Development Management Committee

Members of the Development Management Committee:

<table>
<thead>
<tr>
<th>Conservatives</th>
<th>Liberal Democrats</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr J Mooney</td>
<td>Mr T East</td>
</tr>
<tr>
<td>(Chairman)</td>
<td>Dr M Gray</td>
</tr>
<tr>
<td>Mr D Blake</td>
<td></td>
</tr>
<tr>
<td>(Vice-Chairman)</td>
<td></td>
</tr>
<tr>
<td>Mrs Y Bendle</td>
<td></td>
</tr>
<tr>
<td>Mrs F Ellis</td>
<td></td>
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<tr>
<td>Mr C Gould</td>
<td></td>
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<tr>
<td>Mr L Hornby</td>
<td></td>
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<tr>
<td>Dr C Kemp</td>
<td></td>
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<tr>
<td>Dr N Legg</td>
<td></td>
</tr>
<tr>
<td>Mrs L Neal</td>
<td></td>
</tr>
</tbody>
</table>

Pool of Substitutes

Mr L Dale         Mrs V Bell
Mr C Foulger
Mr B Riches
Mr R Savage
Mr G Walden
Miss L Webster

Pre-Committee Members’ Question Time

9.00 am      Blomefield Room

Date

Wednesday 14 August 2013

Time

10.00 am

Place

Council Chamber
South Norfolk House
Swan Lane
Long Stratton Norwich
NR15 2XE

Contact

Sue Elliott  tel (01508) 533663
South Norfolk District Council
Swan Lane
Long Stratton Norwich
NR15 2XE

Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

PLEASE NOTE that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee’s attention.

The order of the agenda may change at the discretion of the Chairman, so it is advisable to arrive at the commencement of the meeting if you are intending to speak.

If you have any special requirements in order to attend this meeting, please let us know in advance

Large print version can be made available

06/08/2013
The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare Local Development Documents (DPDs) to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk. The Strategy is broadly consistent with the National Planning Policy Framework (NPPF) and accompanying technical guidance and was adopted by South Norfolk Council in March 2011. It is the starting point in the determination of planning applications and as it has been endorsed by an independent Planning Inspector the policies within the plan can be given full weight when determining planning applications. South Norfolk Council is also in the process of preparing its Site Specific Policies and Proposals DPD, Area Action Plans and Development Management DPD. These documents will allocate specific areas of land for development, define settlement boundaries and provide criterion based policies giving a framework for assessing planning applications.

In accordance with legislation planning applications must be determined in accordance with the policies of the Development Plan, unless material considerations which are relevant to planning indicate otherwise.

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan-led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets

The factors to be used in determining applications will relate to the effect on the “public at large” and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

THEREFORE we will:

- Acknowledge the strength of our policies,
- Be consistent in the application of our policy, and
- If we need to adapt our policy, we will do it through the Local Plan process.

Decisions which are finely balanced, and which contradict policy will be recorded in detail, to explain and justify the decision, and the strength of the material planning reasons for doing so.

LOCAL COUNCILS

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.
1. To report apologies for absence and identify substitute voting members (if any);

2. To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972; [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]

3. To receive Declarations of Interest from Members;
   (Please see flowchart and guidance attached, page 7)

4. Minutes of the meeting of the Development Management Committee held on 17 July 2013;
   (attached – page 9)

5. Planning Applications and Other Development Control Matters;
   (attached – page 23)
   To consider the applications as listed below:

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Planning Ref No.</th>
<th>Parish</th>
<th>Site Address</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2012/1998/O</td>
<td>WYMONDHAM</td>
<td>Land adjacent to Elm Lodge Downham Grove Wymondham NR18 0SN</td>
<td>24</td>
</tr>
<tr>
<td>2</td>
<td>2013/0332/F</td>
<td>COSTESSEY</td>
<td>Land East of Newhaven Folgate Lane Costessey NR8 5EF</td>
<td>29</td>
</tr>
<tr>
<td>3</td>
<td>2013/0614/CU</td>
<td>REDENHALL WITH HARLESTON</td>
<td>Frank Spurgeon Butchers 9 Redenhall Road Harleston IP20 5EN</td>
<td>36</td>
</tr>
<tr>
<td>4</td>
<td>2013/1048/F</td>
<td>HETHERSETT</td>
<td>Memorial Playing Fields Recreation Road Hethersett NR9 3EN</td>
<td>41</td>
</tr>
<tr>
<td>5</td>
<td>2013/1075/F</td>
<td>HINGHAM</td>
<td>19-21 Baxter Road Hingham NR9 4HY</td>
<td>46</td>
</tr>
<tr>
<td>6</td>
<td>2013/1076/CA</td>
<td>HINGHAM</td>
<td>19-21 Baxter Road Hingham NR9 4HY</td>
<td>46</td>
</tr>
<tr>
<td>7</td>
<td>2013/1099/F</td>
<td>WYMONDHAM</td>
<td>The Apex 1 Unit Farrier Close Wymondham NR18 0WF</td>
<td>52</td>
</tr>
<tr>
<td>8</td>
<td>2013/1108/H</td>
<td>WYMONDHAM</td>
<td>8 Elise Way Wymondham NR18 9LX</td>
<td>55</td>
</tr>
<tr>
<td>9</td>
<td>2013/1153/F</td>
<td>WINFARTHING</td>
<td>Land South of The Shingles The Street Winfarthing IP22 2ED</td>
<td>58</td>
</tr>
<tr>
<td>10</td>
<td>2013/1169/CU</td>
<td>SWAINSTHORPE</td>
<td>The Dun Cow Norwich Road Swainsthorpe NR14 8PU</td>
<td>61</td>
</tr>
<tr>
<td>11</td>
<td>2013/1170/LB</td>
<td>SWAINSTHORPE</td>
<td>The Dun Cow Norwich Road Swainsthorpe NR14 8PU</td>
<td>61</td>
</tr>
<tr>
<td>12</td>
<td>2013/0852/F</td>
<td>LODDON</td>
<td>2-4 High Street Loddon NR14 6AH</td>
<td>67</td>
</tr>
</tbody>
</table>
6. **Sites Sub-Committee;**

   Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. **Enforcement Report**
   (attached – page 73)

8. **Planning Appeals (for information)**
   (attached – page 77)

9. **Date of next scheduled meeting** – Wednesday 11 September 2013
1. GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

(i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
(ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
(iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
(iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
- The town or parish council - up to 5 minutes for member(s) or clerk;
- Objector(s) - any number of speakers, up to 5 minutes in total;
- The applicant, or agent or any supporters - any number of speakers up to 5 minutes in total;
- Local member
- Member consideration/decision.

TIMING: In front of you there are two screens which tell you how long you have left of your five minutes. After four minutes the circle on the screen turns amber and then it turns red after five minutes, at which point the Chairman will ask you to come to a conclusion.

MICROPHONES: In front of you there is a microphone which we ask you to use. Simply press the button to turn the microphone on and off

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

Please note: In accordance with the Council’s constitution no one may make photographs, film, video or other electronic recordings of the meeting without the Chairman’s consent
HEALTH AND SAFETY INFORMATION

<table>
<thead>
<tr>
<th><strong>Fire alarm</strong></th>
<th>If the fire alarm sounds please make your way to the nearest fire exit. Members of staff will be on hand to escort you to the evacuation point</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mobile phones</strong></td>
<td>Please switch off your mobile phone or put it into silent mode</td>
</tr>
<tr>
<td><strong>Toilets</strong></td>
<td>The toilets can be found on your right and left of the lobby as you enter the Council Chamber</td>
</tr>
<tr>
<td><strong>Break</strong></td>
<td>There will be a short comfort break after two hours if the meeting continues that long</td>
</tr>
<tr>
<td><strong>Drinking water</strong></td>
<td>A water dispenser is provided in the corner of the Council Chamber for your use</td>
</tr>
</tbody>
</table>

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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><strong>A</strong></th>
<th>Advert</th>
<th><strong>G</strong></th>
<th>Proposal by Government Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>AD</td>
<td>Certificate of Alternative Development</td>
<td>HZ</td>
<td>Hazardous Substance</td>
</tr>
<tr>
<td>CA</td>
<td>Conservation Area</td>
<td>LB</td>
<td>Listed Building</td>
</tr>
<tr>
<td>CU</td>
<td>Change of Use</td>
<td>LE</td>
<td>Certificate of Lawful Existing development</td>
</tr>
<tr>
<td>D</td>
<td>Reserved Matters (Detail following outline consent)</td>
<td>LP</td>
<td>Certificate of Lawful Proposed development</td>
</tr>
<tr>
<td>F</td>
<td>Full (details included)</td>
<td>O</td>
<td>Outline (details reserved for later)</td>
</tr>
<tr>
<td>H</td>
<td>Householder – Full application relating to residential property</td>
<td>RVC</td>
<td>Removal/Variation of Condition</td>
</tr>
<tr>
<td>C</td>
<td>Application to be determined by County Council</td>
<td>SU</td>
<td>Proposal by Statutory Undertaker</td>
</tr>
</tbody>
</table>

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). |
| **J.C.S** | Joint Core Strategy |
| **N.P.P.F** | National Planning Policy Framework |
DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

