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 Growth and Localism’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

<table>
<thead>
<tr>
<th>Letter</th>
<th>Description</th>
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<tbody>
<tr>
<td>A</td>
<td>Advert</td>
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<td>AD</td>
<td>Certificate of Alternative Development</td>
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<td>CA</td>
<td>Conservation Area</td>
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<td>CU</td>
<td>Change of Use</td>
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<td>Reserved Matters (Detail following outline consent)</td>
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<td>Householder – Full application relating to residential property</td>
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<td>C</td>
<td>Application to be determined by County Council</td>
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<td>Proposal by Government Department</td>
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<td>HZ</td>
<td>Hazardous Substance</td>
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<td>LB</td>
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<td>LE</td>
<td>Certificate of Lawful Existing development</td>
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<td>Certificate of Lawful Proposed development</td>
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<td>O</td>
<td>Outline (details reserved for later)</td>
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<td>SU</td>
<td>Proposal by Statutory Undertaker</td>
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Key to abbreviations used in Recommendations

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tbody>
<tr>
<td>S.P.</td>
<td>Structure Plan</td>
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<tr>
<td>S.N.L.P</td>
<td>South Norfolk Local Plan</td>
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<tr>
<td>P.D.</td>
<td>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).</td>
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<tr>
<td>DGL</td>
<td>Director of Growth and Localism</td>
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### Applications referred back to Committee

<table>
<thead>
<tr>
<th>No.</th>
<th>Application No.</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>2012/1777/F</td>
<td>DICKLEBURGH AND RUSHALL</td>
<td>Mr A Pym</td>
<td>Land Rear Of Mount Pleasant Norwich Road Dickleburgh Norfolk</td>
<td>Development of 15 affordable residential units with associated landscaping, parking and highways works</td>
<td>Members voted 6-4 for APPROVAL</td>
</tr>
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</table>

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

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

### Reasons for approval

1. 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.

2. Through consideration of the design, use of materials, scale and siting of buildings the development is considered to respect the established principles of the surrounding listed buildings and conservation area and therefore in compliance with NPPF Sections 7 and 12, JCS Policy 2 and Saved Policies IMP15 and ENV10.

3. The vehicular and pedestrian access arrangements have been proposed to the satisfaction of the Highway Authority in accordance with Saved Policy IMP8.

4. The proposed landscaping will aid to integrate the development into its rural surroundings and enhance the green infrastructure of the locality in accordance with Saved Policies IMP2, ENV14 and ENV15. The careful combination of landscaping, design and layout is such as to take account of views in and out of the development to reduce harmful impacts on local heritage assets.

5. The introduction of an improved surface water management system through the development will reduce the risk of flooding of surrounding properties from foul sewage in accordance with the aims and objectives of NPPF 10: Meeting the challenge of climate change, flooding and coastal change and JCS Policy 3: Energy and water.
6 The development is compliant with the provisions of NPPF 12 as it would result in the provision of an identified community need and only result in less than substantial harm to the significance of designated heritage assets.

Updates:
Parish Council reaffirm their previous objections and request for the application to be refused:

- The Parish Council have clearly advised in the Local Plan process of their preference for the Rectory Road site to be developed
- English Heritage supports the parishioners and Parish Councils views that the site makes an important contribution to the significance of the Grade I listed All Saints Church and it would result in harm to the significance of heritage assets
- The Parish Council consider that they have followed correct protocol regarding affordable housing by working with the parishioners, local housing associations and considering their views and listening to their concerns. Putting localism in action.

The Parish Council has submitted an outline planning application for the provision of ten affordable dwellings at their preferred site on Rectory Road, Dickleburgh. The application has been validated and registered.

South Norfolk Council, as landowner, has advised that the Rectory Road site is not available for redevelopment at the current time as the Council does not intend to sell or otherwise dispose of this land.

Council Officers advised committee members of the update and although Rectory Road application was material to the application under consideration, that they should give it little to no weight in their determination, as it could not be regarded as deliverable.

2 

Appl. No : 2012/2034/F
Parish : STOKE HOLY CROSS
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 7-3 for APPROVAL

Approved with conditions
1 Standard 3 year time limit for implementation
2 In accordance with amended plans
3 Materials
4 Highway details TBA (including provision of access road to boundary of adjoining developable site)
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 TBA
9 Off-site highway works completed prior to occupation
10 TRO to extend speed limit
11 Surface water drainage scheme TBA
12 Foul water drainage scheme TBA
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 community facilities, 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 currently not a five year supply of sites within the South Norfolk part of 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 In this instance, 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 saved Local 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 policies 1, 2, 4, 5, 6, 7, 9, 15 and 20 of the Joint Core Strategy.

