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

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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 : 2011/1916/F
Parish : LONG STRATTON

Applicants Name : Saffron Housing Trust
Site Address : Land north of Fairfield Close, Long Stratton, Norfolk
Proposal : Erection of 11 affordable housing units - (4 x 1 bedroom flats, 2 x 2 bedroom flats, 2 x 2 bedroom houses and 3 x 3 bedroom houses) and associated works

Decision : Members voted 9-1 for Approval

Approved with conditions

1  3 year time limit for implementation
2  Materials
3  Tree retention and protection
4  Landscaping (including trees and enhanced boundary to the north)
5  Restricted construction delivery hours 9am – 2:30pm
6  Contamination during construction
7  Details of roads, footways and drainage prior to commencement
8  Development in accordance with approved highway details
9  Roads and footways to binder course prior to occupation
10 On site parking for construction workers to be agreed prior to commencement
11 Construction Traffic Management Plan (CTMP) and access route to be agreed prior to commencement
12 All construction traffic to comply with approved CTMP
13 Details of wheel cleaning facilities to be approved prior to commencement
14 Construction in accordance with approved wheel cleaning facilities

Subject to a S106 Legal Agreement confirming the type, tenure and mix of affordable housing, including its affordability in perpetuity, and a financial contribution towards the proposed Long Stratton bypass (unless a financial appraisal concludes that this contribution would render the scheme unviable).

Reasons for Approval

The proposal represents a well designed and sustainable development that meets a local housing need. The design, layout and scale of the buildings are appropriate for their context, and will not have a detrimental impact on the setting of the listed building to the north of the site, nor the character and appearance of the area in general. Furthermore, the scheme is acceptable in terms of highway impact and will not adversely impact the amenities of neighbouring residents. The scheme therefore accords with Policy 2 of the Joint Core Strategy - March 2011, and saved policies IMP8, IMP9 and IMP15 of the South Norfolk Local Plan 2003.
Updates:
1 additional letter of objection received, repeating concerns in respect of overlooking. Has requested that members of the committee visit the site.

Anglian Water – No objection received – have confirmed that capacity exists at the SWT and in the foul sewerage network. They have requested a suitable condition to be attached to any permission requiring details of surface water disposal to be submitted and agreed.

NCC Highways – No objections received to amended plans

Comments of Committee Requested on Application within Adjoining Authority

2 Appl. No : BA/2012/0005/FUL
Parish : DITCHINGHAM

Applicants Name : Mr Andrew McMurtie (P J Livesey Country Homes (Eastern) Ltd)
Site Address : The Maltings, Pirnhow Street, Ditchingham, NR35 2RU
Proposal : 92 houses and 13 residential apartments with 216 car parking spaces. All buildings and ancillary structures on the North side of Alma Beck to be demolished with the original silk mill building to be retained and converted

Decision : Members voted 9-0 to support the application subject to the inclusion of an affordable housing ‘claw back’ provision in any S106 legal agreement, should the future financial viability of the scheme permit. Members requested that any residual financial contribution be made available to Ditchingham Parish Council, to be spent within the local community.

Application on Land Owned by South Norfolk Council

3 Appl. No : 2012/0070/CU
Parish : ASHWELLTHORPE

Applicants Name : Mr David Naunton
Site Address : Land to rear of 94 The Street, Ashwellthorpe, Norfolk, NR16 1AA
Proposal : Change of use from amenity land to vehicular access

Decision : Members voted 7-0 for Approval

Approved with conditions
1 Full - Planning Permission Time Limit
2 In accordance with submitted drawings
3 New Access - Construction over verge

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 LEI8, IMP8 and IMP9 of the South Norfolk Local Plan.
Other Applications

4  Appl. No  : 2011/1636/H
     Parish  : SHOTESHAM

Applicants Name  : Mr A Harmer
Site Address     : 2 Upgate Cottages, Brooke Road, Shotesham
Proposal        : Single storey pitched roof extension to the rear

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 No additional windows
5 Roof light to be obscure glazed
6 Retention trees and hedges to minimum height 2m

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 Policy HOU14 of the South Norfolk Local Plan.

2 The development is considered to accord with the above policies as the dwelling has a lawful permanent residential use and the extension has been designed to be subordinate to the dwelling and to respect its landscape setting.

