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

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

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
1 Appl. No : 2011/1821/F
Parish : WYMondham
Applicants Name : Bride Hall Developments
Site Address : Former Sale Ground Site, Station Approach, Wymondham
Proposal : Redevelopment (including site clearance and demolition) and construction of retail foodstore (Class A1) with associated parking, highways improvements, transport interchange, pedestrian and cycle routes and landscaping.
Decision : This item was deferred to a future meeting of the Development Management Committee.

2 Appl. No : 2012/0154/F
Parish : WYMondham
Applicants Name : Retail Development Partnership
Site Address : Land south of Postmill Close & east of Norwich Road, Wymondham, Norfolk
Proposal : Proposed development of a convenience goods superstore (GEA 3,720 sqm), car parking and services on land at Norwich Road/Postmill Close, and new access road to Harts Farm Road.
Decision : This item was deferred to a future meeting of the Development Management Committee.
Applicants Name : Persimmon Homes (Anglia) Ltd
Site Address : Land Between The A11 Spinks Lane And Norwich Road Wymondham Norfolk
Proposal : Outline application for residential development with all matters reserved

Decision : Members voted 6-3 for Approval

Approved with conditions

1. Outline Permission Time Limit
2. Standard outline requiring RM
3. In accord with submitted drawings
4. Ecology Mitigation
5. External materials to be agreed
6. Surface Water
7. Details of foul water disposal
8. In accord. with Masterplan/Design Code
9. Archaeological work to be agreed
10. Details of roads, footways etc.
11. Estate roads in accordance with approved drawings
12. Estate roads to binder course before occupation
13. Construction Traffic (Parking)
14. Wheel Cleaning Facilities
15. Highway Improvements - Offsite
16. Interim Travel Plan
17. No development until off-site sewage improvements agree, no occupation until works implemented
18. Full details of external lighting
19. Construction work
20. Retention trees and hedges
21. Tree planting
22. Tree protection
23. Landscaping management plan
24. Fire hydrants

Reasons for Approval

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.

The requirements of the NPPF and the presumption in favour of sustainable development outweigh other material considerations and that the proposed development in accordance with the Masterplan and design codes submitted with the application 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:
Planning Policy – Officers were working towards a plan led system, but until they had an adopted local plan they had two distinct (but related) processes; the determination of planning applications and the preparation of planning policy.

Development Management Committee had the responsibility for determining planning applications in the context of national, regional and local policy, also having regard to material considerations. The National Planning Policy Framework (NPPF), and emerging policy were material considerations. The degree of weight that could be given to emerging policy relates to the stage reached in the local plan process and whether there were outstanding objections to the emerging policy. Whilst Cabinet agreed a consultation version of the Wymondham Area Action Plan (WAAP), it had not been published for consultation, and officers’ opinion was that the draft WAAP carried very little weight in this decision.

This planning application must be considered in the context of the NPPF – particularly the policy that they must apply because the officers are not able to demonstrate a five-year supply of housing land. Officers must therefore give a presumption in favour of sustainable development. They evaluated the application site in the preparation of the preferred options for housing growth for the WAAP. The site performed strongly in the sites assessment exercise. However, officers concluded that there were other sites that had the potential to contribute more to meeting the vision and aims for Wymondham. This judgement did not extend to determining this planning application; each planning application case must be determined on its own merits.

The housing numbers issue would have to be addressed in the WAAP, and was not an issue that fell within the scope of Development Management Committee.

Anglian Water – No objection subject to condition requiring the procurement of the agreed off-site improvement works.
4 Appl. No : 2012/1526
Parish : COSTESSEY
Applicants Name : Mr Larry Rowe
Site Address : Costessey Park Golf Centre Ltd Costessey Park Parklands Costessey Norwich
Proposal : 1. Conversion of Costessey Park House to two houses and two flats.
2. Conversion of barn to multi use commercial space.
3. Rebuild and conversion of stables to provide service facilities to barn and multi use commercial space.
4. Restoration of kennels for storage.

Decision : Members voted unanimously for Approval

Approved with conditions

1 Full Planning permission time limit
2 Approved Documents
3 Provision of parking, service
4 Existing Access - Improve
5 Materials
6 Restoration of chimneys
7 Lime mortar
8 Sample Panel - re-pointing
9 No PD for Classes ABCDE & G
10 Use class - barn
11 Use class - Stables
12 Use class – Kennels
13 Phasing agreement for works

Reasons for Approval

The application would establish residential and commercial premises within the open countryside by utilising disused listed rural buildings in accordance with the aims and objectives of NPPF 6 - Delivering a wide choice of high quality homes and Saved Policy EMP 3 - adaption and reuse of rural buildings for employment purposes.

The development would allow for the expansion of rural business without any detrimental impact on the functionality of the highway in accordance with Saved Policies IMP8 - Safe and free flow of traffic, TRA 18 - Parking provision. and EMP6 - expansion of business premises.

The design, scale, form and materials proposed would respect the integrity of the listed status and the general appearance of locality and enhance the visual aspect of the site in accordance with the intent of NPPF - 7. Requiring good design, JCS Policy 2: Promoting Good Design and Saved Policy IMP13 Alterations to Listed Buildings.

Through the use of appropriate conditions regarding lighting, hours of use and the control of use classes the development would not have a detrimental impact on the residential amenity of neighbouring occupiers to the extent that permission should be refused. The application was therefore considered to comply with the principles of Saved Policy IMP9 - Residential amenity.

