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.

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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).
Application referred to Site Panel

1. **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 7-3 for **REFUSAL** (against officer recommendation)

Refused

1. Harm to Conservation Area resulting from new access through boundary wall
2. Harm to residential amenity due to vehicle headlights affecting dwelling opposite and increased sense of enclosure from larger size of replacement building and the dividing wall/fence.

Updates

- Site Panel visited site 09/05/12. Entered adjacent Forge Cottage to view kitchen roof-light, layout of cottage and view from garden. Noted character of Church Street and wider Conservation Area. Also noted relationship to Listed Building opposite.
- Solicitors letter on behalf of objectors noted
- Extra condition recommended - 18 No demolition of Coach House until contract let for new building

Application Referred back to Committee

2. **Appl. No** : 2011/0044/F  
**Parish** : THARSTON

Applicants Name : Luke & Ben Todd  
Site Address : Land opposite Blyth Green Cottage, Stratton Road, Tharston  
Proposal : Change of use of land for private site for 2 no. traveller residential pitches, including the siting of 2 no. mobile homes, erection of 2 no. day room buildings, erection of 2 no. stable buildings and siting of 2 no. touring caravans. (Re-submission of application 2010/0051/F) (amended proposal)

Decision : Members voted 7-2 for **APPROVAL**

Approved with conditions
1 Full - Planning Permission Time Limit
2 In accordance with submitted amendments
3 No more than 2 pitches
4 Laid out as per approved plans
5 Restrict occupation to Gypsies or Travellers
6 No commercial activities to take place on site, including storage of materials
7 Details of foul water, via private sewage treatment plant as indicated
8 Details of surface water, including percolation tests
9 Vehicular access to be laid out prior to occupation and retained in perpetuity
10 Access gates set back
11 Visibility to be provided and maintained at 1 metre (free from any obstruction)
12 Personal use for stable buildings and keeping of horses
13 Retention of trees/hedge
14 Planting scheme to be approved, including for existing access
15 Details of any external lighting
16 Details of boundary enhancement

Reasons for approval

The applicants are Gypsies who wish to pursue a Gypsy lifestyle by occupying this rural site. There is inadequate supply of allocated sites available to meet the needs of Gypsies and Travellers in the District and this shortfall gives substantial weight to the proposal. The location of this site, in the absence of alternative sites, can be justified in light of Government Planning policy for traveller sites and the National Planning Policy Framework, and Policy 4 of the JCS. The site although outside the development limits for Long Stratton/Tharston, is situated close to the built up area of Long Stratton and close to many local to many local services and is therefore considered to meet the objectives of new policy with respect to sustainability.

The amended plan and revised access meets the standards of the Highway Authority and will not endanger highway safety and meets the policy requirements of policy IMP8 of the South Norfolk Local Plan 2003.

Given the scale of the development, boundary treatment and siting of development on the northern boundary the proposal will not materially harm the amenities of the adjacent residents in line policy IMP9 of the South Norfolk Local Plan 2003.

There have been no objections from the Environment Agency and the Council's Environmental Services have not indicated the proposed foul surface water drainage proposals will not work. A condition is attached to agree final details in accordance with policy 3 of the Joint Core Strategy for Broadland, Norwich and South Norfolk.

The Council's Ecologist has confirmed no ecological surveys are required given the low ecological value of the site. Although the hedge will be lowered on the frontage this is still to be retained and the additional hedge planting will ensure bio-diversity of the site is maintained and it is therefore considered the proposal will not cause any environmental harm and satisfies the requirements of policy ENV14 and 15 of the South Norfolk Local Plan 2003.
Other applications

3. Appl. No : 2011/1284/O  
Parish : FRAMINGHAM EARL

Applicants Name : Hibbett & Key  
Site Address : Land north-west of, Pigot Lane, Framingham Earl  
Proposal : Outline application for residential development of 100 dwellings and associated works including new access onto Pigot Lane.

Decision : Members voted unanimously to DEFER to a future meeting of this Planning Committee

Updates

Report wording: - Some words have fallen off the bottom of the page 77 - ‘bats and grass snakes, can be required to be submitted’.  
Par. 4.18, line 6 – should read ‘Masterplan’.  
Par. 5.1 – should refer to NPA rather than GNPD

Anglian Water: - No objection – have confirmed that capacity exists at the SWT and advise that they are in discussions with the developers to enable a foul strategy to be formulated so that this development can be accommodated in the network without any detrimental impact on existing properties / sewers. This strategy will be required by condition.

Police Architectural Liaison Officer – By request has re-visited his comments, and he does not wish to add anything to those comments already made.

