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

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Key to abbreviations used in Recommendations

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<td>S.P.</td>
<td>Structure Plan</td>
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<td>S.N.L.P</td>
<td>South Norfolk Local Plan</td>
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<td>P.D.</td>
<td>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).</td>
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<td>DPHBE</td>
<td>Director of Planning, Housing and the Built Environment</td>
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Application Deferred by Previous Committee

1 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 8-0 (with one abstention) for approval

Approved with conditions

1 Outline permission time limit
2 Agreement of design brief pre-submission of reserved matters
3 Approval of reserved matters
4 Development limited to max 2-storey in height
5 Detailed surface water drainage scheme in accordance with the FRA to be submitted and agreed
6 Detailed foul water drainage scheme to be submitted and agreed. Implementation of any mitigation measures prior to occupation
7 Archaeology
8 Details or roads, footways and cycleways to be agreed
9 Roads, footways and cycleways to be constructed in accordance with the above
10 Off-site highway works
11 Traffic Regulation Order – pre commencement
12 Travel Plan to be agreed
13 Implementation of agreed travel plan prior to occupation
14 Materials to be agreed
15 Landscaping (inc details of management)
16 Tree protection – pre-commencement
17 Boundary treatments to be agreed
18 Wildlife management plan in accordance with the findings of the Ecological survey to be submitted and approved prior to commencement

Reasons for approval

1 It is accepted that there is not a five year supply of sites within the Norwich Policy Area. The National Planning Policy Framework (NPPF) is clear and explicit that in such circumstances Local Planning Authorities should consider favourably sustainable development that would address that deficit. The lack of a five year supply and the requirements of the NPPF are a very strong material consideration in favour of this application.

2 The requirements of the NPPF and the presumption in favour of sustainable development outweigh other material considerations and that the proposed development, limited in scale to two-storey in height and in numbers to 100 dwellings, can be accepted as a departure from local saved plan policy ENV8, which is given due weight as it remains partly consistent with the published NPPF. In all other respects, and subject to appropriate conditions, the proposed development is in accordance with the Sections 6, 7, 10 & 11 of the NPPF, and relevant policies the Joint Core Strategy.
Updates:
Preferred Sites – At a meeting of Cabinet on the 11th June, this site was selected as a preferred site for consultation in late summer.

Landscape Officer – No objection, but will require a TPO for the site should permission be granted.

3 additional letters of objection – no new issues raised.

2  Appl. No : 2011/1929/F  
Parish : ROYDON

Applicants Name : Mr Will Gaze
Site Address : Grove Farm, High Road, Roydon, Norfolk, IP22 5RF
Proposal : Installation of a single small scale wind turbine (14.97m to hub, 5.5m diameter blades)

Decision : Members voted unanimously for approval

Approved with conditions

1  Planning Permission Time Limit
2  In accordance with amended details

Reasons for Approval

1  The proposal is acceptable in respect of the aims of the Joint Core Strategy, South Norfolk Local Plan 2003 and National Planning Policy Framework particular is considered to be in accordance with Policy 3 Energy and Water of the Joint Core Strategy and Policy ULT13 – Renewable energy, IMP9 – Residential amenity, IMP10 – Noise and IMP15 Setting of listed buildings 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 / part consistent with the published National Planning Policy Framework. Policy ULT13 is only partially consistent with the National Planning Policy Framework because it requires a positive strategy and support for community led schemes.

2  The proposed development will provide an important source of renewable energy without causing significant harm to the local landscape, the setting of the listed building, the amenity of local residents in terms of noise disturbance and protected species.

Updates
Ecologist: No further comments
Major Applications or Applications Raising Issues of Significant Precedent

3 Appl. No : 2012/0648/F
Parish : COSTESSEY

Applicants Name : Ormiston Academies Trust
Site Address : Ormiston Victory Academy, Middleton Crescent, Costessey, Norfolk, NR5 0PX
Proposal : Demolition of existing main school building and the construction of a new three storey Academy, separate sports hall building and associated works.

