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

1  Appl. No : 2011/0026/F
Parish : HALES
Applicants Name : Badger Building (E Anglia) Ltd
Site Address : Land At Yarmouth Road Hales NR14 6SR
Proposal : Redevelopment of the site for the erection of 10 dwellings and 291 sqm B1 Business Unit (amended proposal)

Decision : Members voted unanimously for Approval

Authorised DGL to Approve with Conditions

1  Full Planning permission time limit
2  In accordance with amendments
3  External materials to be agreed
4  Slab level to be agreed
5  Water Efficiency
6  Visibility splay dimension
7  Provision of parking, service
8  Construction Traffic (Parking)
9  Wheel Cleaning Facilities
10 Stopping Up of Highway Rights
11 Highway Improvements - Offsite
12 Traffic Regulation Orders
13 Site investigation/Risk assessment
14 Reporting of unexpected contamination
15 Surface Water
16 No PD for Classes ABCDE & G
17 No alterations to lose garage
18 Boundary treatment to be agreed
19 Restriction of B1 use
20 Ecology mitigation

Subject to S106 agreement for claw back clause for affordable housing.

Reasons for Approval

1  With the conditions outlined above the amended proposal is considered to accord with section 1, 6, and 7 of the NPPF, policies 1, 2, 3, 4, and 15 of the JCS and the following SNLP polices IMP8, IMP9, EMP7, HOU6 and ENV15.

2  The amended proposal accords with the above policies as the design, scale and layout is acceptable and will enhance the character and appearance of the area. The Highway Authority are satisfied with the proposed access and parking arrangements which will not be detrimental to highway safety. The layout and orientation of the dwellings will not have an impact on the amenity of existing or future residential properties. An Ecological Survey has been submitted and mitigation put forward and will be conditioned to any permission.
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 : Authorised DGL to Approve with Conditions

1. Outline permission time limit  
2. Required RM  
3. Section 106 Agreement  
4. Materials  
5. Surface water drainage scheme  
6. Details of foul water disposal  
7. Details of roads and footways etc.  
8. Estate roads in accordance with approved drawings  
9. Estate roads to binder course before occupation  
10. Footways and cycleways in accordance with phasing plan to be approved  
11. Construction Traffic Management plan to be agreed and adhered to during the construction of the development  
12. No development until off-site highway works approved under 2010/1332 have been completed to the satisfaction of the LPA  
13. No occupation of any dwelling until the estate link road between Stoke Road and Area C has been constructed  
14. Landscaping  
15. Tree protection  
16. Fire hydrants

Reasons for Approval

1. It is accepted that there is not a five year supply of housing within the Norwich Policy Area, and that there is a presumption in favour of sustainable development. The preferred allocation for a care home on this site can only carry limited weight, and does not outweigh the benefits of providing additional sustainable housing development that will help address the deficit in housing supply. In all other respects, and subject to appropriate conditions, the proposed development is in accordance with sections 6, 7, 10, and 11 of the NPPF, and the relevant policies of the Joint Core Strategy and the South Norfolk Local Plan (which are given due weight as they remain consistent/partly consistent with the NPPF).

Updates:

Officer – Condition 10 amended to require the footpaths and cycleway to be provided by the occupation of 20th dwelling.

Condition 12 amended to require no occupation of the first dwelling on site until the mini roundabout works on Stoke Road have been completed.
Development Management Committee  
27 February 2013

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Applicants Name : Plantdrive Ltd  
Site Address : Land South Of London Road Chestnut Drive Suton Norfolk  
Proposal : FULL planning permission for B1, B2, B8 category office industrial units on Wymondham Business Park with OUTLINE approvals sought for residential development of approx. 20 dwellings on land adjacent to London Road and additional B1,B2,B8 category industrial use for land adjacent to Chestnut Drive to further extend Wymondham Business Park

Decision : Members voted 9-2 for Approval  
Authorised DGL to Approve with Conditions

Outline
1 Outline Permission Time Limit (C)  
2 Standard outline requiring RM (C/e)  
3 In accordance with the approved details  
4 Surface Water Drainage  
5 Fire Hydrants  
6 Standard Estate Road (C)  
7 Standard Estate Road (C)  
8 Standard Estate Road (C/e)  
9 Highways in accordance with phasing  
10 Foul sewerage  
11 Tree Planting  
12 Boundary Treatment  
13 Implementation of Boundary Treatment  
14 Details of Earthworks  
15 Hedge Planting  
16 Use Class and No of dwellings

Full
17 Full Planning permission time limit (C)  
18 In accordance with approved details  
19 Use class  
20 Hours of operation  
21 External materials  
22 Surface Water  
23 Foul sewerage  
24 Standard Estate Road (C)  
25 Standard Estate Road (C)  
26 Standard Estate Road (C/e)  
27 Provision of parking etc

General
28 Landscaping scheme to be submitted (C/e)  
29 Implement planting scheme  
30 Tree protection (C/e)  
31 Retention trees and hedges (C)  
32 Landscaping management plan (C)  
33 Archaeological work to be agreed (C)  
34 Lighting Plan  
35 Provision of 10% of energy from renewable/low carbon sources  
36 Additional condition re: ecology

Subject to the agreement of a Section 106 to secure affordable housing provision and education payments.
Reasons for Approval

1. The residential element of the application site is considered to be deliverable within 5 years and in a sustainable location in accordance with the direction of NPPF Section 6 and within a growth area as required by JCS Policy 9. The proposed employment provision is considered to comply with the requirements of JCS Policy 9 by virtue of its location, scale and deliverability. These factors allow for a departure from the local plan to be taken.

2. The residential development by virtue of its location, scale and density will not impact negatively on residential amenity or the general character of the locality in accordance with NPPF Section 7, JCS Policies 2 and SNLP Saved Policy IMP9.

