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  Ap[pl. No] : 2013/0092/O
   Parish : LITTLE MELTON
   Applicants Name : Mrs J Grady
   Site Address : Land South Of Ringwood Close Little Melton Norfolk
   Proposal : Outline application for up to 20 residential units and associated highways works with all matters reserved

   Decision : Members voted by 9-2 to DEFER (to a future meeting of this Committee) for a Sites Panel visit

   Note: The Committee indicated the reason for the Sites Panel visit was to assess the issues raised concerning traffic and the roads affected by the proposed development and the relative merits of the sites.

   Updates:
   Letter from agent confirming agreements exist with all landowners (no ransom strip).

   Parish : LITTLE MELTON
   Applicants Name : Timewell Properties Ltd
   Site Address : Land North Of Gibbs Close Little Melton Norfolk
   Proposal : Outline application for residential development (20 Dwellings) and associated infrastructure works

   Decision : Members voted by 9-2 to DEFER (to a future meeting of this Committee) for a Sites Panel visit

   Note: The Committee indicated the reason for the Sites Panel visit was to assess the issues raised concerning traffic and the roads affected by the proposed development and the relative merits of the sites.

   Updates:
   Letter from agent to Councillor.
   • Concerned at artificial delay in determination. Should approve sustainable development without delay, especially where there is not a 5 year land supply.
   • Highway objection not backed up by any technical evidence.
   • Applicant’s Transport Assessment suggests can accommodate at least 20 dwellings.
   • NPPF para. 32 suggests should only refuse permission if transport impacts are severe.
   • No robust approach to landscape assessment – note Landscape Officer does not object.
   • Note objection from English Heritage to application 2013/0092 Ringwood Close.
   • Gibbs Close site is deliverable immediately – single ownership and interest from house builders and affordable housing providers.
   • Ringwood Close site no longer part of larger allocation so this no longer lends it support. Possible ransom strip exists and there is multiple ownership threatening deliverability. Query if house builder still interested in this site.
   • Note consultees’ support for Gibbs Close and objections to others.
3 Appl. No : 2013/0086/O
Parish : LITTLE MELTON
Applicants Name : Mr I Clark
Site Address : Land South East Of The Gardens Mill Road Little Melton Norfolk
Proposal : Outline application including means of access for residential development and ancillary works

Decision : Members voted by 9-2 to DEFER (to a future meeting of this Committee) for a Sites Panel visit

Note: The Committee indicated the reason for the Sites Panel visit was to assess the issues raised concerning traffic and the roads affected by the proposed development and relative merits of the sites

4 Appl. No : 2013/0087/O
Parish : BRAMERTON
Applicants Name : Mr David Murrell
Site Address : Land North Of Church Farm The Street Bramerton Norfolk
Proposal : Proposed new residential development consisting of 10 no dwellings and 1 no office unit

Decision : Members voted unanimously for Approval

Approved with conditions

1 Outline Permission Time Limit
2 Standard outline requiring RM
3 In accordance with amendments
4 Boundary treatment
5 External materials to be agreed
6 Contaminated land - submit scheme
7 New Water Efficiency
8 Surface Water
9 Ecology Mitigation
10 Demolish existing buildings on site
11 Slab level to be agreed
12 Retention trees and hedges
13 No additional windows at first floor
14 Highway requirements
15 Office use

Reasons for Approval
Subject to satisfactory additional details the proposal, although contrary to Policy ENV8 - Development in the open countryside of the adopted South Norfolk Local Plan 2003, being located outside any defined developments, can be supported in this instance as some employment will be retained on the site and 3 affordable housing units are proposed. These benefits outweigh the possible disbenefits of allowing an unneighbourly form of development on the site and also removes a number of unsightly buildings in close proximity to the Conservation Area. The proposal, therefore, meets the policy requirements of EMP7 - Retention of rural employment services and Policy 4 - Housing delivery of the Joint Core Strategy.
Updates:
Ecologist – support with conditions
Highways – support with conditions
Conservation Officer – Support with conditions
2 further letter of objection to the amended scheme:
- Less desirable than submitted scheme
- Road access not adequate to support office block
- Bramerton offers no infrastructure to assist a modern office
- Office will overlook 4 of the barns and obscure what is a pleasant view

