of 4 occupied standing residential caravans
Decision : Members voted 9-0 (with one abstention) for Refusal

Refused

Insufficient justification for a dwellings in countryside location. Contrary to Policies ENV8, HOU9 of SNLP and advice in PPS7 (Enforcement Action for the cessation of occupation and removal of the unauthorised caravans and all associated buildings from the site authorised (see minute number 95). Members voted 8-2 that the Compliance Period be determined by officers following Human Rights assessment)

Updates:
Parish Council
- Complex application and not have the relevant knowledge of planning policies therefore could not make a recommendation for either approval or rejection; however, felt that the following information may be relevant for consideration.
- Parish been concerned about people walking along the B1108 from Mudwalls to Barford Primary School. This application could increase pedestrian access to this busy main road without suitable footpath.
- The Council consider that the valley is an environmentally sensitive area, and that any detrimental visual impact on the environment is a concern. However it was a matter of debate as to whether the caravans were visible and caused a negative impact.
- Concerns were that this might set a president for future growth of the site, but us was noted that the caravans had been there for a long time with no objections.
- The Council also noted that there is a need for affordable housing within the village, and this site helps address this need.

Environmental Services
- No objections
5 additional letters of support

- Provides valuable accommodation for local people who cannot afford private rented dwellings.
- No Affordable housing options in Barford – discussions often take place, but this matter has not as yet moved forward.
- If permission is not granted what do South Norfolk suggest is done to provide affordable housing and support for people to move from shelters like Leeway.
- Allows pupils to remain at Barford School providing some stability in their housing near their family and friends
- If permission is nor granted pupils would not able to live anywhere near the school as there is no affordable housing near the village. Moreover other families would not in the future have anywhere to rent locally should they have difficulties.
- No visual impact on surrounding landscape or Tiffey Valley

1 letter raising additional comments

All the surrounding land at Barford is manages as part of a Higher Level Conservation Scheme in partnership with Natural England and consequently it’s hard to see anything other than caravans creating a negative impact.

2 years ago land adjacent to potential of compulsory purchase on land adjacent to Mudwalls for an electricity substation this was successfully lobbied against. One of the main arguments being the environmental value of the surrounding countryside. Therefore how can we now approve a static caravan site in the same area.

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| Appliance No | 2011/2079/H |
| Parish       | PORINGLAND  |

Applicants Name : Mr Stewart Langridge
Site Address : 8 St Andrews Close, Poringland, Norfolk, NR14 7TB
Proposal : Two storey and single storey rear extension and re-siting of existing conservatory

Decision : Members voted 10-0 for Approval

Approved with conditions

1 Full Planning Permission Time Limit
2 In accordance with submitted amendments
3 Matching Materials
4 Surface water disposal to water butts and surface water sewer

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 policies HOU19 (Extensions to existing dwellings) and IMP9 (Residential amenity) of that Plan as the extension has been designed to ensure that the parking and access to the dwelling will be maintained, and that neither the character and appearance of the dwelling nor the amenities of nearby residents will be adversely affected to a material degree.