Decision : Members voted unanimously to authorise the Development Control Services Manager to approve

Approved with conditions

1 Full - Planning Permission Time Limit
2 In accordance with submitted drawings
3 Materials to be submitted
4 Archaeological Assessment
5 Levels
6 Ecology mitigation
7 Landscaping
8 Acoustic details of plant
9 Details of lighting
10 Protection of existing playing fields during construction
11 Assessment of ground conditions for new pitches
12 Community Use Scheme for sports facilities
13 Surface water drainage scheme
14 Contaminated land scheme
15 Travel plan
16 Provision of parking
17 Details of cycle parking
18 Closure of temporary access
19 Construction compound

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 1, 2, 3, 7 and 8 of the Joint Core Strategy and Policies ENV13, ENV14, ENV15, IMP9, IMP10, IMP25, LEI8 and LEI9 of the South Norfolk Local Plan as the proposal has been sited and designed to take account of the context of the site and its surroundings without have a significant adverse effect on their outlook or amenity, enhances existing facilities and community benefits while safeguarding ecological interests.

2 Subject to further information relating to the provision of on site parking and associated facilities and supporting Travel Plan, 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 6 of the Joint Core Strategy and Policy IMP8 of the South Norfolk Local Plan

Updates:
• Bat survey received but consultee advice still awaited.
• Archaeological information received, condition requested by Historic Environment Service (as condition 4)
Applicants Name: Czero - Mr Robert Pearson
Site Address: Land between Roydon Road and Denmark Lane, Roydon, Norfolk
Proposal: Amendment to approved scheme 2007/0555/F for 114 dwellings, 29 of which constructed. 12 units removed from scheme and 45 approved dwellings replaced with 33 new house types.

Decision: Members voted unanimously for refusal

Refused

1. Contrary to Section 6 of the NPPF and policies 4 and 20 of the JCS

Reasons for Refusal

1. The proposal would not be sustainable in that the ability of the scheme to meet the local need for affordable housing into the future can not be guaranteed, and that the impacts in terms of education are unable to be addressed financially, putting further pressure on the capacity of local schools. The scheme therefore fails to accord with Section 6 of the National Planning Policy Framework, and the application does not accord with the requirements of Policies 4 and 20 of the Joint Core Strategy.

2. Reluctantly, I would advise members that for the reasons set out above, the application should be refused.

Updates:
Further information has been received from the applicant that attempts to clarify their position, particularly in respect of the maximum financial contributions the scheme can offer. In simple terms the applicants are offering the following:

- £235,620 towards education, to be paid at or near completion of the development.
- £50,000 towards recreation also to be paid at or near completion of the development.

The above offer leaves a shortfall of £317,377 for education and there remains no guarantee that the £235,620 would be forthcoming, as there can not be known when or indeed if the scheme will be completed.

MP letter

- The council has rightly expected developers elsewhere in the District to stand by commitments made during the planning process, regardless of any subsequent difficulties. I would urge members of the planning committee to reject this application.

Letter from occupier of Long Meadow

- People who bought properties at Long Meadow don’t know where they stand with regard to selling and what rules they will be bound by.
- We are in limbo about what is physically going to happen around us next.
- The site is getting bad press, spoiling our enjoyment.
- Please sort something out.
5  **Appl. No**: 2011/1666/F  
**Parish**: WORTWELL

**Applicants Name**: Mr T Gentleman  
**Site Address**: Granary Barn, Wortwell Hall Farm Low Road, Wortwell  
**Proposal**: Repair & re-erection of collapsed barn caused by storm damage and conversion to residential use

**Decision**: Deferred

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6  **Appl. No**: 2011/1732/LB  
**Parish**: WORTWELL

**Applicants Name**: Mr T Gentleman  
**Site Address**: Granary Barn, Wortwell Hall Farm Low Road, Wortwell  
**Proposal**: Repair & re-erection of collapsed barn caused by storm damage and conversion to residential use

**Decision**: Deferred

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7  **Appl. No**: 2012/0368/CU  
**Parish**: GISSING

**Applicants Name**: Mr & Mrs Smith  
**Site Address**: Gissing Manor, Malthouse Lane, Gissing, Norfolk IP22 5UT  
**Proposal**: Change of Use of Holiday Cottages to residential, new cartlidges and new access

**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  
3. No PD for Classes ABCD & E  
4. Provision of new access  
   (Authorised cancellation of Section 106 Agreement linking cottage to holiday units)