Other Applications

5 Appl. No : 2012/1122/F
Parish : ALBURGH
Applicants Name : Mr Nigel Bond
Site Address : South Farm Alburgh Harleston IP20 0BS
Proposal : Installation of one micro scale wind turbine (14.97m to hub, 5.5m diameter blades, Evance R9000) or Installation of one micro scale wind turbine (14.97m to hub, 5.6m diameter blades, HY5)

Decision : Members voted 7-0 (with four abstentions) for Approval

Approved with conditions
1 Full Planning permission time limit
2 Accord with submitted plans
3 Turbine specification

Reasons for approval
The proposal is acceptable in respect of the aims of the National Planning Policy Framework, the Joint Core Strategy and the South Norfolk Local Plan 2003 as the proposed development has taken account of the character and constraints of the site and its surroundings and are not considered to have a significant impact on the character or ecology of the area or adversely the amenity of neighbouring properties.
Development Management Committee  
22 May 2013

6  Appl. No : 2013/0357/CU  
Parish : DITCHINGHAM

Applicants Name : Ditchingham Farms
Site Address : Dark Hole Toad Lane Thwaite Norfolk, NR35 2EQ
Proposal : Change of use from redundant rural building to car repair workshop

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

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 Full details of external lighting
4 Specific Use
5 Limited Hours of Use
6 Provision of dust, grit extraction
7 No generators, air handling plant
8 No working outside the buildings
9 No powered machinery, plant or tools
10 No outside storage
11 Retention of existing hedging and trees

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 5 The Economy of the Joint Core Strategy and IMP8 safe and free flow of traffic and EMP3 - Adaptation and re-use of rural buildings for employment purposes of that plan. It accords with the National Planning Policy Framework Section 3: Supporting a prosperous rural economy.

2 It is considered that the proposed change of use accords with Policy 5, EMP3 and IMP8, as it provides employment; the existing landscaping of the site will not be compromised; all necessary parking, servicing and circulation can be accommodated on the site for the proposal; and the amenities of nearby residential properties will not be effected to an unacceptable degree.

7  Appl. No : 2013/0419/F  
Parish : SWAINSTHORPE

Applicants Name : Mr S Cruickshank
Site Address : The Dun Cow Norwich Road Swainsthorpe Norfolk NR14 8PU
Proposal : 2 no single storey rear extensions, new 3 bay garage, car park and garden lighting, erection of timber fences, erection of wall and railings to front, resurface carpark, earth works to grass bank at rear, garden works, landscaping, photo voltaic panels to roof and provision of extract system flue

Decision : Members voted unanimously to authorise the Director of Growth and Localism to Approve subject to receipt of kitchen roof amendment to 'cat slide'

Approved with conditions (conditions to be delegated to officers)

Updates:

Officer changed recommendation to Authorise to Approve
Amended plans received resolving objections
8  Appl. No : 2013/0420/LB  
Parish : SWAINSTHORPE  
Applicants Name : Mr S Cruickshank  
Site Address : The Dun Cow Norwich Road Swainsthorpe Norfolk NR14 8PU  
Proposal : 2 no single storey rear extensions, new 3 bay garage, car park and garden lighting, erection of timber fences, erection of wall and railings to front, resurface carpark, earth works to grass bank at rear, garden works, landscaping, photo voltaic panels to roof and provision of extract system flue  

Decision : Members voted unanimously to authorise the Director of Growth and Localism to Approve  
Approved with conditions (conditions to be delegated to officers)

Updates:
Officer changed recommendation to Authorise to Approve  
Amended plans received resolving objections

9  Appl. No : 2013/0495/H  
Parish : TACOLNESTON  
Applicants Name : Mrs S Dinneen  
Site Address : The Old Hall Norwich Road Tacolneston Norfolk NR16 1ED  
Proposal : Replacement of front gates to match existing, replacement of 2 no rotten dormer windows in roof at rear, repair of 2 no dormer windows in roof at rear, re-paint front and back doors, renovation of attached disused building to become games room/garden room for existing dwelling  

