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.

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

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).
Other Applications

1. **Appl. No**: 2011/1090/F  
   **Parish**: PULHAM ST MARY

   **Applicants Name**: Mr Graham Scott  
   **Site Address**: Land to rear of Kings Head Inn, The Street, Pulham St Mary  
   **Proposal**: Proposed erection of 6 detached dwellings with garages and private driveway

   **Decision**: Members voted by 10-0 for **REFUSAL**

   Refused

   1. Contrary to PPS5, Policy HE.11 and English Heritage Guidance on Enabling development, including inadequate marketing exercise
   2. Insufficient level of information submitted relating to enabling development
   3. Outside development limits, contrary to policy ENV8
   4. Overdevelopment and cramped form of development, adverse impact on heritage asset and conservation area, contrary to policy 2 of the JCS and policies IMP15 and IMP18 of the SNLP
   5. Unacceptable design and layout – detailing, massing, access and form, contrary to policy 2 of the JCS and policies IMP15 and IMP18 of the SNLP
   6. Loss of residential amenity, contrary to policy IMP9 of the SNLP
   7. Inadequate visibility splay, contrary to policy IMP8 of the SNLP
   8. Access drive not adequate to serve development, contrary to policy IMP8 of the SNLP
   9. Insufficient details - Arboricultural Impact Assessment, contrary to policy 2 of JCS + policy IMP2 of SNLP

**Updates**

**Officer** read out comments from local member – Cllr Tilcock, comments also circulated to members
### 2. Appl. No : 2011/1471/CU
Parish : WYMONDHAM

Applicants Name : Compass Metal Recycling - Mr J Reynolds
Site Address : Unit 5, Bridge Industrial Estate, Silfield Road, Wymondham, NR18 9AU
Proposal : Retain use of site for importation of scrap metal, sorting, reclaiming, cutting and batching

Decision : Members voted by 9-0 for **APPROVAL**

Approved with conditions

1. Temporary planning permission – 1 year
2. Scheme of working to be agreed to include details of plant, machinery and equipment to be used
3. No materials other than inert waste
4. No machinery to be operated, no processes carried out and no deliveries / despatches outside hours of 7:30 to 17:00 Mon to Fri, 7:30 to 13:00 Saturday
5. Site bunding to be retained
6. Control of reversing bleepers
7. Measures to minimise dust nuisance
8. No materials to be stacked or deposited to exceed 5m in height
9. Details of hard surfacing
10. Storage drums and containers to be in bunded area
11. Oil storage tanks to be in bunded area
12. Vehicles carrying loose materials to be sheeted
13. Weighbridge to be used in connection with approved use
14. No external lighting without permission
15. Provision of parking and turning facilities

#### 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 5 of the Joint Core Strategy and Policies EMP2, EMP6, IMP8, IMP9, IMP10 of the South Norfolk Local Plan and Policies WAS18 and WAS 23 of the Norfolk Waste Local Plan as the use is within the Development Boundary for Wymondham and the use will not result in a significant loss of amenity for nearby residents or be detrimental to highway safety.

#### Updates

- E mail from agent
  - Concern about proposed temporary permission as permanent permission needed to maintain business and licensing arrangements
  - Noise survey prepared and findings acceptable to EH. If there are noise complaints EH can serve abatement notice
  - Traffic movements – unclear which vehicles relate to which site so how can this be monitored

Note: The Solicitor to the Council advised that the issue of whether it was appropriate to seek a planning obligation concerning maintenance of access way could be considered in the event of an application to renew on a permanent basis. He referred to an earlier case in the vicinity where members had refused planning permission unless planning obligation entered into that an access way be maintained or use cease, refusal upheld at appeal and permission subsequently issued by SNC with such planning obligation entered into. Issue had been empty lorries causing noise vibration over potholed access way.
3. **Appl. No**: 2011/1596/CU  
**Parish**: ARMINGHALL

Applicants Name: Wilki Engineering - Mr William Willcock  
Site Address: Land to rear of Willow Barn, Arminghall Lane, Arminghall  
Proposal: Change of use of 3 acres of agricultural land to caravan storage facility including bunding and landscaping, new trackways within site and new access onto Arminghall Lane, includes diverting a public right of way.

