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 LP Certificate of Lawful Proposed development
(Detail following outline consent)
F Full (details included) O Outline (details reserved for later)
H Householder – Full application relating to SU Proposal by Statutory Undertaker
residential property
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
Applications referred back to Committee

1  Appl. No : 2007/1560  Parish : PULHAM ST MARY
   Decision : APPLICATION WITHDRAWN

2  Appl. No : 2010/0216/D  Parish : COSTESSEY
   Applicants Name : Taylor Wimpey
   Site Address : Phase 5, Queens Hill, Poethlyn Drive, Costessey
   Proposal : Proposed residential development of 142 dwellings and associated structures (Phase 5)
   Decision : Members voted 11-0 for approval
   Approved with conditions
   1  In accordance with submitted drawings
   2  Materials
   3  Water efficiency scheme to be submitted
   4  No occupation until it has been shown that adequate capacity of the existing foul sewerage network and pumping stations exists to cater for the foul flows from the development and that both the northern and southern pumping stations have been adopted by Anglian Water
   5  Landscaping
   6  No occupation of any dwelling until the bus link from Ringland Lane to the development has been provided

Reasons for Approval

1  The proposals broadly fulfil the requirements of the approved Masterplan, and as amended, are now of a sufficient standard to accord with the requirements of JCS Policy 2. Subject to the funding and provision of a Travel Plan, and improvements to Ringland Lane to facilitate bus links to the site, the development shall not have a detrimental impact on the highway network. Subject to financial contributions towards improvements to the primary school on site, it has been demonstrated that adequate education provision can be afforded to accommodate the development.

2  Subject to the above, the applications broadly accord with policies 1 & 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk, adopted March 2011, and policies COS1 & IMP8 of the South Norfolk Local Plan 2003. It is recommended that application 2010/0216 be approved, and that for application 2010/1037 authority be delegated to HDE to approve, subject to the submission of satisfactory design amendments.
Updates:

**Pumping Stations** - The report makes reference to a power outage that caused the southern pumping station to fail. This failure occurred on the 4th July. We are not aware of another discharge incident since this time, and the stations are being monitored by the EA and Env Services.

From the EA perspective, as the developer consortium only became legally responsible for the pumping stations in March 2012, the 10th April southern pumping station incident was technically a ‘first offence’, for which the developer consortium was issued with an official warning letter. The 4th July incident was caused by a power outage (UK Powers responsibility), and therefore the EA did not pursue this further. Should there be a further incident, it is likely that EA will then take further steps towards legal action.

I have spoken with Anglian Water and they have confirmed that the pumping station and the pipe work leading to and away from it will be inspected separately prior to adoption, so if there are issues with the pipes outside of the pumping station, then these will have to be rectified before adoption can take place (and importantly, should any additional housing be approved, before the occupation of them, as set out in my suggested condition).

**14/8/2012** – the developers have confirmed that the quotation for the M&E works have been accepted and will be carried out during the installation of the 3rd pump. The remaining remedial (civils works) quotations are currently being obtained.

Since the (snag) list was generated we have arranged for the pump manufacturer to installed new external aerials to both stations, replaced the defective high level and back up floats on the south pumping stations and installed new telemetry units on both stations, which I can confirm has resolved the telemetry issues.

Now the telemetry is fully operational and to avoid any potential failure, we have revised the maintenance contract which now includes maintenance inspections every 3 months to service the equipment, daily monitoring and attend site for any breakdowns.

In addition to the above a monthly de-rag has been arranged, a back up generator/pump has been fitted with a separate alarm which will kick in if required. The cause for the most recent failure was due to an electrical supply fault and therefore the pump manufacturer has locally sourced a suitable generator to power the PS and can be delivered to site at short notice.

**Condition 4 (both applications)** – to require both pumping stations to have adequate capacity to cater for the foul flows from the development and that they are to an adoptable standard.
Reasons for Deferral
The design and amount of 3 storey dwellings is unacceptable. Members had no objection in principle, but required amended plans to be submitted to address their concerns.

