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

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

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).

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
Major applications or applications raising issues of significant precedent

1. Appl. No : 2011/2058/D
Parish : CRINGLEFORD

Applicants Name : Persimmon Homes Ltd
Site Address : Areas R3A and R3B Round House Park, Roundhouse Way, Cringleford, Norfolk, NR4 6UF
Proposal : Construction of 82 dwellings, associated estate roads, garaging, parking and landscaping.

Decision : Members voted by 8-2 (with one abstention) for APPROVAL

Approved with conditions

1 In accordance with outline permission
2 Materials
3 Provision of parking and turning areas
4 Archaeology – strip, map and sample
5 Landscaping
6 Levels
7 Precautionary contamination condition

Reasons for approval

The proposal is considered acceptable in terms of design and layout, and is broadly consistent with the requirements of the outline planning permission and the approved Round House Park Phase 2 Masterplan. Furthermore, the development will not harm the character and appearance of the area or the amenities of neighbouring properties. The application accords with saved policies IMP8 (Safe & Free Flow of Traffic) and IMP9 (Residential Amenity) of the South Norfolk Local Plan 2003, and Policy 2 (Promoting good design) of the Joint Core Strategy. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remain consistent with the published National Planning Policy Framework.

Updates

Env Services – No objection, subject to noise details for the air source heat pumps being provided, and a condition outlining the steps needed to be taken should contaminated land be found during construction.

Design Officer – Scheme now achieves the minimum BfL score of 14, and is now considered acceptable in design terms.

Officer – Additional condition - LEVELS
Applications by South Norfolk Council

   Parish : HETHERSETT

Applicants Name : South Norfolk Council
Site Address : Storage Land, Station Court Station Lane, Hethersett, Norfolk
Proposal : Change of use of land for storage of plastic refuse bins and overnight parking of approx. 10 commercial vehicles and day parking for 10 commercial vehicle operatives cars. Application is for temporary period of only 2 years.

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1  Temporary Uses – 2 years
2  In accordance with submitted drawings
3  Personal permission

Reasons for approval

The proposal is acceptable in respect of the aims of the National Planning Policy Framework, the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with aims of Policy 5 of the Joint Core Strategy and Policies EMP4 and EMP6 of the South Norfolk Local Plan. In terms of the objectives of Policies ENV2 and ENV8 it is considered that the relationship to the nearby depot and the wider community benefit from the operation of that depot and the temporary and restricted nature of the proposal outweigh the harm to the character of the area.

Updates

Officer – SNLP policies
EMP4 – not consistent with NPPF
ENV2 and ENV8 – part consistent

Parish Council – Approve subject to no storage of toxic waste

Local Resident – Acceptable provided no objectionable odours

Other applications

3. Appl. No : 2011/0600/F
   Parish : BAWBURGH

Applicants Name : Mr & Mrs T and J Hubbard
Site Address : Hillside, Stocks Hill, Bawburgh NR9 3GG
Proposal : Sub-division of garden and change of use, including extension of outbuilding to dwelling and ancillary works.

Decision : Members voted unanimously to DEFER to a future meeting of this Planning Committee) for a Sites Sub-Committee visit

Note: The Committee indicated the reasons for the Sites Sub-Committee visit were reasons (i) and (ii) set out on page 4 of the agenda

Updates

Documents received from objectors tabled at the meeting
4. Appl. No : 2012/0284/F  
Parish : WINFARTHING

Applicants Name : Saffron Housing Trust  
Site Address : Land north of Chapel Close, Winfarthing, Norfolk  
Proposal : Erection of six dwellings for affordable rent

Decision : Members voted unanimously for APPROVAL 

Approved with conditions

1. Standard 3 year time limit for implementation
2. Materials
3. Landscaping
4. Tree protection
5. No occupation to commence until future management arrangements for the amenity green and general landscaping have been submitted and approved
6. Boundary treatment
7. Access details to be agreed
8. On site parking and turning details to be agreed
9. Levels
10. Scheme for the provision of affordable housing to be agreed
11. No external lighting unless first agreed in writing
12. Foul and surface water drainage

Reasons for approval

The proposed development of affordable housing is in a sustainable location, adjacent to a village, and provides affordable housing for a defined local need. The proposal therefore accords with Policy 17 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011). The design, siting and layout of the proposal, and its relationship with adjoining development is considered acceptable and in accordance with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011), and saved policies IMP8 (Safe & Free Flow of Traffic), and IMP9 (Residential Amenity) of the South Norfolk Local Plan 2003. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remain consistent with the published National Planning Policy Framework.
5. **Appl. No** : 2012/0310/A  
**Parish** : DISS

Applicants Name : Mr J Hawkins  
Site Address : 3 and 4 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
Proposal : Erection of new fascia signs - one a ground floor level and 4 at second floor level

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

Members voted 9-0 (with two abstentions) for **APPROVAL** of two signs, one at ground floor level and one at second floor level  
Approved with conditions

1. In accordance with submitted amendments

**Reasons for approval**

1. The proposal is acceptable in respect of the aims of the National Planning Policy Framework, South Norfolk Local Plan and the Joint Core Strategy for Broadland, Norwich and South Norfolk and in particular is considered to be in accordance with policies IMP19 – Advertisements of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because this policy remains consistent with the published National policy Framework.

