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

1 Appl. No : 2012/1012/O
Parish : PORINGLAND
Applicants Name : Norfolk Homes Ltd
Site Address : Area 'A' Land North Of Heath Loke Poringland Norfolk NR14 7JU
Proposal : Proposed Residential Development

Decision : This item was WITHDRAWN from the agenda

2 Appl. No : 2012/1477/O
Parish : COLNEY
Applicants Name : Norwich Research Partners
Site Address : Norwich Research Park Colney Lane Colney Norfolk NR4 7UA
Proposal : Outline application for new offices and laboratories for research and development activities along with ancillary and complementary uses with access from Colney Lane and Hethersett Lane and all other matters reserved. Demolition and rep provision of existing buildings. Associated car parking, infrastructure, internal access roads, landscaping and cycle parking.

Decision : Members voted unanimously for Approval

Approved with conditions

1 Outline permission Time Limit 14 years
2 Standard outline requiring RM
3 In accordance with approved details
4 Surface water drainage
5 Foul drainage
6 Contaminated land
7 Contamination: remediation
8 Contamination: monitoring
9 Unexpected contaminates
10 Full details of external lighting
11 External materials to be agreed
12 Fire Hydrants
13 Landscaping scheme to be submitted
14 Tree protection
15 Ecological Management Plan
16 Construction Environmental Management
17 Archaeological works agreement
18 Phasing Plan
19 Floorspace Provision related to use
20 Public Realm Strategy
21 Standard outline condition – highways
22 Surfacing of footways/cycleways
23 Internal road details
24 Construction Traffic parking
25 Construction Traffic Management Plan (CTMP)
26 Compliance with the CTMP
27 Wheel Cleaning (Temp)
Reasons for Approval

1. The application is considered to accord with the intent of the Saved Policies EMP1 and COL1 as the development would provide for high knowledge sector employment within the B1(b) use class, or ancillary uses, within the allocated land and land which has previously been approved for such development. Furthermore the use classes proposed meet with the aims and objectives identified in the Norwich Research Park SPD, JCS Policy 5 and NPPF section 1 with regard to employment provision and planning for growth.

2. The quantum of development proposed is considered to be acceptable in scale to that which has been promoted through JCS Policy 9 and the Norwich Research Park SPD.

3. The development proposal is subject to the implementation of highway improvements and works which ensure that the flow of traffic is not impeded and that all alternative modes of transport are promoted and accommodated for in accordance with the requirements of Saved Policies IMP8 and COL3 and the transport elements of the Norwich Research Park SPD.

4. The parameter, layout and landscaping plans demonstrate that the development could provide for the level of floorspace proposed in a form which would have regard to the current research park locality, provide for enhancement opportunities and not be detrimental to existing landscape character in accordance with the aims and objectives of NPPF Section 7 and JCS Policy 2 and Saved Policy IMP2.

5. The application details principles of sustainable development which accord with the objectives stated within JCS Policies 1 and 3 and the Norwich Research Park SPD to provide for 10% of energy use from low carbon/renewable resources and achieve a high standard of BREEAM rating.

6. The development proposal demonstrates through the indicative landscape masterplan and strategy that the surrounding listed structures will be effectively screened to ensure that their setting and views to and from them, are not negatively impacted upon in accordance with Saved Policy IMP15 and the NPPF.

7. The development proposal offers opportunities to enhance the green infrastructure of the locality through increased planting and other mitigation measures which accord with the intent of Saved Policies IMP 2, IMP3, ENV 14 and ENV15 and JCS Policy 1.

8. Through the use of appropriate conditions the development can be provided without any increased risk to flooding, ground water pollution or over burden on the foul sewerage capacity in accordance with the aims and objectives of JCS Policy 1 and NPPF Section 10.
Updates:

Letter from the planning agents addressing points raised previously by Colney Parish and a further letter from Colney Parish requesting that the application be deferred given to all Committee members.

The following comments have been received from Norwich City Council:

The council are very supportive of the principles of this scheme, which is of significant strategic importance to the City, and the whole of the Norwich policy area.

