**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

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**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 : 2011/0581/F  
Parish : COLNEY  
Applicants Name : Mr James Boddy  
Site Address : Colney Hall Watton Road Colney  
Proposal : Outline masterplan for healthcare campus (C2 use 16,950 sq m), with associated research and development (B1b use 1100 sq m) and ancillary development consisting of retail and restaurant/cafe (A1-A3 500 sq m) with all matters reserved. Infrastructure comprising new access roads, structural landscaping and drainage (full)  
Decision : Members voted unanimously for Refusal  
1. Non compliance with Saved Policy COL1 and the NRP SPD  
2. Insufficient information to assess the impacts of the development on Listed Buildings/Structures  
3. Non compliance with JCS Policy 9

Updates:  
Since the report was finalised there has been letter from VIVIUM group (this was circulated to members) advising that they wish to develop the site and that they have a track record of delivering dementia care facilities in Holland and that discussions have begun with the City college with a view to establishing a training centre on site. It also states that with the possibilities of working with the NNUH and NRP a centre of excellence could be established. There is no other supporting material with this letter.

25/03/13 – Cabinet meeting considered the Site Specific Allocations and Policies Document (Local Plan) Consultation on Proposed Amendments to Preferred Options (Item 5). This paper recommended that within the consultation document Colney Hall would be deleted from the Preferred Options and excluded from the development boundary.

The reason provided for the recommended deletion was that the landowner had not confirmed the viability for the proposed uses or proposals for alternative allocated uses.

This recommendation was agreed by Cabinet and will be consulted upon in due course. The decision made by Cabinet is noted however it is considered to carry little weight in the decision making process for this application.

2  Appl. No : 2012/1814/F  
Parish : HETHERSETT  
Applicants Name : Gladedale Estates  
Site Address : Land North Of Great Melton Road Hethersett Norfolk  
Proposal : Proposed residential development of 158 dwellings and associated access, car parking and open space provision  
Decision : Members voted 5-3 (with two abstentions) for Approval  
Approved with conditions
1 Full permission time limit
2 In accordance with amended plans
3 Detailed surface water scheme (including maintenance and management of SuDS) to be submitted
4 Foul water scheme to be submitted and approved
5 Detailed highway drawings to be approved (estate roads)
6 Roads to binder course before occupation
7 Construction Traffic Management Plan (CTMP) to be agreed
8 Location and details of site compound and wheel washing and road sweeping to be agreed
9 All traffic to use CTMP during construction of the development
10 Off-site highway works to be agreed
11 Agreed off-site highway works to be completed before occupation
12 Tree and hedge protection
13 Landscaping
14 Landscaping management
15 Management and maintenance of open space to be agreed
16 Scheme of archaeological work to be agreed and completed prior to commencement of development
17 Fire hydrants (1 per 50 dwellings)
18 Contaminated land during construction
19 Permitted development rights removed for extensions to south elevation of plot 125
20 Permitted development rights removed for conversion of garages/car ports
21 Construction hours
22 Lighting conditions

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 lack of a five year supply and the requirements of the NPPF are a very strong material consideration in favour of this application.

2 The site is in a sustainable location, and has been chosen as a preferred site for housing for inclusion in the emerging LDF site allocations document. 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.

3 The design and layout of the scheme is appropriate for its context and will not significantly harm the amenities of neighbouring properties. The development will not cause significant or substantial harm to the setting of the heritage assets adjoining the site, and accords with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as section 12 of the NPPF. The development accords with the relevant saved Local Plan policies, in particular policies IMP8 (Safe and Free Flow of Traffic), IMP9 (Residential Amenity), and IMP15 (Setting of listed buildings). These policies are given due weight as they remain wholly/partly consistent with the published NPPF.

4 In all other respects, and subject to appropriate conditions, the proposed development is in accordance with the Sections 6, 7, 10 & 11 of the NPPF and relevant policies the Joint Core Strategy.
Updates:

**Officer** – Although not explicit in the report, this application is subject to a S106 legal Agreement to secure contributions towards education, libraries, off-site open space and affordable housing.

**Representations** – 3 additional letters of objection received. A petition containing 23 signatures also received requested that a footpath be created on the south side of Great Melton Road.