2. The development accords with the above policy IMP19 (given the existing signs already on the premises) as the advertisement is in scale; appropriate to the building and its use; and positioned so as to preserve or enhance the overall appearance of the building.

Decision : Members voted 9-0 (with two abstentions) for **REFUSAL** of the additional two signs at second floor level

Refused

1. Unacceptable visual impact on streetscene, adding additional clutter to building, contrary to policy IMP19 and NPPF

**Reasons for overturning officer recommendation**

Unacceptable visual impact on streetscene, adding additional clutter to building, contrary to policy IMP19 and NPPF

**Updates**

**Officer** – Policy IMP19 – remains partly consistent
6. **Appl. No**: 2012/0323/H  
**Parish**: HINGHAM

Applicants Name: Mr R Healy & Mr M Grapes (Business World Travel Ltd)  
Site Address: Foxglove Cottage, 10 Copper Lane, Hingham, Norfolk, NR9 4JS  
Proposal: Alterations to existing cottage with proposed extension

Decision: Members voted 7-2 for **REFUSAL** (against officer recommendation)

Refused

1. Scale, form and massing harmful to existing building and Conservation Area contrary to NPPF and policies HOU19, IMP17 and IMP18 of SNLP

Reasons for overturning officer recommendation

1. Unacceptable design

**Updates**

**Officer – SNLP policies**

IMP17 – part consistent with NPPF

**Parish Council comment on amended plans**

- 2 storey extension too close to adjacent bungalow
- New windows overlook bedroom and lounge
- Out of keeping with surroundings
- Obscure glaze eastern windows

**Hingham Society**

- ‘Overlooming’ building in Conservation Area
- Detrimental to appearance of area and privacy of near neighbours

7. **Appl. No**: 2012/0338/H  
**Parish**: GISSING

Applicants Name: Mr B & Mrs C Smith  
Site Address: Malthouse Farm, Malthouse Lane, Gissing  
Proposal: Provision of garage

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

Approved with conditions

1. Full - Planning Permission Time Limit
2. In accordance with submitted drawings
3. Ancillary domestic use 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 1 and 2 of the Joint Core Strategy and Policies HOU14 and IMP15 of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remain consistent with the published National Planning Policy Framework.

2. The development is considered to accord with Policy 1 of the Joint Core Strategy and Policy IMP15 of the South Norfolk Local Plan as it has been designed to ensure that it would preserve the special architectural or historic interest and setting of the adjacent listed buildings.

Updates

Officer – SNLP policies
HOU14 – part consistent with NPPF

Parish : DICKLEBURGH and RUSHALL
Applicants Name : Mr Martin Wilby
Site Address : Land east of New Lodge Farm, Common Road, Dickleburgh
Proposal : Variation of condition 2 of planning permission 2011/1544/F - to substitute approved drawings 311-01B, 311-02B, 311-04C, with revised drawings 311-01D, 311-04E, 311-05A indicating/incorporating plant room

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1. Full - Planning Permission Time Limit
2. Conditions on previous permission must be met
3. In accordance with submitted drawings

Reasons for approval

The proposed extension has been designed to be subordinate to the dwelling, is in keeping with the overall scale and design of the approved dwelling and will respect its landscape setting. The proposal will not have any impact on the amenity of the adjacent residential property. The proposal therefore accords with the aims of the NPPF, policy 2 of the JCS and policies HOU14 and IMP9 of the SNLP. The assessment of this application gives due weight to the saved policies in the SNLP, referred to above, because those policies remain consistent with the published NPPF.

Updates

Officer – Policy HOU14 – remains partly consistent
9. **Appl. No**: 2012/0357/F  
**Parish**: STOKE HOLY CROSS

Applicants Name: Mr R Clough  
Site Address: Whiteford Lodge, Chandler Road, Stoke, Holy Cross, Norfolk, NR14 8RQ  
Proposal: Replacement dwelling

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. Slab level t.b.a.  
5. Foul drainage to sealed system or private treatment plant only  
6. New Water Efficiency  
7. Retention trees and hedges

**Reasons for approval**

1. The proposal is acceptable in respect of the aims of the NPPF and JCS 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 HOU11 - Replacement dwellings and IMP9 - Residential amenity of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the SNLP referred to above, because those policies remain consistent with the published National Policy Framework.