**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 of the Joint Core Strategy and Policies EMP7, HOU10, IMP8, IMP9 and IMP15 of the South Norfolk Local Plan as it has been shown that attempts have been made to promote and market the units without success. The re use of the buildings as dwellings is in line with Policy HOU10 and will not have a significant adverse effect on the character of the area, amenity of neighbouring uses or highway safety.
8 Appl. No : 2012/0420/CU  
Parish : MARLINGFORD AND COLTON  
Applicants Name : Mr Ian Alston  
Site Address : High House Farm Barns, High House Farm Lane, Colton, NR9 5DG  
Proposal : Conversion of barns to B1/ B2/ B8 use, with associated parking.  
Decision : Members voted unanimously for approval  
Approved  
1 Full - Planning Permission Time Limit  
2 In accordance with submitted drawings  
3 Use restricted to B1/B8 with specific use as brewery  
4 Restrictions on brewery use – no malting  
5 No generators or air handling plant unless agreed  
6 No provision of first floor in units 5 or 6  
7 External materials to be agreed  
8 Window details to be agreed  
9 Implementation of boundary treatment  
10 Landscaping scheme to be submitted  
11 Full details of external lighting  
12 Reporting of unexpected contamination  
13 Hours of use B2/B8 uses – 7am–7pm Mon-Fri, 7am-12pm Sat  
14 HGV passing bays  
15 Improvement of existing access  
16 Provision of visibility splay  
17 Provision of parking  
18 Highway Improvement  
19 Site compound  

Reasons for Refusal  
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, 3, 5 and 6 of the Joint Core Strategy and Policies EMP3, ENV8, IMP8, IMP9 and IMP10 of the South Norfolk Local Plan as the proposed use makes effective and appropriate re use of existing buildings and subject to the proposed conditions will not have a significant adverse effect on the amenities of neighbours or highway safety.  

Updates:  
Revised hours of use requested for condition 13: 7am-7pm Mon –Friday and 7am-12 noon Saturdays.
Appl. No : 2012/0552/F  
Parish : PORINGLAND  
Applicants Name : Mr I Mutch  
Site Address : Land rear of, Holly Bank Heath Loke, Poringland, Norfolk, NR14 7JU  
Proposal : Construction of one detached 5 bedroom dwelling with double garage along with new access drive  
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. Slab level t.b.a.  
5. Provision of Parking and Servicing Areas and access to adjacent site prior to first occupation  
6. No additional windows at first floor level on South elevation  
7. Proposed windows on south elevation to be obscure glazed fixed shut  
8. Boundary treatment to be agreed  
9. No commencement of works until Surface water drainage system on housing development to north can be connected to.  
10. Details of rain water harvesting system  
11. Water efficiency  

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, Policy 3 – Energy and Water and Policy 14 – Key Service Centres of the Joint Core Strategy and Policy HOU14 - Residential development within the defined Development Limits of the Norwich Policy Area settlements and at selected locations along strategic routes, IMP8 – Safe and free flow of traffic and IMP9 –Residential amenity 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 accords with the above policies as will provide an additional dwelling within the development limit for Poringland which is in keeping with the area and proposed development without adversely affecting the amenity of surrounding properties or the safe and free flow of traffic and will adequately deal with surface water drainage.
10  **Appl. No**: 2012/0715/RVC  
**Parish**: TASBURGH  

Applicants Name: Mrs Lisa Walsh  
Site Address: Greenacres Farm, Ipswich Road, Tasburgh  
Proposal: Variation of condition 3 of planning permission 2010/1538/CU to increase the number of adult dogs from 12 to 20

Decision: Members voted unanimously for refusal (against officer recommendation)

Refused  
Members authorised enforcement by officers with a period for compliance of 6 months to restrict the number of adult dogs to 12.

**Reasons for Refusal**  
Increase in noise detrimental to residential amenity and contrary to policies IMP9 and IMP10 of the South Norfolk Local Plan.

11  **Appl. No**: 2012/0859/F  
**Parish**: HARLESTON  

Applicants Name: Mrs R Rackham  
Site Address: Storage building at 3 Smith's Court, Harleston, Norfolk, IP20 9BH  
Proposal: Conversion of redundant storage building to one bedroom residential unit

Decision: Members voted 8-3 to authorise the Development Control Services Manager to refuse (subject to no new issues being received after expiry of consultation period of 21 June 2012)

Refused

1  Contrary to policy 2 of JCS  
2  Unacceptable intensification of use and poor standard of amenity

**Updates:**  
Parish: Approve  
Highways: Conditional support  
3 additional letters of support, one from tenant of Café and flat – does not have an impact, do not need for storage, do use 2 spaces but on goodwill of applicant, if needed for new use then so be it  
2 letters of objection

