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  SU  Proposal by Statutory Undertaker
   residential property
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
Development Management Committee 24 April 2013

Applications referred back to Committee

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<th>Appl. No</th>
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<td>1</td>
<td>: 2012/1777/F : DICKLEBURGH AND RUSHALL</td>
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Applicants Name : Mr A Pym
Site Address : Land Rear Of Mount Pleasant Norwich Road Dickleburgh Norfolk
Proposal : Development of 15 affordable residential units with associated landscaping, parking and highways works

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

Approved with conditions

1 Full Planning permission time limit
2 In accordance with the approved details
3 External materials to be agreed
4 Slab levels to be agreed
5 Boundary treatment to be agreed
6 Tree planting (full applications)
7 Retention trees and hedges
8 Landscaping scheme to be submitted
9 Maintenance of amenity areas
10 Ecology mitigation
11 Standard Estate Road
12 In accordance with highway drawings
13 Works prior to occupation
14 Visibility splay
15 Surface Water Run Off
16 Foul Water Drainage
17 Archaeological monitoring

Subject to a section 106 to secure all of the dwellings as affordable and the public open space.

Reasons for Approval

The principle of the development is considered acceptable outside the development boundary by virtue of the application being for an entirely affordable housing scheme in accordance with the requirements of JCS Policy 4.

Updates:

Environmental Services - Flood Defence Officer has advised of the following:

Anglian Water are to review the alarms on the inlet chamber and the pumping regime at the Sewage Treatment Works (STW). Anglian Water has advised that they are confident that these measures will help reduce the risk of further flooding in Norwich Road. Anglian Water maintains their view that there is capacity available within the foul sewer network and the STW to accommodate the proposed development of an additional 15 dwellings.

In light of this information it would appear that Anglian Water are to put in place measures to address the serious concerns raised by residents, the Parish Council and Environmental Services regarding the foul drainage proposals relating to the above planning application.

Environmental Services has discussed the potential for surface water ingress into the foul sewer network with Anglian Water. We are aware of the difficulties in identifying often multiple sources of surface water ingress and if such sources are found applying mitigation measures are not generally straight forward.
South Norfolk Council is considering the merits of a district-wide Surface Water Management Plan (SWMP) and the issues experienced in Dickleburgh could be highlighted through this Plan. The SWMP will identify potential sources of flood risk with recommendations for Action Plans to help Risk Management Authorities manage those issues. This could involve a residents awareness programme to encourage residents to check their private drainage arrangements and where inappropriate connections are found residents would be encouraged to take mitigation action to reduce surface water entering the foul sewer.

Extra Condition – 17. Archaeological monitoring

Major applications or applications raising issues of significant precedent

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<td>2</td>
<td>2012/2034/F</td>
<td>STOKE HOLY CROSS</td>
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Applicants Name: John Paterson (Dilham) Ltd
Site Address: Land East Of Hillcrest Long Lane Stoke Holy Cross Norfolk
Proposal: New access to land adjacent to Long Lane, provision of 50 houses, road and car park

Decision: Members voted 5-0 (with six abstentions) for Approval

Approved with conditions:
1. Standard 3 year time limit for implementation
2. In accordance with amended plans
3. Materials
4. Highway details
5. Works in accordance with Highway details
6. Roads to binder course before occupation
7. Garages to have a minimum dimensions of 7 x 3 metres
8. Off-site highway improvement details
9. Off-site highway works completed prior to occupation
10. TRO to extend speed limit
11. Surface water drainage scheme
12. Foul water drainage scheme
13. Archaeology (written scheme of investigation)
14. Landscaping (to include bird boxes)
15. Landscaping management
16. PD removal for conversion of garages
17. Contaminated land during construction

Subject to a S106 legal agreement providing for developer contributions towards libraries and a footpath/cycle track to Upper Stoke and the senior school, the management and maintenance arrangements of the car park facility, and an affordable housing agreement confirming the type and tenure and mix of affordable housing including its affordability in perpetuity.

