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

AD Certificate of Alternative Development

CA Conservation Area

CU Change of Use

D Reserved Matters (Detail following outline consent)

F Full (details included)

H Householder – Full application relating to residential property

C Application to be determined by County Council

G Proposal by Government Department

HZ Hazardous Substance

LB Listed Building

LE Certificate of Lawful Existing development

LP Certificate of Lawful Proposed development

O Outline (details reserved for later)

SU Proposal by Statutory Undertaker

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 deferred from previous meeting

1. 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 : Members voted unanimously for APPROVAL

Approved with conditions

1. Full Planning Permission Time Limit
2. In accordance with submitted amendments
3. New Access construction
4. Provision of Parking and Servicing Areas
5. No generators without consent
6. Full details of external lighting
7. Removal of manure
8. External staining to be agreed
9. Details of proposed permeable surfacing material
10. Retention trees and hedges
11. Stables for personal use only
12. Details of landscaping – native hedge on frontage
13. Use by two vehicles and one horse trailer only

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 ENV 8 and LEI 14 of the South Norfolk Local Plan.

2. The development is considered to accord with the above policies as the proposal is for a recreational activity which demands a rural location. The stable building has been located within the site to minimise the impact of the proposal in the rural environment and the development has a minimal impact on the amenity of surrounding area.
Major applications or applications raising issues of significant precedent

2. Appl. No : 2011/1697/F
Parish : WYMONDHAM

Applicants Name : Ben Bailey Homes
Site Address : Land at the former Cemex site, Rightup Lane, Wymondham
Proposal : Proposed residential development comprising 28 dwelling units with associated access, car parking and landscape provision

Decision : Members voted unanimously to authorise the Development Control Manager to APPROVE with conditions

1. Full permission time limit
2. Amended Plan
3. Levels and Sections
4. Landscaping
5. Tree Protection
6. Materials
7. Road, footway, drainage details
8. No occupation before road and footway
9. Surface Water drainage details and implementation/maintenance
10. Fire Hydrant
11. Cycle/ pedestrian link to edge of site
12. Open Space detail and maintenance
13. 10% renewable energy generation
14. Code Level 4 water efficiency
15. Bin collection area for plots 14-21
16. Contamination

Subject to Sec 106 Agreement to secure payment/provision of:
- Affordable Housing
- Off-site adult open space
- Contribution to Kett’s Park Community Centre facilities
- Education
- Library services
- Green Infrastructure
- Monitoring

Also subject to receipt of satisfactory amended plans showing adoptable highways including foot and cycle link to south boundary

Reasons for approval

The proposed development complies with the allocation of the land for housing by policy WYM4 of the South Norfolk Local Plan (SNLP). The site is in a sustainable location and the details of the scheme will be consistent with the requirements of Joint Core Strategy policies 1, 2, 3 and 4. The development will not cause unacceptable harm to highway safety, flood risk, ecology, visual amenity or the amenity of local residents. The development consequently complies with SNLP policies IMP1, 2, 7, 8, 9 and ENV15.

Updates

Objections from NCC Highways to amended plan
- Won’t adopt road built by ‘no-dig’ method
- Alignment of Rightup Lane wrong
- Footpath required to get past ramp
- Alignment of new road to adjoining estate road wrong
- Query location and adoption of soakaways

Env. Agency - Extra condition on contamination
3. **Appl. No**: 2011/0808/F  
**Parish**: COSTESSEY  
**Applicants Name**: Bullen Developments Ltd  
**Site Address**: Land for new offices on the site of R G Carter Central Plant, William Frost Way, Costessey  
**Proposal**: Construction of a new three storey office building on part of the site currently occupied by RG Carter Central Plant facility, along with associated car & cycle parking, bin store & substation.