- Current parking space is inadequate for existing 2 units which have overflowed onto neighbours access  
- Workmen parking also an issue  
- Potentially asbestos in the building  
- What will be connection route to sewer  
- Bin storage current to standard bins and one industrial bin additional two bins will be increasingly unsightly and cause more congestion  
- With previous owner building in good state of repair and had garage door. If door replaced could be garage for tenants and prevent vandalism  
- Potential noise during construction.  
- 3 panel glazed door unsympathetic to listed building and conservation area.  
- Poor internal layout
Letter from Agent

- No demand for ancillary storage, could cause more disturbance as ancillary use
- Low key scheme minimal impact on neighbours
- Would be prepared to remove parking space and have an alternative space in Magpie Court also owned by applicant.

App. No : 2012/0860/LB
Parish : HARLESTON
Applicants Name : Mrs R Rackham
Site Address : Storage building at 3 Smith's Court, Harleston, Norfolk, IP20 9BH
Proposal : Conversion of redundant storage building to one bedroom residential unit

Decision : Members voted unanimously to authorise the Development Control Services Manager to approve (subject to no new issues being received after expiry of consultation period of 21 June 2012)

Approved with conditions
1 Listed building time limit
2 In accordance with drawings
3 Materials to be agreed
4 Details of windows and doors

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 of the Joint Core Strategy and Policy IMP13: Alterations and extensions to listed building of the South Norfolk Local Plan. The assessment of these applications gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because this policy remains partially consistent with the published National Planning Policy Framework but in this instance there is no harm caused to the listed building.

2 The development is considered to accord with Policy 1 of the Joint Core Strategy and Policy IMP13 of the South Norfolk Local Plan as it has been designed to ensure that it would preserve the special architectural or historic interest of the building.

Updates:
Parish: Approve
Highways: Conditional support

3 additional letters of support, one from tenant of Café and flat – does not have an impact, do not need for storage, do use 2 spaces but on goodwill of applicant, if needed for new use then so be it

2 letters of objection
- Current parking space is inadequate for existing 2 units which have overflowed onto neighbours access
- Workmen parking also an issue
- Potentially asbestos in the building
- What will be connection route to sewer
- Bin storage current to standard bins and one industrial bin additional two bins will be increasingly unsightly and cause more congestion
- With previous owner building in good state of repair and had garage door. If door replaced could be garage for tenants and prevent vandalism
- Potential noise during construction.
- 3 panel glazed door unsympathetic to listed building and conservation area.
- Poor internal layout

**Letter from Agent**
- No demand for ancillary storage, could cause more disturbance as ancillary use
- Low key scheme minimal impact on neighbours
- Would be prepared to remove parking space and have an alternative space in Magpie Court also owned by applicant

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<th>Appl. No</th>
<th>GREAT MOULTON</th>
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<tr>
<td>Parish</td>
<td>: 2012/0872/F</td>
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<tr>
<td>Applicants Name</td>
<td>: Mr N &amp; Mrs J Stevenson</td>
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<tr>
<td>Site Address</td>
<td>: Capital Farm, Frith Way, Great Moulton</td>
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<tr>
<td>Proposal</td>
<td>: Re-submission of planning permission 2011/0970/F- Demolition of dilapidated agricultural building and erection of new dwelling with detached garage, including change of use from agricultural to residential</td>
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<tr>
<td>Decision</td>
<td>: Members voted unanimously to authorise the Development Control Services Manager to <strong>refuse</strong>, subject to no new issues being received before the expiry of the consultation period of 21 June 2012</td>
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Refused

1. Contrary to SNLP policy ENV8, ENV9, ULT15, JCS Policy 1 and 17
2. Outside settlement
3. Insufficient information archaeology

**Updates:**
- Parish Council
  - Parish strongly support application
  - Derelict site with permission for a use which would be considered a Bad Neighbour Development. If implemented would have serious effect on local residents and businesses.
  - The proposed building is eco-friendly design and sustainable development.

**Additional letter of support** – positive use of land, existing buildings need to demolished and photomontage of new build house will be welcome addition

**Landscape Officer** - Conditional support
**Highway Officer** - Conditional support
**Environmental Services** - Conditions required on surface water drainage, foul drainage and contamination.
**Officer**: Delete reason for refusal 4 insufficient information on contamination