5  Appl. No  : 2011/1736/F
     Parish  : WYMONDHAM

Applicants Name  : Admiral Taverns
Site Address     : Green Dragon Public House, 6 Church Street, Wymondham
Proposal        : Alterations to first floor to create function room, alterations to ground floor kitchen store, construction of timber framed garden shelters and retrospective permission for timber decking to rear of garden.

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 No loudspeaker etc. outside building
5 Use of fire escape for staff and emergencies only
First Wednesday Planning Committee 7 March 2012

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 1, 2 and 5 of the Joint Core Strategy and Policies IMP9, IMP10, IMP13 and IMP18 of the South Norfolk Local Plan.

2 The development is considered to accord with Policy 1 of the Joint Core Strategy and Policy IMP13 of the South Norfolk Local Plan as it has been designed to ensure that it would preserve the special architectural or historic interest of the building and not considered to result in significant detrimental impacts on the adjacent neighbouring properties.

6 Appl. No : 2011/1737/LB
Parish : WYMONDHAM
Applicants Name : Admiral Taverns
Site Address : Green Dragon Public House, 6 Church Street, Wymondham
Proposal : Alterations to first floor to create function room, alterations to ground floor kitchen store, construction of timber framed garden shelters and retrospective permission for timber decking to rear of garden.

Decision : Members voted 10-0 for Approval

Approved with conditions

1 Listed Building Time Limit
2 In accordance with submitted amendments

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 1, 2 and 5 of the Joint Core Strategy and Policies IMP9, IMP10, IMP13 and IMP18 of the South Norfolk Local Plan.

2 The development is considered to accord with Policy 1 of the Joint Core Strategy and Policy IMP13 of the South Norfolk Local Plan as it has been designed to ensure that it would preserve the special architectural or historic interest of the building and not considered to result in significant detrimental impacts on the adjacent neighbouring properties.
7  **Appl. No**: 2011/1971/A  
**Parish**: COSTESSEY

**Applicants Name**: Norfolk Showground Ltd  
**Site Address**: Norfolk Showground, Long Lane, Bawburgh, Norfolk, NR9 3LX  
**Proposal**: Erection of 6 advertising flags and 2 aluminium signs

**Decision**: Members voted 8-0 for **Approval**  
Approved with conditions  
1. In accordance with submitted details and drawings  
2. Signs to be of non-reflective material  
3. Signs not to be illuminated

**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 saved Policies IMP8, IMP19 and IMP23 of the South Norfolk Local Plan. The signs would mark the entrance to this important leisure site and would result in a reduction in the number of temporary signs currently displayed around the perimeter of the site. The signs are considered to be commensurate in scale and appearance to the activities that occur on the site. Neither the flags nor the aluminium signs would result in undue distraction to road users and as such the proposals accord with the principles of those policies set out above.

8  **Appl. No**: 2011/2044/O  
**Parish**: EASTON

**Applicants Name**: Building Services (Easton) Ltd  
**Site Address**: Building Services (Easton), Bawburgh Road, Easton  
**Proposal**: Erection of 4 dwelling houses on former builders yard

**Decision**: Members voted 10-0 for **Approval**  
Approved with conditions  
1. Outline Permission Time Limit  
2. Submission of reserved matters  
3. In accordance with submitted drawings  
4. Slab level to be agreed.  
5. Boundary treatment to be agreed  
6. Provision of Visibility Splays - Dimensioned in Condition  
7. Provision of Parking and Servicing Areas - Where shown on plan  
8. Tree protection  
9. Water Efficiency  
10. Contaminated land – scheme to be submitted  
11. Implementation of remediation scheme  
12. Contaminated land during construction  
13. PD rights removed – first floor windows
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 4 of the Joint Core Strategy and Policies EMP7, HOU4, IMP8 and IMP9 of the South Norfolk Local Plan as the development is within an existing settlement and the scale, form and character of the development has been shown to be in keeping with the locality without having a significant adverse effect on the amenities of neighbouring properties or highway safety.

Updates:
1 letter of objection
- levels on site higher than Eddington Way
- proposal will dominate neighbours
- should be single storey

9 Appl. No : 2011/2046/F
Parish : BURSTON
Applicants Name : Mr & Mrs Gerrard
Site Address : Ivy Cottage, Mill Green, Burston
Proposal : Demolition of existing residential structure. Construction of new residential structure and detached double garage and access onto Mill Road. New application to previous approval 2011/0071/F.