3. The employment uses proposed are considered acceptable as they are compatible with the existing business park, their operation will be controlled through conditions and they are separated from residential properties by planting and open space in accordance with requirements of SNLP Saved Policy IMP9.

4. 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.

5. The development provides for a 33% affordable housing provision to be supplied in accordance with JCS Policy 4.

6. Through the use of mitigation methods, habitat provision ad the creation of a buffer zone to the CWS the application is considered to comply with the intent of Saved Polices ENV14 and ENV15 and NPPF Section 11 and JCS Policy 1.

Updates:
3.2 - T Gurney listed as a Councillor. This is an error and should not have been included within the report.

Housing Strategy Manager has advised that he has no objection to the application.

4

Appl. No : 2012/1434/O
Parish : WYMONDHAM

Applicants Name : Mr S Biart
Site Address : Land At Chapel Lane Wymondham Norfolk
Proposal : Residential development of up to 70 new dwellings, including associated access and parking, utilities and service infrastructure, amenity space, play area, open space and landscaping

Decision : Members voted unanimously for Refusal

Refused
Reasons for Refusal

1. The development is outside the development limits of Wymondham and would significantly harm the landscape character and appearance of the area, and represents inappropriate development in the sensitive Tiffey Valley, contrary to local plan policies ENV3 and ENV8. The development would have a substantial harmful impact on the setting of Wymondham Abbey (a grade 1 listed building), contrary to local plan policy WYM12 and WYM13 and the provisions of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Due to the substantial harm to the historic setting of a grade 1 listed building, the development is not sustainable and does not accord with the requirements for sustainable development as set out in the NPPF.

3. Insufficient information has been received to adequately determine the whether foul sewage odours from the nearby sewage treatment works will cause detriment to the amenity of future residents that may not be satisfactorily mitigated by Anglian Water. The application is therefore contrary to the requirements of par. 9 of the NPPF.

Updates:

County Councillor for Wymondham – comments from Cllr Joe Mooney were unfortunately omitted from my report. These are as follows:

“In my capacity as County Councillor for Wymondham to let you know that I am strongly opposed to the above application. I trust that you will take on board my comments when considering the application.

The policy contained in ENV3 must be treated as a major material consideration in so far as it relates to the above site. Any form of development on this site would be inappropriate and I urge you to keep to the council's own policy as outlined in ENV3. “

Neighbour comments – 3 additional letters of objection received. No new issues raised.

Officer – additional reason for refusal in section 6 of the report.

“In this case the identified harm which will be caused by the development would significantly and demonstrably outweigh the site's contribution towards resolving the acknowledged housing land supply shortage in the Norwich Policy Area.”

Par 6.1 – should also refer to JCS Policy 2.

Appl. No : 2012/1644/O
Parish : CRINGLEFORD

Applicants Name : Norfolk County Council
Site Address : Land West Of School Cantley Lane Cringleford Norfolk NR4 6UG
Proposal : Outline Planning application for residential development and associated works including new access

Decision : Members voted unanimously for Approval

Authorised DGL to Approve with Conditions
1 Outline Permission Time Limit (C)
2 Standard outline requiring RM (C/e)
3 In accordance with approved details
4 Surface Water Drainage
5 Contaminated Land
6 Remediation scheme
7 Contaminated land during construction
8 Noise reduction/protection
9 Fire Hydrants
10 Standard Estate Road (C)
11 Standard Estate Road (C)
12 Standard Estate Road (C/e)
13 Garages, Size and Retain for parking (C)
14 Provision of parking, not on plan (C/e)
15 Archaeological work to be agreed (C)
16 Foul sewage scheme
17 Landscaping scheme
18 Provision of footpath to edge of site
19 Retention of existing trees and hedges
20 Boundary treatment

Subject to a Sec 106 regarding affordable housing provision, library and education payments.

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. 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 Policies ENV 2 and ENV 6.

2 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.

3 The development would provide for 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.

4 The local highway network can accommodate the increased level of traffic which would result from the development and the access is considered acceptable therefore the application is considered to accord with SNLP Saved Policy IMP8.

Updates:
One further letter of representation received from the owner of Eaton Vets, adjacent the application site. The letter raises concerns regarding overlooking of the vet practice which could be detrimental to its operation as they have clinical waste and cadavers collected from the premises. The issue of noise from dogs kept overnight at the vets is also raised as an issue.
6 Appl. No : 2012/1713/F
Parish : CRINGLEFORD

Applicants Name : Diocese Of Norwich
Site Address : Land At School Cantley Lane Cringleford Norfolk NR 4 6UG
Proposal : FULL Planning Permission and conservation area consent for 2 no dwellings along with OUTLINE permission for 12 no dwellings

Decision : Members voted unanimously for Approval

Approved with conditions

1 Outline Permission Time Limit (C)
2 Standard outline requiring RM (C/e)
3 In accordance with approved details
4 Surface Water Drainage
5 Contaminated Land
6 Remediation scheme
7 Contaminated land during construction
8 Noise reduction/protection
9 Fire Hydrants
10 Standard Estate Road (C)
11 Standard Estate Road (C)
12 Standard Estate Road (C/e)
13 Garages, Size and Retain for parking (C)
14 Provision of parking, not on plan (C/e)
15 Access, turning areas and parking for plots 1 and 2 to be provided
16 Archaeological work to be agreed (C)
17 Foul sewage scheme
18 Landscaping scheme
19 Retention of trees and hedges
20 Boundary treatments

Subject to a 106 Agreement for affordable housing

Reasons for Approval

2012/1713 – FULL Planning Permission and conservation area consent for 2 no dwellings along with OUTLINE permission for 12 no dwellings

1 The application site is within the development limits of Cringleford 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.
The development will provide for a mix and tenure type of affordable dwellings in accordance with the requirements of JCS Policy 4.