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<tr>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
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<td>DICKLEBURGH AND RUSHALL</td>
<td>Mr A Pym</td>
<td>Land Rear Of Mount Pleasant Norwich Road Dickleburgh Norfolk</td>
<td>Development of 15 affordable residential units with associated landscaping, parking and highways works</td>
<td>Pending additional information relating to relevant site planning history and Anglia Water comments</td>
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<td>2013/0101/F</td>
<td>LANGLEY WITH HARDLEY</td>
<td>Langley School</td>
<td>Langley School Langley Park Langley Park Norfolk NR14 6BJ</td>
<td>Resubmission of planning permission 2012/1929/F- Construction of new sixth form building consisting offices, teaching space, foyer, multi use hall and associated spaces. Construction of external landscaping and associated external lighting</td>
<td>Members voted unanimously for Approval</td>
</tr>
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</table>

**Decision**

- Approved with conditions

1. Full permission time limit
2. In accordance with submitted plans
3. Contaminated land during construction
4. Landscaping scheme to be submitted
5. Surface water details to be submitted
6. External materials to be agreed, including paving
7. Details of junction between new structure and existing kitchen wall
8. Details of new openings and doors in kitchen wall; new garden enclosure and gate; bin store enclosure
9. Details of external lighting
10. Details of hard landscaping and materials
11. Making good to match existing
12. Water efficiency measures
13. No occupation of building until new car parking area completed
Reasons for Approval

1 The proposal is in accordance with the aims of the NPPF at sections 4, 7, 11 and 12, policies 1, 2, 3, and 5 of the JCS and policies IMP2, IMP8, IMP15, EMP6, ENV9, UTL 15 and ENV5 of the SNLP.

2 The proposal accords with the above polices as Langley School is an established private school and business and the new teaching facilities can be justified in this rural location as it will help sustain economic and social activity in the rural community whilst respecting the character of the area.

3 The siting, scale and design of the proposal is acceptable and incorporates energy efficient measures. The proposal will not harm the setting or fabric of the listed building or the character of the parkland and with the conditions outlined above will ensure the appropriate detailing of the scheme.

Updates:
NCC:Highways – remove objection
Officer – Update recommendation to approval with conditions

5 Appl. No : 2013/0145/LB
Parish : LANGLEY WITH HARDLEY

Applicants Name : Langley School
Site Address : Langley School Langley Park Langley Norfolk NR14 6BJ
Proposal : Construction of new sixth form building (subject to separate application in connection with 2013/0101/F) which involves utilisation of existing kitchen garden wall on two sides and formation of new fire escapes in existing wall

Decision : Members voted unanimously for Approval

Approved with conditions

1 Listed building time limit
2 In accordance with submitted plans
3 External materials to be agreed, including paving
4 Details of junction between new structure and existing kitchen wall
5 Details of new openings and doors in kitchen wall; new garden enclosure and gate; bin store enclosure
6 Details of external lighting
7 Details of hard landscaping and materials
8 Making good to match existing

Reasons for approval

1 The proposal is in accordance with the aims of the NPPF at sections 4, 7, 11 and 12, policies 1, 2, 3, and 5 of the JCS and policies IMP2, IMP8, IMP15, EMP6, ENV9, UTL 15 and ENV5 of the SNLP.

2 The proposal accords with the above polices as Langley School is an established private school and business and the new teaching facilities can be justified in this rural location as it will help sustain economic and social activity in the rural community whilst respecting the character of the area.
3 The siting, scale and design of the proposal is acceptable and incorporates energy efficient measures. The proposal will not harm the setting or fabric of the listed building or the character of the parkland and with the conditions outlined above will ensure the appropriate detailing of the scheme.

Updates:
NCC:Highways – remove objection
Officer – Update recommendation to approval with conditions

6 Appl. No : 2013/0150/F
Parish : LANGLEY WITH HARDLEY

Applicants Name : Langley School
Site Address : Langley School Langley Park Langley Norfolk NR14 6BJ
Proposal : Resubmission of planning permission 2012/1947/F - Installation of vehicle parking areas & associated lighting, parkland planting scheme and landscaping to front of mansion house