Decision : Members voted 10-0 for Approval

Approved with conditions
1 Planning Permission Time Limit
2 In accordance with submitted drawings
3 Water Efficiency
4 New Access - Construction over verge
5 Access Gates - Configuration
6 Provision of Parking and Turning Areas
7 Solar panels to be agreed

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 HOU11, IMP8 and IMP9 of the South Norfolk Local Plan.

2 The design, scale and the position within the plot of the replacement dwelling provides a modern dwelling while not increasing the number of properties on the plot. The design respects the privacy and amenities of the adjacent neighbouring properties, and does not have an adverse impact on the street scene. At present there is no off street parking provided with the existing cottage, adequate space is available on the plot to provide garaging, off street parking and turning which will improve road safety of the immediate for other residents in the immediate vicinity. The scheme as proposed accords with the principles of the above policies.
First Wednesday Planning Committee 7 March 2012

10 **Appl. No** : 2012/0030/H
**Parish** : HETHERSETT

Applicants Name : Mr Stuart Harvey
Site Address : 1 Grove Road, Hethersett, Norfolk, NR9 3JP
Proposal : Retrospective application for retention of double garage, not built in accordance with approved plans 2011/0780/H

Decision : Members voted 8-0 for **Approval**

**Reasons for Approval**

1 The development is considered to accord with Policy HOU19 - Extension to existing dwelling of the South Norfolk Local Plan as the garage 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.

2 The garage has been designed and positioned to ensure that the existing residential amenity of the neighbouring residents is not adversely affected by overshadowing or the setting of the scheme and therefore is considered to accord with Policy IMP9 - Residential amenity of the South Norfolk Local Plan

**Updates:**
**Neighbour:** Further letter from neighbour offering conditional support

11 **Appl. No** : 2012/0066/F
**Parish** : DISS

Applicants Name : Danny Ward Builders
Site Address : Land to rear of 54 Denmark Street, Diss
Proposal : Erection of 2 new bungalows and garages, demolition of existing single storey extension to No 54 (revised application)

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

Approved with conditions

1 Full - Planning Permission Time Limit
2 In accordance with submitted drawings
3 External materials to be agreed
4 Slab levels to be agreed
5 No additional windows at first floor level
6 No PD for fences, walls etc
7 No alterations permitted to lose garages for the purpose of parking vehicles
8 Boundary treatment to be agreed and to include fencing to northern boundary
9 Implementation of landscaping scheme
10 Retention trees and hedges
11 Reporting of unexpected contamination
12 New Access - Construction over verge
13 Access Gates - Configuration
14 Provision of Parking and Servicing Areas - Where shown on plan
15 Upgrade and alterations to existing access
16 Water Efficiency to be level 4
17 Surface Water drainage to be agreed
Reasons for Approval

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, IMP13 Alteration of listed buildings, IMP15-Setting of listed buildings and HOU4-Residential development within the defined development limits of Norwich policy area settlements, and at selected locations along strategic routes of that Plan and Policy 2 - Promoting good design and Policy 13 - Main Towns of the Joint Core Strategy for Broadland, Norwich and South Norfolk.

The development accords with the above policies IMP8, IMP9, IMP13, IMP15, HOU4, Policy 2 and Policy13 as it is within the development boundary for the Town of Diss; the design is in keeping with the character of the surrounding area; it is acceptable in highway terms; the amenities of nearby residential amenities will not be affected to a material degree, and the proposal will not adversely affect the setting of the character and appearance of the principle listed buildings.

Updates:
Officer: Additional plan from agent

12
Appl. No : 2012/0067/LB
Parish : DISS
Applicants Name : Danny Ward Builders
Site Address : Land to rear of 54 Denmark Street. Diss
Proposal : Demolition of existing single storey extension to No 54.

Decision : Members voted 10-0 for Approval

Approved with conditions

1 Listed Building Time Limit
2 In accordance with submitted drawings
3 Gable repair and making good to be agreed

Reasons for Approval

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 IMP13 (Alterations to Listed Buildings) of that Plan.

The development is considered to accord with the above policy IMP13 as the proposal has been designed to ensure that it would preserve the special architectural and historic interest of the principle listed buildings and the removal of the extension will improve the appearance of the listed building.