The development would not undermine the integrity of the conservation area and the proposed residential development could enhance the appearance of the conservation area in accordance with Saved Policy IMP 18.

Updates:

3.8 - Should read as Conservation Officer.

7 Appl. No : 2012/1714/CA
Parish : CRINGLEFORD

Applicants Name : Diocese Of Norwich
Site Address : Land At School Cantley Lane Cringleford Norfolk
Proposal : Conservation area consent for demolition of temporary classrooms and prefabricated lightweight structures

Decision : Members voted unanimously for Approval

Approved with conditions
1 Conservation Area Consent Time Limit
2 In accordance with the approved plans

Reasons for Approval

2012/1714 - Conservation area consent for demolition of temporary classrooms and prefabricated lightweight structures

1 The demolition works would result in the removal of buildings which are not considered suitable for retention within a residential development and which hold no historical merits which would warrant refusal of the application in accordance with the SNLP Saved Policy IMP16.
8  Appl. No : 2012/1716/O  
Parish : WYMONDHAM  
Applicants Name : Three Swans Property Management Ltd  
Site Address : Barkers Mill Bocm Pauls Ltd Right Up Lane Silfield Wymondham NR18 9ND  
Proposal : Outline application for construction of 14 dwellings  

Decision : Members voted unanimously for Approval  

Authorised DGL to approve with conditions  

1 Outline Permission Time Limit  
2 Standard outline requiring  
3 In accordance with submitted drawings  
4 External materials  
5 Slab level to be agreed  
6 Ecology mitigation  
7 Landscaping details  
8 Contaminated land  
9 Water efficiency  
10 Surface water drainage  
11 Renewable energy  
12 Detailed plans of roads  
13 Roads in accordance with approved plans  
14 Construction roads prior to occupation  
15 Visibility splay  
16 Widen road and Provide footpath  
17 Foul water drainage  
18 Arboricultural details  

Subject to a S106 legal agreement providing for a commuted sum for affordable housing provision in the event that is is viable to provide the required affordable housing or part thereof at the time of implementation of the planning permission.
Reasons for Approval

1 The proposal is acceptable in respect of the aims of the National Planning Policy Framework, Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with paragraph 47 of the National Planning Policy Framework, Policies 1, 2, 3 and 4 of the Joint Core Strategy and Policies 15 and 9 of the South Norfolk Local Plan. In this case there are other material planning considerations that warrant departing from the presumption of determining the application in accordance with currently adopted policy as well as departing from the advice of the local highway authority. The assessment of the application has established that aside from the policy and highway implications the development should not cause significant or unreasonable harm to identified interests. Outline planning permission was granted in 2004 for 14 dwellings on the front part of the site and in 2009 outline planning permission was granted for 14 dwellings on the site. It is a more sustainable form of development than the use of a greenfield field site because it would utilise a brownfield site in reasonable proximity to Wymondham. The development of the site would fit with the Vision and Objectives of the emerging Wymondham Area Action Plan. Within the Norwich Policy Area the requirements of paragraph 47 of the NPPF are not met. A S106 agreement secures payment of a commuted sum in lieu of on site affordable housing in the event that it is viable to provide the affordable housing. Dwellings would have less of an adverse impact on the character and appearance of the area than the former mill development did. The density of development has regard for the existing neighbouring residential development. The site could provide continuity with existing landscape features and provide a sympathetic transition into the countryside. The Building for Life evaluation scored 10 greens and two ambers. The use proposed is unlikely to impact adversely on nearby residential property. Subject to the conditions the proposal should not have an adverse impact on protected species or their habitat. Adequate remediation could be carried out to ensure that the land is fit for the proposed use.

Updates:

Anglian Water Comments: Have capacity for wastewater treatment flows. Request condition regarding foul drainage strategy. Request condition regarding surface water drainage strategy.

9 Appl. No : 2012/1883/F
Parish : WYMONDHAM

Applicants Name : Mr M Crook
Site Address : Wymondham Rugby Club Tuttles Lane East Wymondham Norfolk NR18 0EP
Proposal : Extension of time limit to planning permission 2008/2092/F- Relocation of Wymondham Rugby Football Club from land at Tuttles Lane East to land north of Norwich Common (B1172), between Carpenters Farm and Elm Farm (FULL) and the redevelopment of existing rugby club ground site for a C2 retirement care community, once the rugby club has been relocated (OUTLINE). Proposals for the C2 retirement care community will be submitted in outline with all matters reserved except for access which is to be determined.
Decision: Members voted unanimously for Approval

Authorised DGL to approve with conditions
Rugby Ground
1 Full permission time limit
2 Amended plans
3 Materials to be agreed
4 Programme of archaeological evaluation
5 Landscaping scheme
6 Retention of trees and hedges
7 Hours of use of clubhouse
8 Lighting as submitted details
9 Detailed plans of road/footways to be submitted
10 Works to agreed specification
11 Visibility splay
12 Drainage of access
13 Provision of parking area
14 Off-site highway improvements
15 Foul drainage
16 Surface water drainage rates as Flood Risk Assessment
17 Phasing

Retirement Care Community
1 Outline permission time limit
2 Submission of reserved matters
3 Materials
4 No development until new rugby ground developed to an agreed level
5 Landscaping scheme
6 Retention of trees and hedges
7 Travel Plan
8 Surface water drainage rates as Flood Risk Assessment
9 Foul drainage

Subject to Section 106 Agreement limiting occupation to those in need of intimate personal care.

