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
Development Management Committee

Applications referred back to Committee

1  Appl. 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 unanimously to authorise the Director of Growth and Localism to Approve

Approved with conditions
1. Outline permission time limit
2. Reserved matters
3. In accordance with submitted drawings
4. External materials to be agreed
5. Slab level to be agreed
6. Location of existing trees on site (outline)
7. Boundary treatment to be agreed
8. Full details of external lighting
9. Water efficiency
10. Surface water drainage scheme
11. Contaminated land
12. Retention of vegetation along western boundary
13. Further reptile surveys
14. Ecological management plan
15. Maintenance of amenity areas/structural landscaping
16. Construction work
17. Tree protection
18. Fire Hydrant
19. Detailed plans for roads and footways
20. Construction of roads and footways
21. 20mph speed limit along Mill Road

Subject to a S106 legal agreement for:
Affordable housing; County monitoring charge; Primary and High School provision; Library; Maintenance of biodiversity areas and Play space
Subject to final views of Ecologist

Reasons for approval

In the opinion of the local planning authority the proposal is acceptable in respect of the aims of the National Planning Policy Framework, the subject to the agreement of the reserved matters, development of the site would not unacceptably harm the character and appearance of the area. Adequate access and other infrastructure and services can be secured by condition and legal agreement. The development could be designed so as not to unacceptably harm the amenities of existing residential properties, the setting of heritage assets and the ecology of the area. In these circumstances the development is consistent with JCS policies 15 and 20 and SNLP policies ENV14, ENV15, IMP8, IMP9, IMP15 and LEI7. Joint Core Strategy and South Norfolk Local Plan 2003.

Updates:

Letter from agent: subject to grant of planning permission with the exception of a sliver of land on eastern boundary the entire site will be in ownership of one family including the land required to connect site to public highway. The sliver of land on the eastern boundary will be landscaping which the owner of that and supports. Enclosed email from solicitor regarding land ownership not an issue to affect delivery of the site. Detailed work was undertaken at
Development Management Committee  
19 June 2013

pre-application stage with Lovells. Referred to correspondence stating developer’s interest in site.

**Letter from applicants Ecologist:** responding to ecological representation referred to in update section of Committee report.

**Consultations**

**District Ecologist:** Have reviewed this application. Site contains moderate to good terrestrial habitat for great crested newts. Recommend further surveys before detailed application submitted. South part of site might be required as area for mitigation for loss of habitat on north area. Enhancements on site will be necessary. Recommend conditions regarding mitigation for nesting birds, further reptile surveys, amended ecological report, S106 to secure southern section included in he ecological management plan.

**Parish Council:** Main priorities 1. Limit development to 20 houses; 2. decision must not be open to challenge, Gibbs Close maintain their application was delayed, Ringwood Close is preferred site, will this be amended if another site chosen, 20mph speed limit process unclear, PC have previously requested this and been refused, 20mph should extend from cross roads to church; 3. Mill Road has multiple traffic problems, Committee visited at quietest time of day, actual car movements double TRICS projection. Objections from villagers concerned with increased traffic along close.

**Environmental Protection:** do not wish to change comments based upon revised information.

**NCC Highways:** Have not seen a revised mitigation package that would overcome Highway Authority objection to more than 20 dwellings. Have been in discussion with developers about potential solutions but until something is formally put to the Highway Authority cannot predict what would be considered a suitable mitigation package.

Further email received from NCC Highways - In order to encourage compliance of the proposed 20mph speed limit, additional traffic calming measures may be required. Should be assessed by traffic surveys.

**Representations:**

2 letters of objection from one property making the following comments. Effect on traffic flow on Mill Road. Crossroads unsuitable. Mill Road path pinch point. Vision from Ringwood Close poor. Width of Ringwood Close insufficient. Existing flooding on Mill Road. Lack of understanding of the local water table, natural ponds and flow of water across whole area. Question demand given approval given at Hethersett. Natural habitat for are needs to be preserved. Enclosed photos and map of flooding on Mill Road and drainage in area. Increased flooding issues.

**Letter from agents for 2012/1836 and 2013/0086** stating they have had discussion with Norfolk County Council Highways. Work has commenced on preparing formal proposals for highway works with a view to overcoming highway capacity limit of 20 dwellings. Propose mini-roundabout at crossroads and traffic calming in Mill Road. There is insufficient time before Committee for scheme to be drawn up and discussion with NCC Highways to conclude. Request decision on all three sites deferred until the next Committee meeting. Suggest off site highways works secured by condition on all three applications once a scheme is agreed with NCC Highways.