**Decision**: Members voted unanimously for APPROVAL

Approved with conditions

1. Full - Planning Permission Time Limit
2. In accordance with submitted amendments
3. External materials to be agreed
4. Existing Access - Closure
5. Access - Gradient
6. Access Gates - Restriction
7. Provision of Parking and Servicing Areas - Where shown on plan
8. Wheel Cleaning Facilities - Temporary for Construction Vehicles
9. Interim Travel Plan
10. Landscaping to include replacement trees
11. Grampian condition – dedication of land for highway improvements
12. Contamination

**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 9 (Strategy for growth in the Norwich Policy Area) and Policy (Promoting good design) of the Joint Core Strategy and Policy IMP8 (Safe and free flow of traffic) of the South Norfolk Local Plan as the proposed development consolidates employment activity and has been designed to ensure it would compromise the safe and free flow of traffic.

**Updates**

Extra conditions relating to contamination and the dedication of land for highway improvements added to the recommendation.
Other Applications

4. Appl. No : 2011/1577/F
Parish : GELDESTON
Applicants Name : Mrs Jackie Somani
Site Address : 16 Station Road, Geldeston
Proposal : Change of use from redundant former railway goods shed to new single dwelling and 2 bedroom holiday let.

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Planning Permission Time Limit
2 In accordance with submitted amendments
3 External materials to be agreed
4 Mortar to be agreed
5 Make good repairs
6 Specific details to be agreed All external joinery
7 Historic Building Recording
8 No additional windows at first floor level
9 No PD for Classes ABCDE & G
10 No PD for fences, walls etc
11 No PD for satellite dishes, tanks etc
12 No PD for domestic micro generation equipment
13 Boundary treatment to be agreed
14 Landscaping scheme to be submitted (Full applications)
15 Holiday occupation restriction
16 Contaminated land - scheme to be submitted
17 Surface Water drainage to be agreed
18 Provision of Parking and Servicing Areas - Where shown on plan
19 Measures in Flood Plan to be adhered to
20 Retention of existing trees and hedges

Reasons for approval

1 The proposal accords with the following South Norfolk Local Plan and Joint Core Strategy policies - IMP 8: Safe and free flow of traffic; IMP 9: Residential amenity; HOU10: Adaptation and re-use of existing rural buildings for residential purposes; TOU7 Conversion of buildings in the open countryside to self-catering holiday accommodation; Policy 2 Promoting good design; Policy 5 The economy and National policy Planning Policy Statement (PPS) 25 – Development and Flood Risk.

2 The proposed change of use accords with the above policies as the building is permanent and substantial; soundly built and suitable for conversion, the proposal does not lead to the loss of a building suitable for continued agricultural use; the conversion of part of the existing building to holiday let provides an economic reuse of an existing building; the design will not adversely affect the character and appearance of the existing building. The amenities of the nearby residential properties will not be adversely affected to a material degree.

3 The proposal has been designed to minimise the possibilities of flooding and has been submitted with a full flood risk assessment. The site as a whole is considered to be an important undesignated heritage asset and almost unique. Material weight and consideration is given to this proposed change of use as it will enable the retention of The Goods Shed and will bring into use a redundant building.
5. **Appl. No**: 2011/2037/F  
**Parish**: WRENINGHAM  
**Applicants Name**: Mr Timothy Smith  
**Site Address**: Land north of Builders Merchants, Norwich Road, Wreningham, Norfolk, NR16 1BJ  
**Proposal**: Retrospective application for change of use of small area on agricultural land to agricultural storage to include fenced off area, storage unit and storage shelter.  
**Decision**: Members voted unanimously for **APPROVAL**  
Approved with conditions  
1. In accordance with submitted drawings  
2. Agricultural use only  

**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 ENV8, IMP8, IMP9 and Imp10 of the South Norfolk Local Plan as the proposal is for an appropriate use and will not detract from the character of the area, the amenity of neighbouring uses or highway safety.

