FIRST WEDNESDAY
PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday 2 May 2012 at 1.30 pm.

Committee Members Present: Councillors W Kemp (Chairman), D Blake, V Bell, L Dale, M Gray, L Hornby, C Kemp, N Legg, L Neal, B Spratt

Apologies: Councillor J Wilby

Substitutes: Councillor M Wilby

Officers in Attendance: The Development Control Manager, the Senior Planning Officer (West), the Senior Planning Officer (East), the Senior Planning Officer (Majors)

(9 members of the public were in attendance)

106 DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

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<td>2011/0476 &amp; 0661 (Items 1 &amp; 2)</td>
<td>Poringland</td>
<td>All</td>
<td>Personal interest – Application by SNC</td>
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<td></td>
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<td>M Wilby</td>
<td>Prejudicial interest – Land owned by SNC (Cabinet member) (member left the meeting for the item)</td>
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<td>D Blake</td>
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<td>L Neal</td>
<td>Prejudicial interest – spoke as Local Member and then left the meeting</td>
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<td>C Kemp</td>
<td>Personal interest – Historic Environment Service</td>
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<td>2012/0389 (Item 5)</td>
<td>Rockland St Mary</td>
<td>M Gray</td>
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<td>C Kemp</td>
<td>Local Planning Code of Practice (lobbied by applicant)</td>
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The minutes of the First Wednesday Planning Committee held on 7 March 2012 were confirmed as a correct record and signed by the Chairman.

With regard to minute 102, Cllr M Gray asked whether the Housing Strategy Manager had an update on the situation. The Development Control Manager confirmed that an update would be brought to the next meeting of this Committee.

Members considered the report of the Development Control Services Manager regarding the enforcement case at Thorpe Abbotts (ref 2011/8273).

It was RESOLVED that no further action be taken.

Members considered the report of the Development Control Services Manager regarding the enforcement case at Wymondham (ref 2011/8281).

It was RESOLVED that subject to legal advice enforcement action be taken by the serving of an enforcement notice requiring the removal of:

a) All of the windows in the front (east) elevation and the side (south) elevations within a period of 12 months from the date of the enforcement notice; and

b) All of the windows and the door in the rear (west) elevation within a period of 24 months from the date of the enforcement notice.

The Committee considered the report (circulated) of the Director of Development and Environment. The officers presented applications listed in the report and representatives from Parish/Town Councils and members of the public addressed the Committee on the following:

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<th>Speaker(s)</th>
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</table>
| 2011/0476 & 0661 (Items 1 & 2) | Poringland | Mr T Harper, for the Applicant  
|               |                | Cllr L Neal, Local Member                      |
| 2011/1811 (Item 4) | Tharston       | Mr D Taylor, Parish Council  
|               |                | Mr C Ley, Objector  
|               |                | Cllr T Blowfield, Local Member                  |
| 2012/0389 (Item 5) | Rockland St Mary | Mr D Gregory, Objector  
|               |                | Mrs P Saunders, Objector                        |
| 2012/0433 (Items 6) | Cringleford    | Mr M Brown, Applicant                         |
The Committee made the decisions indicated in the Appendix to these minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Development and Environment.

111 PLANNING APPEALS

Members noted the Planning Appeals Report.

(The meeting closed at 3.32 pm)

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Chairman
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 (Detail following outline consent) LP Certificate of Lawful Proposed development
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 submitted by South Norfolk Council (as joint applicant) on land partly owned by South Norfolk Council

1 Appl. No : 2011/0476/O
Parish : PORINGLAND

Applicants Name : Norfolk Homes Ltd & South Norfolk Council
Site Address : Land north of Shotesham Road, Poringland
Proposal : Residential & Commercial (office) Development

Decision : Members voted 7-0 for Approval

Approved with conditions

1 Outline planning permission time limit
2 Approval of reserved matters
3 Surface water drainage to be agreed
4 Programme of archaeological works to be agreed and implemented
5 Details of roads, footways and cycleways to be agreed
6 Roads, footways and cycleways to be constructed in accordance with above
7 Roads to binder course before occupation
8 Roads to be surfaced in accordance with phasing plan to be agreed
9 Construction management plan to be agreed
10 Implementation of construction management plan
11 Wheel cleaning facilities to be agreed and implemented throughout the course of the development
12 Travel Plan to be agreed
13 Implementation of agreed Travel Plan prior to occupation
14 Full details of foul water drainage to be agreed prior to occupation
15 Materials to be agreed
16 Landscaping (including details of management)
17 Boundary treatments to be agreed – pre occupation
18 Tree protection – pre-commencement
19 Development to accord with masterplan drawing no. 6365 SK12

NOTE: - Details required to be submitted pre-commencement / pre-occupation for the Norfolk Homes land shall be submitted and approved before the commencement / occupation of that land. The same shall apply for the South Norfolk Land. This is so as not to unnecessarily hold up approved development on either land.