One letter objecting on the grounds that the application does not provide sufficient information to assess impact on great crested newts.
2  Appl. No : 2012/1836/O
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 unanimously for REFUSAL

Updates:

Email from agent enclosing a letter from a developer stating that they have agreed a position with the applicant to develop the site on the granting of planning permission.

Email from agent stating they have had discussion with Norfolk County Council Highways. Work has commenced on preparing formal proposals for highway works with a view to overcoming highway capacity limit of 20 dwellings. Propose mini-roundabout at crossroads and traffic calming in Mill Road. There is insufficient time before Committee for scheme to be drawn up and discussion with NCC Highways to conclude. Request decision on all three sites deferred until the next Committee meeting. Suggest off site highways works secured by condition on all three applications once a scheme is agreed with NCC Highways.

Consultations

District Ecologist: Have reviewed this application and have no further comment to make.
Parish Council: Main priorities 1. Limit development to 20 houses; 2. decision must not be open to challenge, Gibbs Close maintain their application was delayed, Ringwood Close is preferred site, will this be amended if another site chosen, 20mph speed limit process unclear, PC have previously requested this and been refused, 20mph should extend from cross roads to church; 3. Mill Road has multiple traffic problems, Committee visited at quietest time of day, actual car movements double TRICS projection. Least objections from villagers. Traffic will pass houses in Home croft with little front garden.
NCC Highways: Have not seen a revised mitigation package that would overcome Highway Authority objection to more than 20 dwellings. Have been in discussion with developers about potential solutions but until something is formally put to the Highway Authority cannot predict what would be considered a suitable mitigation package.

Representations:

Two letters of objection from one property and making the following comments.
Effect on traffic flow on Mill Road. Crossroads unsuitable. Mill Road path pinch point.
Existing flooding on Mill Road. Lack of understanding of the local water table, natural ponds and flow of water across whole area. Question demand given approval given at Hethersett. Enclosed photos and map of flooding on Mill Road and drainage in area. Increased flooding issues.
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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 10-1 for REFUSAL

1. Constraints on local highway network
2. Insufficient information to demonstrate will not cause flood risk

Updates:
Additional/revised drainage scheme submitted.

Email from agent stating they have had discussion with Norfolk County Council Highways. Work has commenced on preparing formal proposals for highway works with a view to overcoming highway capacity limit of 20 dwellings. Propose mini-roundabout at crossroads and traffic calming in Mill Road. There is insufficient time before Committee for scheme to be drawn up and discussion with NCC Highways to conclude. Request decision on all three sites deferred until the next Committee meeting. Suggest off site highways works secured by condition on all three applications once a scheme is agreed with NCC Highways.

Consultations
District Ecologist: Have reviewed this application. Low chance of great crested newts using site. Only if the SUDs system is implemented and effectively managed would there be a newt gain for biodiversity. Drainage scheme should be revised to avoid drop-gullies to avoid amphibians becoming trapped. Recommend conditions regarding SUDs to include enhancement for wildlife, and S106 to secure ecological management plan including finding appropriate responsible body.

Parish Council: Main priorities 1. Limit development to 20 houses; 2. decision must not be open to challenge, Gibbs Close maintain their application was delayed, Ringwood Close is preferred site, will this be amended if another site chosen, 20mph speed limit process unclear, PC have previously requested this and been refused, 20mph should extend from cross roads to church; 3. Mill Road has multiple traffic problems, Committee visited at quietest time of day, actual car movements double TRICS projection. Cellular storage could alleviate flooding problems but there is little fall along Mill Road drain and allotment ditch. Repairs to Mill Road drain are suggested and the Parochial Charity will have to agree to deepen the allotment ditch. Drainage exits from site are dependant on resolving maintenance responsibilities with pipework beyond site. Villagers have predicted accidents at staggered crossroads. Has received most objections from villagers. Loss of open space. Urbanization of street scene.

NCC Highways: Have not seen a revised mitigation package that would overcome Highway Authority objection to more than 20 dwellings. Have been in discussion with developers about potential solutions but until something is formally put to the Highway Authority cannot predict what would be considered a suitable mitigation package. Regarding revised drainage submitted on 11 June 2013: Do not provide a solution that would be satisfactory to the Highway Authority to cater for the disposal of surface water from adoptive estate road. Recommend refusal. If an alternative public body were willing to adopt and maintain the drainage features the recommendation would be reconsidered.