Local Residents’ comments: - 1 additional objection received from a local resident – however no new issues have been raised.

Parish : ALDEBY

Applicants Name : Waste Recycling Group Ltd  
Site Address : Oaklands Gravel Pit, Common Road, Aldeby, Norfolk, NR34 0BL  
Proposal : Variation of condition 1 attached to planning permission C/7/2007/7004 to allow extension of time to complete land filling and restoration obligations at the site until 8 July 2018

Decision : Members voted 10-0 that South Norfolk Council raise objection to the extension of time until 8 July 2018 however recommended a shorter extension of time until 8 July 2015 was acceptable.

Updates

Officer - Page 2 of appendix 2 missing from agenda circulated at committee.
5. **Appl. No**: 2012/0677/C  
**Parish**: BERGH APTON

Applicants Name: Norfolk County Council  
Site Address: NCC Waste and Recycling centre, Welbeck Road, Bergh Apton, Norfolk, NR15 1AU  
Proposal: Retention of existing Household Waste Recycling Centre (previous planning permission C/7/1999/7003) on a permanent basis. Construction of 2 infiltration basins and associated pipework and access chambers to improve surface water drainage system. Erection of post mounted CCTV cameras. Small scale sale of compost.

**Decision**: Members voted 10-0 that South Norfolk Council raise no objection to the construction of 2 infiltration basins and associated pipework and access chambers to improve surface water drainage system, the erection of post mounted CCTV cameras or the small scale sale of compost. South Norfolk Council object to a permanent permission for the use of the site but suggest that temporary permission be given to the Household Waste Recycling Centre for a further period of **10 years**.

Members suggested that during the proposed 10 year period of temporary consent, Norfolk County Council seek an alternative permanent site for the recycling centre.

**Updates**

**Officer**: Copies of objection letters from residents sent to NCC forwarded to SNC for information

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6. **Appl. No**: 1987/1674  
**Parish**: SAXLINGHAM NETHERGATE

Applicants Name: Mr & Mrs Whyte  
Site Address: Green Farm, Saxlingham Green  
Proposal: Variation to Section 106 Agreement to allow occupation of units for a period exceeding six weeks

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

Refused

**Reasons for refusal**

The legal agreement to remain in force with its current provisions to prevent occupation of the two units as independent dwellings which would be contrary to Policy IMP9 of the South Norfolk Local Plan. The assessment of this proposed variation gives due weight to the saved policies of the South Norfolk Local Plan referred to above, because these policies remain consistent / part consistent with the published National Planning Policy Framework.
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  
Proposal : Sub-division of garden, erection of two bed bungalow and widening of driveway access  

Decision : Members voted 6-5 for APPROVAL (against officer recommendation)  
Approved with conditions (to be set by officer)

**Reasons for overturning officer recommendation**

1. Members considered the highway issues but did not consider these to justify refusal of the application  
2. Members considered the site to be ‘infill’ rather than development in open countryside and was sustainable development due to proximity of a Service Village.

**Updates**

**NCC Highways** – Maintain objection, inadequate visibility to south and lack of footway access

8. **Appl. No**: 2012/0071/RVC  
**Parish**: TIVETSHALL ST MARY

Applicants Name : TCI Renewables  
Site Address : Meteorological Mast Site, New Road, Tivetshall St Mary  
Proposal : Variation of condition on appeal decision on planning application 2008/0447 to allow a further one year temporary period for expiry on 12 January 2013, for retention of 60m x 152mm meteorological mast of steel tubular construction, self contained requiring no foundations, external power or cabling to measure, record and log wind speed and direction

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

1. Mast to be removed on or before 12 January 2013  
Members authorised enforcement action to be taken if the mast is not removed on or before 12 January 2013

**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 1 (Addressing climate change and protecting environmental assets) of the Joint Core Strategy and Policy UTL13 (Renewable energy) of the South Norfolk Local Plan as the visual impact of the mast is mitigated by its isolated location well away from residential properties and public highways, and by the temporary nature of the proposal and the potential benefits of exploiting the renewable resource in the national interest. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because these policies remain consistent / part consistent with the published National Planning Policy Framework.
Updates

Tivetshall Parish Council:
Letter objecting to the application
- Disregard for the decision made by the Planning Inspectorate is clear and enforcement action must be implemented to comply with the original permission.
- In submitting a further application, the applicant has secured almost four additional months in which to complete further studies
- The Parish Council wishes to reiterate its earlier support in opposing any further permissions for the retention or installation of either the test mast or turbines on this site