Reasons for Approval

1 The proposed development has not altered and the application is considered to comply with the new policy provisions of the NPPF and JCS, furthermore there have been no new material considerations raised or noted which would warrant refusal of the application.
### Minor Applications

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**Applicants Name:** Mr M Halls  
**Site Address:** Church Of St Mary & St Thomas Church Street Wymondham Norfolk  
**Proposal:** Two new single storey extensions to the southeast and northeast of the church, with new railings and path within the east monastic tower  

**Decision:** Members voted unanimously for **Approval**  

- Approved with conditions  
  1. Full Planning permission time limit  
  2. In accordance with submitted drawings  
  3. Contaminated land - submit scheme  
  4. External materials to be agreed  
  5. Stonework panel  
  6. Details junction new and existing  
  7. Specific details to be agreed.  
  8. Make good repairs  
  9. Full details of external lighting  
  10. Tree protection  
  11. Service details  
  12. Retention of trees and hedges  
  13. Archaeological investigation

**Reasons for Approval**  
1. The development is considered to accord with Policies 1 and 2 of the Joint Core Strategy and Policies ENV9, ENV14, ENV15, ENV3, IMP13, IMP15, IMP17 and UTL15 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 it would preserve or enhance the character, appearance and amenity of the area due to the overall design and detailing of the scheme.

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**Applicants Name:** Mr Peter Sheppard  
**Site Address:** Hales Hall Barn Hales Green Loddon Norfolk NR14 6QW  
**Proposal:** Works to Hales Hall Barn to install glazed covers for windows, new oak flooring with under floor heating, new internal doorway, creation of inner lobby and further sound proofing measures. Conversion of two outbuildings to provide for guest accommodation, toilet facilities and catering facilities. Creation of new drive way to access proposed additional car parking area to the south of the barn. Provision to host 48 events per annum (D2 use class) in the barn.
Decision : Members voted 8 - 1 for Approval (2 abstained)

Approved with conditions

1 Full Planning permission time limit (C)
2 In accordance with the approved plans
3 Details to be agreed - materials
4 Outbuildings - windows and doors
5 Acoustic Curtains - Fitting details
6 D2 Use class restriction
7 Events - 48 hours
8 Hours of use
9 No loudspeaker or live music outside building (C)
10 Use of outbuildings
11 Noise works to be completed first
12 Recommendations of noise report

Reasons for Approval

1 The design, scale, form and materials proposed would respect the integrity of the listed status 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.

2 The development would allow for the expansion of a 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.

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

4 The application proposes alterations to the existing barn structure which are considered sympathetic to its listed status in accordance with Saved Policy IMP13 Alterations to Listed Buildings and would provide for noise protection measures which would protect residential amenity in accordance with Saved Policy IMP9 - Residential amenity and would allow compliance with the aims and objectives of Saved Policy IMP10 – Noise to be achieved.

Updates:
Five further letters of objection have been received since the report was finalised, only one is from a new objector. The letters are not considered to raise any issues which have not previously been addressed in the report.

A letter of objection has been received from a local resident which is signed by a further 19 local residents. The letter does not raise any new issues.
12 Appl. No : 2012/1395/LB
Parish : LODDON

Applicants Name : Mr Peter Sheppard
Site Address : Hales Hall Hales Green Lodden Norwich NR14 6QW
Proposal : Works to Hales Hall Barn to install glazed covers for windows, new oak flooring with under floor heating, new internal doorway, creation of inner lobby and further sound proofing measures. Conversion of two outbuildings to provide for guest accommodation, toilet facilities and catering facilities. Creation of new drive way to access proposed additional car parking area to the south of the barn. Provision to host 48 events per annum (D2 use class) in the barn.

Decision : Members voted unanimously for Approval

Approved with conditions

1 Listed building
2 In accordance with approved details
3 Details to be agreed - materials
4 Outbuildings - windows and doors
5 Acoustic Curtains - Fitting details

Reasons for Approval

1 The design, scale, form and materials proposed would respect the integrity of the listed status 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.

2 The application proposes alterations to the existing barn structure which are considered sympathetic to its listed status in accordance with Saved Policy IMP13 Alterations to Listed Buildings and would provide for noise protection measures which would protect residential amenity in accordance with Saved Policy IMP9 - Residential amenity and would allow compliance with the aims and objectives of Saved Policy IMP10 – Noise to be achieved.

Updates:
Five further letters of objection have been received since the report was finalised, only one is from a new objector. The letters are not considered to raise any issues which have not previously been addressed in the report.

A letter of objection has been received from a local resident which is signed by a further 19 local residents. The letter does not raise any new issues.
13  Appl. No : 2010/2223/F
Parish : HALES
Applicants Name : John H Wones
Site Address : Land At Filling Station Beccles Road Hales NR14 6SR
Proposal : Erection of garage workshop with amended point of access from the A146
Decision : Members voted 8 - 0 for Approval (3 abstained)

Approved with conditions

1 Full Planning permission time limit
2 In accordance with amendments
3 External materials to be agreed
4 Limited Hours for Customer
5 No power tools outside building
6 Surface Water
7 Contaminated land - submit scheme
8 Existing Access - Closure
9 Existing Access, Widen or Improve
10 Access - Gradient
11 Access Gates - Restriction
12 Provision of parking, service
13 Construction Traffic (Parking)

Reasons for Approval

1 The proposal although technically contrary to policy EMP4, as the site is located outside the development limits for Hales, in this instance due consideration and weight can be given to sections 1 and 3 of the NPPF, which supports sustainable economic growth. The site can be classed as sustainable as it is adjacent to the development boundary and as direct access from the A146.

2 The Highway Authority with the conditions outlined above support the new improved access arrangements which will not endanger highway safety and accords with policy IMP8 of the SNLP.