2. The development accords with the above policies, as there will be no increase in the number of dwellings on the site, the replacement dwelling is located in a similar position to the existing dwelling, its scale, bulk and mass, design and landscape impact respects the character of the existing site and local distinctiveness of the area, and is an improvement to the existing dwelling, and, the existing amenities of the adjacent neighbours will not be affected to a material degree.

**Updates**

**Officer** – Policy HOU11 – remains partly consistent

**Parish Council** – (on revised plans) – no objection to revised height; position of smaller garages not been addressed – out of character with area – recommend it be part of larger garage – increase size or move dwelling so can go on west boundary

**Highways** – no objections to revised plans

**Additional neighbour objection** – no objection to idea of replacement, but concerned, large executive house, so close to road on small plot, will significantly alter character and appearance of small, closely related group of dwellings
10. Appl. No : 2012/0379/F
Parish : REDENHALL WITH HARLESTON
Applicants Name : Mr R Twigge
Site Address : Swan Hotel, 19 The Thoroughfare, Harleston, Norfolk, IP20 9AS
Proposal : Retrospective application for retention of market store trading within the grounds of the Swan Hotel car park

Decision : Members voted 10-0 for APPROVAL

Approved with conditions
1 In accordance with submitted drawings
2 Fridays and Saturdays 8am to 2pm

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 The Economy and Policy 13 Main Towns of the Joint Core Strategy and SHO4 Town Centres, IMP15 Setting of listed buildings and IMP9 Residential amenity of the South Norfolk Local Plan. It accords with the National Planning Policy Framework – 2 Ensuring the vitality of town centres paragraph 23.

The market stall is considered to accord with the above policies SHO4, IMP13, IMP9, Policy 5 and Policy 13 as the site is within the central business area and Town Centre for the Town of Harleston, it creates/retains employment; it will not adversely affect the setting of the listed building and the amenities of nearby residential properties will not be affected to a material degree. These SNLP policies remain consistent with the published NPPF.

11. Appl. No : 2012/0411/F
Parish : ALBURGH
Applicants Name : Mr Paul Whymark
Site Address : The Cartlodge, Mill Road, Alburgh, Norfolk, IP20 0DS
Proposal : Proposed conversion of the barn for residential use.

Decision : Members voted by 9-1 for APPROVAL

Approved with conditions
1 Barn Conversion - time limit
2 In accordance with submitted drawings
3 External materials to be agreed
4 Window and door details to be agreed
5 Roof lights to be agreed
6 No PD for Classes ABCDE & G
7 Details of domestic microgeneration equipment
8 No PD for fences, walls etc
9 New Access - Construction over verge
10 Provision of Visibility Splays - Dimensioned in Condition
11 Provision of Parking and Servicing Areas - Where shown on plan
12 Landscaping
13 Boundary treatment to be agreed
14 Water efficiency
15 Contamination during constructions
16 Tree protection
17 Retention of trees and hedges
Reasons for approval

1. The proposal is acceptable in respect of the aims of the National Planning Policy Framework, Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 2 Promoting good design and Policy 3 Energy, water and Policy 5 The Economy of the Joint Core Strategy and Policy HOU 10: Adaptation and re-use of existing rural buildings for residential purposes, IMP 9: Residential amenity, IMP 8: Safe and free flow of traffic of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remain consistent with the published National Planning Policy Framework.

2. The development is considered to accord with Policy HOU10 of the South Norfolk Local Plan as the building has been shown to be permanent and substantial; the development is considered unlikely to harm the countryside; the fabric and character of the original building will be preserved and enhanced; and the proposal is not likely to lead to the loss of a building suitable for continued agricultural use and the proposal would not adversely affect highway safety, the amenity of surrounding uses or any protected species.

Updates

Officer: Additional condition - retention of trees and hedges
Policy HOU10 – remains partly consistent

Parish Council
- Concerned would set a precedent for new dwellings outside development limit
- Proposal is twice the size of the original
- Front of barn has recently been boarded and painted black
- Neighbouring property to west is commercial
- Proposed garage/cartlodge is not small
- Not in keeping with the village, not like a barn, more like a house
- Feels strongly that this should go to committee

Two letters of support
- Good use for old barn
- Proportionate to parcel of land
- Good use of existing access
- Will tidy at and enhancing area

One letter of support but raises some concerns
- Generally support but concerned about amount of urban creep, restriction of areas to park vehicles erection play equipment etc
- Hedge row should be retained

Applicant - Contamination questionnaire submitted