Decision : Members voted unanimously for Approval

Approved with conditions

1 Full permission time limit
2 In accordance with amended plans
3 Programme of archaeological works
4 Landscaping scheme, including area in front of main building and phasing programme
5 Parking in front of main building to be restricted to 6 car parking places
6 Materials to be agreed for surface treatment
7 Details of surface materials
8 Details of any external lighting
9 Provision of parking as shown
10 Temp car park to be removed after 5 years
11 Ecology mitigation including bird and bat boxes
12 Details of lockable bollards
13 Details of restricted entry – signage/bollards

Reasons for Approval

As mentioned at paragraph 4.14, subject to the receipt of satisfactory amended plans, the amendments put forward by the applicant mitigate any potential harm to the setting of the parkland and listed Grade 1 principal building. The proposal is therefore in accordance with the aims of the NPPF, JCS policies 2 and 6 and SNLP policies IMP2, IMP8, IMP15, ENV5 and ENV9.
Development Management Committee 27 March 2013

Updates:

Agent – submitted amended layout plan and additional information including Visual Impact Assessment
NCC:Highways – conditional support – parking as per plan, removal of temp car park after 5 years
Ecology – Conditional support – Ecology mitigation
Conservation and Design Officer – Approve, conditions re lockable bollards and details of restricted entry eg barriers/signage
Officer – update recommendation to Approval with conditions – additional conditions:
9 Provision of parking as shown
10 Temp car park to be removed after 5 years
11 Ecology mitigation including bird and bat boxes
12 Details of lockable bollards
13 Details of restricted entry – signage/bollards

7 Appl. No : 2012/1615/F
Parish : FORNCETT
Applicants Name : Mr & Mrs Burroughs
Site Address : Fourways Long Stratton Road Forncett St. Peter Norwich NR16 1AJ
Proposal : Demolition of existing bungalow and erection of 3 detached houses and garages and ancillary works

Decision : Members voted 9-1 for Approval

Approved with conditions

1 Full Planning permission time limit
2 In accordance with approved details
3 External materials to be agreed
4 Tree planting (full applications)
5 Boundary treatment to be agreed
6 Retention trees and hedges
7 Tree protection
8 Access Gates - Configuration
9 Provision of parking, service
10 Surface Water Drainage
11 Foul sewage connection
12 No alterations to lose garage

Members directed that officers should negotiate conditions 4 and 5 to ensure that the front garden area to plot 1 does not have any structures or planting which would reduce the current visibility splay.

Reasons for Approval

1 The scale of development is in accordance with the provisions of JCS Policy 16 and Saved Policy HOU7.

2 By virtue of the scale and orientation of the dwellings, the set back proposed and the upper gable elevation treatment the proposal is considered to be compliant with the aims and objectives of NPPF Section 7, Policies 1 and 2 of the JCS, and Saved Policy IMP9.

3 The retention of the existing access arrangement and the provision of off road parking is considered to satisfy the requirements of Saved Policies TRA 19 and IMP 8.
8 | **Appl. No:** 2011/1698/F  
**Parish:** TACOLNESTON  
**Applicants Name:** Overplan Services Ltd  
**Site Address:** Land at 59, Norwich Road, Tacolneston NR16 1BY  
**Proposal:** Erection of 3 new dwellings and garages

**Decision:** Members voted 7-3 for **Refusal**

Refused

1. Insufficient archaeological information  
2. Loss of trees and impact on character of area  
3. Insufficient information relating to extended pond area

**Updates:**
- **Flood Defence Officer** – Following revised details to extend the pond – no objection  
- **Neighbour** – Support TPO and object to the development which will affect the rural nature of the village impact on highway safety and affect wildlife

9 | **Appl. No:** 2011/1699/F  
**Parish:** TACOLNESTON  
**Applicants Name:** Overplan Services Ltd  
**Site Address:** 59 Norwich Road Tacolneston NR16 1BY  
**Proposal:** Conversion of existing timber framed outbuilding to residential annex for use by family member. Part demolition of lean-to outbuilding.

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

Approved with conditions

1. Barn Conversion - time limit  
2. In accord with submitted drawings  
3. Annexe  
4. Extent of repair to be agreed  
5. Historic Building Recording  
6. Materials  
7. Window details to be agreed  
8. Boundary treatments  
9. Driveway Surfaces  
10. Full details of external lighting  
11. Details of parking position

**Reasons for Approval**

1. 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.

