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
AD Certificate of Alternative Development
CA Conservation Area
CU Change of Use
D Reserved Matters (Detail following outline consent)
F Full (details included)
H Householder – Full application relating to residential property
C Application to be determined by County Council
G Proposal by Government Department
HZ Hazardous Substance
LB Listed Building
LE Certificate of Lawful Existing development
LP Certificate of Lawful Proposed development
O Outline (details reserved for later)
SU Proposal by Statutory Undertaker

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 : 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 : Members voted 10-1 for Approval

Approved with conditions

1 Full - Planning Permission Time Limit
2 In accordance with submitted drawings
3 Conditions on hours of use 08:00-10:30
4 No use of plant and machinery 23:00 - 07:00
5 Details of provision of receptacle for cigarette
6 Access to public by Mere Street entrance only

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 of the Joint Core Strategy and Policies IMP13 – Alterations to listed buildings, IMP18 – Development in Conservation Areas, IMP10 - Noise 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 IMP13 is only partially consistent but no harm is caused to the listed buildings.

2 The Primary Shopping Area will still be predominantly A1 taking into account the proposed change of use and the proposal would not result in an over concentration of use A2 uses which would result in harm being caused to the vitality and viability of the town centre.

3 The development would not result in a level noise and disturbance which would be detriment to the amenity of nearby residents.

4 The development is considered to accord with Policy 1 of the Joint Core Strategy and Policy IMP18 of the South Norfolk Local Plan as it would preserve or enhance the character or appearance of the area due to the overall design and detailing of the scheme.

5 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:
On additional letter of objection raising no new issues
2  **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**: Members voted 10-1 for **Approval**

Approved with conditions

1. Listed building Time Limit  
2. In accordance with submitted drawings

**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 of the Joint Core Strategy and policy IMP13 – Alterations to 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 policy remain partially consistent with the published National Planning Policy Framework. Policy IMP13 is only partially consistent but no harm is caused to the listed buildings.

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:**  
On additional letter of objection raising no new issues

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**Major applications or applications raising issues of significant precedent**

3  **Appl. No**: 2010/2225/O  
**Parish**: THARSTON and HAPTON  
**Applicants Name**: Sunguard Land Ltd  
**Site Address**: Land at Chequers Road Tharston Norwich  
**Proposal**: Outline application for residential development of up to 120 dwellings and associated works including access from Chequers Road and Jermyn Way (amended proposal)

**Decision**: Members voted 9-1 to authorise the Director of Development and Environment to **Approve**

Approved with conditions
1 Outline planning permission time limit
2 Reserved matters
3 Maximum of 120 dwellings
4 Element of single storey dwellings
5 Master plan to be agreed
6 Water efficiency scheme to be agreed
7 Landscape/replacement planting
8 Tree protection, retention and arboricultural report (highway trees)
9 Levels to be agreed
10 10% renewable energy on site
11 Bio-diversity off-setting, mitigation and enhancement measures
12 No development until foul water strategy prepared to determine mitigation measures and agreed with Anglian Water
13 No development until surface water strategy/flood risk assessment agreed with Anglian Water
14 No development until preliminary risk assessment submitted and agreed with Environment Agency, including verification report
15 Contamination
16 Pollution control – comprehensive working practices procedures
17 Surface drainage scheme – run-off etc
18 Scheme carried out in accordance with submitted FRA
19 Details of management of sustainable drainage scheme (foul water) at each stage
20 Retention, protection and enhancement of hedgerows
21 No development until programme of archaeological evaluation
22 Full details of roads, footways, cycleways, foul and on site water drainage
23 Full details of access arrangements
24 Full details of parking provision in accordance with adopted standard
25 Access in accordance with approved plans including footway link to school
26 Highway improvements – off site – Swan Lane/Chequers Road junction, Chequers Road form Swan Lane to new access roundabout
27 Off-site works competed to satisfaction of Highway Authority and lpa
28 Off-site works for MOVA before 21 dwellings occupied and to satisfaction of Highway Authority and lpa
29 Retention of trees and hedges as indicated, including highway trees (and submission of appropriate surveys and assessments)
30 Landscaping (inc details of management)
31 Bio-diversity off setting plan
32 Materials to be agreed
33 Boundary treatment
34 Play areas to be provided

Members indicated they would prefer additional affordable housing to a contribution to the bypass. Officers were authorised to discuss and negotiate with the Applicant in this regard.