<table>
<thead>
<tr>
<th>Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the interest directly:</td>
</tr>
<tr>
<td>1. affect yours, or your spouse / partner’s financial position?</td>
</tr>
<tr>
<td>2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?</td>
</tr>
<tr>
<td>3. Relate to a contract you, or your spouse / partner have with the Council</td>
</tr>
<tr>
<td>4. Affect land you or your spouse / partner own</td>
</tr>
<tr>
<td>5. Affect a company that you or your partner own, or have a shareholding in</td>
</tr>
<tr>
<td>If the answer is “yes” to any of the above, it is likely to be pecuniary.</td>
</tr>
<tr>
<td>Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.</td>
</tr>
<tr>
<td>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</td>
</tr>
<tr>
<td>If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</td>
</tr>
<tr>
<td>Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.</td>
</tr>
<tr>
<td>Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</td>
</tr>
</tbody>
</table>

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF. PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE.
DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

What matters are being discussed at the meeting?

Do any relate to an interest I have?

A Have I declared it as a pecuniary interest?
OR
B Does it directly affect me, my partner or spouse’s financial position, in particular:
- employment, employers or businesses;
- companies in which they are a director or where they have a shareholding of more than £25,000 face value or more than 1% of nominal share holding
- land or leases they own or hold
- contracts, licenses, approvals or consents

Pecuniary Interest

The interest is pecuniary – disclose the interest, withdraw from the meeting by leaving the room. Do not try to improperly influence the decision

If you have not already done so, notify the Monitoring Officer to update your declaration of interests

NO

YES

The interest is related to a pecuniary interest. Disclose the interest at the meeting. You may make representations as a member of the public, but then withdraw from the room

Does the matter indirectly affects or relates to a pecuniary interest I have declared, or a matter noted at B above?

Related pecuniary interest

YES

NO

The Interest is not pecuniary nor affects your pecuniary interests. Disclose the interest at the meeting. You may participate in the meeting and vote

Have I declared the interest as an other interest on my declaration of interest form? OR

Does it relate to a matter highlighted at B that impacts upon my family or a close associate? OR

Does it affect an organisation I am involved with or a member of? OR

Is it a matter I have been, or have lobbied on?

Other Interest

NO

YES

You are unlikely to have an interest. You do not need to do anything further.
DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday 17 July 2013 at 10.00 am.

Committee Members Present: Councillors J Mooney (Chairman), Y Bendle, T East, F Ellis, C Gould, M Gray and L Neal

Apologies: Councillors D Blake, L Hornby, C Kemp and N Legg

Substitutes: Councillors B Riches (for N Legg), R Savage (for L Hornby) and L Webster (for C Kemp)

Officers in Attendance: The Special Projects Manager (T Pierce), the Area Planning Officer (West) (C Trett), the Conservation, Design and Landscape Manager (D Edleston), the Senior Planning Officer (East) (C Curtis), the Senior Planning Officers (Majors) (G Hancox and I Reilly), and the Housing Strategy Manager (K Mitchell).

(35 members of the public were in attendance)

84. MINUTES

Referring to the minutes of the meeting held 18 June 2013 (applications 2011/0505/O and 2012/0371/O in Wymondham), Cllr R Savage requested that the minutes be amended to reflect the need for corresponding decisions for the two applications.

He also suggested that the minutes needed to specify the agreed time restriction (15 weeks) relating to the Section 106 Agreement and the construction of the subway for the railway bridge.

Subject to the above changes, the minutes of the Development Management Committee meetings held 18 June 2013 and 19 June 2013 were confirmed as a correct record and signed by the Chairman.
85. DECLARATIONS OF INTEREST

The following members declared interest in the matters listed below. Unless indicated otherwise, they remained in the meeting.

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Councillor</th>
<th>Declaration</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/1777/F</td>
<td>DICKLEBURGH AND RUSHALL</td>
<td>All</td>
<td>Local Planning Code of Practice (lobbied by objectors)</td>
</tr>
<tr>
<td>(Item 1)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2012/2034/F</td>
<td>STOKE HOLY CROSS</td>
<td>All</td>
<td>Local Planning Code of Practice (lobbied by the applicant and objectors)</td>
</tr>
<tr>
<td>2012/2016/O</td>
<td>WYMONDHAM</td>
<td>R Savage</td>
<td>Other interest – as a member of Wymondham Town Council and the Council’s Sewage Treatment Works Steering Group</td>
</tr>
<tr>
<td>2013/0335/F</td>
<td>BROOKE</td>
<td>All</td>
<td>Local Planning Code of Practice (lobbied by the applicant and objectors)</td>
</tr>
</tbody>
</table>

86. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Growth and Localism. The officers presented applications listed in the report and representatives from Parish/Town Councils and members of the public addressed the Committee on the following:

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Speaker(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/1777/F</td>
<td>DICKLEBURGH AND RUSHALL</td>
<td>Mr K Ambrose, Dickleburgh and Rushall Parish Council</td>
</tr>
<tr>
<td>(Item 1)</td>
<td></td>
<td>Mr T Newcombe, Objector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mr I Hill, Agent for Applicant</td>
</tr>
<tr>
<td>2012/2034/F</td>
<td>STOKE HOLY CROSS</td>
<td>Mr R Humphrey, Stoke Holy Cross Parish Council</td>
</tr>
<tr>
<td>(Item 2)</td>
<td></td>
<td>Mr E Gilder, Objector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mr A Paterson, Applicant</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cllr T Lewis, Local Member</td>
</tr>
<tr>
<td>2012/2016/O</td>
<td>WYMONDHAM</td>
<td>Mr M Nolan, Agent for the Applicant</td>
</tr>
<tr>
<td>(Item 3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2013/0760/F</td>
<td>BUNWELL</td>
<td>Mr I Norris, Agent for Applicant</td>
</tr>
<tr>
<td>(Item 5)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Committee made the decisions indicated in the Appendix to these minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Growth and Localism.

87. PLANNING APPEALS

Members noted the Planning Appeals Report.

(The meeting closed at 1.20 pm)
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

| 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 residential property | SU    | Proposal by Statutory Undertaker   |
| 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). |
| DGL | Director of Growth and Localism |
Applications referred back to Committee

1 Appl. No : 2012/1777/F
Parish : DICKLEBURGH AND RUSHALL

Applicants Name : Mr A Pym
Site Address : Land Rear Of Mount Pleasant Norwich Road Dickleburgh Norfolk
Proposal : Development of 15 affordable residential units with associated landscaping, parking and highways works

Decision : Members voted 6-4 for APPROVAL

Approved with conditions

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

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  

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>2012/2034/F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parish</td>
<td>STOKE HOLY CROSS</td>
</tr>
<tr>
<td>Applicants Name</td>
<td>John Paterson (Dilham) Ltd</td>
</tr>
<tr>
<td>Site Address</td>
<td>Land East Of Hillcrest Long Lane Stoke Holy Cross Norfolk</td>
</tr>
<tr>
<td>Proposal</td>
<td>New access to land adjacent to Long Lane, provision of 50 houses, road and car park</td>
</tr>
<tr>
<td>Decision</td>
<td>Members voted 7-3 for APPROVAL</td>
</tr>
</tbody>
</table>

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>
<thead>
<tr>
<th>No</th>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2012/2016/O</td>
<td>WYMONDHAM</td>
<td>J Alston</td>
<td>Land At Chapel Road And Bunwell Road Spooner Row Norfolk</td>
<td>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</td>
<td>Members voted unanimously for APPROVAL</td>
</tr>
</tbody>
</table>

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.
Reasons for approval

1 The proposal would provide for a sustainable residential development which could be delivered within five years. It is accepted that there is not a five year supply of sites within 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

4 Appl. No : 2013/0892/F
Parish : BAWBURGH
Applicants Name : South Norfolk Council
Site Address : Land Off Long Lane Bawburgh Norfolk
Proposal : Creation of a six pitch Gypsy and Traveller short stay stopping place (SSSP utilising a former section of highway and adjacent land)

Decision : This item was DEFERRED to a future meeting of the Development Management Committee.
5  Appt. 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.
Development Management Committee  
17 July 2013

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.

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<table>
<thead>
<tr>
<th>8</th>
<th>Appl. No</th>
<th>2013/0985/H</th>
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<tbody>
<tr>
<td>Parish</td>
<td>DICKLEBURGH AND RUSHALL</td>
<td></td>
</tr>
<tr>
<td>Applicants Name</td>
<td>Mrs Kate Wilby</td>
<td></td>
</tr>
<tr>
<td>Site Address</td>
<td>Kingfisher Lodge Common Road Dickleburgh Norfolk IP21 4PH</td>
<td></td>
</tr>
<tr>
<td>Proposal</td>
<td>Proposed shed and store room</td>
<td></td>
</tr>
<tr>
<td>Decision</td>
<td>Members voted unanimously for APPROVAL</td>
<td></td>
</tr>
</tbody>
</table>

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.
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Growth and Localism

Key to letters included within application reference to identify application type – e.g. 2013/0001/A – Application for consent to display and 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
       (Details following outline consent)
F     Full (details included)              O     Outline (details reserved for later)
H     Householder – Full application relating to residential property
C     Application to be determined by County Council
       SU    Proposal by Statutory Undertaker

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 or works specified).