Representations
Two letters of objection from one property and making the following comments.
Effect on traffic flow on Mill Road. Crossroads unsuitable. Mill Road path pinch point. Existing flooding on Mill Road. Lack of understanding of the local water table, natural ponds and flow of water across whole area. Question demand given approval given at Hethersett. Enclosed photos and map of flooding on Mill Road and drainage in area. Increased flooding issues.
Major applications or applications raising issues of significant precedent

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<td>2011/0152/O</td>
<td>TROWSE WITH NEWTON</td>
<td>Serruys Property Company Ltd</td>
<td>The Deal Ground And Former May Gurney Site The Street Trowse</td>
<td>Outline planning application (full details of access) for a mixed development consisting of a maximum of 670 dwellings; a local centre comprising commercial uses (A1/A2/A3): a restaurant/dining quarter and public house (A3/A4); demolition of buildings on the May Gurney site (excluding the former public house); an access bridge over the River Yare; new access road; car parking; flood risk management measures; landscape measures inc earthworks to form new swales and other biodiversity enhancements including the re-use of the Grade II Listed brick Kiln for use by bats.</td>
<td>Members voted unanimously for Approval</td>
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Approved with conditions (for South Norfolk part of development)

1. Spine road (access) – non-standard 10 years full time limit
2. With the exception of off-site highways works, the spine road shall be in accordance with the plans and details submitted
3. Full technical details of the spine road, Yare bridge associated footways/cycleways/foul and surface water drainage/implementation
4. No development until Highway Improvements offsite submitted and agreed.
5. Details of landscape treatment of spine road to be agreed
6. Arboricultural Implications Assessment/ Method Statement submitted and approved
7. Non-standard outline time limit for the remainder of the site
8. Reserved matters to relate to layout, appearance, landscaping and scale.
9. Reserved matters to be in line with the parameters set out in the outline application plan Amount, Massing and Accommodation and the design concept described in the Design and Access Statement in respect of the quantum, transport strategy, biodiversity mitigation and enhancement measures, approximate layout, height, parameters, routes and open spaces within the site

- Notwithstanding illustrative materials submitted with the application reserve matters shall exclude 8 storey block (Marsh).
- Reserved matters shall include a scheme for moorings on the R. Wensum frontage (including de-masting facilities)
- Notwithstanding the illustrative materials - set back from River Yare and Wensum to be in accordance with parameters plan.
- Notwithstanding the illustrative materials landscape details shall include a comprehensive landscape scheme /boundary treatment that shall seek to mitigate the visual and environmental impacts of the adjacent minerals site and railhead.
10 Submission of an Environmental Action Plan. The development shall be undertaken in accordance with the approved mitigation measures

11 Prior to submission of any reserve matters applications relating to blocks facing/adjacent to River Yare/Wensum – submission of design code/approval in writing

12 Phasing plan to be agreed covering the whole site, including all areas of green infrastructure

13 Timetable for the provision of green infrastructure

14 Management plan submitted and all open spaces including details of management responsibilities

15 Reserve Matters shall include Energy, Water and Construction Strategy – to meet JCS requirements

16 Precise details ground levels/changes/slab levels.

17 10% of dwellings to be designed to lifetime homes standard

18 Restrictions small local centre – no more total 9 units/total gross floor area 1265sqm/unit size limit <500sqm/mix of uses PD restrictions

19 Restriction dining quarter – total gross space <1000sqm/mix/unit size max.

20 PD/hours restrictions

21 No development until scheme for the undergrounding of the overhead power cables and removal of overhead line has been agreed in consultation with LPA

22 No occupation of the May Gurney dwellings until over head cables/infrastructure have been removed

23 Details of design, construction and surfacing of roadways/footpaths and cycleways and phased delivery to be agreed

24 Provision of parking, cycle and bin storage to be agreed

25 Traffic Regulations Orders to support parking and access arrangements to be promoted before occupation of any dwelling

26 Details of external lighting to be agreed

27 Conditions regarding management of construction traffic on and off site Construction and Environmental Management Plan (including timing of works) be submitted and agreed

28 Provision and implementation of travel Plan

29 Foul water strategy to be submitted and approved/no occupation until work implemented

30 The development shall be constructed with a minimum finished floor level of 2.4mAOD, as detailed in the approved Flood Risk Assessment

31 In accordance with Flood Risk Assessment, details of a safe emergency exit route to be submitted and approved - implemented prior to first occupation

32 Scheme for provision and implementation of compensatory flood storage works – constructed and completed prior to first occupation

33 Modelling of proposed bridges and culverts – constructed and completed prior to first occupation

34 Full surface water drainage scheme for the site submitted and approved prior to commencement of each phase

35 Full details of flood resilient construction measures submitted and approved

36 Flood warning and evacuation plan (including details of a safe emergency exit route) to be submitted and approved – implementation prior to first occupation

37 Contaminated land survey to be submitted and agreed

38 Contaminated land during construction
39 Further archaeological surveys to be undertaken prior to commencement of development
40 Provision of fire hydrants
41 Scheme for the provision of bus facilities to be agreed
42 Provision of emergency access route prior to first occupation of dwellings on the Deal Ground

Subject to legal agreement - No permission shall be issued until an access agreement has been signed. This agreement requires the Deal Ground owners, the Utilities site owners (to the north of the Deal Ground) and the City Council (as owners of the Wensum river bed) to grant reciprocal access/step in rights - so to allow the comprehensive development of both sites.