**Decision**: Members voted by 10-0 for **REFUSAL**

Refused

1. Unjustified business outside development limit  
2. Adverse impact on landscape  
3. Detrimental to highway safety  
4. Noise and disturbance loss of residential amenity  
5. Insufficient information archaeology  
6. Insufficient information ecology  
7. Insufficient information tree protection

**Updates**

**Officer** – Para 3.9 amended proposal third bullet point should read un-neighbourly not neighbourly and  
Para 4.4 line 12 should read un-neighbourly not neighbourly  
**Public Right of Way Officer** – Reiterate previous comments important to ensure at least 2 metre width is retained for the footpath. Important that hedge growth is taken into consideration.  
**Additional letter from a neighbour who has already written in**
- Proposed screening is insufficient to mask the proposed development in the landscape  
- Inappropriate in this setting and detract from sense of place and character  
- Fundamental issues on impact on local highway network, environment and ecology

4. **Appl. No**: 2011/2061/F  
**Parish**: DICKLEBURGH

Applicants Name: Miss Samantha Falquero  
Site Address: Land near Hall Lane, Common Road, Dickleburgh, Norfolk  
Proposal: Change of use of land for the keeping of horses, erection of stables and tack room and construction of hard standing/access drive. Retention of post and rail fence, entrance gate and access.

**Decision**: **DEFERRED**

Reason for decision: For officer to negotiate with Applicant in respect of the size and surfacing of hardstanding

**Updates**

**Additional letter from local resident**:  
Wish a condition to be applied to limit the vehicles that can be parked on site over night to two vehicles and trailer as set out in the application details.
### 5. **Appl. No**: 2011/2110/RVC  
**Parish**: DISS  

**Applicants Name**: Traditional English Properties Ltd  
**Site Address**: Heywood Sports and Racquet Club, 30 Walcot Road, Diss, IP22 4DB  
**Proposal**: Variation of Conditions 2 & 7 of permission 2010/0926/F - revised internal layout and use for proposed extension as bowling alley/cafe/cinema studio  

**Decision**: Members voted by 10-0 for **APPROVAL**  
Approved with conditions

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<tbody>
<tr>
<td>1</td>
<td>Full - Planning Permission Time Limit</td>
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<tr>
<td>2</td>
<td>In accordance with submitted amendments</td>
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<td>3</td>
<td>External materials to be agreed</td>
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<td>4</td>
<td>Windows to be obscure glazing</td>
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<td>5</td>
<td>Retention of trees and hedges</td>
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<tr>
<td>6</td>
<td>Full details of external lighting</td>
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<tr>
<td>7</td>
<td>Landscaping scheme</td>
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<td>8</td>
<td>Specific use</td>
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<td>9</td>
<td>Limited hours of use</td>
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<td>10</td>
<td>Provision of visibility splays</td>
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<td>11</td>
<td>Provision of parking and servicing areas</td>
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<tr>
<td>12</td>
<td>No generators/air handling plant without consent</td>
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<td>13</td>
<td>Maximum of 50 seats for cinema area</td>
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**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 policy IMP8 Safe and free flow of traffic, IMP9 Residential amenity and LEI 2 Village halls and small scale leisure facilities of that Plan.

2. The proposed development is considered to accord with the above policies IMP8, IMP9 and LEI2 as the proposal is for an extension to an existing leisure facility; there is sufficient parking facilities to serve the existing and the proposed extension, so would not give rise to a situation detrimental to highway safety and the proposed use would not give rise to a situation detrimental to the amenities of the nearby residential properties to a material degree.

**Updates**

**Officer**

- Para 4.5 line 10 should read: 'area to park could not be conditioned'.
- Confirmation has been received of an agreement between the School and the club re parking.
6.  