6. **Appl. No**: 2011/2050/F  
**Parish**: WYMONDHAM  
**Applicants Name**: Mr David Richardson  
**Site Address**: Land west of Brittons Farm, Wramplingham Road, Downham, Norfolk, NR18 0SB  
**Proposal**: Construction of a single dwelling; change of use to residential.  
**Decision**: Members voted 7-4 for **REFUSAL**  
Refused  
1. Unsustainable location and intrusion into countryside contrary to JCS Policy 1, SNLP policy ENV8 and PPS’s 1 and 7.  
2. Design not of sufficient exceptional quality to justify approval under paragraph 11 of PPS 7.
7. **Appl. No**: 2011/2059/F  
**Parish**: BROCKDISH

**Applicants Name**: Mr & Mrs C Lister  
**Site Address**: Annexe at Hagle House, Scole Road, Thorpe Abbotts, IP21 4HS  
**Proposal**: Use of existing residential annexe as a separate dwelling house.

**Decision**: Members voted 10-1 for **REFUSAL**

Refused

1. Contrary to SNLP policies TRA13, IMP8, IMP9 and HOU10
2. Impact on corridor of movement
3. Inadequate visibility splays
4. Unsatisfactory relationship with main dwelling

8. **Appl. No**: 2012/0132/LB  
**Parish**: WACTON

**Applicants Name**: Mr Walter Shave  
**Site Address**: Bretts Manor, The Common, Wacton, Norfolk, NR15 2UP  
**Proposal**: Addition of pitched roof to existing flat roof extension. Installation of door and small window to old section of house. New window and door to 1960's extension.

**Decision**: Members AGREED to deal with the issue of the roof separately and issue a split decision.

Members voted unanimously for **APPROVAL** of the installation of door and small window to old section of house. New window and door to 1960's extension (against officer recommendation)

Approved with conditions (officer to determine)

**Reasons for overturning officer recommendation**

This part of the proposal did not raise any objections from officers and was considered to be keeping with the character of the area with no impacts to the neighbours, and would not harm the setting of the listed building.

**Decision**: Members voted unanimously for **REFUSAL** of the addition of pitched roof to existing flat roof extension

Refused

1. Contrary to SNLP policy IMP13, JCS policy 1 and PPS5
2. Bulk, mass and scale would result over dominant structure detrimental to listed building.
3. Poor quality of design would be detrimental to listed building.

**Updates**

**Officer**: Add to comments on letter of support  
- As long as storm drainage is adequate
Parish : WACTON

Applicants Name : Mr Walter Shave
Site Address : Bretts Manor, The Common, Wacton, Norfolk, NR15 2UP

Decision : Members AGREED to deal with the issue of the roof separately and issue a split decision.

Members voted unanimously for APPROVAL of the proposed timber framed barn to house machinery and cars. Erection of replacement stable. Construction of pond. Installation of door and small window to old section of house. New window and door to 1960's extension. Change of use of field to garden curtilage. (against officer recommendation)

Approved with conditions (officer to determine)

Reasons for overturning officer recommendation

This part of the proposal did not raise any objections from officers and was considered to be keeping with the character of the area with no impacts to the neighbours, and would not harm the setting of the listed building.

Decision : Members voted unanimously for REFUSAL of the addition of pitched roof to existing flat roof extension

Refused

1 Contrary to SNLP policies IMP13, IMP18 and HOU14, JCS policies 1 and 2 and PPS5
2 Bulk, mass and scale would result over dominant structure detrimental to listed building and conservation area
3 Poor quality of design would be detrimental to listed building and conservation area.

Updates

Officer: Add to comments on letter of support
- As long as storm drainage is adequate
10. **Appl. No**: 2012/0168/F  
**Parish**: WYMONDHAM

**Applicants Name**: Mr James Richardson  
**Site Address**: Land north of Rightup Lane, Wymondham, Norfolk  
**Proposal**: Proposed residential development of 6 dwellings, works to include reduction of site level (removal of hoggin)

