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
<table>
<thead>
<tr>
<th></th>
<th>Appl. No</th>
<th>2011/0505/O</th>
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<tbody>
<tr>
<td></td>
<td>Parish</td>
<td>WYMONDHAM</td>
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<tr>
<td></td>
<td>Applicants Name</td>
<td>Pelham Holdings Ltd</td>
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<td></td>
<td>Site Address</td>
<td>Land North Of The A11 At Park Farm Silfield Road Wymondham</td>
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<td></td>
<td>Proposal</td>
<td>Proposed development to include up to 500 dwellings, Community facilities, site infrastructure including new access roads, public rights of way and drainage, green infrastructure including public open spaces and structural landscape planting and new playing pitches relating to Wymondham High School.</td>
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<td>Decision</td>
<td>Members voted 10-1 to authorise the Director of Growth and Localism to Approve subject to Sec. 106 Agreements (including provision of subway) or Refuse in default</td>
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Approved with conditions:

1. Outline Permission Time Limit.
2. Approved Plans.
3. Reserved Matters.
4. Phasing Scheme - relating housing construction to provision of roads, cycle-ways, footways (on and off-site): foul drainage; surface water drainage; green infrastructure; open spaces (including adult recreation and children's play areas); ecological mitigation measures; structural landscaping; community facilities; bus routes/ facilities.
5. Design Code to be agreed.
6. Max. number of dwellings per phase and in total (500).
7. Green Infrastructure and Open Space Management Scheme(s).
8. Landscaping details and implementation.
9. Children's Play Areas to SNC standard.
10. Archaeological Evaluation.
11. Details of Foul water drainage (treatment off-site).
12. Details of Surface Water Drainage (SUDS) and management.
13. Fire Hydrants to be provided.
14. Min. 10% renewable energy generation/ use.
15. Code Level 4 for Water.
18. Location of access and construction compounds to be submitted and agreed with reserved matters applications.
19. No occupation before development linked to County Highway.
20. Details of roads, footways, cycleways, parking, loading/ turning areas.
22. Construction traffic management plan and route.
23. Wheel cleaning.
24. Travel Plan.
25. Improvement works to Thickthorn Junction.

Subject to Section 106 Agreements to secure contributions and triggers for delivery of infrastructure and facilities:

a. Subway and drainage for rail bridge
b. Education
c. Library
d. Affordable Housing
e. Community facilities
f. Green Infrastructure  
g. Compliance with Infrastructure Delivery Plan including off-site highway improvements  
h. School dual use  
i. Travel Plan Monitoring fee  
j. New foul drainage

Reasons for approval

The proposed development is acceptable in principle and the various constraints and sensitivities that arise can be addressed by mitigation and infrastructure/service improvements

Updates:  
Lizard Residents Association

- How will Traffic Lights assist traffic flow?  
- How will vehicles exiting from The Lizard be accommodated?  
- Query direct drainage from bridge to River Tiffey – pollution and flooding risk?  
- Note need to accommodate traffic turning right into Ayton Road – no improvements proposed?  
- Need to improve pedestrian/ cycle crossing for Ayton Road junction.  
- Cycleway should be part of carriageway not joined to footway.  
- Query need for left turn lane from London Rd into Town Centre.  
- Proposals for subway should be combined with improvements for disabled access to the west-bound platform of the rail station.  
- Lack of detail how emergency access to The Lizard will be maintained without allowing rat-running.

Object to proposals to upgrade shared surface on The Lizard:  
- Lack of consultation with residents.  
- Resist any attempt to ‘urbanise’ The Lizard.  
- The Lizard should not become a through route.  
- Routing pedestrian and cycle access via The Lizard is unacceptable due to:-  
  - rural nature of The Lizard  
  - the protection of the conservation area  
  - proximity of houses to edge of highway  
  - lack of visibility splays to existing accesses

- Development not sufficiently connected to Town and destroys Lizard community in trying to do so.  
- Lizard Conservation Area should be protected from overdevelopment.
2  Appl. No : 2012/0371/O
Parish : WYMONDHAM

Applicants Name : Endurance Estate Strategic Land And Landowners
Site Address : Land To The East And West Of Rightup Lane Wymondham NR18 9NB

Proposal : Mixed use development of up to 730 dwellings, up to 128 bed care home / homes (in one or two buildings), up to 250 square metres of retail / commercial floor space, a new primary school together with all other associated temporary and permanent infrastructure, including new access arrangements, sport pitches, allotments and community orchard.

Decision : Members voted 10-1 to authorise the Director of Growth and Localism to Approve subject to Sec. 106 Agreements (including provision of subway) or Refuse in default

Approved with conditions
1. Outline Permission Time Limit.
2. Approved Plans.
3. Reserved Matters.
4. Phasing Scheme - relating housing construction to provision of roads, cycle-ways, footways (on and off-site); foul drainage; surface water drainage; green infrastructure; open spaces; ecological mitigation measures; structural landscaping; community facilities; bus routes/ facilities.
5. Design Code to be agreed.
6. Max. number of dwellings per phase and in total (730).
7. Max. retail/ commercial floorspace (250sqm).
8. Green Infrastructure and Ecological Mitigation Management Scheme.
9. Minimum 20m buffer zone to CWS boundary.
10. Children’s Play Area to SNC standard.
11. Design and provision of open space areas.
12. Landscaping details and implementation.
14. Details of Foul water drainage (treatment off-site).
15. Details of Surface Water Drainage (SUDS) and management.
16. Fire Hydrants to be provided.
17. Min. 10% renewable energy generation/ use.
21. Location of access and construction compounds to be submitted and agreed with reserved matters applications.
22. No occupation before development linked to County Highway.
23. Details of roads, footways, cycleways, parking, loading/ turning areas.
24. Details to secure service/ emergency access to the Lizard.
27. Wheel cleaning.
28. Travel Plan.
Subject to Section 106 Agreements to secure contributions and triggers for delivery of infrastructure and facilities:
- Subway and drainage for rail bridge
- Education
- Library
- Affordable Housing
- Community facilities
- Green Infrastructure
- Compliance with Infrastructure Delivery Plan including off-site highway improvements
- School dual use
- Travel Plan Monitoring fee
- New foul drainage

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