Reasons for Approval

1 The development of this site will bring forward a strategic location identified in JCS Policy 12. On balance I consider that the scheme represents sustainable development that is compliant with the NPPF and one that makes a substantial contribution towards general housing provision with the Norwich Policy Area. The development approach successfully mitigates for its environmental impacts, and is considered acceptable in terms of highway safety, impact on existing residential amenity and flood risk, and accords with Local Plan policies IMP8 and IMP9 and Section 10 of the NPPF.

2 Taking into account the above, the development can be accepted as a departure from JCS Policy 4 in respect of affordable housing provision, and Local Plan policy EMP7 in respect of employment site retention.

5 Appliance Number : 2013/0385/F
Parish : DISS

Applicants Name : Castleoak Care Developments
Site Address : Former Cartco Transport Yard Victoria Road Diss Norfolk
Proposal : Construction of a care home and ancillary works including the demolition of existing buildings.

Decision : Members voted unanimously for Approval

Approved with conditions

1 Standard 3 year time limit for implementation
2 Materials
3 In accordance with landscaping scheme
4 Landscape management
5 Ecological management plan
6 Contaminated land survey
7 Contaminated land during construction
8 Foul drainage details
9 Surface water drainage
10 Off-site highway works
11 Provision of parking etc.
12 Construction traffic
13 Wheel cleaning facilities

Reasons for approval

1 The site is in a sustainable location and is considered appropriate for use as a Care Home in accordance with JCS Policy 7. The requirements of the NPPF and the presumption in favour of sustainable development outweigh the fact that the site is part outside the development boundary and the development can be accepted as a departure from local plan saved policy ENV8.
The design and layout of the scheme is considered appropriate for its context, and will not cause significant harm to the amenities of neighbouring properties and accords with JCS Policy 2 and saved local plan policies IMP2, IMP8 and IMP9, which are given due weight as they remain wholly/partly consistent with the published NPPF. The proposal responds to the need for an elderly care facility in accordance with JCS Policy 7, and will create local employment in accordance with JCS Policy 5 and sections 1 and 3 of the NPPF.

6 Appl. No : 2013/0566/F
Parish : DISS / ROYDON

Applicants Name : Persimmon Homes Ltd
Site Address : Land Straddling The Boundary Of Diss & Roydon Between Roydon Road / Old High Road And Denmark Lane
Proposal : Full Application- Construction of 85 dwellings, public open space, vehicular access and associated infrastructure (part amendment to approved scheme 2007/0555/F)

Decision : Members voted unanimously for Approval

Approved with conditions

1 3-year time limit for implementation
2 Materials
3 In accordance with amended plans
4 Highway details
5 Works in accordance with highway details
6 Roads to binder course before occupation
7 Garages to have minimum dimensions of 7 x 3 metres
8 Levels – comparative to adjoining development
9 Surface water drainage
10 Landscaping details – in accordance with submitted landscape strategy
11 Tree protection
12 Landscape management
13 Contaminated land survey
14 Contamination during construction

Subject to the completion of a S106 legal agreement providing for contributions towards libraries (taking account of some monies already paid by adjoining developer), education and an affordable housing agreement confirming the type and tenure and mix of affordable housing including its affordability in perpetuity.

Reasons for Approval

1 The proposed development is in a sustainable location and its design and layout and its relationship with adjoining development is considered acceptable and in accordance with Policy 2 of the Joint Core Strategy, saved policies IMP2 and IMP9 of the South Norfolk Local Plan, and sections 1 and 6 of the NPPF. Although the site is outside the development boundary of Diss, the proposed scheme will enable the completion of an existing stalled development project and contribute the full amount of required planning obligations. Taken together with the existing implemented permission, 57 affordable dwellings will be provided, some 50% of the 114 dwellings originally permitted in 2009, and generally, the scheme will still provide for a good mix of housing.

2 The proposal can be accepted as a departure from saved local plan policy ENV8 (Open Countryside), which is given due weight as it remains partly consistent with the NPPF.
Updates:
Letter from Diss Town Council tabled at the Committee

Other Applications

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Applicants Name: Mr Martin Fairweather
Site Address: Diss Cricket Club Rectory Meadow Diss Norfolk IP22 4HA
Proposal: To erect a two bay cricket practise net facility

Decision: Members voted unanimously for Approval

Approved with conditions:
1. Full planning permission time limit
2. In accordance with amendments

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 8-Culture, leisure and entertainment, IMP9-Residential amenity, IMP10-Noise and IMP18-Development in conservation areas 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 and part consistent with the published National Policy Framework.