3 The design and layout of the development is acceptable and will not have undue impact on the residential amenity of nearby residential properties. The proposal is therefore in accordance with policy 2 of the JCS and policy IMP9 of the SNLP which can be given due weight and consideration as it remains consistent/part consistent with the aims of the SNLP.

14  Appl. No : 2012/1429/F
Parish : KESWICK AND INTWOOD
Applicants Name : Mr Matt Bartram
Site Address : Land At Low Road Keswick Norfolk
Proposal : Residential development (Use Class C3) of 9 dwellings including 2 affordable homes, landscaping, associated access onto Low Road, and associated carriageway works to Low Road; and provision of a village green space adjacent to the Keswick Parish Room
Decision: Members voted 8 - 3 for Approval

Authorised DGL to Approve with Conditions

1. Full permission time limit
2. Amended/Approved plans
3. Materials
4. Surfacing
5. Boundary treatments
6. Landscaping
7. Ecological mitigation and enhancement (residential site)
8. Levels
9. PD Rights – plot 5, first floor west elevation openings
10. Water efficiency
11. Details of sustainable surface water drainage
12. Details and implementation of roads, footways and drainage
13. Road and footway before occupation
14. Visibility splay
15. Off-site highway improvements – details and implementation pre-occupation
16. Vehicle activated speed sign before occupation
17. Maintenance/Management details of ‘village green’
18. Archaeological investigation
19. Village Green to comply with landscaping and ecological mitigation and enhancement details

Subject to Sec. 106 Agreement to secure affordable housing.

Reasons for Approval

1 Although the site is not within a village boundary as currently defined in the South Norfolk Local Plan 2003, Keswick is identified as a location suitable for infill or small scale groups of dwellings, plus additional growth allocated to the Norwich Policy Area, within the more up-to-date Joint Core Strategy for Broadland, Norwich and South Norfolk (policy 16). Account has also been taken of the current lack of a 5 year housing land supply and the presumption in favour of sustainable development set out in the National Planning Policy Framework.

2 In the above policy context, the development is acceptable in terms of its impact on the landscape and the form and character of the settlement. The proposal has an acceptable design and will not result in significant harm to ecological interests, heritage assets, residential amenity or highway safety with the conditions imposed. The proposal is consequently consistent with SNLP policies ENV15, IMP15, IMP9 and IMP8.

Appl. No: 2012/1757/F
Parish: ROYDON

Applicants Name: Mr & Mrs B Daniels
Site Address: Land Between 113 And 115 Shelfanger Road, Roydon Norfolk, IP22 4DZ
Proposal: New 2 storey detached dwelling with 3 bedrooms
Decision: Members voted unanimously for Refusal

Refused

1 Detrimental to residential amenities
16  
Appl. No  :  2012/1843/RVC  
Parish  :  DISS  

Applicants Name  :  Tesco Stores Ltd  
Site Address  :  Tesco Superstore Victoria Road Diss Norfolk IP22 4JN  
Proposal  :  Variation of condition 12 of planning permission 2002/1106/O to allow unrestricted delivery hours (currently restricted to between the hours of 7.00 and 22.00, no trading between the hours of 22.00 and 7.00, no change proposed to the trading hours)  

Decision  :  Members voted 9 - 0 for Approval (2 abstained)  

Approved with Conditions  
1  Full Planning permission time limit  
2  In accord with submitted drawings  
3  Hours of use-trading only  

Reasons for Approval  

1  The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 13 Main Towns of the Joint Core Strategy and SHO4 Town Centres, IMP10 Noise and IMP9 Residential amenity of the South Norfolk Local Plan. It accords with the National Planning Policy Framework - 2 Ensuring the vitality of town centres.  

2  The variation of delivery hours is considered to accord with the above policies SHO4, IMP10, IMP9, and Policy 13 as the site is within the central business area and Town Centre for the Town of Diss, it creates/retains employment; and the amenities of nearby residential properties will not be affected to a material degree. These SNLP policies remain consistent with the published NPPF.
**Development Management Committee**

27 February 2013

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<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Details</th>
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<tr>
<td>17</td>
<td>Appliance No</td>
<td>2012/1998/O</td>
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<td></td>
<td>Parish</td>
<td>WYMONDHAM</td>
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<tr>
<td></td>
<td>Applicants Name</td>
<td>Mr &amp; Mrs P Bryce</td>
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<tr>
<td></td>
<td>Site Address</td>
<td>Land Adj To Elm Lodge Downham Grove Wymondham Norfolk NR18 0SN</td>
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<tr>
<td></td>
<td>Proposal</td>
<td>Outline application for two storey detached dwelling, cartshed/garden store and new access drive including matters of access, layout and scale.</td>
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<td></td>
<td>Decision</td>
<td>Members voted 8 - 3 for Deferral</td>
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<td></td>
<td></td>
<td>Deferred</td>
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<td></td>
<td>Awaiting receipt of Ecological Report</td>
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**Updates:**

**Ecologist comments** - REFUSE There are around a dozen ponds within 500m of the site, including one within the red-line. Combined with the presence of terrestrial habitat in the form of the surrounding woodland, Natural England’s standing advice for great crested newts, suggests a survey should be conducted by a professional ecologist before determination of the application.

The woodland that falls with the site was present in the first ordinance survey in the 1890s. This is indicative of established trees present in the woodland, and the photographs (1–3) provided with drawing no. 1256.02 A. show fresh stumps with associated wood piles. Recent satellite imagery and aerial photography reveal that the woodland was intact until fairly recently. Photographs 1–4 also indicate that the woodland was left as wild woodland.

