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 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 or Applications Raising Issues of Significant Precedent

<table>
<thead>
<tr>
<th></th>
<th>Appl. No</th>
<th>Parish</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2012/1037</td>
<td>COSTESSEY</td>
</tr>
</tbody>
</table>

**Applicants Name**: Bovis Homes Ltd  
**Site Address**: Phase 4, Queen’s Hill, Costessey, Norwich, NR8 5ET  
**Proposal**: Proposed residential development of 115 dwellings including associated infrastructure

**Decision**: Members voted unanimously 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 be approved.

**Updates:**

**Report** – Application reference number is 2010/1037.  
- par. 3.6 incorrect landscape comments, Landscape Officer raises no objection.

**S106** - Developers will also need to provide a commuted sum for maintenance of the football pitches (required under the existing amended S106 agreement) that includes an amount to cover the additional wear and tear caused by the shared use of the pitches by the school during agreed hours.
Development Management Committee  5 December 2012

2  Appl. No : 2011/2093
Parish : MULBARTON

Applicants Name : Welbeck Strategic Land - Mr Erik Pagano
Site Address : Land East Of Long Lane Mulbarton Norfolk  NR14 8AW
Proposal : Development of 180 dwellings (Use Class C3), access, allotments, public open space and associated infrastructure.

Decision : Members voted 8-2 (with one abstention) for **Approval**

Approved with conditions

1  Outline Permission Time Limit
2  Standard outline requiring RM
3  In accordance with approved details
4  Standard Outline Condition highways
5  Construction Traffic (Parking)
6  Construction Traffic Management
7  Wheel Cleaning Facilities
8  Highway improvements
9  Highway improvements (timing)
10  Traffic Regulation Orders
11  Interim Travel Plan
12  Traffic monitoring
13  Additional traffic assessment
14  Surface Water Drainage
15  Foul Sewerage Network
16  Archaeological Works
17  External materials to be agreed
18  Retention trees and hedges
19  Tree protection
20  Landscaping scheme to be submitted
21  Fire Hydrants

**Reasons for Approval**

1  The proposal would provide for a sustainable residential development which could be delivered within five years. It is accepted that there is not a five year supply of 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. The lack of a five year land supply and the requirements of the NPPF are a very strong material consideration in favour of the application.

2  The requirements of the NPPF and the presumption in favour of sustainable development outweigh other material considerations and the application can be accepted as a departure from Saved Policy ENV8.

3  The masterplan and supporting documents have demonstrated that the site can be developed with regard to the existing design principles of the locality and therefore subject to appropriate conditions the application is considered to comply with the aims and objectives of NPPF Section 7 and JCS Policy 2.

4  The development would provide for a wide choice of housing types, with 33% of the units being for affordable housing. The mix of house type and tenure is considered to comply with aims and objectives of NPPF Section 6 and JCS Policy 4

**Updates:**
Re: Section 106 – Members requested that all reserved matters go back to committee
Applicants Name: Trustees Of Arminghall Settlement

Site Address: Land To The of West Octagon Farm Bungay Road Bixley Norfolk NR14 8SA

Proposal: Application for outline planning permission for mixed use development for community, residential and commercial uses and associated external works. A new electricity substation, new pumping station, SUDS (including pond) and open spaces are included in the proposal.

Decision: Members voted 7-4 for Approval

Approved with conditions

1. Outline permission time limit
2. Required RM
3. In accordance with submitted amendments
4. External materials to be agreed
5. Surface water drainage (inc. details of SUDS) in accordance with the submitted Flood Risk Assessment
6. Details of foul water disposal
7. Ecological mitigation plan to be submitted and agreed
8. Archaeology
9. Details of roads, footways etc.
10. Estate roads in accordance with approved drawings
11. Estate roads to binder course before occupation
12. Construction traffic parking
13. Wheel cleaning facilities
14. Highway improvements – offsite
15. No development until Traffic Regulation Order has been promoted
16. Full details of external lighting
17. Retention of trees and hedges
18. Tree planting
19. Tree protection
20. Landscape management plan
21. Fire hydrants

Subject to a S106 legal agreement providing for developer contributions towards education, libraries, travel plan, off-site highway works, and an affordable housing agreement confirming the type, tenure and mix of affordable housing, including its affordability in perpetuity.

Reasons for Approval

1. 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 demonstrable lack of a 5-year housing supply carries significant weight in the consideration of the application.

The requirements of the NPPF and the presumption in favour of sustainable development outweigh other material considerations and that the proposed development, limited in scale to two-storey in height and in numbers to 60 dwellings, 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 Sections 6, 7, 10 & 11 of the NPPF, and relevant policies the Joint Core Strategy.
Updates:
SNC: Landscape Officer – No comments received.

