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
(Full or 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
Major Applications or Applications Raising Issues of Significant Precedent

1  Appl. No : 2012/1880/O
Parish : COLNEY

Applicants Name : Bullen Developments Ltd
Site Address : Land Adjacent Norfolk And Norwich University Hospital Colney Lane Colney Norfolk NR4 7UY
Proposal : Proposed offices, laboratories and academic space for principally research and development activities, buildings for health and health related uses and buildings for further ancillary uses. Associated car parking, access, infrastructure, internal access roads and strategic landscaping

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 Sewage
6  Standard Outline Condition Highways
7  Provision of cycleways and footpaths
8  Construction Traffic (Parking)
9  Construction Traffic Management and Rout
10 Wheel Cleaning Facilities Temporary
11 Overarching Travel Plan
12 Overarching Travel Plan part 2
13 Use class floor provision
14 Phasing plan
15 Lighting
16 Materials
17 Fire Hydrants
18 Landscaping
19 Tree protection
20 Construction Environmental Management Pl
21 Archaeology
22 Public Realm Strategy

Subject to a Section 106 Agreement to cover a Travel Plan and Phasing Plan.
Reasons for Approval

1 The application is considered to accord with the intent of the Saved Policies EMP1, COL1, COL2 and COL4 as the development would provide for high knowledge sector employment within the B1(b) use class, or ancillary uses, within the allocated land. 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:
Colney Parish Meeting – request that the application be deferred.

2 Appl. No : 2011/1804/O
Parish : HETHERSETT
Applicants Name : Hethersett Land Ltd & Landowners
Site Address : Land North Of Hethersett Village Centre, Little Melton Road (including Extension To Thickthorn Park & Ride) Hethersett
Proposal : Residential led mixed use development of 1196 dwellings and associated uses including Primary School, Local Services (up to 1,850 square metres (GIA) of A1, A2, A3, A4, A5, D1 & B1 uses) comprising shops, small business units, community facilities/doctors surgeries, sports pitches, recreational space, equipped areas of play and informal recreation spaces. Extension to Thickthorn Park and Ride including new dedicated slip road from A11.
Decision: Members voted 9-1 with 1 abstention for Approval

Approved with conditions

1 Outline Permission Time Limit
2 Standard outline requiring RM (RM’s to include, siting, design, layout, landscaping, and phasing)
3 In accordance with submitted drawings
4 Design Code to be submitted and approved prior to submission of reserved matters
5 Detailed phasing plan for open space provision to be submitted and agreed
6 External materials to be agreed
7 Surface water drainage
8 Foul water strategy
9 Archaeological work to be agreed
10 Off-site highway works (Thickthorn)
11 Ecological management strategy TBA
12 Details of estate roads
13 Estate road details for each phase TBA
14 Construction Traffic parking TBA
15 Construction Traffic Route TBA
16 Details of wheel cleaning facilities TBA
17 Travel Plan
18 Development limited to 1196 dwellings
19 Landscaping scheme TBA
20 Retention of trees and hedges
21 Tree protection
22 Contamination - detailed scheme TBA
23 Details of flood lighting to be agreed
24 Fire hydrants
25 Individual reserved matters – levels
26 No residential development to the east of Burnthouse Lane until strategic gap agreed
27 Amended Masterplan detailing additional buffer planting to Colney Lane (to accommodate additional mitigation for newts) to be submitted and agreed

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, local centre (including retail and small business units and community facilities), and safe and direct cycle and pedestrian routes

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 development conforms to Policy 10 of the JCS as it proposes a level of growth in a Norwich Policy Area settlement that is identified as a Key Service Centre for at least 1,000 homes.
The requirements of the NPPF and the presumption in favour of sustainable development outweigh other material considerations and that the proposed development, can be accepted as a departure from local saved plan policy ENV8 and ENV 2, which are given due weight as they remain partly consistent with the published NPPF. In all other respects, and subject to appropriate conditions, the proposed development is in accordance with Sections 1, 2, 3, 4, 6, 7, 9, 10, 14 and 20 of the NPPF, and relevant policies the Joint Core Strategy.

**Updates:**
Officer – par. 5.1 – last sentence should have the words ‘are strong factors that weigh in favour of this application’ after ‘growth’.

Proposed condition 4 to include ‘scale’.