Our main concern is to ensure that the expansion at the Norwich Research park is fully accessible to the residents of the City, many of who are likely to be working there, and that the consequential impact of their travel arrangements does not unduly impact on the City transport network. We have particular concerns about the impact of additional traffic on the Five Ways junction, but fully agree with the Transport Consultants view that undertaking works at this junction to accommodate increased traffic would be unacceptable on environmental grounds, and would have unacceptable consequences for the strategic road network as a whole across this part of the City. Consequently, the strategy to encourage the use of sustainable transport to the site is supported. Residents of Norwich must be readily able to access the site on foot, by cycle and by public transport if the traffic impact within the urban area is to be kept to a minimum.

It is therefore important to ensure that the site is fully accessible to sustainable transport modes throughout its construction, and that on completion, the development is an integral part of the urban environment. Significant effort has been made to ensure that the development is internally permeable, but it is not considered that the links to the surrounding area (especially to the north and east) for walking cycling and public transport are strong enough, or that the layout as currently proposed ensure that these links can be properly provided as the development progresses. NRP needs to be seen as more than a destination in its own right, and public transport routes need to both access the site, and progress through it to pick up other destinations and populations if they are to offer a truly attractive transport option. Similarly, significant cycle and pedestrian routes need to allow access through the development to key locations in the vicinity.

This is particularly important as the Transport Assessment is predicated on a challenging target for reducing reliance on the private car, including significant parking restraint on the site, particularly in the latter stages of the development. Failing to achieve these targets, or attempting to resolve immediate issues by providing further car parking on the site will result in unacceptable levels of traffic congestion across the western part of the City and into the County. This would seriously undermine the potential for the success of the NRP and the economy of the City as a whole.

The City Council is therefore keen to work with the developers and other Local Authorities to ensure that the Norwich Research Park is fully accessible, particularly from the urban area of the City. In certain respects it regards the current proposals as being deficient in this respect but suggests that this would be best addressed by continuing dialogue between the developers and the local authorities, possibly in the context of a City Deal, to maximise the potential of this strategically exceptionally important development.

One further letter of support has been received from the planning agent representing Colney Hall and a letter of objection has been received from a local resident. The letter of objection raises the following issues:

- Brown field sites should be used for this type of development
- Agricultural land should be protected for food production
- The development would be damaging to ecological habitats and the landscape setting of the locality.
Other Applications

3  **Appl. No**: 2012/0407/CU  
**Parish**: FRAMINGHAM EARL

Applicants Name: Mr Ben Du Brow
Site Address: Manor Farm Barns Fox Road Framingham Pigot NR14 7PZ
Proposal: Retrospective application for Change of use of land to lorry turning area, overflow car parking area and use of building for car valeting.

Decision: Members voted unanimously for **Approval**

Approved with conditions

1 Accord with amended plans
2 Surface water drainage and drainage from car valeting
3 Specific use for valeting

**Reasons for Approval**

1 The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 2 Promoting good design and Policy 5 The Economy of the Joint Core Strategy and IMP8 safe and free flow of traffic, EMP3 Adaptation and re-use of rural buildings for employment purposes and EMP6 - Alterations and extensions to existing business premises of that plan. It accords with the National Planning Policy Framework - Section 3: Supporting a prosperous rural economy.

2 It is considered that the building accords with Policy 5, Policy 2, EMP3, EMP6 and IMP8, as the design of the small building/extension and the car park is in keeping with the existing building, parking area and its surroundings; the existing landscaping of the site will not be compromised; all necessary parking, servicing and circulation can be accommodated on the site for both the existing and the increased accommodation; and the amenities of nearby residential properties will not be affected to an unacceptable degree.

**Updates:**
Officer – Pointed out that regarding the six letters referred to at 3.6 of the report, some of these were from local businesses.

4  **Appl. No**: 2012/1228/F  
**Parish**: WYMONDHAM

Applicants Name: Mr S Slater
Site Address: Wymondham And District Ex Services Social Club 9 Friarscroft Lane Wymondham Norfolk NR18 0AT
Proposal: Change of uneven gravel/hardcore area at rear of club into fenced off brickweave patio area to prevent children reaching the car park and provide patio area to the members with sloped access - retrospective application

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

Approved with conditions

1 In accordance with submitted details
2 Patio heaters & movable shelters – restricted use
3 Loudspeakers – restricted use
4 External lighting controlled on patio area
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 & 5 of the Joint Core Strategy and Policies IMP9, IMP10 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 (or part consistent where noted) with the published National Planning Policy Framework.