**Response from Agent**

- Request for more information should have been made earlier.
- Site is wooded garden of Elm Lodge with no TPO and not in Conservation Area, so trees could have been removed without consent. No further trees required to be removed.
- Suggest can condition details of Ecological Mitigation and Enhancement to be agreed at later stage.
Appl. No : 2012/2151/F  
Parish : DISS

Applicants Name : Mr J Darrell  
Site Address : Kings Head Yard Car Park Mere Street Diss Norfolk IP22 4AG  
Proposal : Erection of restaurant bar

Decision : Members voted unanimously for **Approval**

Approved with Conditions

1. Full Planning permission time limit
2. In accord with submitted drawings
3. Specific details to be agreed
4. External materials to be agreed
5. Contaminated land - submit scheme
6. Full details of external lighting
7. Provision of fume extraction system
8. Hours of use – 08.00 to 24.00
9. Archaeological requirements
10. Details of surface water drainage
11. Development as per raft foundation design
12. Landscaping scheme to be submitted
13. Landscape management plan
14. Mere side walk to be provided
15. Details of barriers to be submitted

**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, IMP15 - Setting of listed buildings, IMP18 - Development in Conservation Areas, DIS12 Enhancement of Diss Mere’s eastern banks, SHO10 - Class A3 uses outside the defined central business areas, IMP8 - Safe and free flow of traffic and IMP9 Residential amenity.

2. The proposal accords with the above policies as the design and scale of the restaurant bar building and layout around is acceptable and will positively enhances this part of the Conservation Area and the Diss Mere’s eastern banks, the proposal creates employment; and the amenities of nearby residential properties will not be affected to a material degree. These SNLP policies remain consistent with the published NPPF.

3. The proposed layout is acceptable in highway terms and retains existing parking obligations within the ownership of the site and is considered to be in accordance with policy IMP8 of the SNLP.

**Updates:**

**Landscape officer:** Conditional support
<table>
<thead>
<tr>
<th>Appl. No</th>
<th>Parish</th>
<th>Proposal</th>
<th>Decision</th>
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<tbody>
<tr>
<td>2012/2040/A</td>
<td>KESWICK AND INTWOOD</td>
<td>Retrospective application for non illuminated roundabout sponsorship signs</td>
<td>Members voted 7 - 2 for Refusal</td>
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<td>Note: Stop notice and enforcement action authorised. (See minute No. 61).</td>
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<td></td>
<td>Refused</td>
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<td>1 Adversely affects the amenity and character of the area contrary to paragraph 67 of the NPPF, Policies ENV8, IMP23 and ENV6 of the South Norfolk Local Plan and advice in the supplementary guidance note and emerging Policy 3.9</td>
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<tr>
<td>2012/2051/A</td>
<td>CRINGLEFORD</td>
<td>Retrospective application for non illuminated roundabout sponsorship signs</td>
<td>Members voted 6 - 2 for Refusal</td>
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<td>Note: Stop notice and enforcement action authorised. (See minute No. 61).</td>
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<td>Refused</td>
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<td>Adversely affects the amenity and character of the area contrary to paragraph 67 of the NPPF, Policies ENV2, ENV6, ENV8 and IMP23 of the South Norfolk Local Plan and advice in the supplementary guidance note and emerging Policy 3.9</td>
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<td>Appl. No</td>
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<td>Applicants Name</td>
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<tr>
<td>21</td>
<td>2012/2052/A</td>
<td>COLNEY</td>
<td>Mrs Jan Butcher</td>
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23  
Appl. No : 2012/2049/A  
Parish : BAWBURGH  

Applicants Name : Mrs Jan Butcher  
Site Address : Site 63 Watton Road Bawburgh Norfolk  
Proposal : Retrospective application for non illuminated roundabout sponsorship signs  

Decision : Members voted unanimously for Refusal  

Note: Stop notice and enforcement action authorised.  
(See minute No. 61).  

Refused  
1. Adversely affects the amenity and character of the area contrary to paragraph 67 of the NPPF, Policies ENV6, ENV8 and IMP23 of the South Norfolk Local Plan and advice in the supplementary guidance note and emerging Policy 3.9  

24  
Appl. No : 2012/2061/A  
Parish : COSTESSEY  

Applicants Name : Mrs Jan Butcher  
Site Address : Site 84 Dereham Road Costessey Norfolk  
Proposal : Retrospective application for non illuminated roundabout sponsorship signs  

Decision : Members voted 8 - 0 for Approval (1 abstained)  

Approved with Conditions  
1. The signage shall relate to a company within 10km of the site  

Reasons for Approval  
1  
The signs are located within an existing commercial area and are seen in the context of a number of existing businesses which are all displaying signage. The additional signage on this roundabout does not significantly detract from the character or amenity of the area or adversely affect public safety. The proposal therefore accords with the objectives of Policies in the SNLP and principles of the Supplementary Guidance.
25  
**Appl. No**: 2012/2063/A  
**Parish**: COSTESSEY  

Applicants Name: Mrs Jan Butcher  
Site Address: Site 85 Dereham Road Costessey Norfolk  
Proposal: Retrospective application for non illuminated roundabout sponsorship signs  

Decision: Members voted 8 - 1 for **Approval**  

Approved with Conditions  

1. The signage shall relate to a company within 10km of the site  

**Reasons for Approval**  

1. The signs are located within an existing commercial area and are seen in the context of a number of existing businesses which are all displaying signage. The additional signage on this roundabout does not significantly detract from the character or amenity of the area or adversely affect public safety. The proposal therefore accords with the objectives of Policies in the SNLP and principles of the Supplementary Guidance.