J.C.S Joint Core Strategy
Applications referred back to Committee

Parish : WYMONDHAM

Applicants Name : Mr & Mrs P Bryce
Site Address : Land Adj To Elm Lodge Downham Grove Wymondham Norfolk NR18 0SN
Proposal : Outline application for two storey detached dwelling, cartshed/garden store and new access drive including matters of access, layout and scale.

Recommendation : Refusal

1  Policy ENV8
2  Insufficient Information

Introduction

The application was presented to Development Management Committee on the 27 February 2013. Members resolved to defer the application until an Ecology Survey had been carried out, submitted and assessed by the Council's Ecologist. The required Ecology Survey was carried out in May 2013 and submitted for assessment by the Council's Ecologist in June 2013. The findings of the report are supported and the Council's Ecologist agrees that the site is of low value for biodiversity, and subject to conditions for mitigation as set out in section 8 of the report which relates to the provision of bat boxes and bird boxes, the no objections are raised on Ecology grounds.

The Committee report remains as previously submitted, but has been updated in terms of the section relating to the lack of ecology report.

1. Planning Policies

1.1 National Planning Policy Framework
NPPF 10: Meeting the challenge of climate change, flooding and coastal change
NPPF 06: Delivering a wide choice of high quality home

1.2 Joint Core Strategy
Policy 1 : Addressing climate change and protecting environmental assets

1.3 South Norfolk Local Plan
ENV 8: Development in the open countryside (Part Consistent)
ENV 14: Habitat protection
ENV 15: Species protection
IMP 2: Landscaping

2. Planning History

2.1 No recent history

3. Consultations

3.1 Parish Council Approve
3.2 District Member

Although the proposal falls just outside the Development Boundary the vicinity of the site has been so substantially changed by two large scale residential development to the south and east of the application site. The proposed dwelling will not erode the character of the immediate area.

3.3 Landscape Officer

Object to the loss of 5 trees to make provision for the proposal - and to the pressure for the removal of trees on the east and south boundary which will result in shading to the property.

Revised plan to demonstrate that the buildings can be accommodated on site without impact to the Root Protection Area, but maintains objection on the grounds of shading to the property and pressure for the future removal of the additional trees.

3.4 Flood Defence Officer

No objections subject to adequate provision for disposal of surface water drainage.

3.5 Ecologist - NCC

Support subject to mitigation as set out in Section 8 of the Ecology report.

3.6 Representations

2 letters of support

- with 200 housing being developed on adjoining fields, no reason to refuse this application.
- The small Hamlet of 5 dwellings is already linked to Wymondham on two sides by the current development, this proposal will not harm the countryside.

4 Assessment

4.1 The proposal is an outline application for the erection of a detached dwelling with associated garage and garden store on land adjacent to Elm Lodge. The site is in a cleared area of woodland which is bordered on the east and south by existing mature trees and a hedge. The access to the site is off Downham Grove which is a single track leading from Norwich Common. The site is outside the Development Limits of Wymondham. Two large residential sites are under construction to the south east (Whispering Oaks) and the north east (Oaklands/Becketts Grove) of the site.

Policies in the JCS, Local Plan and requirements of the NPPF seek to ensure that new dwellings are for sustainable locations, are of good design and do not adversely affect the Ecology of the site or the surrounding 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.

4.2 Policies in the JCS, Local Plan and requirements of the NPPF seek to ensure that new dwellings are for sustainable locations, are of good design and do not adversely affect the Ecology of the site or the surrounding 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.

4.3 Policy ENV 8 permits new dwellings in the open countryside under certain criteria either for existing agricultural or forestry purposes, or for commercial sites which demand a rural location. Section 6 (Para 55) of the NPPF also makes provision for dwellings in the open countryside if the design is truly outstanding or innovative. From the information submitted the application for a dwelling in this location is not for agricultural or forestry purposes or for a commercial enterprise which accords with policy, no justification is submitted with the application to depart from policy. As the application is for outline permission, no evidence has been submitted to consider the application against Section 6 of the NPPF (exceptional designs). For these reasons the proposal is contrary to policy.
4.4 The agent refers to an application on a plot on the opposite side of the track to the current proposal which was granted for a single dwelling on land adjacent to No 1 Downham Grove in 2011. This application followed an outline application which was refused, and dismissed on appeal in 2008 the reasons being:- the site is outside the Development Limit; the scheme would not significantly contribute to housing land supply; and permission without justification would make it more difficult to resist applications for single dwellings elsewhere in the open countryside which cumulatively would be damaging to the character of the rural area of the district.

4.5 A further application for 1 dwelling was submitted in 2010 also refused for the same reasons. A later application was received in 2010 for a new dwelling, recommended for refusal for the same reasons relevant to the Appeal decision in 2008, but the application was approved by the Planning Committee. The reason given was: although outside the Development Limits the open countryside in this vicinity of the site has been substantially changed by the development to the south and east of the proposal. The proposed dwelling will not therefore erode the character of the area to any significant degree and is considered to accord with policy. That dwelling has now been constructed.