Local Member - The application is for a site in my ward. I cannot attend the meeting on Wednesday because of a long-standing prior commitment in London that afternoon. Would you therefore present my apologies to the Committee, and I ask that you read out the following to the Committee as the Local Member contribution.

1. The report before the committee (and therefore before the public) is deficient, as it does not contain the summary Appendix 2 promised in para 4.1. For that reason, it should be deferred to a later meeting.

2. The statement that Bixley PC opposes this just on the grounds of 'inappropriate design' is misleading. Bixley PC's letter of 9th April (confirmed at a later meeting) is that it objects on three grounds:
- Location and Proportionality - it would increase the number of homes in Arminghall (which is most of Bixley's houses) by 246%, and would increase its population even more so.
- Traffic Concerns - development on a dangerous road, with knock-on effects on the Arminghall Lane 'rat-run'.
- Development Design - question as to whether commercial units are acceptable.

3. Addressing these points, and (in their reverse order) the points raised in para 4.4, my view is as follows:

Indicative Design and Layout
This is an outline application at this stage. I welcome the inclusion of a small commercial unit and two live-work homes. The uses of all of these must be carefully controlled to avoid unsuitable and nuisance-creating uses. In this context, I note that the applicants have a good record as concerns development design, and I trust that this would be reflected in any detailed application. The Hopkins Homes development in Trowse is a good example of this, but I would also note that the applicants' track record on the Hopkins Homes site for enforcing covenants limiting changes such as conservatories has not been very good. So use restrictions must be watertight and enforceable by this Council.

Poringland PC – During discussion it was apparent that Poringland Parish Council views had not been included in the report but these were clarified during the course of the meeting.

Highway Impact
I reluctantly accept that a speed limit change and a right-turn lane would address the issues related directly to the site. However, this is one of many current and future proposals that is going to place a strain on Arminghall Lane especially in the morning peak, and I believe that there are good reasons for the installation of a bus gate or some other traffic restriction in Arminghall Lane.

Drainage, Flood, Landscape and Archeology
I accept that the site meets requirements.

Sustainability and Development outside the proposed Development Boundary
While the site is close to the High School and to one shop, those facilities are already on the edge of the Poringland / Framingham Earl policy area. It would make a long thin settlement longer and thinner. There was good sense in drawing the area's development boundary at the Ramblers, and this should not be departed from.

Local residents – A neighbour objection letter was received at the end of the day on 4th December, and this has been circulated to members. The main thrust of this objection is that the site is not sustainable and located away from facilities. Residents will be discouraged from walking and cycling.
NPPF, JCS and the 5-year land supply issue
Once again, the Council appears to be impotent. The only appropriate step should be to postpone approval until the JCS has received its examination in public. I note that SNC Planning Policy says (para 3.7 of the report):

_The addition of 60 dwellings will have a limited beneficial effect on South Norfolk’s five-year supply of housing land. This benefit, like all others, must be weighed against the negative impacts of any scheme._ (End of quote).

As Local Member, I endorse para 3.7, and I believe that the Committee should agree that 60 houses will not materially assist the land supply issue, while being a proposal against policy, for land outside a development boundary which has good sense behind it.

Therefore, if the application is to be determined at this meeting, despite its inadequate documentation, it should be refused.

4

| Appl. No | : 2012/1702 |
| Parish | : WYMONDHAM |
| Applicants Name | : NPS Property Consultants Ltd |
| Site Address | : Land Between Burdock Close And Blackthorn Road Wymondham Norfolk, NR18 0YE |
| Proposal | : Outline planning application for residential development (37 dwellings) and associated works including new access |
| Decision | : Members voted unanimously for **Approval** |

Approved with conditions

1. Outline Permission Time Limit
2. Reserved Matters
3. Approved Plans and Docs
4. External materials to be agreed
5. Surface Water
6. Foul Water Drainage
7. Standard Estate Road
8. Standard Estate Road
9. Standard Estate Road
10. Visibility splay dimension
11. Construction Traffic (Parking)
12. Lighting Details
13. Landscaping management plan
14. Fire Hydrants

Reasons for Approval

1. The application site is within the development limits of Wymondham and therefore by virtue of its location the principle of development is considered to accord with aims and objectives of the NPPF, JCS Policies 9, 10 and 13 and SNLP Saved Policy HOU4.

2. The development proposed is at density which is in keeping with the locality and the indicative masterplan for the site has confirmed that the site can accommodate the proposed level of development without conflicting with the intent of NPPF Section 7, JCS Policies 1 and 2 and SNLP Saved Policies IMP2 and IMP9.

3. The local highway network can accommodate the increased level of traffic which would result from the development and the layout can be designed to ensure that the proposal aids the functionality of the highway network in relation to parked cars in accordance with SNLP Saved Policies TRA19 and IMP8.