2. The patio area does not result in harm to the Conservation Area setting or the surrounding area. Although it is acknowledged that the creation of the patio and the associated intensification in the use of this part of the amenity space will have an impact on the amenities of the neighbouring occupiers this has been assessed in the context of the existing lawful use of the area of land. On balance, and subject to the stated planning conditions, it is not considered that the additional level of disturbance arising from the creation of the patio is sufficient to justify the refusal of planning permission.

Updates:
2 additional Neighbour letters
- Submitted plans do not show flats at number 5.
- Report does not mention number 11.
- Confirm site was previously a grass slope.
- Club have previously installed benches, tables and umbrellas.
- Entertainment often goes on until after 11.45pm.
- Query where water drains to.

5 Appliance No : 2012/1493/D
Parish : DISS
Applicants Name : Marstons Inns & Taverns
Site Address : Former Hamlin Factory Site Park Road Diss IP22 4AS
Proposal : Erection of Public House/Restaurant, parking and associated works.

Decision : Members voted unanimously for Approval

Approved with conditions

1. External materials to be agreed
2. Boundary treatment to be agreed
3. Implement boundary treatment
4. Landscaping scheme to be submitted
5. Landscaping management plan
6. Provision of parking, service
7. Construction Traffic (Parking)
8. Archaeological work to be agreed
9. Specific details to be agreed
10. Surface Water

Reasons for approval

The design, siting and layout of the building is considered to be appropriate for its setting, and will not harm the character and appearance of the Conservation Area. The siting of the building also takes account of the proximity of the adjacent protected trees. The scheme accords with the requirements of the outline planning permission
and will allow for the future development of the remainder of this strategic site. The
development accords with sections 7, 11 and 12 of the National Planning Policy
Framework, Policies 1 and 2 of the Joint Core Strategy, and policy IMP18 of the South
Norfolk Local Plan 2003.

Updates:
Officer – par. 3.1 ‘Mrs D Sarson’ should read ‘Town Council’.

### 6

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<tr>
<th>Appl. No</th>
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<tr>
<td>Parish</td>
<td>CRINGLEFORD</td>
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<tr>
<td>Applicants Name</td>
<td>Mr D Jackson</td>
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<td>Site Address</td>
<td>Land North of 29 Newfound Drive Cringleford Norfolk NR4 7RY</td>
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<td>Proposal</td>
<td>Erection of detached 4 bedroom house with separate double garage</td>
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<td>Decision</td>
<td>Members voted 8-2 (with one abstention) to authorise the Director of Development and Environment to Approve with conditions</td>
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<tr>
<td>1</td>
<td>Full Planning permission time limit</td>
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<td>2</td>
<td>Plans as submitted</td>
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<td>3</td>
<td>Materials</td>
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<td>4</td>
<td>Boundary Treatment – including planting</td>
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<td>5</td>
<td>PD Rights removed for Roof alterations</td>
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<td>6</td>
<td>First floor window in North elevation</td>
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<td>7</td>
<td>Water efficiency</td>
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<td>Highways parking</td>
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Subject to negotiation with Applicant and neighbour regarding form of garage roof which could provide additional screening if gable ended instead of pyramidal.

**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 12 of the Joint Core Strategy and Policies HOU4, IMP2, IMP8, IMP9, ENV14 and ENV15 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 scale, design and siting of the proposed dwelling is acceptable in this location and has minimal impact on the residential amenities of the neighbouring properties as proposed. The conditions ensure that the privacy of neighbours remains protected from any additional overlooking by requiring further permission if there are any changes proposed to the roof which would include additional windows. Access and turning to the site is already in place and there is adequate space on the site for the required level of parking and turning to ensure that on street parking is not an issue for other road users. The proposal accords with the requirements of the above policies.

**Updates:**
**Correction**
References in paragraphs 3.6 and 4.1 to Newfound Drive being a private drive are incorrect. It is St Lawrence Drive which is private, not Newfound Drive. Access to the site is proposed from Newfound Drive.
Additional joint neighbour letter

- Overlooking.
- Overbearing, not in keeping with the scale and orientation of other properties in Newfound Drive.
- Contrary policy IMP9.
- Inconsistent with assessment of extension at number 29.
- Prefer a south facing dwelling on the plot looking down Newfound Drive.