2. The development is considered to accord with the above policies, as it supports an existing leisure facility; it has been designed to ensure that it will not have an adverse impact on views within the conservation area, and that the amenities of nearby residents will not be adversely affected to a material degree.

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Applicants Name: Mr D Jewell
Site Address: Land South Of Greenhill The Common Shotesham Norfolk NR15 1YD
Proposal: Proposed new dwelling

Decision: Members voted 6-3, with two abstentions, for Approval (contrary to officer recommendation)

Approved with conditions (conditions to be delegated to officers – including grampian condition that no development should take place until the applicant can demonstrate that the development will achieve code level 6)
Reasons for overturning officer recommendation
1 Groundbreaking design – meets the criteria in para 55 of NPPF
2 Design is of sufficient quality to enhance immediate setting
3 Design is sensitive to the character of the area

9 Appl. No : 2012/2268/CA
Parish : WYMONDHAM
Applicants Name : Mr Derek Cross
Site Address : 29 Pople Street Wymondham Norfolk NR18 0PS
Proposal : Demolition of an external wall prior to February 2013.
Decision : Members voted 9-0 for Approval
Approved with conditions
1 Erection of replacement wall

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 and 2 of the Joint Core Strategy and Policies IMP16 and IMP17 of the South Norfolk Local Plan and the National Planning Policy Framework. The fabric of the wall was not of historic merit and planning permission has been granted for a replacement wall under ref 2013/0323.

10 Appl. No : 2013/0282/F
Parish : CHEDGRAVE
Applicants Name : Chedgrave Parish Council
Site Address : The Pits Play Area Hardley Road Chedgrave Norfolk  NR14 6NF
Proposal : Improvements including re grading and surfacing of existing access and hard standing, re-grading and stabilisation of bank including installation of gabion retaining walls, formation of new path, grass stage area, seats and general landscape improvements
Decision : Members voted 10-0, with one abstention, for Approval
Approved with conditions
1 Full Planning permission time limit
2 In accordance with amendments
3 Planting scheme to be submitted
4 Tree protection
5 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 Policy 2-Promoting good design, Policy 8-Culture, leisure and entertainment, IMP9-Residential amenity, IMP10-Noise and IMP18-Development in conservation areas 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 and part consistent with the published National Policy Framework.

2 The development is considered to accord with the above policies, as it supports and improves an existing leisure and community facility; it has been designed to ensure that it will not have an adverse impact on views within the conservation area, and that the amenities of nearby residents will not be adversely affected to a material degree.

Updates:
Local Member: second bullet point should read – Issue is the dispute between the owners (PC) and residents re the design of gabion
Representations: 2 additional letters of objection

11 Appl. No : 2013/0499/O
Parish : WYMONDHAM
Applicants Name : Mrs E Smith & Mrs L Beer
Site Address : Land Between 55 And 57 Norwich Common Wymondham Norfolk
Proposal : Erection of 2 two storey detached dwellings

Decision : Members voted unanimously for Approval

Approved with conditions

1 Outline Permission Time Limit
2 Requiring approval of reserved matters
3 In accordance with submitted drawings
4 Slab level to be agreed
5 External materials to be agreed
6 Water efficiency
7 Contaminated Land
8 Drainage, parking and turning

Reasons for Approval
The proposal is acceptable in respect of the aims of the Joint Core Strategy and the National Planning Policy Framework in particular is considered to be in accordance with Policies 1, 2 and 3 of the Joint Core Strategy. The site is located in an area where the requirements of paragraph 47 of the NPPF are not met. The site is of sufficient size to accommodate two dwellings whilst safeguarding the residential amenity of the occupiers of neighbouring dwellings. Two additional houses in this location could be designed in a manner that would be in keeping with the scale, density and spacing of existing neighbouring development. Therefore, the proposal should not have an adverse impact on the street scene. Subject to the details of the access/s into the site, additional traffic being generated in this location should not result in a hazard or inconvenience to users of the public highway.
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12 Appl. No : 2013/0522/CU  
Parish : HADDISCOE

Applicants Name : Ms Sarah Boulter & Mr Mark Harley  
Site Address : The Old Chapel Low Road Haddiscoe Norwich NR14 6PJ  
Proposal : Change of use from agricultural land to garden to include replacing existing shed at the front of property with a new shed to garden

Decision : Members voted unanimously for Approval  
Approved with conditions

1 Full Planning permission time limit  
2 In accordance with amendments  
3 No pd for class E  
4 Removal of existing shed within 3 months

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; of the Joint Core Strategy and IMP 9 - Residential amenity and ENV 21 - Protection of land for agriculture; 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 with the published National Planning Policy Framework.

