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
Application referred back to Committee

1 Appl. No : 2011/2050/F
Parish : WYMONDHAM
Applicants Name : Mr David Richardson
Site Address : Land west of Brittons Farm, Wramplingham Road, Downham, Norfolk, NR18 0SB
Proposal : Construction of a single dwelling; change of use to residential.
Decision : Members voted 9-2 for refusal

Refused

1 Unsustainable location and intrusion into countryside contrary to JCS Policy 1, SNLP policy ENV8 and NPPF paragraph 55.
2 Design not of sufficient exceptional quality to justify approval under paragraph 55 of NPPF.

Application to be determined by Norfolk County Council

2 Appl. No : 2012/1068/RVC
Parish : COSTESSEY
Applicants Name : Mr Mat Nicholson (FCC Environment)
Site Address : Costessey Transfer Station, Longwater Business Park, Costessey
Proposal : Variation of conditions 2,5,8,15 and 16 of permission C/7/2012/7015 to allow alterations of building and site layout
Decision : Members voted unanimously to advise the County Council that this Council raises no objection to the application

Application to Vary Section 106 Agreement

3 Request to be discharged of S106 legal agreement planning obligations in respect of planning permission 2007/1560 — the conversion of the Old Maltings, Pulham St Mary to 30 residential units.

Decision : Deferred
Other Applications

4  
Appl. No : 2010/0014/F  
Parish : HEMPNALL  
Applicants Name : Mr P Ellis  
Site Address : Queens Head, Mill Road, Hempnall  
Proposal : Proposed change of use of public house to dwelling  
Decision : Members voted 9-1 (with one abstention) for approval

Reasons for Approval
1  It is considered the marketing exercise carried out by the applicant satisfies the objectives and aims of the NPPF (Section 3 and 8) and JCS (Objective 6 and policies 5 and 19) and policy EMP7 (iv) of the SNLP which has been given due weight and consideration as this policy remains consistent with the aims of the NPPF. Material consideration has been given to the Localism Act and Community Right to bid, but given this is not available at the moment, limited weight can given to this consideration, in light that the retention of the property has been fully explored as required by policy EMP7.
2  The use of the property as a single dwelling is acceptable in amenity and highway terms and accords with policies IMP8 and IMP9 of the SNLP which have been given due and weight and consideration as they remain consistent with the aims of the NPPF.

Updates:  
Letter from local member sent to members

5  
Appl. No : 2012/0498/RVC  
Parish : BERGH APTON  
Applicants Name : Mr John Hemmant  
Site Address : Anteros Arts Centre, Loddon Road, Bergh Apton, Norfolk, NR15 1BT  
Proposal : Variation of condition 9 of planning permission 2006/2404/F - change of opening times from 09:00 - 17:00 to 08:00 - 18:00 Monday to Sunday  
Decision : Members voted 9-2 for deferral

Deferred
6  **Appl. No**: 2012/0509/F  
**Parish**: THARSTON & HAPTON  
**Applicants Name**: Saffron Housing Trust Ltd  
**Site Address**: Saffron Barn, Swan Lane, Tharston, Norfolk, NR15 2XP  
**Proposal**: Installation of a single small scale wind turbine (14.97m to hub, 5.6m diameter blades)  
**Decision**: Members voted 10-0 for **approval**  
Approved with conditions  
1. Full - Planning Permission Time Limit  
2. In accordance with submitted drawings  
3. Accord with turbine specification  
4. Mitigation

**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.

7  **Appl. No**: 2012/0645/F  
**Parish**: GREAT MOULTON  
**Applicants Name**: Mr Roger Burrows  
**Site Address**: Land at Little Orchard, Woodrow Lane, Great Moulton, NR15 2DX  
**Proposal**: Development of land at Great Moulton to provide: 1 x 3 bedroom Chalet dwelling with double Garage 1 x 4 bedroom Chalet dwelling with double garage 1 x double garage to existing bungalow (Little Orchard)  
**Decision**: Members voted 7-4 for **refusal**  
Refused  
1. Contrary to JCS Policy 2 and SNLP Policy IMP9 as out of character with surrounding properties and overbearing on property to south
Development Management Committee
18 July 2012

8  Appl. No : 2012/0789/F
Parish : STOKE HOLY CROSS

Applicants Name : Mr & Mrs P Williamson
Site Address : Roger Johns, Long Lane, Stoke Holy Cross, Norfolk, NR14 8LY
Proposal : Rear extension to existing hair salon, to form beauticians suite

Decision : Members voted 10-0 (with one abstention) for approval

Approved

1  Full - Planning Permission Time Limit
2  In accordance with submitted drawings
3  Matching Materials
4  Tie business to dwelling
5  Tree protection

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 EMP 6: Alterations and extensions to existing business premises, IMP 8: Safe and free flow of traffic, IMP 9: Residential amenity and IMP 2: Landscaping 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 proposed development will result in the extension to an existing business which is in keeping with the existing building and surroundings, all the necessary parking and access can be achieved by tying the business to the adjacent house and appropriate mitigation can be put into place to limit the impact on the trees subject to a Tree Preservation Order and without causing any significant loss of amenity to surrounding properties.