Decision : Members voted 10-0 for Approval  
Approved with conditions  
1 Time limit  
2 In accordance with submitted drawings  
3 Revised programme of works for dormers  
4 Materials  
5 Obscure glaze side windows  
6 Glazing details for outbuilding  
7 Materials for outbuilding

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 1 and 2 of the Joint Core Strategy and Policies IMP8, IMP9, IMP15 and IMP17 of the South Norfolk Local Plan and the National Planning Policy Framework. The proposal has been designed to ensure that it would preserve the special architectural or historic interest of the building and the character and appearance of the area. The proposal will not result in any material adverse impact on the residential amenity of the occupiers of neighbouring property.
10 Appl. No : 2013/0496/LB
Parish : TACOLNESTON

Applicants Name : Mrs S Dinneen
Site Address : The Old Hall Norwich Road Tacolneston Norfolk NR16 1ED
Proposal : Replacement of front gates to match existing, replacement of 2 no rotten dormer windows in roof at rear, repair of 2 no dormer windows in roof at rear, re-paint front and back doors, renovation of attached disused building to become games room/garden room for existing dwelling

Decision : Members voted 10-0 for Approval

Approved with conditions

1 Time limit
2 In accordance with submitted drawings
3 Revised programme of works for dormers
4 Materials
5 Glazing details for outbuilding
6 Materials for outbuilding
7 Paint colour for gates and doors

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 1 and 2 of the Joint Core Strategy and Policies IMP15, IMP13 and IMP17 of the South Norfolk Local Plan and the National Planning Policy Framework. The proposal has been designed to ensure that it would preserve the special architectural or historic interest of the building.

11 Appl. No : 2013/0523/A
Parish : DISS

Applicants Name : Mr Colin Edwards
Site Address : Diss Garden Centre Victoria Road Diss Norfolk IP22 4JG
Proposal : Replacement Garden Centre sign at the entrance adjacent the pavement following planning permission 2012/0656/A

Decision : Members voted 10-0 for Approval

Approved with conditions

1-5 Standard advertisement conditions
6 Level of illumination
7 Existing sign to be removed

Reasons for Approval
Material weight has been given to the approved sign application number 2012/0656 as the impact of this sign on the Conservation Area would not be greater than the approved sign. Weight has also been given to the approved 5 metre sign on the adjacent site and supporting local business.
Updates:
District Member Cllr Glyn Walden

- I had hoped to speak in support of Mr Edwards, but I cannot now attend.
- If your planning committee is to be consistent it should give consent for Mr Edwards’ sign.
- Diss Town Council in opposing are also consistent because originally Mr Jones' application was for a similar sign which was too big and you modified it when granting him permission.
- If both Mr Jones and Mr Edwards are given the same permission it is likely neither will go ahead, as each will partially obscure each other’s sign. In that event, a compromise between the two men might be agreed whereby they have a shared sign.
- To refuse Mr Edwards could seriously damage his business, as Mr Jones proposed sign will partially obscure Mr Edwards’ existing sign.

Additional neighbour letter. Number of neighbour letters in total 6 letters from 5 properties
Para 3.1 should read Town rather than Parish Council

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12 Appl. No : 2013/0563/CU
Parish : DISS

Applicants Name : Mrs Stephanie Hare
Site Address : Tatters 6 St. Nicholas Street Diss Norfolk IP22 4LB
Proposal : Change of use from existing A1 classification to A2 to allow for the current retail premises to be used for financial services

Decision : Members voted 10-0 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 1 - Addressing climate change and protecting environmental assets of the Joint Core Strategy and Policy IMP18 – Development in Conservation Area. 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 Primary Shopping Area will still be predominantly A1 taking into account the proposed change of use and the proposal would not result in an over concentration of use A2 uses which would result in harm being caused to the vitality and viability of the town centre.

Updates:
Paragraph 4.7 delete ‘non’ on first line to read 61.9% retail