Updates:
Officer: Additional plan from agent
13  
Appl. No : 2012/0090/F  
Parish : COSTESSEY  
Applicants Name : Mr R & Mrs B Thomson  
Site Address : West End Cue Club, 20 West End, Costessey, Norfolk, NR8 5AG  
Proposal : Alterations including change of use to convert part of existing snooker club to form 3 retail units  
Decision : Members voted 10-0 for Approval  
Approved with conditions  
1  Full - Planning Permission Time Limit  
2  In accordance with submitted drawings  
3  Limited Hours for Customers  
4  Provision of Parking and Servicing Areas  
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 IMP1, IMP8, IMP9, IMP10, SHO8 of the South Norfolk Local Plan as the proposed use will not adversely affect the character of the building or have a significant adverse affect on the amenities of neighbouring properties or highway safety.

14  
Appl. No : 2012/0110/H  
Parish : GREAT MOULTON  
Applicants Name : Mr Julian Scott  
Site Address : 4 Farrow Close, Great Moulton, Norfolk, NR15 2HR  
Proposal : Single storey front extension  
Decision : Members voted 8-0 (with two abstentions) for Approval  
Approved with conditions  
1  Full - 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 Policy HOU 19 and IMP 9 of the South Norfolk Local Plan.  
2  The application is acceptable as the proposal will not affect the access and car parking arrangements to the dwelling. While the proposal will alter the appearance of the dwelling the proposal has been designed sympathetically to the existing and this will not result in an adverse impact on the character and appearance. This application will introduce a fresh aspect within the street scene. However, from the design and orientation of the proposal this new extension will not overlook habitable rooms or nearby dwellings or damage the privacy and amenities of nearby dwellings. Likewise as this proposal is north of the adjoining occupier this application will not result in overshadowing of habitable rooms of nearby dwellings.
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 19 and IMP 9 of the South Norfolk Local Plan.

Appl. No : 2012/0111/F
Parish : BEDINGHAM
Applicants Name : Mrs Judi Burrage
Site Address : Land south of Brambles, School Road, Bedingham, Norfolk, NR35 2DB
Proposal : Change of use of land to Care Farm and erection of timber building, store and polytunnel
Decision : Members voted 9-0 to authorise the Director of Development and Environment to APPROVE with conditions

Approved with conditions
1 Full - Planning Permission Time Limit
2 In accordance with submitted amendments
3 Use limited to 4 clients at a time on no more than 4 days a week.
4 Upgrading of access
5 Access gates to be set back
6 Viability splay
7 Access, car parking and turning area to be laid out
8 Colour of stain to sheds to be agreed
9 Works to be carried out in accordance with arboricultural report
10 Works to be carried out between November and February unless an Ecological reported is submitted and mitigation is agreed.
11 Flood drainage by treatment plant

(subject to views of Landscape Officer)

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 – Promoting good design of the Joint Core Strategy and Policies ENV8 – Development in the open countryside, EMP4 – Employment Development outside the development limits and village boundaries of identified towns and villages, IMP9 – Residential amenity, IMP8 – Safe and free flow of traffic and ENV15 – Protection of species of the South Norfolk Local Plan.

The proposed change of use to a Care Farm would accord with the above policies, as it is a use, which requires a rural location and can be justified under policy ENV8 and subject to conditions limiting the size of the operation can occur on the site without resulting in significant loss of residential amenity to surrounding properties or detriment to highway safety.

The proposed buildings, polytunnels and parking area due to their scale and design would not adversely affect the local landscape to a significant degree.
Subject to the timing of the work or the requirement for survey work and
mitigation the proposal would not result in any harm to any protected species.

The small scale nature of the development is unlikely to result in drainage
issues which would affect the adjacent highway or surrounding land.

Updates:
Officer
Arboricultural report submitted comments from Landscape Officer are still awaited –
change recommendation to defer and delegate subject to views of Landscape Officer.

Highways Officer
- With nature of the current highway network, unlikely to support an increase in traffic
  levels above which has been identified
- Two options – one is an objection the other is possible passing places but there
  may be limitations on being able to provide these.
- Applicant should be aware that the currently identified level may be maximum.

Officer
- Letter of support for Care Farm from Leader of Suffolk County Council
- 2 additional letters from an objector showing condition of field after rain
- 2 additional letters of objection from new household raises no new issues.
- Two emails from applicant aware of soil type and conditions – the day in question
  was a particularly bad day for rain
- Note there is potential need for a small pond although not part of application, intend
  and have knowledge to manage land well
- Will be opportunities to do art, cookery, research, education within building in poor
  weather.