9  Appl. No : 2012/0791/F
Parish : WYMONDHAM

Applicants Name : George Reeve Ltd
Site Address : 9 - 11 Town Green, Wymondham, Norfolk, NR18 0PN
Proposal : Partial demolition with conversion and extension of remaining building to create 2 dwellings plus erection of 2 further new dwellings.

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

Refused (against officer recommendation)

Reasons for overturning officer recommendation

1  Inappropriate layout and design
2  Impact on neighbouring amenities
3  Insufficient car parking
<table>
<thead>
<tr>
<th></th>
<th>Appl. No</th>
<th>Parish</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>2012/0792/LB</td>
<td>WYMONDHAM</td>
</tr>
<tr>
<td>Applicants Name</td>
<td>George Reeve Ltd</td>
<td></td>
</tr>
<tr>
<td>Site Address</td>
<td>9 - 11 Town Green, Wymondham, Norfolk, NR18 0PN</td>
<td></td>
</tr>
<tr>
<td>Proposal</td>
<td>Proposed demolition of modern alterations and extensions and conversion of existing offices to two dwellings.</td>
<td></td>
</tr>
<tr>
<td>Decision</td>
<td>Members voted unanimously for <strong>deferral</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Deferred</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>2012/0903/A</td>
<td>DISS</td>
</tr>
<tr>
<td>Applicants Name</td>
<td>Mr S Jones</td>
<td></td>
</tr>
<tr>
<td>Site Address</td>
<td>121 Computers Services Ltd, 105 Victoria Road, Diss, Norfolk, IP22 4JG</td>
<td></td>
</tr>
<tr>
<td>Proposal</td>
<td>Erection of internally illuminated totem sign</td>
<td></td>
</tr>
<tr>
<td>Decision</td>
<td>Members voted 9-0 (with two abstentions) for <strong>refusal</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Refused</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Contrary to SNLP policy</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Size and level of illumination adverse impact on conservation area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Detrimental to highway safety</td>
<td></td>
</tr>
</tbody>
</table>

**Updates:**

**Officer** - Amended drawings clarifying the colour scheme of the sign and repositioning so that it does not overhang the highway.

**Officer** - para. 4.3 line 5. Should state that they applied for 6 metre sign but the approved sign was reduced to 5 metres.

**Highway Officer** –
- Would not object if 121 Computer approved sign was revoked.
- Concern about the large amount of text, proposal for changing colours would need to be clarified.
- Concern that a large amount of colours could be a distraction, colours should not clash with traffic signals.
- Prefer sign to be 5metres rather than proposed 6 metres.

**Officer** - Amend reason for refusal in par. 5.3 to include distraction to highway safety due to number of different colours proposed.

**Officer** – Email from Garden Centre - not prepared to revoke their sign permission
<table>
<thead>
<tr>
<th>Appl. No</th>
<th>Parish</th>
<th>Parish Name</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
<th>Refused</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/0959/F</td>
<td>GREAT MOULTON</td>
<td>Mr &amp; Mrs Brown</td>
<td>Meadow View, The Haulage Yard, Broadgate Lane, Great Moulton, Norfolk, NR15 2HX</td>
<td>Retrospective application for retention of mobile home</td>
<td>Members voted 10-1 for refusal</td>
<td>Refused</td>
<td>1 Insufficient justification for a dwelling in countryside location. Contrary to Policies ENV8. Members authorised enforcement action.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>Parish</th>
<th>Parish Name</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
<th>Approved with conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/1003/A</td>
<td>LODDON</td>
<td>Mr David Charles</td>
<td>Loddon Water Mill, 45 Bridge Street, Loddon, Norfolk, NR14 6NA</td>
<td>Retention of sign</td>
<td>Members voted unanimously for approval</td>
<td>Approved with conditions</td>
<td>1 In accordance with submitted drawings</td>
</tr>
</tbody>
</table>

**Reasons for Approval**

1. The sign is acceptable respect of the aims of the 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 IMP19 – Advertisements of the South Norfolk Local Plan.

2. The sign accords with the above policy IMP19 as the advertisement is in scale; appropriate to the building and its use; and positioned so not to adversely affect the overall appearance of the listed building.
14  Appl. No : 2012/1004/LB
Parish   : LODDON

Applicants Name : Mr David Charles
Site Address    : Loddon Water Mill, 45 Bridge Street, Loddon, Norfolk, NR14 6NA
Proposal       : Retention of sign

Decision       : Members voted unanimously for approval

Approved with conditions

1  In accordance with submitted drawings

Reasons for Approval
1  The sign 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 not adversely affect the special architectural and historic interest of the building.