4.6 The two large residential sites under construction, Whispering Oaks and Oaklands/Becketts Grove were also outside the Development Limit but contributed significantly to reducing the shortfall in the housing land supply in the Norwich Policy Area and this was a major consideration in the decision to approve them.

4.7 The Wymondham Area Action Plan currently going through the consultation process still excludes the current application site from the Development Limit although it carries little weight at this consultation stage.

4.8 Notwithstanding the decision on the adjacent site, this site is outside the Development Limit and officers remain of the view that a new dwelling is not justified. The proposed dwelling, while meeting the needs and aspirations of the individual applicant, will both singularly and cumulatively be damaging to the rural character of the Downham Grove area and in conflict with Policy ENV8.

4.9 Concern was been raised by the Council's Landscape Officer regarding the need for the felling of five mature woodland trees which are suitable for retention for at least 20+ years. The other concern raised is that of potential shadowing to the new development from the trees which are to be retained on the east and south of the site. These points were noted by the agent and amended plans have been submitted showing retention of additional trees on the site and a slight shift if the position of the building to demonstrate that the dwelling and garaging/garden storage area can be accommodated without encroaching onto the Root Protection Area of the retained trees. However, objection is maintained by the Landscape Officer with regard to future pressure to remove trees from the east and south boundary to improve natural light to the property. The retention of trees on the site is also relevant to the ecology of the site and the wider area for the retention of wildlife habitat.

4.10 Subject to the mitigation measures as set out in section 8 of the Ecology Report submitted by Aurum Ecology dated May 2013, no objections are raised by the Council’s Ecologist.
5 Conclusion

5.1 The proposal for the erection of one dwelling is assessed against Policy ENV8. The development of this plot would result in erosion of this undeveloped rural character of area which is outside the Development Limits with no justification to depart from policy.

Contact Officer, Telephone Number and E-mail: Jacqui Jackson 01508 533837 j.jackson@s-norfolk.gov.uk
Other Applications

2 Appl. No : 2013/0332/F
Parish : COSTESSEY

Applicants Name : Mr A Bunn
Site Address : Land East Of Newhaven Folgate Lane Costessey Norfolk NR8 5EF
Proposal : Erection of 1 no detached dwelling to existing land

Recommendation : Approval with Conditions

1. Full Permission Time Limit
2. In accordance with submitted drawings
3. External materials to be agreed
4. Slab level
5. Landscaping scheme to be submitted
6. Water efficiency
7. Tree protection
8. Implementation of services
9. Provision of parking and turning area

1. Planning Policies

1.1 National Planning Policy Framework
Policy 2 : Promoting good design
ENV 8: Development in the open countryside (Part Consistent)
NPPF 06: Delivering a wide choice of high quality home
NPPF 07: Requiring good design
NPPF 11: Conserving and enhancing the natural environment

1.2 Joint Core Strategy
Policy 1 : Addressing climate change and protecting environmental assets
Policy 3: Energy and water
Policy 4 : Housing delivery
Policy 17 : Small rural communities and the countryside
Policy 9 : Strategy for growth in the Norwich Policy Area

1.3 South Norfolk Local Plan
ENV 3: River valleys
ENV 19: Tree Preservation Orders
IMP 2: Landscaping
IMP 8: Safe and free flow traffic
IMP 9: Residential amenity
UTL 14: Waste collection and recycling
TRA 19: Parking standards

1.4 Supplementary Planning Document
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2007/1804 Erection of 2no. dwellings Refused
Appeal Dismissed

2.2 2001/0014 Erection of bungalow Refused

2.3 1994/1375 Erection of 2 bungalows Refused
Appeal Dismissed
3. Consultations

3.1 Parish Council

**Original Plans:**
- Recommend refusal.
- Backland development.
- Access is narrow track with difficult access to highway.
- Would damage tree roots of neighbouring protected woodland.

**Revised Plans:**
- Recommend refusal.
- Backland development.
- Previously refused at appeal.
- Access is narrow track with difficult access to highway.
- Would damage tree roots of neighbouring protected woodland.
- Discrepancy between tree surveys provided by applicant and owners of protected wood.