Subject to a S106 legal agreement providing for developer contributions towards education, libraries, travel plan, off-site highway works, and the provision of 25% affordable housing including a schedule confirming the type, tenure, mix and its affordability in perpetuity.

Reasons for Approval
The proposed development is in accordance with the relevant sections and policies of the NPPF and the Joint Core Strategy in that it would provide for a sustainable development that would help to contribute towards the making of a better place for the community through a well planned layout concept. The delivery of commercial office floor space will also help to bring economic growth into the village, and will provide opportunities for new and existing residents alike. Specifically the application accords with Policies 2, 5 & 20 of the Joint Core Strategy, and saved policies POR 1, IMP8, and IMP9 of the South Norfolk Local Plan 2003, which are given due weight as they remain consistent with the published National Planning Policy Framework.
2. **Appl. No**: 2011/0661/F  
**Parish**: PORINGLAND

**Applicants Name**: Norfolk Homes Ltd & South Norfolk Council  
**Site Address**: Land north of Shotesham Road Poringland  
**Proposal**: Construction of Spine Road (Carr Lane to Shotesham Road), surface water lagoon and associated works

**Decision**: Members voted 7-0 for Approval

Approved with conditions

1. Standard 3 year time limit for implementation  
2. In accordance with approved plans  
3. Drainage lagoon details to be agreed  
4. Construction Traffic Management Plan as agreed  
5. Compliance with CTM for duration of the construction period  
6. Wheel cleaning facilities as agreed to be implemented for the duration of the construction period  
7. TRO for the prohibition of motor vehicles on specified sections of Carr Lane to be secured prior to occupation  
8. Archaeology – programme of works to be agreed and implemented

**Reasons for Approval**
The proposed development is in accordance with the relevant sections and policies of the NPPF and the Joint Core Strategy in that it would provide for a safe and suitable access for all. The arrangements of the junction will not give rise to issues of highway safety and will not cause undue disturbance to the amenities of neighbouring properties. The application therefore accords with saved policies POR1, IMP8 and IMP9 of the South Norfolk Plan 2003, which are given due weight as they remain consistent with the published NPPF.

**Updates**:
Condition 3 refers to drainage lagoon  
Condition 4 to refer to CTM as already agreed  
Condition 6 to refer to wheel washing as already agreed

**Officer** – Letter received from local resident was circulated amongst members – main points highlighted – response from applicant awaited at the time of writing.

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**Other Applications**

3. **Appl. No**: 2008/0271/CU  
**Parish**: BROCKDISH

**Applicants Name**: Rebecca Lyne and Christopher Parr  
**Site Address**: Land to rear of 37-47 The Street, Brockdish  
**Proposal**: Use of land for public display of sculpture with associated works including a geodesic dome marquee and decking

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

Approved with conditions

1. Full Planning Permission Time Limit  
2. Planting scheme to be submitted for new hedge  
3. Retention of trees and hedges  
4. Dome shall be erected for shows and exhibitions only
Reasons for Approval
The proposed scheme is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to accord with Policy IMP8 (Safe and free flow of traffic) of that Plan. The assessment of this application gives due weight to the saved policy in the South Norfolk Local Plan referred to above, because this policy remains consistent with the published National Planning Policy Framework.

4
Appl. No: 2011/1811/F
Parish: THARSTON
Applicants Name: Mr. Colin Davison
Site Address: Land east of Plump Road, Tharston, Norfolk NR15 2YR
Proposal: Retention of small sheds and erection of new building on agricultural land. Planting of hawthorn hedge as screening from road.