Subject to S106 agreement in respect of affordable housing (and associated claw back), off site highway and associated commuted sum to MOVA, education and library contributions, older children/adult open space, ecology bio-diversity off-setting and community facilities.
Members indicated that they disagreed with the Head of Development Management’s view contained in the report that a contribution towards the cost of provision of the Long Stratton by-pass should be obtained, by way of material consideration, in place of provision of on-site affordable housing, required by policy. Members authorised officers to agree with the Applicant appropriate on-site provision of affordable housing, in accordance with policy requirements."

NOTE: Following the meeting, a legal opinion was sought from Stuart Shortman, Solicitor, nplaw. He advised that the question of the determination of appropriate planning obligations or conditions in conjunction with a resolution to approve the granting of planning permission did indeed fall within the jurisdiction of the Committee.

Reasons for Approval

1 The development is outside the development limits and contrary to policy ENV8 of the SNLP and policy 4 of the JCS relating to affordable housing. Polices 9 and 10 of the JCS seek to accommodate development in Long Stratton which can include this part of Tharston. It is accepted that there is not a five year supply of housing sites within the Norwich Policy Area. The NPPF is clear and explicit that in such circumstances local planning authorities should consider favourably sustainable development that would address that deficit, in accordance with paragraph 14. The lack of 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 to up to 120 dwellings, can be accepted as a departure from policy ENV8. In all other aspects, and subject to appropriate conditions, the proposed development is in accordance with Sections 6, 7, 10 and 11 of the NPPF and relevant policies in the JCS.

Updates:
Tharston and Hapton PC – wanted to re-iterate OBJECTION, disappointed with recommendation to Approve
-the access and highway is considered to be a MAJOR issue, would like to record their concerns regarding this and felt that proposal does not adequately allow for emergency vehicles
-if approved would put a large proportion of Parish on edge of Long Stratton and considerably unbalance the current rural parish.
-would expect any S106 monies to come to the Parish of Tharston and Hapton which would be put towards new village hall. Would also need to consider a recreational area for new parishioners.

Petition from residents, with 62 signatures from residents of Jermyn Way and Red Robin Close, objecting to Jermyn Way becoming an access to the development

Agent – pointed out that CABE scoring was in fact 15.5 Confirmed that this was agreed with the Design Officer and the correct version is in appendix 2

Officer – confirms as per paragraph 3.13 the HES requested further trial trenching and was satisfied with field evaluation carried out and conditional supports the application which is in accordance with section 11 of the NPPF and policy 1 of the JCS
Application No: 2012/0530/F
Parish: REDENHALL WITH HARLESTON

Applicants Name: Persimmon Homes (Anglia) Ltd
Site Address: Land north-west of Briar Farm, Mendham Lane, Harleston, Norfolk
Proposal: Residential development of 120 dwellings with associated open space, attenuation lagoon, roundabout access and off site highways works

Decision: Members voted 10-0 to authorise the Director of Development and Environment to Approve

Approved with conditions

1. Full permission time limit
2. In accordance with amended plans
3. Detailed surface water scheme to be submitted
4. Detailed foul water scheme to be submitted. Implementation of mitigation measures to be implemented before occupation.
5. Detailed highway drawings prior to commencement of development
6. Roads to binder course prior to occupation
7. Plan detailed on site parking for construction workers to be agreed prior to commencement
8. Construction Traffic Management Plan (CTMP) to be agreed
9. All traffic to use agreed CTMP during construction of the development
10. Wheel washing facilities to be agreed
11. Agreed wheel washing facilities to be used throughout the period of construction of the development
12. Detailed scheme of off-site highway works to be agreed
13. Agreed off-site highway works to be completed prior to occupation
14. Tree and hedge protection
15. Landscaping
16. Landscape management
17. In accordance with ecological mitigation
18. Scheme of archaeological work to be agreed and completed prior to commencement of development
19. PD removal for windows in east elevation to plots 20 & 25
20. Fire hydrants

Subject to a S106 legal agreement providing for developer contributions towards education, libraries, travel plan, off-site highway works, open space, bus service contributions, on-site child play space, funding towards improvements to the leisure centre (the developers have offered the provision of a MUGA at the recreation ground adjacent the leisure centre), contributions towards education and the provision of off-site recycling (subject to an appropriate assessment of current need), and an affordable housing agreement confirming the type, tenure and mix of affordable housing, including its affordability in perpetuity.
Reasons for Approval

The principle of development proposed on this site is acceptable, and accords with saved policy HAR2 of the South Norfolk Local Plan 2003. The design and layout is considered to be appropriate for the character and appearance of the area, and will not significantly harm the amenities of neighbouring properties. I therefore consider that the proposal accords with the relevant saved local plan policies, in particular policies IMP8 (Safe & Free Flow of Traffic) and IMP9 (Residential Amenity) of the South Norfolk Local Plan 2003. These policies are given due weight as they remain wholly / partly consistent with the published NPPF. The proposed development is in accordance with the Sections 6, 7, 10 & 11 of the NPPF, and relevant policies the Joint Core Strategy.