4. The development will provide for a mix and tenure type of affordable dwellings in accordance with the requirements of JCS Policy 4.
Updates:

The application is recommended for approval subject to a S106 legal agreement providing for developer contributions towards education, fire hydrants, libraries and the provision of affordable housing.

Application Referred back to Committee

5  Appl. No : 2011/1082/F  
Parish : WACTON

Applicants Name : Mr Brian Beadle  
Site Address : Land adj. 31 Hall Lane, Wacton, Norfolk, NR15 2UH  
Proposal : Proposed erection of two storey detached dwelling and detached garage building

Decision : Members voted unanimously for Approval (contrary to officer recommendation)

Approved with conditions

1  Full permission time limit  
2  In accordance with submitted amendments  
3  Details of surface water drainage  
4  Levels  
5  Details of boundary treatment  
6  Details of materials  
7  Provision of access  
8  On site car parking provision

Reasons for overturning officer recommendation

1  Members were satisfied with the additional information provided resolving earlier concerns about flood risk and design.

2  Material weight was given to the planning history of the site.

Updates:

Officer: Further amended plans received which address the concerns raised previously with the design of the dwelling. Therefore the third reason for refusal is deleted from the recommendation.

Officer: Have re-consulted with local residents, the local Members and the Parish Council on the amended plans for a period of 7 days from Thursday 29 November. Update officer recommendation to Authorise to Refuse, subject to no new issues being raised before the expiry of the consultation period (6 December), if any new issues refer back to Committee

Parish Council: Refuse
Poor design not in keeping with the surrounding area as the size of the property is too large and inappropriate for the site.  
There have been regular problems with the ditch behind the property which the Parish Council has had to have cleared on a regular basis but there has been no allowance for this in the application.  
The Councillors had also had a concern with regards to the suitability of the property for its purpose (to house elderly relatives).

SNC Landscape Officer
No objections to revised scheme
Other Applications

6 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 : Members voted 10-1 for Approval

Approved with conditions

1 In accordance with amendments
2 Removal of manure
3 No commercial use
4 Full details of external lighting

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 LEI14-Keeping of horses for recreational purposes, IMP9-Residential amenity and IMP8-Safe and free flow of traffic 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 LEI14 is only partially consistent as the NPPF is less restrictive.

2 The development accords with the above policies as it does not adversely affect the setting of the site, the character of the surrounding local landscape, important wildlife habitats, highway safety, or the residential amenity of the neighbouring residents to a material degree.

7 Appl. No : 2012/1359
Parish : FORNCETT

Applicants Name : Mr B Temple
Site Address : 8 Orchard Close Forncett St. Peter Norwich NR16 1HS
Proposal : Proposed single storey Annexe with link to existing dwelling in the rear garden

Decision : Members voted unanimously for Approval

Approved with conditions

1 Standard Time Limit
2 In accordance with submitted drawings
3 External Materials to be Agreed
4 Annexe use only
5 Implementation of boundary treatment
Reasons for Approval
The development will provide ancillary accommodation to allow for close care of elderly relatives and has been sited so that it may only be used as an annexe to the existing dwelling. It is acknowledged that the annexe is significant in size and has a footprint greater than is usual however, on balance, the overall height of the annexe is similar to a single storey extension and the length of the annexe is commensurate to the proposed use of the structure. Whilst the outlook from no. 9 will be affected by the development it is not considered to be to a detrimental degree the additional overshadowing will not result in material harm and it is therefore considered that the development accords with the principles of Policy 2 of the Joint Core Strategy and saved Policies HOU21 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 (or part consistent where noted) with the published National Planning Policy Framework.

Updates:
Cllr B McClenning gave apologies for leaving the meeting before the item. His comments were read to the Committee

8 Appl. No: 2012/1545
Parish: ASLACTON
Applicants Name: Mr James Griffiths
Site Address: Pearl Farm The Street Aslacton NR15 2JW

Decision: Members voted unanimously to authorise the Director of Development and Environment to Approve the amended application subject to relevant publicity

Approved with conditions
1 Listed Building Time Limit
2 In accord with submitted drawings
3 Window details to be agreed
4 External materials 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 1 - Addressing climate change and protecting environmental assets, Policy 2 - Promoting good design of the Joint Core Strategy and IMP13 - Alterations to a listed building of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policy in the South Norfolk Local Plan referred to above as the policy remains part consistent with the published National Planning Policy Framework.

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:
Officer – add ‘replace concrete roof tiles with clay roof tiles’ to description of development.

