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 : 2012/0839/O
Parish : WYMONDHAM

Applicants Name : Landstock Estates Ltd & Landowners Group
Site Address : Land north-west of Carpenters Farm, Norwich Common, Wymondham
Proposal : Proposed residential development (Class C3) up to 350 dwellings with associated access on Land at Carpenters Barn, Norwich Common, Wymondham. To include the infrastructure associated with the residential development, public open space and new vehicular and pedestrian access routes.

Decision : Members voted 6-3 with 2 abstentions for approval

Authorised Director of Development and Environment to approve with conditions

1  Outline Planning Permission time limit
2  Reserved Matters
3  Maximum of 350 dwellings
4  Element of single storey dwellings
5  Masterplan to be agreed
6  Water efficiency scheme to be agreed
7  Landscape replacement planting
8  Programme of archaeological evaluation
9  Surface water strategy to be agreed
10  Contamination report to be submitted
11  Any remediation measures to be carried out
12  Pollution control during construction
13  Details of roads, footpaths etc. to be submitted
14  Wheel washing facilities
15  Off-site highway improvements
16  Works in accordance with agreed specification
17  Traffic regulation order
18  Residential travel plan to be agreed
19  No occupation before travel plan implemented
20  Existing trees/hedges to be protected
21  Levels to be agreed
22  10% renewable energy on site
23  Trees and hedges to be maintained
24  Foul water strategy to be agreed
25  Biodiversity mitigation and enhancement measures
26  Fire hydrants
Reasons for Approval

The development is contrary to Policies ENV 8 and ENV 2 of the SNLP. Policy 10 of the Joint Core Strategy also seeks to accommodate development in Wymondham while maintaining the gap between Hethersett and Wymondham. However further evidence is required before the precise extent of the gap can be established and consequently reliance is not placed on the above policies in this instance.

There is not a five year supply of deliverable sites within the Norwich Policy Area. The site is considered to be in a sustainable location and in such circumstances the contents of the National Planning Policy Framework are a strong material consideration in favour of the application.

The development will be set to the rear of existing properties and will be contained by a strong natural boundary to the rear which will be further strengthened. Some views of the development will be possible from Hethersett and Melton Road. However they are not considered to have such an adverse impact on the character of the area or the perception of the gap that it would outweigh the presumption in favour of sustainable development, as set out in the National Planning Policy Framework.

Subject to appropriate conditions there are no technical objections to the scheme, which in all other respects (other than ENV 2 and ENV 8 of SNLP) complies with the relevant policies in the JCS and SNLP.

Updates:
Great Melton Parish Council
Object
- Will cause drainage problems on surrounding agricultural land
- Should not be built on prime agricultural land
- Intrusion into scenic landscape
- Cause rat running through Great Melton village
- Should not be considered in isolation from JCS policy

Planning Policy

- Significant changes in policy since the previous application was refused, with the adoption of the Joint Core Strategy and the publication of the National Planning Policy Framework.
- Do not have a five year supply so housing policies in JCS and SNLP have limited or no weight and the presumption in favour of sustainable development applies.
- Case officer best placed to assess impact on gap

Planning Obligations
Contributions required towards Education and Libraries

Additional condition
Fire hydrants