Updates:

Env Services - are in receipt of a Stage 1 site investigation and request the following conditions:

- Contaminated land scheme to be submitted prior to commencement
- Implementation of any remediation scheme
- Contaminated land during construction

Env. Agency – No objection subject to appropriate conditions.

5 Appl. No : 2012/1049/F
Parish : WYMONDHAM

Applicants Name : Mr Richard Oakley
Site Address : The Caravan, Green Field Farm, Chepore Lane, Spooner Row, Norfolk, NR18 9SR

Proposal : Change of use from agriculture to residential for the siting of 6 additional pitches together with the division of the existing ‘double plot’ for 2 mobile homes into 2 pitches with provision for 1 mobile home, 1 touring caravan and the erection of 1no utility room/day room, and parking for 2 vehicles on the 8 pitches each with a ‘paddock for the keeping of horses together with the extention of the existing access road, for an ‘extended Romany Gypsy Family’

Decision : Members voted 6-3, with one abstention for Approval (against officer recommendation)

Approved with conditions

Officers authorised to decide conditions but these to include:

1. Restriction of occupation to members of the gypsy and traveller community
2. Maximum number of caravans
3. The site is not to be used for commercial use of commercial storage
4. Drainage details
5. Limit on the size of vehicles on the site – maximum 7.5 tons
Reasons for overturning officer recommendation

1. Lack of 5 year supply of gypsy and traveller sites
2. Members did not consider that the development would harm the character and appearance of the countryside
3. Members considered this site to have acceptable access to services and facilities.

Updates:
Planning Policy:
- Note provisions of ‘Planning Policy for Traveller Sites’
- 24 pitches provided out of need identified for 28 up to 2011.
- Shortfall likely to remain until new allocations made and delivered.
- Note site falls outside any development boundary although Wymondham is close.

Town Councillor Diana Hockaday
- Need to work with Breckland District Council to ensure no concentration of sites in same area.

Agent’s submission
Officer report fails to address PPfTS paragraphs 9,10,12,20,22 and 25.

6  
Appl. No : 2012/1269/F
Parish : COLNEY

Applicants Name : Bullen Developments Ltd
Site Address : Car parking at Norfolk and Norwich University Hospital, Colney Lane, Colney Norfolk, NR4 7UY
Proposal : Provision of a temporary 350 space car park for the Norfolk and Norwich Hospital

Decision : Members voted unanimously for Approval

Approved with conditions

1. Temporary Permission (10 years)
2. In accordance with submitted drawings
3. Materials as proposed unless otherwise agreed
4. Tree protection
5. Landscaping Scheme to be submitted
6. Implementation of landscaping scheme
7. Archaeological work to be agreed
8. Travel Plan
9. Provision of parking and servicing areas
10. Wheel cleaning facilities for construction vehicles
11. Land to be restored upon expiry of permission
12. Provision of dedicated pedestrian crossing
13. EA conditions

Reasons for Approval

1. The principle of the development is considered acceptable in respect of the aims of the Joint Core Strategy Policy 7 and South Norfolk Local Plan 2003 Policy COL 4.

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

3. 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.
The development proposal is also considered to accord with the intent of the principles established through the NRP Development Framework – Supplementary Planning Document.

**Updates:**
The Environment Agency has confirmed that they have no objection to the proposal and have recommended two conditions.

Comments from Norwich City Council have been received and are summarised below, please note that these are officer comments only:

We are concerned that decisions taken in the short term do not prejudice proper consideration of the long term needs of the area and the ability to deliver the quality of development that we all seek.