Updates:
Pumping Stations – The report makes reference to a power outage that caused the southern pumping station to fail. This failure occurred on the 4th July. We are not aware of another discharge incident since this time, and the stations are being monitored by the EA and Env Services.

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Condition 4 (both apps) – to require both pumping stations to have adequate capacity to cater for the foul flows from the development and that they are to an adoptable standard.
Decision : Members voted 11-0 for Approval

Approved with conditions

1. Time limit
2. In accordance with submitted drawings
3. External materials to be agreed
4. Tree protection
5. Ecology Mitigation
6. Landscaping Scheme to be submitted
7. Implementation of landscaping scheme
8. Details of foul water disposal
9. Surface Water
10. Archaeological work to be agreed
11. Travel Plan
12. Provision of parking and servicing areas
13. Construction Traffic (Parking)
14. Wheel cleaning facilities for construction vehicles
15. Use Class restriction

Subject to comments form Historic Environment Service and Environment Agency

Reasons for Approval

1. The principle of the development is considered acceptable in respect of the aims of the Joint Core Strategy Policies 5 and 9 and South Norfolk Local Plan 2003 Policies COL1 and EMP1and NPPF Section 1.

2. The design, scale and materials proposed for the development are considered to be in accordance with the aims and objectives of Joint Core Strategy Policy 2 and NPPF Section 7 whilst also meeting the sustainability principles of Joint Core Strategy Policy 3 and NPPF Section 10.

3. Through the use of replacement planting and further ecological mitigation measures the overall scheme is also considered to accord with the objectives of South Norfolk Local Plan Policies ENV14, ENV15 IMP2 and IMP6.

4. Through the use of appropriate conditions the development proposal is also considered to comply with the aims and objectives of NPPF Section 10, Joint Core Strategy Policy 1 and 3 and South Norfolk Local Plan Policy TRA19.

5. The development proposal is also considered to accord with the intent of the principles established through the NRP Development Framework – Supplementary Planning Document.
Updates:

**Environment Agency (EA)** – Consultation response has been received and no objections have been raised. The EA have recommended conditions.

**SNC Planning Policy** – No objections raised. The development is considered to be in keeping with the aims of the SPD and whilst it is difficult for any single building to achieve the aims of the SPD, the application highlights where this proposal works towards those aims and demonstrates that more comprehensive master planning for the wider area is being undertaken.

**Historic Environment Service** – Following on from further archaeological evaluation, which included the examination of trial trenches, no objections are raised. Conditions are recommended.

**Colney Parish** – The Parish have submitted a further representation advising of their objection to the development proposal. The letter of objection raises the following points:

- The Parish has no objection in principle to the Centrum building we have number of concerns about the detail.
- We do not understand why the application has been brought forward at this time.
- The Parish has received a copy of the Transport Impact Assessment for the NRP North and South which is clear that the traffic generation will be greater than the SPD recommendations. No application for the rest of NRP North has been submitted. It is difficult to see how the Centrum application can be put in context.
- Planning Committee members may be misled by statements such as those in paragraph 4.20 as it does not make clear that the 123,150 sq m recommended for development is for the entire NRP as allocated.
- The SPD recommends approx 29,000 sq m of development for the JIC site. The Centrum would represent 16% of this development provision.
- The SPD allows for some flexibility but indicates that the flexibility would have to be accommodated within the 123,150 sq m.
- How much development is envisaged for the whole NRP North site?
- How will land allocations for Colney Hall and NRP South be affected if the plans for NRP North propose more than that envisaged in the SPD if total development keeps within the 123,150 sq m recommended for the whole of the NRP.
- The SPD makes specific recommendations for envisaged increases in morning peaks based on the entire NRP development allocation. What will be the effect on traffic from increased development?
- A principle concern is that a piecemeal approach to the NRP development is being applied with developers each putting in their own plans and all developers putting illustrative plans in excess of SPD recommendations.
- It seems to us that research park development should fit the Local Plan and SPD not the other way round otherwise what is the point of planning?
Application to be determined by Norfolk County Council