**Decision**: Members voted unanimously to authorise the Development Control Manager to **APPROVE** with conditions

1. Full - Planning Permission Time Limit  
2. In accordance with submitted drawings  
3. External materials to be agreed  
4. Slab level to be agreed  
5. Boundary treatment to be agreed (prevent access to railway)  
6. Landscaping scheme to be submitted (Full applications)  
7. Low maintenance planting for embankment  
8. Noise protection scheme to be agreed  
9. Contaminated land – remediation scheme  
10. Implementation of remediation scheme  
11. Contaminated land during construction  
12. Tree protection  
13. Water efficiency  
14. Surface Water  
15. Provision of Parking and Servicing Areas

(Subject to clarification of s.w.drainage affordable housing and foul sewerage capacity)

**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 HOU4, IMP8, IMP9 and IMP10 of the South Norfolk Local Plan as the proposal has been designed to take account of the character of the area, the amenity of neighbouring uses and has a suitable access to the Highway network.

**Updates**

**Letter from agent**
- Soakaways will be installed to ensure that there is not seepage through the embankment
- Pre development report and conversation with Anglian Water indicate there is capacity to take foul water
- Advice from selling agents indicates that the provision of 1 or more affordable units would put the financial viability of the scheme in doubt. Therefore do not propose to include an affordable unit (Policy 4)
11. Appl. No : 2012/0228/H  
Parish : WINFARTHING  
Applicants Name : Mr & Mrs Cox  
Site Address : Goose Green Cottage, Goose Green Lane, Winfarthing, IP22 2ET  
Proposal : Extensions and associated alterations to dwelling. Erection of stable building  
Decision : Members voted by 9-2 for REFUSAL  
Refused  
1. The size, bulk and massing of the development is not subordinate to the existing dwelling and would harm its character and appearance  
2. Contrary to Policies HOU19 and HOU14 of the South Norfolk Local Plan  

Parish : BAWBURGH  
Applicants Name : Ben Kemp  
Site Address : Villa Farm, Watton Road, Bawburgh, Norfolk, NR9 3LQ  
Proposal : Concrete hard standing to allow external storage for potential occupiers of adjacent approved employment units  
Decision : Members voted unanimously for REFUSAL  
Refused  
1. Harm to landscape, contrary to SNLP policy ENV6  

Reasons for overturning officer recommendation  
1. Applicant can implement the existing planning permission  
2. Adverse visual impact  
3. Need to protect southern bypass and its environmental setting  

Updates  
Clarified that the parish council referred to in Committee Report is Little Melton. Site in Bawburgh, but both PCs have been consulted  
Reference in paragraph 4.3 of report to PPS7 should be PPS4.  

Bawburgh PC – Refuse  
- will create potential industrial area with little foreseeable control  
- Unwarranted and detrimental intrusion in prominent countryside position  
- Unlikely that this would have been approved at appeal if this had been included  
- Inspector considered car parking would be sensitively located and would not compromise ENV6  
- Use as a builders merchant likely to contain goods higher than surrounding screening and form active part of sales space  
- Significant traffic from customers and suppliers – goes against views of planning inspector  
- Operation would be better sited at Longwater
Cllr Wheatley
Commented regarding the submission of comments from local residents and Bawburgh PC following the publishing of the Committee Agenda

Env Services – recommend details of external lighting to be agreed

Local Residents –
3 letters of support

- Will bring buildings back into use
- Project will enable local independent builders merchants to procure materials more efficiently and give better service to locale. In current economic climate increasingly difficult for local businesses to compete with major builders merchants
- There will be no storage higher than the surrounding hedges
- The depot is needed in the local area
- Without companies like Burdens moving into the area no commercial life will be brought into the empty or redundant farm buildings
- Burdens other civil yards are not surrounded by barbed wire and have no link to screwfix
- Should be encouraging jobs in this area in these tough economic times

28 letters of objection

- Works already commenced and affects the character of the area. Trees have also been removed
- Site in a prominent location within Landscape Protection Zone
- Converts minor commercial units to major industrial site with noise, visual intrusion and ultimately lighting and CCTV
- Previously approved scheme was to re-use existing buildings and maintained agricultural setting
- Contradicts Inspectors conditions on approval previously given
- Height of security fencing and stored materials which could include sectional vertical standing cranes will be imposing on landscape
- Question the number of jobs being created
- Working hours are totally inappropriate
- Increase in traffic and HGV use close to dangerous junctions
- Highway Authority previously raised concerns
- Ambulances approaching the hospital already have problems on this road