2. The conversion of the building to annexe accommodation will safeguard the character and setting of the building without having a significant adverse effect on the outlook or amenities of the neighbouring dwelling or highway safety. The proposal is therefore in accordance with Policies 1, 2 and 6 of the Joint Core Strategy, Policies HOU21, IMP8, IMP9, IMP13 and IMP15 of the South Norfolk Local Plan, and Sections 7 and 12 of the National Planning Policy Framework.
10 Appl. No : 2011/1700/LB  
Parish : TACOLNESTON

Applicants Name : Overplan Services Ltd  
Site Address : 59 Norwich Road Tacolneston NR16 1BY  
Proposal : Conversion of existing timber framed outbuilding to residential annex for use by family member. Part demolition of lean-to outbuilding.

Decision : Members voted unanimously for Approval

Approved with conditions

1 Listed Building - time limit
2 In accord with submitted drawings
3 Extent of repair to be agreed
4 Historic Building Recording
5 Materials
6 Window details to be agreed

Reasons for Approval

1 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.

2 The conversion of the building to annexe accommodation will safeguard the character and setting of the building without having a significant adverse effect on the outlook or amenities of the neighbouring dwelling or highway safety. The proposal is therefore in accordance with Policies 1, 2 and 6 of the Joint Core Strategy, Policies HOU21, IMP8, IMP9, IMP13 and IMP15 of the South Norfolk Local Plan, and Sections 7 and 12 of the National Planning Policy Framework.

11 Appl. No : 2012/1574/O  
Parish : WYMONDHAM

Applicants Name : Mrs Shirley Dennison  
Site Address : Sub Division Of Garden At The Bungalow Station Road Spooner Row NR18 9JR  
Proposal : Proposed new residential development for 5 detached dwellings (4 four bedroom houses and 1 three bedroom bungalow) and double garage/car port in gardens of The Bungalow
Development Management Committee
27 March 2013

Decision : Members voted unanimously for Approval

Approved with conditions

1 Outline Permission Time Limit
2 Standard outline requiring RM
3 Boundary treatment to be agreed
4 Slab level to be agreed
5 Retention trees and hedges
6 Landscaping scheme to be submitted
7 Details of foul water disposal
8 Surface Water
9 Ecological Management Plan
10 External materials to be agreed
11 Parking, turning area details
12 Visibility splays
13 Provision of footpath
14 Design code

Subject to a Section 106 Agreement to provide for an affordable dwelling and provision for self-build homes

Reasons for Approval

1 The application site is considered to be in a sustainable location and the development proposal can be delivered within five years this is in accordance with the requirements of the NPPF and JCS.

2 The quantity of housing proposed is considered acceptable and in accordance with the direction provided by JCS Policy 15.

3 The visual impacts of the development can be mitigated through detailed design and the retention of the existing vegetation in accordance with the aims and objectives of NPPF Section 7, JCS Policy 2, Saved Policy IMP2 and the South Norfolk Place Making Guide.

4 The proposed development would not impact negatively on the residential amenity of any occupier in the locality in accordance with Saved Policy IMP9.

5 The provision of a footpath and further conditions will ensure that the highway safety is maintained and enhanced in accordance with Saved Policy IMP8.
12 Appl. No : 2012/1758/CU
Parish : BRESSINGHAM

Applicants Name : Mr M Lambert
Site Address : Three Gates Farm Fen Street Bressingham Norfolk IP22 2AQ
Proposal : Retrospective change of use of barn to interior design studio and retail and parking arrangements as well as private residential accomodation ancillary to house

Decision : Members voted unanimously for Approval (against officer recommendation)

Approved with conditions

1 Floor area limit on studio and retail use as per plans.
2 Dwelling, studio and retail uses not to be sold or operated individually.
3 Retail use limited to interior décor items
4 Studio use limited to Interior design.
5 Highway improvement scheme – passing bay and widening of Fen Street at junction

Reasons for overturning officer recommendation
1 Retail use ancillary to design studio and not likely to generate significant traffic.
2 Supports local economy.

Updates:
Email from applicant enclosing 10 letters of support from businesses.