In the light of our support for the comprehensive development of NRP the City Council has some concerns the proposed expansion of the car park without full consideration of how this relates to the emerging development at the rest of the NRP. It is highly likely that in order to achieve the sustainable transport measures needed to deliver the modal shift on the NRP there will need to be a coherent approach to travel planning and the promotion of public transport across the entire NRP, including NNUH. Therefore it is possible that aspects of the travel plan for the hospital will need to be reconsidered in order for the development at NRP to take place.

In this context the desire to 'solve' the current transport problems at the hospital by providing higher levels of car parking is concerning. It is considered possible that this approach will undermine the potential travel planning and sustainable transport measures needed to deliver the NRP.

However, it is recognised that there is a current problem with parking at the hospital, no immediate prospect of significantly improving public transport provision serving the site and that the area of the proposed development is allocated for development as part of the NRP in the development plan.

Therefore, notwithstanding our in principle concern with this level of car parking being provided in advance of consideration of the traffic impacts of the wider NRP development, the City Council does not object to the grant of planning permission for the proposed development provided two matters are addressed as part of any approval.

1) Once the new car park opens measures are put in place to stop the fly parking that currently goes on around the hospital. This could be done by a variety of management and physical measures but it is important to ensure that car parking capacity to serve the hospital can be brought under effective planning control. If and when the new car park starts to operate at somewhere nearing capacity it must be the case that the current problems of fly parking are not allowed to reoccur as this would have the potential to undermine the traffic management measures that may be needed to deliver the NRP

2) Any consent that is issued is genuinely temporary and allows for the level of car parking needed to serve the hospital to be reconsidered once there is more clarity over the likely phasing of the development on the rest of the NRP and the provision of sustainable transport measures that will be required to serve it. Realistically because of the time that will be taken for significant further development on the NRP and other growth proposals to be implemented and the need to justify the investment in the temporary car park it is accepted that a 4 year period would be acceptable.

In these circumstances Norwich City Council objects to a temporary consent being issued for a period longer than 5 years. It should be noted that if, once we know more about the development of NRP, our concerns prove unfounded it should be straightforward to apply for an extension of time for any temporary car park.
### Other Applications

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<th>Decision</th>
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<td>2012/0364/F</td>
<td>Refused</td>
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<td>SHELTON</td>
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<td>Mr &amp; Mrs Groen</td>
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<td>Land north of Balls Green, Primrose Lane, Shelton, Norfolk, NR15 2SJ</td>
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<td>Code 6 level sustainable dwelling, and landscaping.</td>
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<td>Members voted 9-1 for refusal</td>
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<td>Does not satisfy the requirements of paragraph 55 of the NPPF, particularly in relation of the design, setting and the defining characteristics of the local area</td>
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<td>Unacceptable impact on the significance of the heritage asset through the destruction of extant earthworks and buried archaeology deposits, and through damage to the setting of those earthworks not directly affected by the proposed development, contrary to paragraphs 132, 133 and 139 of NPPF</td>
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<td>Unclassified road serving the site is inadequate, contrary to SNLP policy IMP8</td>
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<td>Unsustainable location, remote from local service centre provision, contrary to NPPF and Policy 5 of Norfolk’s 3rd Local Transport Plan – ‘Connecting Norfolk’</td>
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<td>8</td>
<td>2012/0835/F</td>
<td>Approved with conditions</td>
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<td>HEYWOOD</td>
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<td>Mrs Dominique Marples</td>
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<td></td>
<td>The Goat House, Burston Road, Heywood, Norfolk, IP22 5SX</td>
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<td>Proposed erection of field shelter to store tractor and field topper.</td>
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<td>Members voted unanimously for Approval</td>
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<td>Standard time limit</td>
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**Reasons for Approval**

The building is of a modest scale and design which is proportionate and appropriate to the needs of the land holding on which it would stand. The building would not materially harm the character and appearance of the area and its siting is acceptable to limit any impact on nearby dwellings in separate ownership. In these circumstances the proposal is consistent with Joint Core Strategy 2 and South Norfolk Local Plan policies ENV8, EMP5 and IMP9.
Development Management Committee

12 September 2012

9  Appl. No  :  2012/0869/F
Parish     :  EASTON

Applicants Name  :  Mr Denis Rosembert
Site Address     :  Chez Denis Restaurant, 76 Dereham Road, Easton, NR9 5EJ
Proposal        :  Conversion of restaurant area ‘A3’ to form additional guest rooms ‘C1’ and a two storey rear extension to provide guest flats ‘C1’

Decision        :  Members voted unanimously for Refusal

Refused

1  Contrary to SNLP policies EMP6, IMP8, IMP9
2  Scale of extension and the resulting impact on the character of the existing building and the loss of privacy to the neighbouring properties.