Additional condition to require details submitted under reserved matters to allow for access to the preferred allocation site for Housing with Care (to the north of Grove Road), which is currently being considered. The provision of ‘Housing with Care’ is required by JCS Policy 4.

Additional condition requiring details of any external lighting to be submitted.

Colney Parish Meeting - Colney notes you state that a demonstrable lack of a 5-year housing supply is one of two reasons for approval of this application. Colney Wishes to draw your attention to the CPRE document that indicates a number of considerations that need to taken in account.

We have serious concerns relating to traffic from such a large scale development and the adverse effects this would have on the roads system and trunk roads.

Colney wishes to reiterate its concerns about this application and supports the other parishes in recommending refusal of this application.

Officer – Par. 3.34 First Eastern Counties (bus operators) have now been comforted by the fact that the junction with Colney Lane / B1172 will have priority signalisation for buses.

HOW - the applicants have supplied councillors with a "Briefing for members" ref 2011/1804. In this document they state that the Hethersett Our Way submission broadly accepts the principle of development at this location. Can I ask you to make ALL committee members and planning officials aware that this is NOT the case. We accept that there will be development in the village, but not at this location, nor at this volume.

Norfolk County Football Association – have written in to express their support Hethersett Athletic’s proposal within the development. They will also support the club in applying to the Football Foundation for grant support in the future.
3  Appl. No : 2010/1175/F  
Parish : BUNWELL

Applicants Name : Mr Robert Dale  
Site Address : Frank Dale Foods Ltd Little Green Bunwell Street Bunwell NR16 1SH  
Proposal : Variation of condition 2 of planning permission 2006/2246  
(Refurbish existing building to a food manufacturing use) to allow 24 hour operating Monday to Saturday and 6.00am to 6.00pm on a Sunday.

Decision : Members voted 9-2 for Approval

Approved with conditions

1  Temporary Permission – 12 months  
2  Conditions on previous permission  
3  No shift change after 22:00 or before 06.00  
4  Parking layout details  
5  Details of alternative smoking shelter

Reasons for Approval

Subject to a temporary trial period, the proposed increase in hours of use is potentially acceptable in respect of the aims of the National Planning Policy Framework, the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to accord with Sections 1 and 3 of the NPPF, Policy 5 and Policy 6 of the JCS and policies EMP6, IMP8, IMP9, IMP10 of the SNLP. The nature of the use, together with existing controls have the potential not to result in a significant increase in disturbance for neighbouring properties or adversely affect the character of the area or highway safety.

Updates:
PC – Approve subject to taking account of the comments from neighbours of the site as they will be most affected. Also to consider Parish Council’s lighting policy [condition 11 2006/2246]
Amendment to recommendation
1 – Temporary to 31 May 2015
6 – provision of an acoustic report relating to the noise implications associated with 24 hour working and any necessary mitigation to be submitted within 6 months of date of decision.
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<th>No</th>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
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<td>4</td>
<td>2011/1736/F</td>
<td>WYMONDHAM</td>
<td>Admiral Taverns</td>
<td>Green Dragon Public House 6 Church Street Wymondham NR18 0PH</td>
<td>Alterations to first floor to create function room, alterations to ground floor kitchen store, construction of timber framed garden shelters and retrospective permission for timber decking to rear of garden.</td>
<td>Members voted unanimously for <strong>Approval</strong></td>
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<td>2 In accordance with amendments</td>
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<td>3 External materials to be agreed</td>
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<td>4 Fire escape</td>
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**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 and 5 of the Joint Core Strategy and Policies IMP9, IMP10, IMP13 and IMP18 of the South Norfolk Local Plan.

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 and not considered to result in significant detrimental impacts on the adjacent neighbouring properties.

**Updates:**
Letter from neighbour
- Excessive party noise close to bedroom means time limit condition should be imposed.
- There should be no sound amplification at all in the garden.
- Restrict use of the external stair.

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<td>2012/1640/F</td>
<td>CRINGLEFORD</td>
<td>Mr D Jackson</td>
<td>Land North of 29 Newfound Drive Cringleford Norfolk  NR4 7RY</td>
<td>Erection of detached 4 bedroom house with separate double garage</td>
<td>Members voted unanimously for <strong>Approval</strong></td>
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<td>Approved with conditions</td>
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</tbody>
</table>
1 Full Planning permission time limit
2 Plans as submitted
3 Materials
4 Boundary Treatment
5 PD Rights removed for Roof alterations
6 First floor window in North elevation
7 Water efficiency
8 Highways parking

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.