Decision: Members voted 8-2 for Approval

Approved with conditions

1 Work to be carried out within 6 months
2 On site parking area to be provided within 6 months
3 Access gates to be moved within 6 months
4 Visibility splays to be provided within 6 months
5 Materials to be agreed
6 Landscaping (hedge planting south boundary)

Members authorised the Development Services Manager to take enforcement action after 6 months as necessary

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 – Promoting good design of the Joint Core Strategy and Policies EMP5 – Agriculture, IMP9 – Residential amenity and IMP8 – 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 amended proposal would result in a development which would significantly reduce the impact on the local landscape to an acceptable level. Improve highway safety and the amenity of nearby residents.

Updates:
Officer – Letter received from applicant was circulated to members and read out at the meeting.
5  **Appl. No** : 2012/0389/F  
**Parish** : ROCKLAND ST MARY  
Applicants Name : Rockland St Mary & Hellington Parish Councils  
Site Address : Playing Field, Green Lane, Rockland St Mary, Norfolk  
Proposal : Installation of two tarmac hardstandings for use as a skatepark and sports areas  
Decision : Members voted 10-0 for **Approval**  
Approved with conditions  
1  Planning Permission Time Limit  
2  In accordance with submitted drawings  
3  Retention of existing trees and hedging  

**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 policy LEI2 Village halls and small-scale leisure facilities of that 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 LEI2 as the proposal will not harm the environmental characteristics and resource of the site and its surroundings; the development would not due to its size, increase noise and numbers of people using the playing field to an unacceptable degree; it has been carefully located and will not adversely affect the surrounding countryside; the development would not be detrimental to highway safety; site is accessible by bicycle and on foot; and the amenities of nearby residential properties will not be affected to an unacceptable degree.

6  **Appl. No** : 2012/0433/H  
**Parish** : CRINGLEFORD  
Applicants Name : Mr M Brown  
Site Address : 3 Brambling Lane, Cringleford, Norfolk, NR4 7LJ  
Proposal : Conversion of garage to dining room and store  
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 Policies HOU19, IMP8 and IMP9 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 conversion of the garage is not likely to result in additional on-street parking because sufficient space for two vehicles, as required by the Council’s adopted parking standards, can be provided within the curtilage of the dwelling. The conversion of the garage will therefore not prejudice the safe and free flow of traffic in this location. The development will not materially harm either the character or appearance of the dwelling, or the residential amenities of the neighbouring occupiers.

App. No : 2012/0481/F
Parish : HETHERSETT

Applicants Name : Mrs C De Falco
Site Address : Sub division of garden at 61 Lynch Green, Hethersett, NR9 3JT
Proposal : Proposed erection of single storey dwelling, garage and access of Henstead Road

Decision : Members voted 10-0 for Refusal

1. Cramped appearance which relates poorly to neighbouring dwellings. Contrary to Policy 2 JCS, Policies HOU4 and IMP9

Reasons for Refusal

1. The proposal is within an area characterised by a mixture of property types with properties in the locality having a relatively spacious feel to their setting, particularly to the north of the site. The proposed dwelling will involve development tight to the southern boundary and within 1.5m of the northern boundary. The southern elevation of the dwelling will overlap the rear elevation of No 61 by 4.5m and will appear cramped within the site and will be out of keeping with the character of the locality. The proposal is therefore contrary to Policy 2 of the Joint Core Strategy and Policy HOU4 of the South Norfolk Local Plan together with advice in Section 7 of the National Planning Policy Framework.

2. The dwelling will be immediately to the rear of No 61 and will be within 7m of the rear elevation of that property. The proposed dwelling will have a limited private garden area to the rear of the property, which will be significantly overlooked by first floor windows in the rear of No 61. In addition, the remaining garden area for No 61 will be to the east of the dwelling and will be bordered by Lynch Green and Henstead Road which is likely to result in pressure to enclose this space, eroding the character of the area. The layout as proposed therefore results in a poor relationship between the properties and a low level of amenity for future occupiers of both properties contrary to Policy 2 of the Joint Core Strategy and Policies HOU4 and IMP9 of the South Norfolk Local Plan together with advice in Section 7 of the National Planning Policy Framework.
Updates:
Reason for Refusal - Cramped appearance which relates poorly to neighbouring dwellings. Contrary to Policy 2 of JCS, Policies HOU4 and IMP9 of SNLP

Environmental Services – Drainage comments

County Highways – note issue re provision of continuous footway along site frontage. Opportunity for land to be dedicated to highway and desirable to provide footway. Recommend conditions.