Updates:
Additional conditions to cover lighting, hours of use, contamination and water efficiency.
5 Appl. No : 2012/1527/LB  
Parish : COSTESSEY

Applicants Name : Mr Larry Rowe  
Site Address : Costessey Park Golf Centre Ltd Costessey Park Parklands  
Costessey Norwich

Proposal : 1. Conversion of Costessey Park House to two houses and two flats.  
2. Conversion of barn to multi use commercial space.  
3. Rebuild and conversion of stables to provide service facilities to barn and multi use commercial space.  
4. Restoration of kennels for storage.

Decision : Members voted unanimously for Approval

Approved with conditions

1 Listed Building Time Limit  
2 In accordance with the approved details

Reasons for Approval

The development would allow for the reuse and sympathetic restoration of listed buildings to provide for an expansion of a rural business and the creation of dwellings which represented the most viable uses for the buildings. This was in accordance with the aims and objectives of Saved Policy IMP13 Alterations to Listed Buildings.

Updates:

Additional conditions to cover lighting, hours of use, contamination and water efficiency.

6 Appl. No : 2012/0646  
Parish : ALBURGH

Applicants Name : Saffron Housing Trust  
Site Address : Land At The Street Alburgh Norfolk

Proposal : Four new affordable homes for rent with private gardens, open space and car parking provision.

Decision : Members voted unanimously for Approval

Approved with conditions

1 3 year time limit for implementation  
2 In accordance with amended plans  
3 Materials  
4 Surface water drainage  
5 Foul drainage  
6 Vehicular access prior to occupation  
7 Access / visibility splay kept clear  
8 Visibility splay prior to occupation  
9 Access provided prior to occupation  
10 Tree protection  
11 Hedge planting  
12 Retention of trees and hedges  
13 Affordable housing S106  
14 In accordance with GCN mitigation
Reasons for Approval
The proposed development of affordable housing was in a sustainable location, adjacent to a village, and provided affordable housing for a defined local need. The proposal therefore accorded with Policy 17 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011). The design, siting and layout of the proposal, and its relationship with adjoining development was considered acceptable and in accordance with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011), saved policies IMP8 (Safe & Free Flow of Traffic), and IMP9 (Residential Amenity) of the South Norfolk Local Plan 2003, and sections 1 and 6 of the National Planning Policy Framework. The assessment of this application gave due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remained consistent with the published National Planning Policy Framework.

Updates:
Cllr Gray comments received — Given the shortfall of affordable housing, I support the principle of providing it in our village. This is not ideal site being several hundred yard NW of the main part of the settlement, but all other proposed sites have fallen through for on reason or another and this seems the best available site. It has been delayed by the need to provide a great crested newt habitat. The design of the dwelling is acceptable. The issue of drainage has concerned some residents. Percolation test will tell us if the subsoil is sufficiently permeable, is in an area of low permeability and would not surprise me if surface water has to be piped to ditch. The sewage treatment plant will need to be accessible to maintenance vehicles and may be better sited in SE corner, thus allowing all drainage to go into the ditch on southern boundary from where it will flow westwards rather than having to flow southwards first along the front of the site.

Applicants - Building Regs state that a treatment plant should be located at least 10m from a watercourse or any building and must be accessible for future maintenance. I see no reason why the plant shouldn't be located in the SE corner as long as you maintain the 10m distance from the new and existing dwellings and maintain a reasonable buffer from the ditch. Please note the installation of the tank will require approval from the EA.

7 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 : Members voted unanimously for Refusal
Refused

1 Insufficient information to demonstrate that there is adequate access to serve the property and provide the required turning area without adversely affecting adjacent trees. Contrary to Policy 2 of the JCS and Policy IMP8 of the South Norfolk Local Plan.
8  
**Appl. No:** 2012/0913  
**Parish:** HETHERSETT  
Applicants Name: Wash Properties Ltd  
Site Address: Cedar Court Norwich Road Hethersett Norfolk NR9 3FN  
Proposal: Change of use of ground floor office suites to 3 x 2 bedroom flats.  

**Decision:** Members voted unanimously for Approval  
Approved with conditions  
1  Full Planning permission time limit  
2  In accord with submitted drawings  

**Reasons for Approval**  
The proposal was acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular was considered to be in accordance with Policy 5 of the Joint Core Strategy and Policies EMP7, IMP8 and IMP9 of the South Norfolk Local Plan. The assessment of this application gave due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remained consistent / part consistent with the published National Planning Policy Framework.

The retention of the existing offices was not financially viable. The potential to re-let the office space had been thoroughly explored without success, the most compatible use with the existing first floor flats was for the office space to be converted to residential. There was no change to the external appearance of the premises, and there was adequate parking to the rear of the site. The scheme as submitted complied with the requirements of policy EMP7.

---

9  
**Appl. No:** 2012/1122  
**Parish:** ALBURGH  
Applicants Name: Mr Nigel Bond  
Site Address: South Farm Alburgh Harleston IP20 0BS  
Proposal: Installation of a two micro scale wind turbines (14.97m to hub, 5.5m diameter blades, Evance R9000) or Installation of a two micro scale wind turbines (14.97m to hub, 5.6m diameter blades, HY5)  

**Decision:** This item was deferred to a future meeting of the Development Management Committee.

---

10  
**Appl. No:** 2012/1308  
**Parish:** TOPCROFT  
Applicants Name: Ms A Noakes  
Site Address: Puffa Meadow Rectory Road Topcroft Norfolk NR35 2BP  
Proposal: Retrospective application for change of use to permit horses, ponies, and donkeys to be kept on the site and permission to retain caravan used to store animal feed and bedding  

**Decision:** This item was deferred to a future meeting of the Development Management Committee.