Concerns about the preparation of the report

- Report is deficient and decision should be deferred to allow shortcomings to be addressed
- Bawburgh PC rejected the application. This is not included in the report
- Bawburgh residents have complained but these are not in the report
- Properties which face the site were not notified
- Consultation period should be extended
- Description of development is misleading. Implies that storage is ancillary to occupation of approved employment uses. Later correspondence reveals it is additional
- Use by civil engineering supplies is quantitative and qualitative change from previous approval. Report treats the application as an adjustment to the existing permission. Has not been considered as an independent use
- The report does not address the reason why the Inspector restricted external storage
- No assessment of the highway implications, including HGV traffic
- Highway comments were before submission of additional details. No evidence they were re consulted
- Paragraph 4.3 misleadingly refers to Policy EMP3. This application does not relate to the reuse of redundant buildings and should be assessed against EMP2 which states that employment uses will not be permitted outside settlements.
- Also refers to PPS7. Economic sections of PPS7 were replaced by PPS4 in 2009. Policy EC6 of PPS4 does not support this proposal.
• Para 4.4 does not explain why this development is an exception and could not be satisfactorily accommodated within a settlement or established industrial area. Un neighbourly element is not discussed in relation to impact on neighbours.
• No mention is made of JCS policies 5 or 16 which militate against location of this development
• Report does not address prominence of site from east or south
• Conditions on the existing permission have been breached and therefore should address whether that permission can be implemented
• No details of hours to be restricted
• Conditions on appeal decision should be applied to this development

Parish : COSTESSEY
Applicants Name : Mr D Harding
Site Address : 16 Highlow Road, Costessey
Proposal : Demolition of existing bungalow and erection of chalet style bungalow, garage and shed.
Decision : Members voted by 10-0 (with one abstention) for APPROVAL
Approved with conditions
1 Full - Planning Permission Time Limit
2 In accordance with submitted drawings
3 External materials to be agreed
4 Windows to be obscure glazed
5 No additional windows at first floor level

Reasons for approval
The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan and in particular is considered to be in accordance with policy 2 of the Joint Core Strategy and Policies IMP8 and IMP9 of the South Norfolk Local Plan as the design is in keeping with the character of the area and due to the separation and orientation of neighbouring properties the proposals will not have a significant adverse effect on the amenity of neighbouring properties.

Updates
Parish Council
• Ask for independent shading report for new development as building will be taller
1 letter of support
• Would not support re siting of dwelling as this would result in further over shadowing
1 letter of objection
• Drawing of sun path at 7.30 on 25/2/12. Would be similar in November. Will resulting a loss of amenity and efficiency of solar panels

Applicant submitted additional information regarding shadowing which he considers illustrate that any change to the development will not significantly improve amount of light on panels.
14. **Appl. No**: 2012/0322/F  
**Parish**: SHELFANGER

**Applicants Name**: Mr Harry Peacock  
**Site Address**: Sub-division of garden at Havencroft, Winfarthing Road, Shelfanger, Norfolk, IP22 2DQ  
**Proposal**: The erection of 2 new 4 bedroom detached dwellings with garages to rear of Havencroft

**Decision**: Members voted by 6-3 (with two abstentions) for **APPROVAL** (contrary to officer recommendation)

Approved with conditions (officer to determine)

**Reasons for overturning officer recommendation**

1. Location is not detrimental to the amenities of neighbouring dwellings  
2. Revised layout is not cramped

**Updates**

**Parish Council**
- Relocation of storage building
- Safety of access point
- Disturbance to neighbouring dwellings
- Impact on local flooding
- Additional houses not needed

**NCC Highways** – no objection subject to conditions

**Neighbours**
- Increase in traffic
- Damage to fence from vehicles
- Drainage concerns
- Suitability of access
- Poor bus service