Further letter from neighbour 22-1-2013
Agree revision to garage roof subject to:-
• Lower the roof of the dwelling;
• Remove windows to roof space;
• Reposition garage as far from boundary as possible;
• Remove PD Rights for further extensions or alterations.
Other Applications

6  Appl. No : 2012/1620/F
Parish : SCOLE

Applicants Name : Mrs Marion Bartrum
Site Address : Warehouse At Waveney View Waterloo Lane Scole Norfolk IP21 4DJ
Proposal : New extension to existing warehousing.
Decision : Members voted unanimously for Approval

Approved with conditions

1  Full Planning permission time limit
2  In accord with submitted drawings
3  Specific use - Storage and distribution
4  Reporting of unexpected contamination
5  Hours of use - as requested by applicant
6  Full details of external lighting
7  No power tools outside building
8  Provision of parking, service
9  Surface water drainage to be agreed
10 Integrity of septic tank to be investigation

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 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  The proposal accords with Policy 5, Policy 2, EMP6 and IMP8, as the design of the extension is in keeping with the existing building, 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 effected to an unacceptable degree.
7  **Appl. No** : 2012/1865/H  
**Parish** : TROWSE WITH NEWTON

Applicants Name : Mr Mark Prentice and Kerry Walker  
Site Address : 5 The Paddock Trowse Norfolk NR14 8TD  
Proposal : Erection of rear extension

Decision : Members voted unanimously for **Approval**

Approved with conditions

1 Full Planning permission time limit  
2 In accordance with amendments  
3 Materials to be agreed  
4 Slab level 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 of the Joint Core Strategy, and, HOU14-Extensions to dwellings in the open countryside, HOU19-Extensions to existing dwellings, IMP9-Residential amenity and IMP17- Alterations and extensions in conservation areas 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/partially consistent with the published National Planning Policy Framework.

2 The development as amended is considered to accord with the above policies as it has been designed to ensure that the parking and access to the dwelling will be maintained, that the existing amenities of nearby residents will not be adversely affected to a material degree, and, that it respects the character and appearance of the dwelling and its setting.

**Updates:**
Agent – submitted further plan to confirm dimensions

8  **Appl. No** : 2012/1996/O  
**Parish** : GISSING

Applicants Name : Dr J Philip  
Site Address : Village Hall Rectory Road Gissing Norfolk IP22 5XB  
Proposal : Demolition of village hall and replacement with a dwelling

Decision : Members voted unanimously for **Approval**

Approved with conditions

1 Outline Permission Time Limit (C)  
2 Reserved matters  
3 Approved drawing  
4 Access gates configuration  
5 Provision of parking area  
6 Slab levels  
7 Location of existing trees on site  
8 Landscaping scheme to be submitted  
9 Tree protection  
10 Water efficiency  
11 Details of foul water disposal
Reasons for Approval

1. Whilst the principle of the proposal does not comply with adopted Development Plan Policy, the principle of the proposal would provide benefits to the locality and would not result in such harm as to undermine the principle of sustainable development. Revenue from sale of the site will be recouped by the parish council and therefore used for the benefit of the community; The number of trips associated with a single dwelling would be less than those associated with a village hall, therefore, although this is an unsustainable location the proposed use would not be any less sustainable than the existing use; and one of the core principles of the NPPF is to encourage the reuse of brownfield land. In the opinion of the local planning authority the proposal is considered to be in accordance with Policy 3 of the Joint Core Strategy and Policies IMP2, IMP8, IMP9, IMP15, UTL14 and TRA19 of the South Norfolk Local Plan.

Updates:
Landscape Officer: Recommends condition requiring full arboricultural constraints survey.

9  Appl. No : 2012/2036/H
Parish : LITTLE MELTON
Applicants Name : Miss L Garratt
Site Address : 2 Birch Close Little Melton Norfolk NR9 3QX
Proposal : Single storey rear extension
Decision : Members voted 10-0 (with one abstention) for Approval

Approved with conditions

1. Full Planning permission 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 2 - Promoting good design of the Joint Core Strategy and Hou19 - Extension to existing dwelling, IMP9 - Residential amenity of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above because those policies remain consistent with the published National Planning Policy Framework.