Consultations: NCC Highways:
If approved by planning committee wish to see a condition that a detailed scheme for highway improvement be put forward to provide a passing bay on Fen Street and improvement to the junction of Fen Street and A1066 to provide two way carriageway width on Fen Street. Restrictions on items for sale in accordance with the interior design theme will be appropriate.
13  Appl. No : 2012/1919/F  
Parish : WYMONDHAM  
Applicants Name : Mr J Zygmunt  
Site Address : Land North Of Right Up Lane Silfield Wymondham Norfolk  
Proposal : 6 dwelling units  
Decision : Members voted unanimously for Approval  
Approved with conditions  
1 Full Planning permission time limit  
2 In accordance with submitted drawings  
3 Details roads and drainage  
4 Laying out access parking turning  
5 External materials to be agreed  
6 Slab level  
7 Hard and soft landscaping  
8 Tree protection  
9 Notify Network Rail  
10 Construction of footings near railway  
11 Piling  
12 Surface water drainage  
13 Water efficiency  
14 Contaminated land during construction  
15 Remediation of ground contamination  
16 Protection from noise  
17 Affordable Housing  
18 Remove PD Rights for windows north, east and south elevations  

Reasons for Approval  
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 2 and 3 of the Joint Core Strategy and Policies HOU4, IMP8, IMP9 and IMP10 of the South Norfolk Local Plan and the National Planning Policy Framework. The proposal has been designed to take account of the character of the area, the amenity of neighbouring uses and has a suitable access to the highway network.

14  Appl. No : 2012/2081/H  
Parish : COSTESSEY  
Applicants Name : Mr K Jones  
Site Address : 4 Santolina Close Costessey Norfolk NR5 0EP  
Proposal : Installation of roof lights in south west and north east elevations of roof slope  
Decision : Members voted unanimously 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 of the Joint Core Strategy and Policy IMP09 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 amended scheme is considered to be acceptable following the removal of the rooflights from the front elevation of the property and the realignment of those in the rear elevation. Due to the separation distance between the rear of 4 Santolina Close and those properties closest to the rear of the site the addition of the rooflights is not considered to result in overlooking or loss of privacy to a degree that would be harmful to the residential amenities of those occupiers.

15 Appl. No : 2012/2180/F
Parish : SHELFANGER
Applicants Name : Mr & Mrs Costley
Site Address : Church Farm Barn Church Road Shelfanger Norfolk IP22 2DG
Proposal : Proposed temporary standing of static caravan and installation of private treatment unit
Decision : Members voted unanimously for Approval

Approved with conditions

1 2 year temporary permission
2 In accord with submitted drawings
3 Sole ownership of site
4 Contaminated land

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 JCS01 and JCS02 of the Joint Core Strategy and Policies HOU22, IMP9 and IMP15 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 Planning consent has been granted for a temporary period only in order to facilitate the conversion of an adjacent barn to a residential dwelling. The caravan has been sited towards the rear of the site and is not a prominent feature within the streetscene, nor within views of the adjacent Listed Building. The siting of the caravan will not have an adverse impact on the amenities of the nearest residential occupiers or highway safety. The presence of on-site contamination has been noted and is to be addressed as part of the associated barn conversion works.
Updates:
Consultations: Environmental Services (Drainage):
Original proposal:
- Surface water drainage advice
- Drainage issues with ditch adjacent to Church Farm House
- Do not wish to see increase in flows entering ditch system
- Advice regarding package treatment plant outfall
- Recommends further investigation regarding flow entering watercourse and not causing flood risk downstream

Following receipt of additional information:
- No objection to package sewerage treatment plant
- No objection to drainage proposals

Concerns regarding condition of downstream watercourse are being addressed with riparian owners

16  Appl. No : 2012/2191/F
Parish : THURTON

Applicants Name : Mr Paul Byrne
Site Address : Sub-division Of The Garden Of 33 Ashby Road Thurton Norfolk NR14 6AX
Proposal : Erection of one dwelling & garage, new double garage for the existing house and alterations and re-surfacing of the existing drive

Decision : Members voted 7-1 for Approval (against officer recommendation)

Approved with Conditions

Officer to impose normal conditions. In addition:
- Removal of permitted development rights
- Full details of access drive’s surfacing

Reasons for Overturning Officer Recommendation

Members considered that the proposal would not be out of character with the existing area and would not give rise to a situation detrimental to the amenities of adjacent residential properties.
17 Appl. No : 2012/2312/F
Parish : TOPCROFT
Applicants Name : Saffron Housing Trust
Site Address : Land South East Of 12 Church Road Church Road Topcroft NR35 2BH
Proposal : Proposed development of 5no. new affordable dwellings
Decision : Members voted unanimously for Approval

