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

<table>
<thead>
<tr>
<th></th>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2012/0268/EA</td>
<td>COSTESEY</td>
<td>Green &amp; Norwich Consolidated Charities</td>
<td>Land at Townhouse Road, Costessey</td>
<td>Screening Opinion for residential development of 70 dwellings and associated works including a new access to the south</td>
<td>Deferred from Committee</td>
</tr>
<tr>
<td>2</td>
<td>2010/1377/F</td>
<td>SCOLE</td>
<td>Cripps Development Ltd</td>
<td>Land adj The Reading Room, The Street, Scole</td>
<td>Proposed residential development comprising 8 dwellings and garages and ancillary works</td>
<td>Members voted unanimously for approval and authorised the Development Control Manager to approve, subject to S106 agreement for ‘claw back’ clause for affordable housing.</td>
</tr>
</tbody>
</table>

Approved with conditions:
1. Full - Planning Permission Time Limit  
2. In accordance with submitted amendments  
3. External materials and surfacing to be agreed  
4. Specific details to be agreed  
5. Archaeological work to be agreed  
6. Slab levels to be agreed  
7. No additional windows at first floor level  
8. No PD for Classes ABCD & E  
9. No alterations to lose garage for parking provision without consent  
10. No PD for domestic Microgeneration Equipment  
11. Landscaping scheme to be submitted (Full applications)  
12. Tree protection  
13. Landscaping management plan  
14. Boundary treatment to be agreed  
15. Reporting of unexpected contamination  
16. New Water Efficiency level 4  
17. Surface Water to be agreed  
18. Standard Estate Road Conditions  
19. Provision of Visibility Splays - Dimensioned in Condition  
20. Provision of Parking and Servicing Areas - Where shown on plan  
21. Highway Improvements – Offsite
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; Policy 3: Energy and water and Policy 15: Service villages of the Joint Core Strategy; and IMP18 Development in conservation areas, IMP8 Safe and free flow of traffic and IMP9 Residential amenity of the South Norfolk Local Plan as the layout of the site and form of dwellings is appropriate for the area; it will not have a significant adverse effect on the amenity of neighbouring properties or highway safety; and the development will enhance the character and appearance of the conservation area.

3 Appl. No : 2011/1781/F  
Parish : CLAXTON
Applicants Name : Mr G. Hopkins  
Site Address : 2 Staines Barn, Church Lane, Claxton  
Proposal : Reconstruction of barn and conversion to residential.

Decision : Members voted 8-3 for approval and authorised the Development Control Manager to approve subject to amended site plan (relationship to public highway)

1 Works to commence within six months  
2 In accordance with submitted amendments  
3 External materials to be agreed  
4 No additional openings  
   No satellite dishes, tanks etc 
   No PD for fences, walls etc 
   No PD for Classes ABCDE & G 
   Landscaping scheme to be submitted 
   Provision of parking and turning area

Reasons for Approval

The proposed development is acceptable in respect of the aims of the Joint Core Strategy and the South Norfolk Local Plan 2003 as, although the reconstruction of the barn in question does not comply with policy HOU10, the proposed development supports the conversion of adjoining redundant rural buildings which contribute positively to the local landscape and restores the group value of the complex of barns as a whole, thereby justifying this departure from policy. 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 / part consistent with the published National Planning Policy Framework.

Updates:

Officer: update to Recommendation: Authorise to approve subject to amended site plan

NCC Highways on additional information: Amended site plan required as current site plan incorrect in relation to extent of public highway

2 additional letters of objection received (1 of which has also been circulated to members by the objector direct)
Concern over public right of way passing the barn complex
- Granting of consent for Barns 1 and 2 has not resulted in the commencement of any building work

Concerned the granting of permission for the rebuilding of Barn 2 would set a dangerous legal precedent for development in unsuitable rural locations.

4

**Appl. No**: 2011/1645/F  
**Parish**: CLAXTON

**Applicants Name**: Mr J. Fiander  
**Site Address**: 1 Staines Barn, Church Lane, Claxton  
**Proposal**: Reconstruction of barn to form a kitchen/dining room extension to Barn 1.

**Decision**: Members voted 8 – 3 for **approval** and authorised the Development Control Manager to approve subject to amended site plan (relationship to public highway)

1. Barn Conversion - time limit
2. In accordance with submitted amendments
3. External materials to be agreed
4. No additional openings
5. No satellite dishes, tanks etc
6. No PD for Classes ABCDE & G

**Reasons for Approval**

1. The proposed development is acceptable in respect of the aims of the Joint Core Strategy and the South Norfolk Local Plan 2003 as, although the reconstruction of the barn in question does not comply with policy HOU10, the proposed development supports the conversion of adjoining redundant rural buildings which contribute positively to the local landscape and restores the group value of the complex of barns as a whole, thereby justifying this departure from policy. 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 / part consistent with the published National Planning Policy Framework.

**Updates:**

**Officer**: update to Recommendation: Authorise to approve subject to amended site plan

NCC Highways on additional information: Amended site plan required as current site plan incorrect in relation to extent of public highway

2 additional letters of objection received (1 of which has also been circulated to members by the objector direct)

- Concern over public right of way passing the barn complex
- Granting of consent for Barns 1 and 2 has not resulted in the commencement of any building work

Concerned the granting of permission for the rebuilding of Barn 2 would set a dangerous legal precedent for development in unsuitable rural locations.