Reasons for Approval

1. It is accepted that there is not a five year supply of sites within the Norwich Policy Area. The National Planning Policy Framework (NPPF) is clear and explicit that in such circumstances Local Planning Authorities should consider favourably sustainable development that would address that deficit. The lack of a 5-year housing supply carries significant weight in the consideration of the application.
2. The requirements of the NPPF and the presumption in favour of sustainable development outweigh other material considerations and that the proposed development, limited in scale to two-storey in height and in numbers to 50 dwellings, can be accepted as a departure from local saved plan policy ENV8, which is given due weight as it remains partly consistent with the published NPPF. In all other respects, and subject to appropriate conditions, the proposed development is in accordance with Sections 6, 7, 10 & 11 of the NPPF, and relevant policies the Joint Core Strategy.

Updates:
Parish Council – additional letter of objection received - circulated to members.
Environmental Services – no objection
Landscape Officer – No objection

Parish : WYMONDHAM
Applicants Name : Mr T Davidge
Site Address : Land West Of 49 Norwich Common Wymondham NR18 0SW
Proposal : Proposed residential development of 11 new dwellings

Decision : Members voted unanimously for Approval
Approved with conditions

1. Outline Permission Time Limit
2. Standard outline requiring Reserved Matters
3. Boundary Treatment
4. Slab level to be agreed
5. Retention trees and hedges
6. Landscaping scheme to be submitted
7. Tree protection
8. Surface water Drainage
9. Foul Drainage
10. Standard Estate Road
11. Standard Estate Road Part 2
12. Footpath/Cycleway connections
13. Visibility Splay
14. Footpath - site frontage
15. Materials to be agreed
16. Ecology Mitigation

Subject to a Section 106 legal agreement to secure the affordable housing provision.

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 Policy ENV8.
2 The application has demonstrated that the site can be developed with regard to the existing design principles of the locality and with the retention of the important natural landscape features, therefore the application is considered to comply with the aims and objectives of NPPF Section 7 JCS Policy 2 and Saved Policy IMP2.

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

4 The indicative layout has demonstrated that the development can be accommodated for without impacting negatively on the adjacent dwelling or its garden ground in relation to residential amenity and therefore the application complies with Saved Policy IMP9.

Other Applications

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<tr>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
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<td>2012/1020/F</td>
<td>GELDESTON</td>
<td>Sir Philip Dowson</td>
<td>Greenbank Cottage And Land Adjoining 18 The Street Geldeston Norfolk NR34 0LN</td>
<td>Erection of 1 new dwelling (Sunnybank Cottage)</td>
<td>Members voted unanimously for Approval</td>
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<td>3 External materials to be agreed</td>
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<td>5 Implement boundary treatment</td>
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<td>6 New Water Efficiency</td>
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<td>7 Planting scheme to be submitted</td>
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<td>11 Surface Water</td>
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<td>12 Provision of parking, service</td>
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<td>13 Lighting details to be agreed</td>
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<td>14 Stabilisation works to be agreed</td>
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<td>15 No PD for gates, walls, fences</td>
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<td>16 Mitigation</td>
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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 Policy 2 and Policy 15 of the Joint Core Strategy and Policies IMP18, IMP8 and IMP9 of the South Norfolk Local Plan as the layout of the site and form of dwelling is appropriate for the area; it will not adversely affect the character and appearance of the conservation area; and will not have a significant adverse effect on the amenity of neighbouring uses or highway safety.

Updates:
Ecologist: conditional support
Additional condition 16 Mitigation
5  **Appl. No**: 2012/1746/CU  
**Parish**: SHELFANGER

**Applicants Name**: Mr John Stannard  
**Site Address**: Land Opposite K & C Mouldings Wash Lane Shelfanger Norfolk IP22 2DF  
**Proposal**: Change of use of land and existing buildings to livery stables  

**Decision**: Members voted 10-1 for **Approval** (against officer recommendation)

Approved with conditions to be decided by officers

**Reasons for overturning officer recommendation**

1. Members noted good lines of visibility, a number of satisfactory passing spaces and little traffic movement along a limited length of road before reaching 'B' road

2. Members considered there would be little harm to road safety.

6  **Appl. No**: 2012/2322/F  
**Parish**: NEEDHAM

**Applicants Name**: Mr Gary Hines  
**Site Address**: Land West Of 1 Brook Lane Needham Norfolk IP20 9LQ  
**Proposal**: Two storey dwelling