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26  
**Appl. No**: 2012/2064/A  
**Parish**: COSTESSEY  

Applicants Name: Mrs Jan Butcher  
Site Address: Site 86 Alex Moorhouse Way Costessey Norfolk  
Proposal: Retrospective application for non illuminated roundabout sponsorship signs  

Decision: Members voted 8 - 0 for **Approval (1 abstained)**  

Approved with Conditions  

1. The signage shall relate to a company within 10km of the site  

**Reasons for Approval**  

1. The signs are located within an existing commercial area and are seen in the context of a number of existing businesses which are all displaying signage. The additional signage on this roundabout does not significantly detract from the character or amenity of the area or adversely affect public safety. The proposal therefore accords with the objectives of Policies in the SNLP and principles of the Supplementary Guidance.
27  
**Appl. No** : 2012/2065/A  
**Parish** : COSTESSEY  

Applicants Name : Mrs Jan Butcher  
Site Address : Site 87 Alex Moorhouse Way Costessey Norfolk  
Proposal : Retrospective application for non illuminated roundabout sponsorship signs  

Decision : Members voted 8 - 0 for **Approval (1 abstained)**  

Approved with Conditions  
1. The signage shall relate to a company within 10km of the site  

**Reasons for Approval**  
1. The signs are located within an existing commercial area and are seen in the context of a number of existing businesses which are all displaying signage. The additional signage on this roundabout does not significantly detract from the character or amenity of the area or adversely affect public safety. The proposal therefore accords with the objectives of Policies in the SNLP and principles of the Supplementary Guidance.

28  
**Appl. No** : 2012/2059/A  
**Parish** : WYMONDHAM  

Applicants Name : Mrs Jan Butcher  
Site Address : Site 81 Harts Farm Road Wymondham Norfolk  
Proposal : Retrospective application for non illuminated roundabout sponsorship signs  

Decision : Members voted 8 - 0 for **Approval (1 abstained)**  

Approved with Conditions  
1. The signage shall relate to a company within 10km of the site  

**Reasons for Approval**  
1. The signs are located within an existing commercial area and are seen in the context of a number of existing businesses which are all displaying signage. The additional signage on this roundabout does not significantly detract from the character or amenity of the area or adversely affect public safety. The proposal therefore accords with the objectives of Policies in the SNLP and principles of the Supplementary Guidance.
29 Appl. No : 2012/2056/A
Parish : WYMONDHAM
Applicants Name : Mrs Jan Butcher
Site Address : Site 77 Tuttles Lane East Wymondham Norfolk
Proposal : Retrospective application for non illuminated roundabout sponsorship signs
Decision : Members voted 8 - 0 for Approval (1 abstained)
Approved with Conditions
1. The signage shall relate to a company within 10km of the site

Reasons for Approval

1 The signs are located within an urban area and are seen in the context of a number of existing businesses which are all displaying signage. The additional signage on this roundabout does not significantly detract from the character or amenity of the area or adversely affect public safety. The proposal therefore accords with the objectives of Policies in the SNLP and principles of the Supplementary Guidance.

30 Appl. No : 2012/2066/A
Parish : WYMONDHAM
Applicants Name : Mrs Jan Butcher
Site Address : Site 90 Browick Road Wymondham Norfolk
Proposal : Retrospective application for non illuminated roundabout sponsorship signs
Decision : Members voted 8 - 0 for Approval (1 abstained)
Approved with Conditions
1. The signage shall relate to a company within 10km of the site

Reasons for Approval

1 The signs are located adjacent to an existing commercial area and are seen in the context of a number of existing businesses which are all displaying signage. The additional signage on this roundabout does not significantly detract from the character or amenity of the area or adversely affect public safety. The proposal therefore accords with the objectives of Policies in the SNLP and principles of the Supplementary Guidance.
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<tr>
<td><strong>31</strong></td>
<td><strong>Appl. No</strong>: 2012/2060/A</td>
<td><strong>Parish</strong>: WYMONDHAM</td>
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<tr>
<td></td>
<td><strong>Applicants Name</strong>: Mrs Jan Butcher</td>
<td><strong>Site Address</strong>: Site 82 Browick Road Wymondham Norfolk</td>
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<tr>
<td></td>
<td><strong>Proposal</strong>: Retrospective application for non illuminated roundabout sponsorship signs</td>
<td><strong>Decision</strong>: Members voted 8 - 0 for <strong>Refusal (1 abstained)</strong></td>
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<tr>
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<td>Note: Stop notice and enforcement action authorised. (See minute No. 61).</td>
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<tr>
<td></td>
<td></td>
<td>Refusal</td>
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<tr>
<td></td>
<td></td>
<td>1. Adversely affects the amenity and character of the area contrary to paragraph 67 of the NPPF, Policies ENV8 and IMP23 of the South Norfolk Local Plan and advice in the supplementary guidance note and emerging Policy 3.9</td>
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<tbody>
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<td><strong>32</strong></td>
<td><strong>Appl. No</strong>: 2012/2058/A</td>
<td><strong>Parish</strong>: WYMONDHAM</td>
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<tr>
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<td><strong>Applicants Name</strong>: Mrs Jan Butcher</td>
<td><strong>Site Address</strong>: Site 80 London Road Wymondham Norfolk</td>
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<tr>
<td></td>
<td><strong>Proposal</strong>: Retrospective application for non illuminated roundabout sponsorship signs</td>
<td><strong>Decision</strong>: Members voted 8 - 0 for <strong>Approval</strong> (contrary to officer recommendation)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Approved with Conditions</td>
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<td></td>
<td>1. The signage shall relate to a company within 10km of the site</td>
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</table>

**Reasons for Overturning Officer’s Recommendation**

1. The Committee agreed that the character of the area had changed and that it was no longer considered to be rural.
Appl. No : 2012/2054/A
Parish : PULHAM MARKET

Applicants Name : Mrs Jan Butcher
Site Address : Site 75 Ipswich Road Pulham Market Norfolk
Proposal : Retrospective application for non illuminated roundabout sponsorship signs

Decision : Members voted unanimously for Refusal

Note: Stop notice and enforcement action authorised. (See minute No. 61).