2 The development is considered to accord with the above mentioned policies as the change of use of the land and erection of the shed will respect the local distinctiveness of Low Road, whilst ensuring the amenities of nearby residents will not be adversely affected to a material degree.

Updates:

Officer  
Additional condition existing shed to be removed within 3 months  
Removal of class A PD from condition 3

District Member

- I have had the benefit of visiting both the application site and also the objecting neighbours’ garden and I have discussed this application at some length with the applicant, objector and Officers.
- Presently at the front of the application site there is a rather unfortunate looking lean-to/shed which diminishes the appearance of this building. Whilst there are many examples of Methodist chapels of this style have been converted to houses throughout the district I consider this to be a particularly good example of this genre and the shed currently detracts from its appearance so the removal of the shed from its current position is to be supported for that reason.
- However as you will have heard from the Objectors they believe that the design and location of the shed in its relocated position will impinge on their quality of life by virtue of the impact of the shed on light entering their property amongst other points.
- Paras 4.5 and 4.6 of your report summarises the issues neatly and I do not wish to add much further to those paragraphs.
- The applicants have designed the shed and offset its location to minimise its impact as much as possible (whilst retaining its size and general location). Nonetheless the objectors think that the impact would be unacceptable to them - you will have heard what impact they think there will be and officers have tried to simulate what the impact would be, in particular the shadow diagrams and so I would invite you to consider whether that impact is sufficient in your mind to merit a refusal. I have a great deal of sympathy for the views of the objectors but I am uncertain that any refusal could be sustained on appeal.

Additional letter from neighbour - Attached photos, no new issues raised
Appl. No : 2013/0544/H  
Parish : CRINGLEFORD  
Applicants Name : Mr P Arthurs  
Site Address : 35 Intwood Road Cringleford Norwich NR4 6XD  
Proposal : New unheated outbuilding in garden for use as hobby room & home gym  

Decision : Members voted unanimously for Approval  

Approved with conditions  

1. Full Planning permission time limit  
2. In accord with submitted drawings  
3. Remove PD Rights for rear and side windows.  
4. Rear and side windows to be obscure glazed and non-opening below 1.7m above floor level

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 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 scale, siting and use of the building has minimal impact on the residential amenities or privacy of neighbouring properties. The design is acceptable for the proposed use for the building and therefore accords with policy.

Updates:

Additional neighbour letter
- Covers full width of garden dominating view.
- Too close to boundary (1m).
- Loss of privacy from overlooking windows.
- Block morning sun.
- Harm to apple tree

Change Recommendation
Extra conditions:
3. Remove PD Rights for rear and side windows.
4. Rear and side windows to be obscure glazed and non-opening below 1.7m above floor level
**Development Management Committee**

19 June 2013

<table>
<thead>
<tr>
<th><strong>14</strong></th>
<th><strong>Appl. No</strong>: 2013/0596/H</th>
<th><strong>Parish</strong>: PORINGLAND</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicants Name</td>
<td>Mr Michael Sadd</td>
<td></td>
</tr>
<tr>
<td>Site Address</td>
<td>2 Mill Close Poringland Norfolk NR14 7JP</td>
<td></td>
</tr>
<tr>
<td>Proposal</td>
<td>Refurbishment and extension of existing house following planning application 2013/0121/H</td>
<td></td>
</tr>
<tr>
<td><strong>Decision</strong>:</td>
<td>Members voted unanimously for <strong>Approval</strong></td>
<td></td>
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<tr>
<td>Approved with conditions</td>
<td></td>
<td></td>
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<tr>
<td>1 Full Planning permission time limit</td>
<td></td>
<td></td>
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<tr>
<td>2 In accord with submitted drawings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 No PD for Classes ABCDE &amp; G</td>
<td></td>
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</tr>
</tbody>
</table>

**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 IMP9 Residential amenity and HOU19 Extensions to existing dwellings 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 Policy Framework.

2 The development is considered to accord with the above policies as it has been designed to ensure that the parking and access to the dwelling will be maintained, and that the existing amenities of nearby residents will not be adversely affected to a material degree, and it respects the character and appearance of the dwelling.