5

**Appl. No**: 2012/0469/F  
**Parish**: CHEDGRAVE/THURTON

**Applicants Name**: Mr & Mrs David James  
**Site Address**: Park Farm, Norwich Road, Thurton, Norfolk, NR14 6BQ

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Proposal Replacement dwelling at Park farm, Langley Park, to include the demolition of the existing bungalow and garage

Decision : Members voted unanimously for approval and authorised the Development Control Manager to approve, subject to S106 agreement, to ensure removal of existing dwelling and reversion to agricultural land.

Approved with conditions
1  Full - Planning Permission Time Limit
2  In accordance with submitted amendments
3  No occupation of new dwelling until existing dwelling demolished
4  External materials to be agreed
5  Window details to be agreed
6  Specific details t.b.a. specification of green roof
7  Black Flue
8  No PD for fences, walls etc
9  No PD for Classes ABCDE & G
10  No colourwash of buildings etc
11  Domestic Microgeneration Equipment
12  Levels
13  Boundary treatment
14  Parking and turning
15  Water efficiency
16  Foul drainage details
17  Contamination during construction
18  Reversion of previous curtilage to agricultural land

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- Addressing climate change and protecting environmental assets, Policy 2 -Promoting good design and Policy 3 Energy and water of the Joint Core Strategy and Policy HOU11 – Replacement dwelling, ENV 5: Historic parklands, IMP9 – Residential amenity and IMP8 - Safe and free of traffic of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policy HOU11 in the South Norfolk Local Plan because it remains partially consistent with The National Planning Policy Framework which resists new dwellings in the open countryside, but does not place any restrictions on replacement dwellings. Saved policy ENV5 has also been given due weight because it is partially consistent with the National Planning Policy Framework but the site is in nationally designated historic parkland. Saved policies IMP9 and IMP8 in the South Norfolk Local Plan have been given due weight because they remain consistent with the National Planning Policy Framework.

2  The proposed location of the replacement dwelling to the west of the existing dwelling will ensure that the dwelling is less prominent when viewed through the listed gate house. The dwelling has been designed to blend into the landscape of the Historic Parkland and does not raise any highway safety or amenity issues.

Updates:

Officer: legal advice: S106 agreement is the most appropriate method of securing the removal of the existing dwelling and reversion of that part of the site to agriculture as it is on an adjacent site. This is required as this is a replacement dwelling and a second dwelling in this location in the countryside would be contrary to policy.
The S106 requirement passes the tests of being, necessary to make the development acceptable in planning terms; Directly related to the development; and Fairly and reasonably related to the scale and kind to the development as required by Reg 122 CIL Regulations.

6 Appl. No : 2012/0502/F
Parish : WICKLEWOOD
Applicants Name : Mr & Mrs M Goodwin
Site Address : Sub-division of the garden of, Kecalde, 65 Church Lane, Wicklewood, Norfolk, NR18 9QH
Proposal : Erection of detached 1.5 storey dwelling with attached garage
Decision : Members voted unanimously for approval
Approved with conditions

1 Planning Permission Time Limit
2 In accordance with submitted amendments
3 Provision of Parking and Turning Areas
4 New Water Efficiency
5 Historic Building Recording
6 No additional windows at first floor level
7 Boundary treatment prior to occupation
8 En-suite window to be obscured in perpetuity
9 Veluxe window to be 1.7 metres above finished floor level

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 2 and 3 of the Joint Core Strategy and Policies HOU6, 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 or part consistent with the published National Planning Policy Framework. While Policy HOU6 is not consistent with the NPPF, the scheme is in a sustainable location, and has been designed to be sympathetic to the surrounding location and the neighbouring properties and is therefore consistent with Sections 6 and 7 of the NPPF.

2 The sub-division of the plot still provides an adequate garden and parking for the existing property while providing a new dwelling on a plot that is in keeping with the general character of other dwellings in the close. The design and siting of the dwelling as amended minimised the loss of privacy and general impact on the neighbouring properties, while the condition restricting further first floor windows in the rear elevation will ensure the future privacy of the neighbouring properties to the side and rear of the proposed new dwelling

Updates:
Environment Services – No objection to position of air source heat pump.
Officer: No additional information from Landscape.

7 Appl. No : 2012/0634/H
Parish : WRENINGHAM
Applicants Name : Mr Justin Grady
Site Address : The Poplars, Ashwellthorpe Road, Wreningham, Norfolk, NR16 1AW
Proposal : Replacement of window with doors to garden room.

Decision : Members voted unanimously for approval

Approved with conditions

1 Full Planning Permission Time Limit
2 In accordance with submitted details and drawings
3 Specific details 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 1 of the Joint Core Strategy and Policy IMP13 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 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 of the Joint Core Strategy and Policy IMP13 of the South Norfolk Local Plan. The alterations to the Listed Building will not result in harm to the special interest of the building and the external alterations will not be visible in key views of the property.

Updates:

Title block of agenda and reasons for approval should include 2012/0635/LB and Listed Building application referred to Secretary of State