2. The amended plans are considered to accord with the above policies as the extension has been designed to ensure that the character and appearance of the original dwelling will not be adversely affected to a material degree. Due to the design and position of the proposal it will not have a significant impact on nearby resident’s amenity through overlooking or overshadowing and will not damage the setting of the existing building.
10  
**Appl. No**: 2012/2152/H  
**Parish**: ROYDON  

Applicants Name: Mr Billson  
Site Address: Asante High Road Roydon Norfolk IP22 5RB  
Proposal: Proposed rear extension to provide an annexe and covered patio area  

**Decision**: Members voted unanimously for **Approval**  
Approved with conditions  
1. Full Planning permission time limit  
2. In accordance with amended drawings  
3. Matching Materials  
4. Annexe  
5. No additional windows or doors  

**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 of the Joint Core Strategy and with Policies HOU19 - Extensions to existing dwellings and HOU21 - Annexes of the South Norfolk Local Plan.  
2. 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.  
3. 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 maintained, and that neither the character and appearance of the dwelling nor the amenities of nearby residents will be adversely affected to a material degree and with Policy HOU21 as the annexe has been designed to be ancillary to the main dwelling and capable of being used as part of the original dwelling when the specific need ceases  

**Updates:**  
Agent – submitted updated block plan

11  
**Appl. No**: 2012/2203/H  
**Parish**: GREAT MELTON  

Applicants Name: Mr & Mrs Quinn  
Site Address: Melton Beck Bawburgh Road Great Melton Norfolk NR9 3PE  
Proposal: First floor extension over garage with infill section to adjoin the dwelling. New rear dormers. Replacement of concrete tile hanging to existing walls with timber feather edged boarding.  

**Decision**: Members voted unanimously for **Approval**  
Approved with conditions  
1. Full Planning permission time limit  
2. In accord with submitted drawings  
3. No additional windows at first floor
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 of the Joint Core Strategy and HOU14 - Extension to dwelling in the open countryside, IMP9 - Residential amenity 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 as these policies remain consistent with the published National Planning Policy Framework.

2. The development is considered to accord with Policy HOU14 of the South Norfolk Local Plan as the dwelling has a lawful permanent residential use and the extension has been designed to be subordinate to the dwelling and to respect its landscape setting.

3. The development is considered to accord with Policy IMP9 of the South Norfolk Local Plan as it has been designed and positioned to ensure that there will be no significant adverse impact on the nearby residents through overlooking or overshadowing.

Updates:
Parish Council: No views or comments.

12 Appl. No : 2012/2246/H
Parish : WORTWELL
Applicants Name : Miss Pauline Allen
Site Address : Says Farmhouse 11 Low Road Wortwell Norfolk IP20 0HJ
Proposal : Replace existing greenhouse and erect new summerhouse
Decision : Members voted unanimously for Approval

Approved with conditions

1. Full 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 Policy 1(Addressing Climate Change and protecting environmental assets) of the Joint Core Strategy and Policies IMP13(Alterations of listed buildings) and IMP15(Setting of listed buildings) and HOU19(Extensions to existing dwellings) 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 and partially consistent with the published National Planning Policy Framework.

2. The development is considered to accord with the above policies as it has been designed to respect the character and appearance of the existing dwelling and its setting.
13  Appl. No : 2012/2248/LB
Parish : WORTWELL
Applicants Name : Miss Pauline Allen
Site Address : Says Farmhouse 11 Low Road Wortwell Norfolk IP20 0HJ
Proposal : Replace existing greenhouse and erect new summerhouse
Decision : Members voted unanimously 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) of the Joint Core Strategy and Policies IMP13 (Alterations to listed buildings) and IMP15 (Setting of 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 policies remain partially consistent with the published National Planning Policy Framework.

2 The development is considered to accord with the above policies as it has been designed to ensure that it would preserve the special architectural or historic interest of the building and its setting.

14  Appl. No : 2013/0013/F
Parish : LONG STRATTON
Applicants Name : Mr Rory Ringer
Site Address : 69 Field Acre Way Long Stratton Norfolk NR15 2WE
Proposal : Retrospective application for extension to residential curtilage
Decision : Members voted unanimously for Approval

Approved with conditions
1 Painting of fence within 3 months

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 of the Joint Core Strategy.

2 The extension to the residential curtilage subject to the fence being re-stained would not have an adverse impact on the local landscape or the amenity of neighbouring properties.

Updates:
Parish Council: Approve
Landscape Officer: No objection