**Updates:**

Landscape officer – no objections

<table>
<thead>
<tr>
<th><strong>15</strong></th>
<th><strong>Appl. No</strong>: 2013/0599/F</th>
<th><strong>Parish</strong>: PORINGLAND</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicants Name</td>
<td>Mr Michael Sadd</td>
<td></td>
</tr>
<tr>
<td>Site Address</td>
<td>Land At Mill Close Poringland Norfolk</td>
<td></td>
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<tr>
<td>Proposal</td>
<td>Four new dwellings and land remediation and stabilisation works following planning application 2013/0107/F</td>
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<tr>
<td><strong>Decision</strong>:</td>
<td>Members voted unanimously for <strong>Approval</strong></td>
<td></td>
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<tr>
<td>Approved with conditions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Full Planning permission time limit</td>
<td></td>
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</tr>
<tr>
<td>2 In accord with submitted drawings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 No PD for Classes ABCDE &amp; G</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Surface water drainage to accord with submitted details</td>
<td></td>
<td></td>
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<tr>
<td>5 Contaminated land - submit scheme</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 New Water Efficiency</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7 No PD for fence, wall, gates etc</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 Windows to be obscure glazed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9 Slab level and stabilization works/retaining walls to be agreed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10 Retention trees and hedges</td>
<td></td>
<td></td>
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<tr>
<td>11 Boundary treatment to be agreed</td>
<td></td>
<td></td>
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<tr>
<td>12 Landscaping scheme to be submitted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13 Access Gates - Configuration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14 Visibility splay dimension in condition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15 Provision of parking, service</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 No PD for for fence, wall, gates etc</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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 14 Key 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 as the layout of the site and form of the dwellings are appropriate for the area and it will not have a significant adverse effect on the amenity of neighbouring properties or highway safety.

Updates:
Landscape officer – no objections

<table>
<thead>
<tr>
<th>16</th>
<th>Appl. No</th>
<th>2013/0638/F</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Parish</td>
<td>PORINGLAND</td>
</tr>
</tbody>
</table>

Applicants Name : Mr Michael Sadd
Site Address : 4 Mill Close Poringland Norfolk NR14 7JP
Proposal : Change of use from commercial to residential
Decision : Members voted unanimously for Approval

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 External materials to be agreed
4 Surface water drainage
5 Reporting of unexpected contamination
6 No PD for Classes ABCDE & G
7 Slab level and stabilization works/retaining walls to be agreed
8 Boundary treatment to be agreed
9 No PD for fences, walls etc
10 Provision of parking, service

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 14 Key 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 as the layout of the site and design of the conversion is appropriate for the area and it will not have a significant adverse effect on the amenity of neighbouring properties or highway safety.

Updates:
Landscape officer – no objections
17  
Appl. No : 2013/0655/O  
Parish : CRINGLEFORD  

Applicants Name : JE, AGH & GE Smith  
Site Address : Land North West And South East Of Newfound Farm Colney Lane Cringleford Norfolk  
Proposal : Residential development on two plots for 5 two storey dwellings  

Decision : Members voted 8-1, with two abstentions, for Approval  

Approved with conditions  

1 Outline Permission Time Limit  
2 Requiring approval of all reserved matters  
3 In accordance with submitted drawings  
4 Slab level to be agreed  
5 External Materials to be agreed  
6 Water efficiency  
7 Visibility splay  
8 Visibility, access, parking and turning  

Subject to Secion 106 Agreement to secure affordable housing  

Reasons for Approval  
The proposal is acceptable in respect of the aims of the Joint Core Strategy and the National Planning Policy Framework and in particular is considered to be in accordance with Policies 1, 2 and 3 of the Joint Core Strategy. The sites are located in an area where the requirements of paragraph 47 of the NPPF are not met. The sites are of sufficient size to accommodate the proposed number of dwellings whilst safeguarding the residential amenity of the occupiers of neighbouring dwellings. Additional houses in this location could be designed in a manner that would respect the setting of existing neighbouring development. Therefore, the proposal should not have an adverse impact on the street scene. Subject to the details of access into the site, additional traffic being generated in this location should not result in a hazard or inconvenience to users of the public highway.  

Updates:  
Email from agent confirming that the applicant agrees to provide one affordable dwelling secured by S106 agreement.  

18  
Appl. No : 2013/0658/CU  
Parish : TOFT MONKS  

Applicants Name : Mr Jake Fiennes  
Site Address : Former Distafruit Premises Pound Lane Toft Monks Norfolk NR34 0EX  
Proposal : Change of use to from winter flora restricted storage (via a section 106 agreement) to agricultural (retrospective application)  

Decision : Members voted 8-0, with one abstention, for Approval  

Approved with no conditions  

Complete Deed of Release for Section 106 Agreement
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 EMP5 - Agriculture, IMP8 - Safe and free flow of traffic, IMP9 - Residential amenity and IMP10 - Noise of the South Norfolk Local Plan.