Approved with conditions

1 Full Planning permission time limit
2 In accordance with amendments
3 External materials to be agreed
4 Details of foul water disposal
5 Tree protection
6 Implement landscaping scheme
7 Standard Estate Road details
8 Affordable housing secured through S106
9 Contaminated land during construction

Reasons for Approval

The proposed development of affordable housing is in a sustainable location, adjacent to a village, and provides affordable housing for a defined local need. The proposal therefore accords with Policy 17 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011). The design, siting and layout of the proposal, and its relationship with adjoining development is considered acceptable and in accordance with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011), saved policies IMP8 (Safe & Free Flow of Traffic), and IMP9 (Residential Amenity) of the South Norfolk Local Plan 2003, and sections 1 and 6 of the National Planning Policy Framework. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remain consistent with the published National Planning Policy Framework.

Updates:
District Member – supports revised proposals.

18 Appl. No : 2013/0023/F
Parish : TOPCROFT
Applicants Name : Mr P Rout
Site Address : Land South Of The Wooden Bungalow Topcroft Street Topcroft Norfolk NR35 2BJ
Proposal : Stationing of a residential caravan for a temporary period of 1 year (retrospective application)
Decision : Members voted unanimously for Refusal

Refused

1 Insufficient justification for a dwelling in countryside location

Note: Members authorised enforcement action with a compliance period of one year
Updates:
Application submitted but not validated

19  Appl. No  :  2013/0085/H
   Parish   :  CRINGLEFORD

Applicants Name  :  Mr D Baldwin
Site Address     :  70 Colney Lane Cringleford Norfolk NR4 7RG
Proposal         :  Single storey annexe abutting rear garden wall

Decision         :  Members voted unanimously for Approval

Approved with conditions

1  Full Planning permission time limit
2  In accord with submitted drawings
3  Annexe

Reasons for Approval

1  The development will provide ancillary accommodation for the property known as 70 Colney Lane and has been sited to the rear of the property. It will not be visible from public vantage points. The annexe has been sited so that it may only reasonably be used as an annexe to the existing dwelling. It is acknowledged that the annexe will increase the development on the site however the overall scale of development is not considered to constitute an overdevelopment of the plot. Whilst the outlook from no. 68 will be affected by the development it is not considered that it will be to a detrimental degree. Due to the single storey form of the annexe, its distance from the neighbouring dwellings and the boundary treatment between the annexe and in particular no. 68 Colney Lane it is not considered that the development will result in material harm to the residential amenities of the adjoining properties.

2  The proposal is therefore considered to be 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 of the Joint Core Strategy and Policies HOU21, IMP9 and UTL13 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.
20  Appliance No : 2013/0911/CU  
Parish : DICKLEBURGH AND RUSHALL

Applicants Name : Mr Jack Smith  
Site Address : Land West Of South View Harleston Road Rushall Norfolk  
Proposal : Retrospective application for change of use from keeping of pigs to keeping of horses in the same building  

Decision : Members voted 6 – 0 (with two abstentions) for Approval

Approved with conditions

1 Full Planning permission time limit  
2 In accordance with amendments  
3 No generators, air handling plant  
4 No external lighting  
5 Removal of manure  
6 Siting of muck heap  
7 Stables for personal use only  
8 Retention trees and hedges

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 and 2 of the Joint Core Strategy and policies IMP2, IMP8, IMP9, IMP 25 and LEI 14 of the South Norfolk Local Plan.

2 The development is considered to accord with the above policies as the proposal is for a recreational activity which demands a rural location. The re-use of an exiting stable building within the site minimises the impact of the proposal in the rural environment and the development has a minimal impact on the amenity of surrounding area.