5  Appl. No  : 2011/1908/C
Parish      : HADDISCOE

Applicants Name  : Earsham Gravels Ltd
Site Address     : Land for sand and gravel extraction, Loddon Road, Haddiscoe, Norfolk
Proposal        : Extraction, Processing, Bagging and Sale of Sand and Gravel with Concrete Batching

Decision        : Members voted 9-1 to advise Norfolk County Council that South Norfolk Council object to the proposed development due to:

1  Impact on the landscape
2  Impact of residential amenities
3  Impact on church

However, if Norfolk County Council are minded to approve the application, members would request that:

1  Any planning permission includes the conditions as set out in the memo from Environmental Services dated 22 December 2011
2  Mitigation measures are put in place to protect the setting of the church
3  Appropriate conditions are included to ensure delivery of an appropriate restoration scheme

Updates:
District Member letter circulated to the Committee

6  Appl. No  : 2012/0414/F
Parish      : REDENHALL WITH HARLESTON

Applicants Name  : Cecil Amey Ltd
Site Address     : 33B The Thoroughfare, Harleston, Norfolk, IP20 9AS
Proposal        : Retrospective application for replacement of condensing unit

Decision        : Members voted 11-0 for refusal (against officer recommendation)

Members authorised enforcement action with a compliance period of six months.

Reasons for overturning officer recommendation

1  Detrimental to resident’s visual amenity
2  Detrimental to residents amenity due to the airflow from the condensing unit
7  Appl. No : 2012/0415/LB  
Parish : REDENHALL WITH HARLESTON  
Applicants Name : Cecil Amey Ltd  
Site Address : 33B The Thoroughfare, Harleston, Norfolk, IP20 9AS  
Proposal : Retrospective application for replacement of condensing unit  
Decision : Members voted 11-0 for Refusal  
Refused  
1 Detrimental to visual amenity  

8  Appl. No : 2012/0561/F  
Parish : DISS  
Applicants Name : Victoria Road Motors  
Site Address : Land opposite 40, Sawmills Road, Diss, Norfolk  
Proposal : Change of use of land to second hand car sales and erection of office building  
Decision : Members voted 9-0 to authorise the Head of Development Management to Approve (against officer’s recommendation)  
Approved with conditions  
Subject to redesign of the office building  
Reasons for overturning officer recommendation  
1 It conforms with adjoining uses  
2 It creates employment in the area  

Updates:  
Officer: Security fencing removed from application, means of low level fencing to be agreed with officer.

9  Appl. No : 2012/0720/F  
Parish : LITTLE MELTON  
Applicants Name : Mrs Mary Blake  
Site Address : Land to rear of 4 The Close, Little Melton  
Proposal : Proposed new single storey dwelling  
Decision : DEFERRED
App. No : 2012/0866/F  
Parish : HEMPNALL  
Applicants Name : Mr O Oram  
Site Address : Hay Cart Barn, Brick Kiln Lane, Morningthorpe, Norfolk  
Proposal : Conversion including alterations and extension to building to form holiday accommodation  

Decision : Members voted 11-0 for approval  

Approved with conditions:  
1. Full - Planning Permission Time Limit  
2. In accordance with submitted amendments  
3. External materials to be agreed  
4. Specific details to be agreed  
5. Holiday occupation  
6. Full details of external lighting  
7. Reporting of unexpected contamination  
8. New Access - Construction over verge  
9. Provision of Visibility Splays - Parallel Visibility Splay  
10. Provision of Parking and Servicing Areas - Where shown on plan  
11. Retention of existing trees and hedging  
12. Boundary landscaping 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 5 – The Economy of the Joint Core Strategy. The assessment of this application gives due weight to the saved policy TOU7 – Conversion of buildings in the open countryside to self catering holiday accommodation of the South Norfolk Local Plan which is partially consistent with the National Planning Policy Framework which is less restrictive. The assessment of this application gives due weight to the saved policies IMP8 – Safe and Free Flow of Traffic and IMP9 – Residential amenity in the South Norfolk Local Plan, because those policies remain consistent with the published National Planning Policy Framework.  