7  Appl. No : 2012/1695/F
Parish : COSTESSEY
Applicants Name : Mr R Wymer
Site Address : Land Rear of 38 Crown Road Gurney Road Costessey Norfolk, NR5 0ES
Proposal : Proposed one bedroom bungalow
Decision : Members voted 10-0 (with one abstention) for Refusal
Refused

1 Visual impact on the character of the area and the residential amenities of the neighbouring property contrary JCS policy 2 and SNLP policy IMP9.

8  Appl. No : 2012/1842/F
Parish : WYMONDHAM
Applicants Name : Norfolk County Council
Site Address : 74 Pople Street Wymondham Norfolk NR18 0LP
Proposal : Conversion of existing building to three dwellings and erection of a detached chalet bungalow to the rear
Decision : Members voted unanimously for Approval
Approved with conditions

1 Full Planning permission time limit
2 Amend plans
3 Boundary Treatments
4 Materials
5 PDRights for first floor windows
6 Water Efficiency
7 Slab level as detailed on plan

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 4 of the Joint Core Strategy and HOU4, 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 proposal as amended is considered to provide an acceptable use of a redundant building which provides adequate space for residential curtilage and parking provision without detriment to existing neighbouring properties. The construction of a dwelling on the former car park of the premises has been designed to respect the overall character of the area and the residential amenities of the neighbouring properties. The scheme as amended accords with the aims of the above policies.
9  Appl. No : 2012/1878/F
Parish : DISS
Applicants Name : Mr H Rackham
Site Address : 36 Mere Street Diss Norfolk IP22 4AD
Proposal : New build unit for either A1 retail use or A3 cafe use, 1no. new dwelling over; change of use of part of shop store to mixed use A2 and/or B1, minor alterations to ground floor and rebuilding of yard wall with associated parking
Decision : Members voted 9-2 (with two abstentions) for Refusal

Refused

1. Adverse impact on the setting of the adjacent and adjoining listed buildings and conservation area
2. Contrary to NPPF and policies Policy 2, IMP2, IMP15, IMP13 and IMP18

Updates:
Environmental services – no objections

10  Appl. No : 2012/1879/LB
Parish : DISS
Applicants Name : Mr H Rackham
Site Address : 36 Mere Street Diss Norfolk IP22 4AD
Proposal : New build unit for either A1 retail use or A3 cafe use, 1no. new dwelling over; change of use of part of shop store to mixed use A2 and/or B1, minor alterations to ground floor and rebuilding of yard wall with associated parking
Decision : Members voted 9-2 (with two abstentions) for Refusal

Refused

1. Adverse impact on the setting of the adjacent and adjoining listed buildings
2. Contrary to NPPF and policies IMP13 and IMP15

Updates:
Environmental services – no objections
11  Appl. No  :  2012/1925/H  
Parish     :  BROCKDISH

Applicants Name  :  Mrs Susanne Russell  
Site Address     :  Four Rabbits Mill Road Thorpe Abbotts Norfolk IP21 4HX  
Proposal        :  Two storey front extension and single storey rear extension

Decision        :  Members voted unanimously for Approval

Approved with conditions
1  Full Planning permission time limit
2  In accordance with amendments
3  Matching Materials
4  Windows to be obscure glazed

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 of the Joint Core Strategy Policy 2 and Policies IMP9, IMP18 and HOU 19 of the South Norfolk Local Plan.

2  The amended plans are considered to accord with the above policies as the extension has been designed to ensure that the parking and access to the dwelling will be maintained, and that neither the character and appearance of the dwelling with the Conservation Area nor the amenities of nearby residents will be adversely affected to a material degree.

Updates:
2 Neighbour letters
• Both neighbours have responded to reconsultation and have noted the change but maintain their objections

Parish Council
• Note changes to design and materials which is in keeping with the surrounding properties within the conservation area, approves of this,
• Report address loss of light and without detailed plans of neighbours the Parish are unable to offer any objection
• Would wish committee to consider the north/south (which is actually east/west) elevation indicating an increase of 50% on the depth of existing property
12 Appl. No.: 2012/1963/LB
Parish: TIBENHAM
Applicants Name: Mr & Mrs Cox
Site Address: Walnut Tree Farm Pristow Green Lane Tibenham Norfolk NR16 1PU
Proposal: Replacement windows painted hardwood frames plus new french doors to western elevation
Decision: Members voted unanimously for Approval

Approved with conditions

1. Listed Building Time Limit
2. In accord 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 of the Joint Core Strategy and IMP 13 - 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.