2. The use of the building for agricultural purposes would not have a significant adverse impact on the amenity of local residents and or highway safety and given its rural location it is not considered reasonable to place restrictive conditions on the use of the building.

Updates:
District Member
- To be determined by committee to allow them to consider the implications of varying the S106 agreement and consequent impact on the local environment and residents
- This application relates to an industrial agricultural site of a type not usually seen near residences. This is more akin to a factory (such as the old Waveney Apple Growers factory at Aldeby) than a straw barn or a farm yard with heavy goods vehicles moving to and from it, large scale industrial machinery being used, and industrial scale lighting in use throughout the night. What other factory or industrial site is permitted to have no restrictions on its use so close to residents and on such a narrow road?
- That is why the council sought to control the site to minimise the impact of it – as there was clear evidence of the damage it was doing to the close environment – both noise and light pollution and damage to the road.
- If you were to site a large factory of a similar size to this would you do it next to houses and on a single track road? Of course not but this application seeks to remove the s. 106 agreement that stops this site being used in that way. Of course the current s. 106 agreement is somewhat limiting on the applicants but that is not to say that it could not be adjusted so that the site could be used for more general agricultural purposes whilst preserving the protections for local residents and the ratepayer who has to pay to repair the damage to the road network caused by the vehicles of an inappropriate size that use the road to access the site.
- Therefore I would urge you to refuse the application as recommended but ask that the applicant and the Council engage in discussions (in consultation with the local residents) to draw up a new s. 106 agreement that allows the applicants to make good use of the site whilst preserving the essential protections that are contained within the existing agreement. To abandon the protections that the Council thought necessary seems foolhardy especially given the clear evidence of damage to the road and to the amenity of residents that exists.
- If you are minded to remove the s. 106 agreement in its entirety then I urge you to make that only a temporary permission for perhaps 1 or 2 years (backdated to when the applicants illegally started using the site in contravention of the s. 106 agreement in force) so that the council retains a degree of control over the site.

Officer
Further legal advice received – Deed of Release required on S106 Agreement

Appl. No : 2013/0713/F
Parish : PORINGLAND
Applicants Name : Mr Andrew Crotch
Site Address : Land South Of 40 The Street Poringland Norfolk NR14 7JT
Proposal : Conversion of barn into two dwellings and garages
Decision : Members voted 9-0 to authorise the Director of Growth and Localism to Approve
Approved with conditions
Full Planning permission time limit
In accordance with amendments
External materials to be agreed
Existing Access, Widen or Improve
Provision of parking, service
Emergency turning area to be provided
Slab level to be agreed
No PD for Classes ABCDE & G
Surface water drainage
New Water Efficiency
Tree protection for oak tree on frontage
Boundary treatment to be agreed
Reporting of unexpected contamination
Ecology

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, Policy 3 - Energy and water and Policy 16 - Key Service centres of the Joint Core Strategy HOU4 - Residential development within the defined development limits of the Norwich Policy Area Settlements, IMP8 - Safe and free flow of traffic and IMP9 - Residential amenity 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 with the published National Planning Policy Framework.

2 The development accords with the above policies as it will provide two additional dwellings from the converting an existing building within the development limit for Poringland which is in keeping with the form, character and appearance of the locality and does not adversely affect highway safety or the amenity of surrounding properties to a material degree.

Updates:
Officer
- Amended layout plan submitted showing Highway Officer requirements for widening the access.
- Surface water drainage details submitted recommend to delegate decision to Director of Growth and Localism subject the confirmation from the Flood Defence Officer that the details are acceptable

Parish Council
Refuse
- Not demonstrated access including access for refuse lorries.
- Vision splays are not established
- A plan should be submitted to show how refuse vehicles, emergency vehicles and deliveries can to be accommodated on this site. Road should be widened and surfaced to accommodate vehicles so that it does not affect the quality of life for surrounding properties, impact on The Street and reduce visibility
- The drainage statement is inadequate since it refers to a previous application and may no longer be valid.

Highway Officer
Amended plans are acceptable
<table>
<thead>
<tr>
<th>20</th>
<th>Appl. No</th>
<th>2013/0734/RVC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Parish</td>
<td>MULBARTON</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicants Name</th>
<th>Mr Zheng Ding Xu</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>Unit 2 The Common Mulbarton Norfolk NR14 8AE</td>
</tr>
<tr>
<td>Proposal</td>
<td>Variation of Condition 3 of permission 2010/1863/CU - to allow opening on Sundays 4.30pm to 10pm</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Decision</th>
<th>Members voted 9-0 for Refusal</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. Contrary to policy SHO11 and IMP9</td>
</tr>
<tr>
<td></td>
<td>Unacceptable additional impact on neighbouring properties.</td>
</tr>
</tbody>
</table>