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<td><strong>Appl. No</strong></td>
<td>:</td>
<td>2011/2115/F</td>
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<tr>
<td><strong>Parish</strong></td>
<td>:</td>
<td>WYMONDHAM</td>
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<tr>
<td>Applicants Name</td>
<td>:</td>
<td>Mr &amp; Mrs Robert Hawkins</td>
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<tr>
<td>Site Address</td>
<td>:</td>
<td>Land At London Road Wymondham Norfolk NR18</td>
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<tr>
<td>Proposal</td>
<td>:</td>
<td>New dwelling</td>
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<td>Decision</td>
<td>:</td>
<td>Members voted 9-0 for <strong>APPROVAL</strong> (against officer recommendation)</td>
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Approved with conditions

1. Full planning permission time limit
2. In accordance with submitted drawings
3. Builders store use to cease
4. External materials to be agreed
5. Demolish existing buildings on site
6. Details of earthworks
7. Slab levels to be agreed
8. No additional windows at first floor level
10. Boundary treatment to be agreed
11. Landscaping scheme to be submitted
12. Full details of external lighting
13. Implementation of remediation scheme
14. Reporting unexpected contamination
15. Foundation details
16. Water efficiency
17. Surface water
18. No infiltration of surface water
19. Provision of parking
20. Implement mitigation plan
21. Ecology enhancement

Reasons for overturning officer recommendation

In the opinion of the local planning authority the redevelopment of the previously developed land, currently used as a builders store, with a sustainable property which incorporates ecological and landscape enhancements is acceptable and does not result in significant harm to the character of the area, the amenity of neighbouring uses or highway safety and is not a significant departure from the aims of the Joint Core Strategy and the South Norfolk Local Plan.

Updates

**Landscape – no objection subject to conditions**

**Agent** – key justification relates to ecological enhancement plan
- reptile hibernaculum and water vole buffer zone will be provided
- enhancement plan does not include pond

with regard to drainage issues
- The application includes SUDS approach maintaining natural drainage, but which will be reduced further by recycling roof rainwater. Recycled rainwater will be used within the dwelling and the system will provide rainwater attenuation.
- Confirm soakaways will not be used
- The change of use to just one residential property on site, removing the existing stored material, buildings/containers etc. reduces the surface water drainage issues and risk of any potential ground water / surface water pollution. Once the proposed ecology improvements and new landscape are established they will themselves absorb rainwater and further improve the water drainage strategy on site. Request that drainage is determined by condition.
- Clarify that raft foundations are proposed and that rain harvesting system will be used.

**Addresses concerns raised by EA and their suggested conditions would therefore be appropriate if members minded to approve – Therefore delete reason 2.**

**District Member** – determine by committee
- brownfield site and scale of building different to refused scheme
- site is next to wildlife site and outside development boundary

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7. **Appl. No** : 2012/0010/F  
**Parish** : BUNWELL  

Applicants Name : Mrs Brenda Cullum  
Site Address : Sub-division of the garden of The Laburnums, The Turnpike, Bunwell, NR16 1SR  
Proposal : Sub-division of garden, erection of two bed bungalow and widening of driveway access  

Decision : Members voted 9-0 for **DEFERRAL**

**Updates**

**NCC** – maintain previous reasons for refusal  
**Env Services** – site within flood zone  
- details of foul drainage incorrect, further details needed  

Comment re surface water drainage
8.  

Appl. No : 2012/0018/CU  
Parish : COSTESSEY  

Applicants Name : J Shewring Ltd  
Site Address : Roundwell Works, Dereham Road, Costessey, NR5 0SQ  
Proposal : Continue use for storage of vehicles and equipment in conjunction with business of gardening and landscaping as previously permitted by permission 2009/1273/CU  

Decision : Members voted 7-0 (with one abstention) for APPROVAL  

Approved with conditions  

1. Retention trees and hedges  
2. No waste disposal on site including burning  
3. Hours restriction – no use outside the hours of 7am to 6pm Monday to Saturday  
4. Not to be used as depot or for service / maintenance of vehicles  
5. No sorting of waste materials  
6. Site surfacing to be agreed  

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 5 of the Joint Core Strategy and EMP6, IMP8, IMP9 and IMP10 of the South Norfolk Local Plan as the proposal is located within an established commercial area and subject to the proposed conditions will not have a significant adverse affect on the amenities of neighbouring uses or highway safety.  

Updates  

NCC – no objection subject to previous conditions