Updates:

Parish Council

- Reaffirm their objections of the 4th December and the 26th March.
- Disappointed that the Committee resolved to approve this application as they feel that their comments had not been adequately addressed or answered.
- Requests that SHX benefits from co-ordinated planning across 3 sites/developers to ensure that the community infrastructure needs can be properly met.
- Request that the application be refused, although would support a smaller coordinated development on this site.
NCC: Children’s Services (Education)

- We have been consulted formally on two sites on Long Lane in Stoke Holy Cross, 2013/0828 and 201312/2034. Stoke Holy Cross Primary does tend to pull children from outside of their catchment (i.e. from Poringland & Mulbarton) and although there is no capacity to expand as the school is on a small site, the school would have the space to accommodate further catchment children once children from outside the catchment leave the school.
- 125 dwellings would generate approximately 32 additional children. It is unlikely that NCC would raise an objection to these additional houses.

Officers advised that members should give no weight to the non-CIL compliant payments offered by the applicant, as detailed in the report.

Major applications or applications raising issues of significant precedent

<table>
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<th>3</th>
<th>Appl. No</th>
<th>2012/2016/O</th>
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<td></td>
<td>Parish</td>
<td>WYMONDHAM</td>
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Applicants Name : J Alston  
Site Address : Land At Chapel Road And Bunwell Road Spooner Row Norfolk  
Proposal : Outline planning application for the development of land to the east of Chapel Road - 13 dwellings and land to the east of Bunwell Road - 20 dwellings  
Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Outline Permission Time Limit  
2 Reserved Matters  
3 Approved plans  
4 Slab levels  
5 Floor levels of Bunwell Road  
6 Boundary Treatment  
7 Surface water management  
8 Ecological Management Plan  
9 Contaminated land  
10 Full details of external lighting  
11 Noise protection  
12 Foul water  
13 Landscaping  
14 Retention trees and hedges  
15 Tree protection  
16 Fire Hydrants  
17 External materials to be agreed  
18 Standard Estate Road  
19 Standard Estate Road  
20 Connection to highway  
21 Visibility splay  
22 Off site improvements

Subject to a Section 106 agreement to secure the provision of the proposed affordable housing and its phased delivery, CIL compliant financial contributions and open play space area.
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 South Norfolk part of 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 without the need for road widening to occur 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 adjacent dwellings in relation to residential amenity and therefore the application complies with Saved Policy IMP9.

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

Updates:

Officers advised that members should give no weight to the non-CIL compliant payments offered by the applicant, as detailed in the report.

Applications submitted by South Norfolk Council

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<thead>
<tr>
<th>Appl. No</th>
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<td>Parish</td>
<td>BAWBURGH</td>
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<tr>
<td>Applicants Name</td>
<td>South Norfolk Council</td>
</tr>
<tr>
<td>Site Address</td>
<td>Land Off Long Lane Bawburgh Norfolk</td>
</tr>
<tr>
<td>Proposal</td>
<td>Creation of a six pitch Gypsy and Traveller short stay stopping place (SSSP utilising a former section of highway and adjacent land)</td>
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<tr>
<td>Decision</td>
<td>This item was DEFERRED to a future meeting of the Development Management Committee.</td>
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5  
Appl. No : 2013/0760/F  
Parish : BUNWELL  

Applicants Name : Mr Henry Mason  
Site Address : Sub-division Of The Garden Of The Laburnums The Turnpike  
               Bunwell Norfolk NR16 1SR  
Proposal : Proposed construction of 3 bed bungalow and detached garage  

Decision : Members voted unanimously for APPROVAL  

Approved with conditions  
1  Full Planning permission time limit  
2  In accordance with submitted details and drawings  
3  No PD for Class A to north and east elevations  
4  No additional windows at first floor  
5  Any gates to open inward  
6  Provision of access and turning area  
7  Obscured glazing to conservatory north elev.  

Subject to submission of a flood risk assessment and the satisfactory resolution of any flood issues arising  

Reasons for approval  
The principle of residential development on the site has previously been established. The proposal is considered to be acceptable with regard to the aims of the Joint Core Strategy and the South Norfolk Local Plan 2003 as it constitutes a logical infill plot within a reasonable distance of a Service Village and can therefore be considered to constitute sustainable development.  

Updates:  

Officer  
•  Condition 4 should refer to no additional windows in north and south elevations at any level (not refer to no additional windows at first floor level)  
•  Extra conditions  
•  5. Any gates to open inward  
•  6. Provision of access and turning area  
•  7. Obscured glazing to conservatory north elev.  