3.2 District Member

**Revised Plans:**
- Application should be brought to Committee for determination.
- Arboricultural information is being disputed

3.3 Flood Defence Officer

**Revised Plans:**
- Surface water drainage advice.

3.4 Planning Policy

**Original Plans:**
- Outside Development Limit for Old Costessey in the saved policies of the South Norfolk Local Plan 2003.
- Is Development in Open Countryside.
- ENV8 relevant.
- Within River Valley SNLP Policy ENV3 and constitutes inappropriate development.
- ENV8 and ENV3 broadly in accordance with NPPF.
- The emerging Site Specific Policies and Allocations element of the new Local Plan currently carries limited weight.
- Site remains outside proposed Development Boundary in the emerging plan.
- Paragraph 109 of NPPF relevant.
- Policies 2 and 12 of JCS relevant.
- Landscape Character Assessment reviewed in 2012 notes threat of incremental development and suburbanisation to the Tud Rural River Valley.
- Place making guide SPD relevant.
- Planning permission was granted on appeal in August 2012 for 62 dwellings on the paddocks to the east of the site, which is also outside current and emerging Development Boundaries. Inspector noted proposal would be harmful to character and appearance of area, gave rise to significant adverse landscape and visual impacts, reasonably sustainable location, would not minimise need to travel, some conflict with strategic objectives of Policies 1 and 6 of JCS, taking NPPF as a whole and 5 year supply of deliverable housing sites and presumption in favour of sustainable development outweighed the identified harm.
- Main planning policy consideration if impacts of dwelling on
character and appearance of area weighed against contribution to housing land supply.

- In an appeal decision pre-dating NPPF and Inspector concluded that a single dwelling would not make a significant contribution to housing land supply.
- If land supply outweighs other matters consider reduced time limit for implementation.

3.5 Landscape Officer

Original Plans:
- Object
- Insufficient information in relation to impact on TPO.
- Woodland to north protected by TPO.
- Trees on boundary of wood overhang access and parts of site.
- No arboricultural information submitted.
- Clarification of dwellings relationship to trees required
- Details of services required
- Recommend refusal

Revised Plans:
- Do not maintain objection subject to services being provided in accordance with submitted details
- Suggest conditions regarding tree protection and installation of services

3.6 NCC Highways

Original Plans:
- Recommends condition regarding parking and turning.

3.7 Representations

Original Plans:
Letter from two properties making the following comments
- Should be bungalow
- Should not be by entrance to Acorns
- Comments regarding risk to TPO trees

Letters from 4 properties objecting and making the following comments
- Backland development
- Outside Development Plan
- Refused previously
- Difficult/Dangerous access
- Too close to Carrs Hill Wood trees
- Closeness of traffic to kitchen window and garden of Meadow View, would detrimentally affect living conditions.
- Due to narrowness of access could be hazard to highway users.
- Nothing has changed since 1995 appeal.
- Enclosed copy of 94/1375 appeal ref
- Local Plan should be followed to avoid gradual erosion of countryside
- Destruction of wildlife habitat
- More intensively developed area
- Loss of view of woodland
- Hillcrest house and garden would be overlooked
- Increase and noise and disturbance
- Loss of property value
Letters from 2 properties in support and making the following comments
- No objection to single storey
- Object to development in roof space
- No reason why development should not take place
- Ideally suited to a family home
- Little impact on surrounding properties or amenities

Revised Plans:
Letter from one property making the following comments:
- Concern about whether protected trees are to be cut back or removed
- Group tree report required for woodland edge locations
- Concern about conflicting information and lack of clarity in tree report
- Comments regarding land ownership and rights of passage
- Detailed comments on specific trees referred to in the tree report
- Residents using the access track find Tree T12 a nuisance, it restricts width and obscures the bend by the garage
- Carrs Hill House have carried out our own tree report
- Hazard risk of boundary trees and second row trees will have to be reassessed if planning permission is granted
- Will increase demand to cut back protected trees along northern boundary
- Habitat implications
- Replacement trees will not mitigate loss of landscape value and habitat
- Plan submitted with tree report not accurate
- Concern construction exclusion zone could not be accommodated between Meadow Views fence and Tree T12
- Concern about laying of services
- Sufficient accurate tree information has not been provided
- Concern about long term viability of woodland trees and landscape value

Letters from 2 properties objecting and making the following comments
- Living conditions of Meadow View will be detrimentally affected and harmed
- Moving the garage will not reduce vehicle movements past Meadow View
- Extra traffic will result in conflict between vehicles entering and leaving the lane
- Causing danger to highway users
- Will not allow matting or barriers for arboriculture on Meadow View property
- Hillcrest rear bedrooms and bathroom will be overlooked
- Would invade privacy of Hillcrest
- Removal of trees T3 and T4 would reduce privacy and outlook of Hillcrest
- Loss of bird habitat
- Would block view of woodland from Hillcrest
- Concern about further future development on site
- Meadow View will not grant permission for services to be provided along access track
- Meadow View owns the access track
4 Assessment

4.1 The application seeks full planning permission for a four bedroom bungalow and detached garage to be located on a site of 0.15ha accessed by a track leading from Folgate Lane. To the south, east and west of the site are existing dwellings. To the north is TPO’d woodland. Two existing dwellings are currently accessed from the track off Folgate Lane.