Refused

1. Adversely affects the amenity of the area contrary to paragraph 67 of the NPPF, Policies ENV8, IMP23 and advice in the supplementary guidance note and emerging Policy 3.9

Reasons for Approval

1. The signs are prominently located in an area which is predominantly rural in character and result in visual clutter which detracts from the character of the area. In addition, their presence in close proximity to the principal highway network is likely to result in pressure for advanced directional signage and advertising in the adjacent fields etc which is likely to result in a cumulative impact and further detract from the character of the area. The proposal is therefore contrary to paragraph 67 of the NPPF, Policies ENV8 and IMP23 of the South Norfolk Local Plan and advice in the supplementary guidance note and emerging Policy 3.9

Appl. No : 2012/2053/A
Parish : DICKLEBURGH AND RUSHALL

Applicants Name : Mrs Jan Butcher
Site Address : Site 69 Norwich Road Dickleburgh Norfolk
Proposal : Retrospective application for non illuminated roundabout sponsorship signs

Decision : Members voted unanimously for Refusal

Note: Stop notice and enforcement action authorised. (See minute No. 61).

Refused

1. Adversely affects the amenity of the area contrary to paragraph 67 of the NPPF, Policies ENV8, IMP23 and advice in the supplementary guidance note and emerging Policy 3.9
35  Appl. No   : 2012/2048/A
    Parish   : SCOLE
Applicants Name  : Mrs Jan Butcher
Site Address    : Site 49 Norwich Southern Bypass Caistor St Edmund Norfolk
Proposal       : Retrospective application for non illuminated roundabout sponsorship signs
Decision       : Members voted unanimously for Refusal

Note: Stop notice and enforcement action authorised. (See minute No. 61).

Refused

1. Adversely affects the amenity of the area contrary to paragraph 67 of the NPPF, Policies ENV8, IMP23 and advice in the supplementary guidance note and emerging Policy 3.9

Updates:
Should be Site 58, Diss Road, Scole, Norfolk (this is wrong in the index and the report title, pages 4 and 233)

36  Appl. No   : 2012/2067/A
    Parish   : DISS
Applicants Name  : Mrs Jan Butcher
Site Address    : Site 92 Park Road Diss Norfolk
Proposal       : Retrospective application for non illuminated roundabout sponsorship signs
Decision       : Members voted 8 - 1 for Approval

Approved with Conditions

1. The signage shall relate to a company within 10km of the site

Reasons for Approval

1 The signs are located within an urban area and are seen in the context of a number of existing businesses which are all displaying signage. The additional signage on this roundabout does not significantly detract from the character or amenity of the area or adversely affect public safety. The proposal therefore accords with the objectives of Policies in the SNLP and principles of the Supplementary Guidance.
37 Appl. No : 2012/2045/A
Parish : DITCHINGHAM
Applicants Name : Mrs Jan Butcher
Site Address : Site 50 Norwich Road Ditchingham Norfolk
Proposal : Retrospective application for non illuminated roundabout sponsorship signs
Decision : Members voted unanimously for Refusal
Note: Stop notice and enforcement action authorised. (See minute No. 61).
Authorised DGL to Refuse
Adversely affects the amenity of the area contrary to paragraph 67 of the NPPF, Policies ENV8, IMP23 and advice in the supplementary guidance note and emerging Policy 3.9

Updates:
In the summary table on page 163, item 37 is shown as Dickleburgh and should be Ditchingham and reference is made to A61 (third grouping of applications) should read A140

38 Appl. No : 2012/2046/A
Parish : GILLINGHAM
Applicants Name : Mrs Jan Butcher
Site Address : Site 53 Norwich Road Gillingham Norfolk
Proposal : Retrospective application for non illuminated roundabout sponsorship signs
Decision : Members voted unanimously for Approval
Approved with Conditions
1. The signage shall relate to a company within 10km of the site

Reasons for Approval
1 The signs are located within an existing commercial area and are seen in the context of a number of existing businesses which are all displaying signage. The additional signage on this roundabout does not significantly detract from the character or amenity of the area or adversely affect public safety. The proposal therefore accords with the objectives of Policies in the SNLP and principles of the Supplementary Guidance.
39  **Appl. No:** 2012/2068/A  
**Parish:** PORINGLAND  

**Applicants Name:** Mrs Jan Butcher  
**Site Address:** Site 57 The Street Poringland Norfolk  
**Proposal:** Retrospective application for non illuminated roundabout sponsorship signs  

**Decision:** Members voted unanimously for **Refusal**  

Note: Stop notice and enforcement action authorised.  
(See minute No. 61).  

**Refused**  

1. Adversely affects the amenity of the area contrary to paragraph 67 of the NPPF, Policy IMP23 and advice in the supplementary guidance note and emerging Policy 3.9

40  **Appl. No:** 2012/2047/A  
**Parish:** PORINGLAND  

**Applicants Name:** Mrs Jan Butcher  
**Site Address:** Site 56 The Street Poringland Norfolk  
**Proposal:** Retrospective application for non illuminated roundabout sponsorship signs  

**Decision:** Members voted 6 - 3 for **Approval**  

Approved with Conditions  

1. The signage shall relate to a company within 10km of the site

**Reasons for Approval**  

1. The signs are located within an urban area and are seen in the context of a number of existing businesses which are all displaying signage. The additional signage on this roundabout does not significantly detract from the character or amenity of the area or adversely affect public safety. The proposal therefore accords with the objectives of Policies in the SNLP and principles of the Supplementary Guidance.