2. The proposed conversion will help promote tourism in the rural economy without cause any loss of amenity or detriment to highway safety.
11  

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Applicants Name : Mr & Mrs P Scott  
Site Address : Cydonia, Field Lane, Hempnall, Norfolk, NR15 2PB  

Decision : Members voted 11-0 for approval

Approved with conditions:

1 Full - Planning Permission Time Limit  
2 In accordance with submitted drawings  
3 Caravans/Mobile homes temporary consent  
4 External materials to be agreed  
5 Slab level to be agreed  
6 No additional windows at first floor level  
7 No PD for Classes ABCDE & G  
8 Boundary treatment to be agreed  
9 Foul drainage to sealed system or private treatment plant only  
10 Reporting of unexpected contamination  
11 Provision of Parking and Servicing Areas - Where shown on plan  
12 Water efficiency

Reasons for Approval

1 The proposal is acceptable in respect of the aims of the South Norfolk Local Plan 2003 and in particular is considered to be in accordance with policies IMP9 - Residential amenity and HOU11 - Replacement dwellings of that Plan.

2 The development is considered to accord with the above policies IMP9 and HOU11 as the existing dwelling enjoys a lawful permanent residential use; there is no increase in the number of dwellings; the replacement is located on the site of the existing dwelling; the scale, bulk and design of the development is acceptable and respects the character of the existing site, its surroundings and represents an improvement on the existing; and the amenities of the nearby residential property not be affected to a material degree.

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Applicants Name : Mr Tony Calver  
Site Address : 9 Bawburgh Lane, Costessey, Norfolk, NR5 0TN  
Proposal : Erection of double garage and front entrance gate

Decision : Members voted 11-0 for approval

Approved with conditions:

1 Full Planning Permission Time Limit  
2 In accordance with submitted details and amended drawing  
3 External materials of garage to be agreed  
4 Finished colour for the gates to be agreed  
5 Retention and replacement of hedgerow and trees
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 of the Joint Core Strategy and Policies HOU19 and IMP8 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 is considered to accord with those policies set out above as it will not have an adverse impact on highway safety and will not have a detrimental impact on the overall character of the streetscene or the neighbouring properties.

13 Appl. No : 2012/1043/F
Parish : BAWBURGH
Applicants Name : Mr Ben Kemp
Site Address : Villa Farm, Watton Road, Bawburgh, Norfolk, NR9 3LQ
Proposal : Change of use to a concrete hardstanding and grassed area to allow storage for potential occupiers of the already approved employment units.
Decision : Members voted 11-0 for refusal (against officer recommendation)
Refused

Reasons for Refusal

1 Insufficient information – traffic, storage use, excavated material
2 Landscape impact

Updates:

Neighbour Objections

- Application wrongly suggests no employment generated.
- Suggests occupier is unknown but there is reference to civil engineering contractor.
- Proposal will generate very different traffic to approved scheme, far more HGVs so can’t rely on previous Travel Assessment. No assessment made of this.
- No extra parking shown.
- More external lighting likely with consequent impact on local residents and bats.
- Doubt 2m storage height restriction is practicable.
- Proposal is not sustainable so not in accord with NPPF, fails to make best use of infrastructure, strengthen community and wider economy or protect the environment.
- Erosion of rural character of the area.
- Insufficient information provided or requested on traffic generation and parking arrangements

Landscape Officer – No Objections
14  
**Appl. No:** 2012/1110/RVC  
**Parish:** WYMONDHAM  
**Applicants Name:** Mr D Wells  
**Site Address:** 21 Norwich Road, Wymondham, Norfolk, NR18 0NT  
**Proposal:** Variation of conditions 5 and removal of condition 7 of planning permission 2010/1568/F to permit revised site layout and non-replacement of removed frontage hedge  

**Decision:** Members voted 11-0 for **approval**  

**Approved**  

**Reasons for Approval**  
1  
The visual impact of the fence within the area is acceptable and does not result in any significant harm to the overall character of the area. The fence as constructed accords with policy IMP2 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.