Parish : GISSING
Applicants Name : Mr & Mrs Brad Smith
Site Address : Land at Malthouse Lane, Gissing, Norfolk, IP22 5UT
Proposal : Removal of condition 5 of planning permission 2011/0101/CU
Decision : Members voted 10-0 for APPROVAL

Approved with conditions
1 Full - Planning Permission Time Limit
2 Conditions on previous permission must be met
3 Specific Use – Office related to aquaponics business
4 Office use to be restricted to ground floor only.
5 Extended boundary to aquaponics development not authorised by this decision

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 1, 5 and 6 of the Joint Core Strategy and Policies EMP3, IMP8 and IMP9 of the South Norfolk Local Plan as the proposal will not result in a significant intensification in use of the site which would be detrimental to the character of the site and its surroundings, the amenities or neighbours or highway safety.

Updates

Local Member – Supports the application

10. Appl. No : 2012/0590/CU
Parish : SAXLINGHAM NETHERGATE
Applicants Name : Mr Darren Swayne
Site Address : Hill House, The Green, Saxlingham Nethergate, Norfolk, NR15 1TE
Proposal : Mixed use of wedding venue and holiday let use
Decision : Members voted 10-0 for REFUSAL

Refused
1 Inadequate Access Visibility
2 Detrimental to residential amenity
3 Contrary to SNLP policies IMP9, IMP8 and IMP10
Reasons for refusal

1. Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway.

2. The proposed change of use would be detrimental to the residential amenities of adjacent properties by reason of noise and general disturbance from activities associated with the wedding venue.

3. The proposal is contrary to the provisions of the adopted South Norfolk Local Plan 2003 including, in particular, policies IMP9 Residential amenity, IMP8 Safe and free flow of traffic and IMP10 Noise.

Updates

Local residents: 3 additional letters of objection raising the same concerns as set out in the agenda

Environmental Services: Object: Close proximity of neighbour not possible to control impact without being excessively restrictive, particularly as no responsible person on site. Similar venues in south Norfolk have caused a problem.

11. Appl. No : 2012/0656/A
Parish : DISS

Applicants Name : Mr Colin Edwards
Site Address : Diss Garden Centre, Victoria Road, Diss, Norfolk, IP22 4JG
Proposal : Replacement Garden Centre sign to entrance
Decision : Members voted by 8-2 to authorise the Development Control Services Manager to authorise APPROVAL on receiving satisfactory amendments to the plans reducing the height of the sign to 5 metres.

Approved with conditions
In accordance with amended drawings

1. Level of illuminance
2. Existing signage to be removed

Reasons for overturning officer recommendation

The visual impact on the adjacent Conservation Area is considered acceptable in this instance as material weight has been given to the precedent set by the approved 5 metre sign on the adjacent site and supporting a local business.

Updates

Officer: Approved sign 1.9 metres wide, not 2 metres, as stated in report
Conservation Officer: Object – Sign just outside the Conservation Area but sign would have harmful impact on it. If approved the signs would obstruct each other, if moved potentially the harm would be greater.
Officer: New application has been submitted by 121 Computers for a 6 metre high internally illuminated joint sign.
District Member Glyn Walden
- Application approved for 121 Computers last year in interests of fairness and support of a local business this application deserves the same consideration.
- But the sign should be reduced in height to 5 metres, the same as the approved sign.
- Signs will obscure each other.
- Feel a shared sign is the best way forward to resolve this.
- Currently application for joint sign asks members to consider this as an option.

Highway Officer: Conditional support
- Proposed colours of the sign acceptable and is sufficient distance from traffic lights not to cause a distraction to driver.
- Recommends sign should be the same height as approved 121 Computer sign

Town Council: Approve
- As precedent has already been set for 5.2 metre sign blocking applicants sign the Council will support the application on the basis that the sign should be no more than 5.2 metres high.
- Illuminated sign is contrary to IMP21 although note precedent has been set by the aforementioned previous consent.

Additional letter from neighbouring business (in total 9 letters from 7 properties)
- Proposed sign is closer and wider than existing sign only car length away from approved sign.
- Foundation of signs is adjacent to Conservation Area. Has Conservation Officer been consulted?
- Comments only road frontage to Diss Garden Centre is wrong 103 is also owned by them they have two road accesses onto Victoria Road.
- Application has been submitted for a shared sign.

Letter of Support
- Support long established company should be able to have a large distinctive sign to advertise its presence as it is set back from the road.
- Sign needs to be large enough to be seen as 121 have been granted a large sign which will obstruct existing sign.
- Both businesses need to be treated fairly. Garden Centre sign needs to be visible above 121 Computer sign.