10 Appl. No    :  2012/0972/F
Parish        :  BUNWELL

Applicants Name  :  Mr H White
Site Address     :  Bluebell Cottage, Brick Kiln Lane, Bunwell, Norwich, NR16 1SA
Proposal        :  Retention of existing field/shelter, existing pole barn, existing aviary and storage shed

Decision        :  Members voted unanimously for Approval

Approved with conditions

1  Full Planning Permission Time Limit
2  In accordance with submitted details & drawings
3  Removal of manure from site
4  Siting of muck heap
5  Details of external lighting to be agreed
6  Fly and rodent control regime to be agreed
7  Construction of aviary to be modified to include solid timber rear elevation and roof form – specification to be agreed
8  Use of buildings to be restricted
9  Boundary treatments to be agreed

Reasons for Approval
The proposal is considered to be an appropriate land use for the area, subject to the conditions outlined above and is not considered to have a significant adverse effect on the amenities of the neighbouring occupiers. 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 ENV8, IMP8, IMP9, IMP10 of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the South Norfolk Plan referred to above because those policies remain consistent/ part consistent where noted with the published National Planning Policy Framework.
11  
**App. No**: 2012/1261/H  
**Parish**: PORINGLAND  
Applicants Name: Mr R Burrows  
Site Address: 5 Cawstons Meadow,  
Proposal: Single storey extension to back elevation  
Decision: Members voted 6-4 for **Refusal** (against officer recommendation)  

**Reasons for overturning officer recommendation**

Proposal would have unacceptable impact on residential amenity due to height, scale and proximity to boundary, contrary to policy IMP9 of the South Norfolk Local Plan.

12  
**App. No**: 2012/1322/H  
**Parish**: HETHERSETT  
Applicants Name: Mr A Stevens  
Site Address: 9 A Lynch Green, Hethersett, Norwich, NR9 3JU  
Proposal: Proposed single storey infill extension to existing bungalow  
Decision: Members voted unanimously for **Approval**  

**Approved with conditions**  

1  Planning Permission Time Limit  
2  In accordance with submitted drawings  

**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 Section 7, Policy 2 of the Joint Core Strategy and Policies HOU19, 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 / part consistent with the published National Planning Policy Framework.

2  The development is considered to accord with Policy HOU19 of the South Norfolk Local Plan as the extension has been designed to ensure that the parking and access to the dwelling will be improved and adequate for the dwelling. The alteration to the existing roof will change the character of the existing property however this is considered to be an improvement within the street scene, and any additional impact on the neighbouring property will be minimal as the increase in the roof height will be immediately adjacent to the driveway of the adjacent property. There are no side facing windows to result in loss of privacy, the scheme therefore accords with the above policies.
Updates:

**Additional condition** – No dig method of re-configuration of front garden to provide turning area in order to protect root system of Oak Tree.

Amended Plan received on 30 August demonstrating parking as required by Highways and turning area to front of property, but no further comments received from Highways.

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<td>2012/1412/F</td>
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Applicants Name : Mr Melvyn Thouless
Site Address : Greenacres Farm, Ipswich Road, Tasburgh, Norfolk, NR15 1NS
Proposal : Static caravan in garden area for residential use

Decision : Members voted unanimously for **Refusal**

Refused

1 Insufficient justification for a dwelling in countryside location. Contrary to SNLP Policy ENV8 and JCS Policy 17.

Members authorised enforcement action with a one year compliance period

Updates:

**Officer** : para 5 – should be headed **Reason for refusal**

**Local Member** – **Cllr Ellis**, makes following statement:
Due to holidays I am unable to attend the above meeting, but ask that you please inform the committee and any members of the public present of my views as follows:

"Re Agenda Item 13 TASBURGH 2012/1412

I understanding the reason for the application by Mr Thouless is due to the on-going difficulties he is having in regaining possession of his home and hence his need of somewhere to live in the meantime.

I support the officer's recommendation for refusal of this application (a static caravan in garden area for residential use) due to having to adhere to South Norfolk Local Plan, Joint Core Strategy and National Planning Policy Framework in accessing the application, subject to the additional recommendation of permitting a one year compliance period before enforcement action is taken. I hope this period will give the applicant sufficient time to regain possession of his home and make any repairs that are necessary before occupying."