21  Appliance No : 2013/0161/F  
Parish : EASTON

Applicants Name : Mr D Rosembert  
Site Address : Chez Denis 76 Dereham Road Easton Norfolk NR9 5EJ  
Proposal : Conversion of restaurant area 'A3' to form additional guest rooms 'C1' and a two storey rear extension to provide guest flats 'C1'

Decision : Members voted unanimously for Approval

Approved with conditions

1 Full Planning permission time limit  
2 In accord with submitted drawings and amended parking layout plan.  
3 External materials to be agreed  
4 Cease use of restaurant  
5 Full details of external lighting
Reasons for Approval

1  The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policies 2 and 5 of the Joint Core Strategy and EMP6, 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 conversion of the existing restaurant to additional guest accommodation, and the extension of an additional accommodation wing are acceptable in terms of scale and design and provides the existing business with the opportunity to diversify from restaurant business into the guest accommodation business which is more viable in this location. The scheme accords with policy EMP6 of SNLP. The loss of privacy to neighbouring properties is not significant to justify refusal and subject to the revision of parking layout accords with the requirements of the Highways Officer.

22  

Appl. No : 2013/0248/RVC
Parish : WORTWELL

Applicants Name : Mr Steve Hayes
Site Address : Sub-division Of The Garden Of 109 High Road Wortwell Norfolk IP20 0EG
Proposal : Variation of Condition 2 of planning permission 2012/1818/F - A change of layout & appearance to plot 1 & 2

Decision : Members voted 7-0 (with one abstention) for Approval

Approved 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  No PD for Classes ABCDE & G
6  No alterations to lose garage
7  Boundary treatment to be agreed
8  Landscaping scheme to be submitted
9  Surface Water
10  New Water Efficiency
11  Reporting of unexpected contamination
12  Provision of parking, service
13  Residential drive surface
14  Obscure glazing to front gable window

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, Policy 2 – Water and energy and Policy 15 – Service Centres of the Joint Core Strategy and IMP8 – Safe and free flow of traffic and IMP9 – Residential amenity of the South Norfolk Local Plan. Policies IMP8 and IMP9 are consistent with the National Planning Policy Framework so have been given due weight. Policy HOU7 however is not consistent with the NPPF so has not been given any weight in this decision.
2 The proposed dwelling have been designed to reflect the scale of dwellings within the existing area and will provide additional dwellings within the development limit for Wortwell without adversely affecting the amenity of surrounding dwellings or the safe and free flow of traffic.

Updates:
District Member Amendment deals with some of the residents concerns, but there is still the issue of excavation and disposal of the soil, impact on the trees/ stability of slopes
Representations Additional 6 letters of objection received in total now 12 letters from 8 households
  • Additional issues raised
  • Potential subsidence
  • Still not in keeping
  • Ridge line of dwelling is still too high
  • How will foul water drain to sewer.
Officer additional condition:-
15 Full details of stabilisation works/retaining walls to be submitted

23 Appl. No : 2012/2310/CA
Parish : WYMONDHAM
Applicants Name : Vello Limited
Site Address : Land At Windmill Public House Norwich Road Wymondham
Norfolk
Proposal : Demolition of part of existing public house and out building.
Decision : Members voted unanimously for Approval

Approved with conditions

1 Conservation Area Consent Time Limit
2 In accordance with submitted drawings
3 Making good building

Reasons for Approval

The more recent flat roofed additions to the building that are proposed to be demolished do not make a positive contribution to the building or the conservation area. The loss of those additions without replacement would not have an adverse impact on the character or appearance of the conservation area. The conditions should ensure that the part of the building to be retained is made good in order to safeguard the character and appearance of the area. Therefore, the development is considered to accord with Policy 1 of the Joint Core Strategy and Policy IMP18 of the South Norfolk Local Plan as it would preserve or enhance the character or appearance of the area.
### Development Management Committee
27 March 2013

**Applications Referred Back to Committee**

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011/2093</td>
<td>MULBARTON</td>
<td>Welbeck Strategic Land - Mr Erik Pagano</td>
<td>Land East Of Long Lane Mulbarton Norfolk</td>
<td>Development of 180 dwellings (Use Class C3), access, allotments, public open space and associated infrastructure.</td>
<td>Members voted unanimously for <strong>Approval</strong></td>
</tr>
</tbody>
</table>

**Decision:** Approved with conditions

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

Subject to a S106 legal agreement as detailed in the officer’s report.

**Reasons for Approval**

1. The proposal would provide for a sustainable residential development which could be delivered within five years. It is accepted that there is not a five year supply of sites within the Norwich Policy Area. The NPPF is clear and explicit that in such circumstances Local Planning Authorities should consider favourably sustainable development that would address that deficit. The lack of a five year land supply and the requirements of the NPPF are a very strong material consideration in favour of the application.

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

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

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