**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. Slab level to be agreed
5. No PD for Classes ABCDE & G
6. No additional windows within the roof or side elevations at first floor
7. New Water Efficiency
8. Surface Water
9. New Access Construction over verge
10. Access Gates - Configuration
11. Provision of parking, service
12. Boundary treatment to be agreed
13. First floor bathroom window obscure glazed with top opening light

**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 accordance with Policy 2 Promoting good design; Policy 3: Energy and water and Policy 16 Other Villages of the Joint Core Strategy; and IMP8 Safe and free flow of traffic and IMP9 Residential amenity of the South Norfolk Local Plan as the layout of the site and form of the dwelling is appropriate for the area and it will not have a significant adverse effect on the amenity of neighbouring properties or highway safety
7 Appl. No : 2013/0098/H
Parish : HEYWOOD

Applicants Name : Mrs D Marples
Site Address : The Guest House Woolsey Bridge Farm Barns Burston Road
Heywood Norfolk IP22 5SX
Proposal : Construction of garden room

Decision : Members voted 7-2 (with two abstentions) for Approval

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 External materials to be agreed

Reasons for Approval

1 The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 2 of the Joint Core Strategy and Policies HOU14 and 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 garden room is of an appropriate form, scale and design and will not have an adverse impact on the immediate setting of the buildings on the site, or the wider area. Whilst the structure will be visible from the neighbouring plots, due to the separation between the sites it will not be so prominent as to have a significant impact on the outlook or visual amenity of those properties. Whilst there may be some increase in activity associated with the building, the restricted size of the garden room and its separation from the dwellings of the adjacent neighbours will reduce the impact and it is not considered that any additional impact would be to a degree that would justify the refusal of planning permission.

Updates:
Additional letters from Neighbours
### Development Management Committee

**24 April 2013**

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<td>2013/0174/F</td>
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<td>WYMONDHAM</td>
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**Applicants Name**: Mr N Bagshaw  
**Site Address**: Sub-division Of The Garden Of 24 Back Lane Wymondham  
Norfolk, NR18 0QB  
**Proposal**: Sub-division of site curtilage at no 24 and erection of two storey detached dwelling and garage, together with forming of new access onto Back Lane

**Decision**: Members voted 6-4 (with one abstention) for **Approval**  
Approved with conditions

1. Full Planning permission time limit  
2. In accordance with submitted drawings  
3. Materials to be agreed  
4. No grey cement mortar  
5. Access laying out  
6. Access gates set back  
7. Parking and turning areas  
8. Landing roof light to be obscure glazed  
9. Slab level to be agreed  
10. No additional window above ground floor  
11. No alterations to lose garage  
12. Boundary treatment to be agreed  
13. Water efficiency

**Reasons for Approval**

In the opinion of the local planning authority the proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policies 1, 2 and 3 of the Joint Core Strategy and Policies IMP8, IMP9, IMP18 and TRA19 of the South Norfolk Local Plan and the National Planning Policy Framework. The site is located within the Development Limit for Wymondham. Therefore the principle of a dwelling in this location accords with Development Plan Policy. The proposal will not have an adverse impact on the character or appearance of the adjacent conservation area. The proposal will not have an adverse impact on the street scene or the character or appearance of the area. The proposal should not have not result in a hazard or inconvenience to users of the public highway. The proposal has regard for the residential amenity of neighbouring property.

**Updates:**

Amend Condition 4 - No grey cement mortar

Para 2.3 application ref should read 2010/1788.

2 Additional Representations:
- Concern for pedestrian safety on Back Lane because there is no footpath on the opposite side of the road.
- Object. Affect property value. Affect view of Wymondham Abbey from 92 Orchard Way. Increase overlooking of 92 Orchard Way. Increased noise. Increased traffic. Increased accidents due to additional access.
9 Appl. No : 2013/0236/F
Parish : SHELFANGER

Applicants Name : Mr H D Peacock
Site Address : Havencroft Winfarthing Road Shelfanger Norfolk IP22 2EQ
Proposal : Installation of three micro scale wind turbines (14.97m to hub, 5.6m diameter blades)

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 Policies 1 and 3 of the Joint Core Strategy and UTL 13, IMP10 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 / part consistent with the published National Planning Policy Framework.