15  
**Appl. No:** 2012/1185/F  
**Parish:** WACTON  
**Applicants Name:** Mr & Mrs J Tooke  
**Site Address:** 32 The Croft, Hall Lane, Wacton, Norwich, NR15 2UH  
**Proposal:** Erection of Cottage Style Dwelling in Part Garden  

**Decision:** Members voted 11-0 for **approval**  

**Approved with conditions:**  
1. Full - Planning Permission Time Limit  
2. In accordance with submitted drawings  
3. External materials to be agreed  
4. New Access - Construction over verge  
5. Provision of Parking and Servicing Areas - Where shown on plan  
6. Slab level t.b.a.  
7. Surface Water  
8. Boundary treatment to be agreed  
9. Reporting of unexpected contamination  
10. New Water Efficiency  

**Reasons for Approval**  
1  
The proposed development has been designed to be in keeping with the street scene, would not adversely affect the amenity of adjacent properties to a material degree and would not be within significant risk of flooding. Material weight has been given to the current planning approval on the site granted permission because as a former "infill plot" it will not harm the form or character of the settlement nor the open countryside.
16  **Appl. No**: 2012/1212/H  
**Parish**: DISS  
**Applicants Name**: Mrs J Ward  
**Site Address**: 1, 3, 7, 9 & 11 Riverside Maltings, Diss, Norfolk, IP22 4RA  
**Proposal**: Retrospective application for erection of garden fences  
**Decision**: Members AGREED to deal with the issues separately and voted as follows:-  
Members voted 9-1 With one abstention for Approval of the fence (against officer recommendation)  
Approved with conditions  
1  Landscaping  

**Reasons for overturning officer recommendation**  
1 The fence is not detrimental to the character of the area  
2 Material weight was given to security at the properties  

**Decision**: Members voted 9-1 with one abstention for Approval of the fences 2 and 3  
Approved  

**Updates**  

**Town Council** – The Council can see no reason why this application should not be approved with the fence in its current location.  

**Letter from applicant** –  
- Area has been subject to substantial anti social behaviour issues which have stopped since the erection of the fence and general improvement in the area  
- Moving fence back would allow drug dens to be built and any landscaping is likely to be destroyed.  
- Fence has weathered down since it has been erected and plants could grow up the other side and tumble over.  

17  **Appl. No**: 2012/1278/F  
**Parish**: DISS  
**Applicants Name**: William Hill Organisation Ltd  
**Site Address**: 14 Mere Street, Diss, Norfolk, IP22 4AD  
**Proposal**: Use of premises for A2 purposes as a licensed betting office, including the installation of 2no. a/c condenser units, 2 satellite dishes and an aerial.  
**Decision**: DEFERRED
18  **Appl. No**  : 2012/1279/LB  
    **Parish**  : DISS  

Applicants Name  : William Hill Organisation Ltd  
Site Address  : 14 Mere Street, Diss, Norfolk, IP22 4AD  
Proposal  : Use of premises for A2 purposes as a licensed betting office, including the installation of 2no. a/c condenser units, 2 satellite dishes and an aerial.  
Decision  : DEFERRED

19  **Appl. No**  : 2012/1247/A  
    **Parish**  : REDENHALL WITH HARLESTON  

Applicants Name  : Musgrave Retail Partners  
Site Address  : Budgens Stores Ltd, Bullock Fair Close, Harleston, Norfolk, IP20 9AT  
Proposal  : Erection of 2 internally illuminated fascia signs and 12 non illuminated signs  
Decision  : Members voted 10-0 for approval  
Approved with condition  
1  In accordance with submitted amendments

**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 IMP19 - Advertisements and IMP21- Illuminated advertisements of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies, IMP19 and IMP21 in the South Norfolk Local Plan referred to above, because although those policies are only partially consistent with the published National Planning Policy Framework as the NPPF states that only advertisements that have an appreciable impact on a building or their surroundings should be subject to the local authority's detailed assessment. The development accords with Policy IMP19 of the South Norfolk Local Plan as the advertisement is well designed, in scale, appropriate to the building and its use and positioned so as to preserve or enhance the overall appearance of the building.

2  The development accords with Policy IMP21 of the South Norfolk Local Plan as the illuminated advertisement is Located within the defined central business area of the settlement, illuminated only with a non flashing light source on a business which depends on the evening trade.

**Updates:**
Amended drawing received.