Agent  
•  Flood Risk Assessment submitted  

Highways Officer  
•  Site layout amended to show means of access, turning and parking facilities  
•  As a result of amended scheme and garage now being to north side of dwelling the parking and access is not as accessible as the previously approved scheme but the bungalow is a sufficient distance from the road such that turning should be possible in front of the dwelling  
•  NCC condition regarding inward opening gates requested  
•  NCC condition regarding laying out of access, on-site parking and turning areas requested  

Parish Council
- No objections but due to its position relative to a bad bend on a fast road request that a large, conspicuous and clearly visible sign (from both directions) is placed near the road to allow drivers to find it easily
- Also request Bunwell PC standard lighting condition

Neighbour comment
- Quite okay with the amended plans (ref: 13 6652 03C) showing garage closest to Evergreen and north elevation of conservatory obscure glazed if all measurements and sizes remain as per the plan

Additional conditions
- As per NCC Highways Officer requirements set out above

6 Appl. No : 2013/0990/CU
Parish : BERGH APTON

Applicants Name : Mr Geoff and Mrs Karen Rose
Site Address : The Stables At Church Road Bergh Apton Norfolk
Proposal : Change of use to keeping horses and construction of a ménage

Decision : This item was WITHDRAWN by the applicant.

7 Appl. No : 2013/0335/F
Parish : BROOKE

Applicants Name : Mrs F Hornor
Site Address : Village Hall Norwich Road Brooke Norfolk NR15 1AB
Proposal : Erection of bespoke lighting system, comprising 4 steel columns at 8m mounting height with 2x specialised, state of the art Philips Optivision sports projector light fittings on each (8 in total) at Brooke Tennis Club to extend the playing season within limited hours

Decision : Members voted 7-2 (with 1 abstention) for APPROVAL (contrary to officer recommendation)

Approved with conditions

1 STLC
2 Amended Plans
3 Lighting to be switched off at 8.30pm
4 Mitigation measures as set out in paragraph 5.2 and 5.3 of ecological report
5 Lighting to be installed in accordance with submitted details
6 Provision of baffles in accordance with the ecological report and submitted details.

Reasons for Overturning Officer Recommendation
The harm from the lighting to the neighbouring property is not so significant as to warrant refusal and is balanced by the promotion and development of community access to an established village sports facility, in accordance with paragraph 28 of the National Planning Policy Framework.
Updates:

Applicant
Reduced the lighting time to 8:30pm

Ecologist
Before I can support this application, written confirmation is required from the applicant’s ecologist that the findings of the 2008 Ecological Report has not changed. If the situation has not changed, I would recommend that the lighting is restricted to no later than 8:30pm all year round.

Representations
Additional letter of objection: As a lighting and illumination engineer I consider that the proposed lighting scheme is flawed and completely inappropriate in this particular location

Environmental Health Officer
Following a recent artificial light training course, it is best practice to consider the existing illuminance where lighting installations are to be installed, in addition to the proposed illuminance. I therefore require that the illuminance measurements are made on behalf of the applicants along the boundary with the nearest residential receptor and are provided prior to determination.

Appl. No : 2013/0985/H
Parish : DICKLEBURGH AND RUSHALL
Applicants Name : Mrs Kate Wilby
Site Address : Kingfisher Lodge Common Road Dickleburgh Norfolk IP21 4PH
Proposal : Proposed shed and store room
Decision : Members voted unanimously 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 - Promoting good design; of the Joint Core Strategy and HOU 19 - 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 or part consistent with the published National Planning Policy Framework.

2. The development is considered to accord with Policy HOU19 of the South Norfolk Local Plan as the outbuilding has been designed to ensure that the parking and access to the dwelling will be maintained, and that neither the character and appearance of the dwelling nor the amenities of nearby residents will be adversely affected to a material degree.
Updates:

Parish Council
Approve and noted that where possible the PC would continue to support local business.

9  
Appl. No : 2013/1026/CU  
Parish : HETHERSETT  
Applicants Name : Miss Li Juan Tang  
Site Address : 32A Mill Road Hethersett Norfolk NR9 3DP  
Proposal : Change of use from office to cafe/tea room  
Decision : Members voted unanimously for APPROVAL

Approved with conditions

1  Full Planning permission time limit.
2  Limited Hours for trading.
3  Restricted use A3 only.
4  10 parking spaces on site.
5  Extraction to be installed as submitted.
6  No additional or replacement extraction, refrigeration or similar plant without consent.

Reasons for approval

The use of the premises for a café allows the opportunity for a business to serve the local community, while limiting the hours provides a balance between supporting a viable business and protecting the residential amenity of neighbouring properties in accordance with the planning policies.

Updates:

Agent
Submitted plan to demonstrate 12 parking spaces

Highways
The provision of six spaces in the rear yard is not realistic and would require continual shunting around of vehicles if one at the end needs to get out. 2 or 3 spaces may be feasible. The six at the front should be ok and it may be possible for an extra space to be provided at the very front in parallel to the building. It would be useful for a further amended plan to be submitted if the application is approved.