2 The siting and scale of the turbines although prominent within the landscape will not result in significant harm to the overall landscape of the area or the setting of the heritage buildings in the immediate locality. The distance of the turbines to the nearest neighbouring properties will not result in an unacceptable level of noise disturbance, nor will the siting result in harm to the wildlife or their habitat. The benefits of achieving renewable energy in this instance outweigh the visual impact of the turbines, the scheme as proposed accords with the aims of national and local policy.

10 Appl. No : 2013/0323/H
Parish : WYMONDHAM

Applicants Name : Mr D Cross
Site Address : 29 Pople Street Wymondham Norfolk, NR18 0PS
Proposal : Erection of replacement brick screen wall

Decision : Members voted unanimously for Approval

Approved with conditions

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

Reasons for Approval

1 The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 1 - Addressing climate change and protecting environmental assets, Policy 2 - Promoting good design of the Joint Core Strategy and IMP8 - Safe and free flow of traffic, IMP9 - Residential amenity, IMP17 - Alteration and extension in Conservation Area of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above as those policies remain consistent or part consistent with the published National Planning Policy Framework.
2 The development is considered to accord with Policy 1 of the Joint Core Strategy and Policy IMP17 of the South Norfolk Local Plan as it would preserve or enhance the character or appearance of the area due to the overall design and detailing of the scheme.

3 The development is considered to accord with policy IMP9 as it has been designed to ensure that the existing residential amenity of the neighbouring residents will not be adversely affected by the setting of the scheme.

4 The proposal will not affect the safe and free flow of traffic on the highway and therefore is considered to accord with policy IMP8 of the South Norfolk Local Plan.

11 Appl. No : 2013/0429/CU
Parish : BAWBURGH
Applicants Name : Mr D Baker
Site Address : Butchers Shop And Bungalow Harts Lane Bawburgh Norfolk NR9 3LS
Proposal : Retrospective application for change of use of 5 buildings from business use to domestic use incidental to Old Butchers Shop Bungalow
Decision : Members voted unanimously for Approval
Approved with conditions
1 In accordance with submitted drawings
2 Incidental to existing dwelling

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 Policy 1 of the Joint Core Strategy and Policies IMP9 and IMP18 of the South Norfolk Local Plan and the National Planning Policy Framework. The site is located within the adopted Development Limit for Bawburgh. The buildings have not been used for commercial purposes for a number of years. The proposal will not impact on the character or appearance of Bawburgh Conservation Area. The proposal will not adversely impact on the residential amenity of the occupiers of neighbouring dwellings.

12 Appl. No : 2012/2309/F
Parish : WYMONDHAM
Applicants Name : Vello Limited
Site Address : Land At Windmill Public House Norwich Road Wymondham Norfolk NR18 0NS
Proposal : Proposed residential scheme for the erection of three new 2 bed bungalows with garages and conversion of public house into a 3 bedroom property with double garage and garden space and new access
Decision : Members voted unanimously for Approval
Approved with conditions to be decided by officers
Reasons for approval
1 Amended plans reduce threat to oak tree
2 Design acceptable in relation to Conservation Area
3 No unacceptable impact on residential amenity or highway safety.

Updates:
Amended plans received. Note loss of extra Sycamore tree.
Change Recommendation – APPROVE with conditions.

13 Appl. No : 2013/0393/F
Parish : DISS
Applicants Name : Mrs Deborah Sarson
Site Address : Land For Footpath Station Road Diss Norfolk
Proposal : Construction of new 2.4m wide footpath linking Diss Railway Station and Nelson Road with installation of a new street lighting column
Decision : Members voted 8-0 for Approval
Approved with conditions
1 Full Planning permission time limit
2 In accordance with submitted drawings

Reasons for Approval
1 The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 2 of the Joint Core Strategy and TRA 1 of the South Norfolk Local Plan.
2 The proposal is acceptable as the footpath will not adversely affect the character and appearance of the locality; nor adversely impact on the amenities of the adjacent residential to a material degree; and the formalisation and surfacing of the footpath will enable safe pedestrian use of the footpath.