Officer – change of recommendation to ‘authorise Director of Development and Environment to approve the amended application subject to relevant publicity’

9  Appl. No : 2012/1638
Parish : BAWBURGH

Applicants Name : Mr & Mrs T Hubbard
Site Address : Hillside Stocks Hill Bawburgh Norfolk NR9 3LL
Proposal : Sub-division of garden and change of use, including extension of outbuilding to dwelling and ancillary works.

Decision : Members voted 6-1 for Approval

Approved with conditions

1  Full Planning permission time limit
2  In accord with submitted drawings
3  External materials to be agreed
4  Joinery details
5  No PD for Classes ABCDE & G
6  Ecology Mitigation
7  On site car parking
8  Surface Water
9  In accordance with Sound attenuation
10 Boundary treatment
11 Slab levels to be agreed
12 Details of retaining works
13 New Water Efficiency

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 1, 2, 3 and 16 of the Joint Core Strategy and Policies HOU7, HOU10, ENV14, ENV15, IMP2, IMP3, IMP4, IMP8, IMP9, IMP10, IMP15, IMP17 and IMP18 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 site forms an important part of the Conservation Area, the Coach House is in a poor state of repair which detracts from the overall appearance of the Conservation Area. The scale and design of the re-built and extended Coach House is considered to be appropriate for the area with acceptable impact on the adjacent neighbouring property. The retention of the boundary wall retains the residential amenities to properties opposite the site.

3  The revised position of the access to share the existing access of Hillside is not considered to result in any adverse highway safety issues and accords with the requirements of policy IMP8 of the SNLP.

Updates:
Bawburgh Parish Council “on a vote of 4:2 and 1 Declaration of Interest, has no objection to the proposed plan”.

10   Appl. No  : 2012/1658  
Parish  : ROYDON  
Applicants Name  : Mr S Osborne  
Site Address  : Land Next To Manor Lodge Manor Road Roydon Norfolk IP22 5QS  
Proposal  : Proposed detached bungalow with associated parking area  
Decision  : Members voted 6-4 for Approval (contrary to officer recommendation)  

Approved with conditions  
1  Full planning permission time limit  
2  In accordance with amended plans  
3  Materials to be agreed  
4  PD rights removed – A B C D E and G  
5  Boundary treatments – not to exceed 1 metre for fences/walls etc  
6  PD rights fencing etc  
7  Water efficiency  
8  Slab levels to be agreed  

Reasons for overturning officer recommendation  
1  Sustainable location  
2  No detriment to the character and amenity of the area  

Updates:  
Roydon Parish Council - refuse  

11   Appl. No  : 2012/1740  
Parish  : TASBURGH  
Applicants Name  : Mr & Mrs Haines  
Site Address  : Watermill House Low Road Tasburgh Norfolk NR15 1AR  
Proposal  : Revised application for design of new entrance door and surround  
Decision  : Members voted 7-1 for Refusal  

Refused  
1  Inappropriate design  
2  Insufficient Information
12  

**Appl. No** : 2012/1951  
**Parish** : DISS  
**Applicants Name** : Saffron Housing Trust  
**Site Address** : 23 Willbye Avenue Diss Norfolk IP22 4NN  
**Proposal** : Proposed 8 new dwellings - 4 no. dwellings on the West of Willbye Avenue and 4 no. dwellings on the East of Willbye Avenue  

**Decision** : Members voted unanimously for **Approval**  
Approved with conditions  
1. Full Planning permission time limit  
2. In accordance with amendments  
3. External materials to be agreed  
4. Surface Water  
5. Details of foul water disposal  
6. Standard Estate Road  
7. Standard Estate Road  
8. Visibility splay, approved plan  
9. Landscaping scheme to be submitted  
10. No additional windows at first floor  

**Reasons for Approval**  
The layout of the site and the design and form of the dwellings is appropriate for its context and will not have a significant adverse impact on the amenity of neighbouring properties. The proposal is also acceptable in terms of highway safety. The proposal therefore accords with the aims of the Joint Core Strategy and the South Norfolk Local Plan (SNLP) 2003 and in particular is considered to accord with JCS Policies 2, 4, and 13, SNLP policies IMP8 and IMP9, and sections 6 and 7 of the National Planning Policy Framework. 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.  

**Updates:**  
**Officer** – additional condition – Boundary treatment  

**Town Council** – Approve, subject to due consideration being given to the width of First Green, Willbye Avenue, which is currently only permits single lane traffic and could affect the safety of children using this route for access to the school.  

**NCC: Highways** – No objection  

**Env Services** – no comments  

**Anglian Water** – no comments  

**Landscape Officer** – no objection  

**Local residents** – 3 additional objection letters received raising the following issues:  
- Additional traffic  
- Access for maintenance of existing properties  
- Greater risk to children waiting to be picked up from school  
- Additional parking issues around the green