4.2 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.

4.3 The main issues in this case are: the principle of development in this location; the character and appearance of the area; highway safety; and residential amenity.

Principle of development

4.4 The site is located outside the Development Limit Designated in the Development Plan. The site is within the Norwich Policy Area (NPA) defined in the JCS. Within the NPA the requirements of paragraph 47 of the NPPF are not met because there is not a 5 year housing land supply. The site is outside the proposed development boundary in the emerging New Local Plan. Planning permission has been granted at appeal in August 2012 for 62 dwellings on the paddocks to the east of the application site. The 5 year housing land supply shortfall was afforded significant weight by the Inspector that considered that appeal. In that case 62 dwellings would make a more significant contribution to the housing shortfall than a single dwelling. Therefore, the contribution the application development would make to the housing land supply shortfall would not be afforded such significant weight in this case. However, given the nearby approval, the requirements of the NPPF and the assessment set out below it would be difficult to resist the principle of developing one dwelling on the site.

Character and appearance of area

4.5 To the north of the site is an area of TPO woodland that contributes to the character and appearance of the area. Access to the site would be along a track that runs adjacent to the TPO woodland. The applicant has submitted an Arboricultural report and the layout of the proposed development has been revised. The applicant has submitted details of how technically services could be provided to the site. Whilst it is noted that there is some lack of clarity regarding private rights in relation to the private access drive, this is a private legal matter between the parties concerned. The revised proposal could physically be developed without detriment to the TPO trees near the site.

4.6 In July 2008 an appeal against refusal of planning permission for two dwellings was dismissed ref 2007/1804. The Inspector stated that 'as a result of the enclosed nature of the site the proposal would have limited impact on the character and appearance of the wider countryside....the proposal would detract from the undeveloped character at the rear of the frontage dwellings.' In considering the appeal for 62 dwelling referred to above the Inspector noted that 'the proposal would be harmful to the character and appearance of the area' and 'give rise to significant and adverse landscape and visual impacts even after mitigation'.

4.7 The site is within the Tud River Valley designation in the SNLP. The Place Making Guide lists one of the key design considerations for the Tud River Valley as 'prevent incremental development down the valley sides into this character area.'
4.8 Consequently, development of the site will have some adverse impact on the character and appearance of the locality in conflict with the adopted Policy. Including JCS Policy 2, the NPPF and the South Norfolk Place Making Guide. However, in this case a single dwelling will have a limited adverse impact over and above the adverse impact that will be caused by the 62 dwellings allowed on appeal. Therefore, the adverse impact of the dwelling on the existing character and appearance of the area is not sufficient to warrant refusal in this case.

Highway safety

4.9 In the 2008 appeal for two dwellings on the site ref 2007/1804, the Inspector noted that the proposal would not compromise highway safety. NCC Highways have not objected to the current application, but have recommended a condition to ensure vehicles can park and turn on site to enter the leave the highway in forward gear. Therefore, subject to such a condition the proposal should not result in a hazard or inconvenience to users of the public highway.

Residential amenity

4.10 Due to the woodland being located to the north of the proposed dwelling, the trees should not cause a level of shading to the property that would harm the residential amenity of the potential occupiers. The plot is partly overlooked by existing neighbouring dwellings. However, due to the distances involved it is possible to provide the proposed dwelling with sufficient private amenity space.

4.11 In the 2008 appeal for two dwellings on the site ref 2007/1804, the Inspector noted that the additional traffic arising from the proposed dwellings passing close to the house and garden of Meadow View would have a detrimental impact on the living conditions of the occupiers of that property. The current application is for one dwelling and consequently a lower volume of traffic would be likely to be generated by the proposed development. Therefore, the current proposal would have less of an impact on the living conditions of the occupiers of Meadow View than the appeal proposal. The proposed dwelling is a bungalow. Due to the distances from the boundaries of the site, the proposed dwelling should not have an adverse impact on the residential amenity of the occupiers of neighbouring dwellings.

5 Conclusion

5.1 The proposal is acceptable in respect of the aims of the National Planning Policy Framework and is considered to be in accordance with Policy 3 of the Joint Core Strategy and Policies IMP8, IMP9 and TRA19 of the South Norfolk Local Plan. Material consideration in recommending approval outside the defined development limit, in this instance, has been given to the existing extant planning permission in the vicinity of the site for 62 dwellings and the limited impact of the proposal on other identified interests as set out above.

Contact Officer, Telephone Number  Michelle Lyon 01508 533681
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3  **Appl. No:** 2013/0614/CU  
**Parish:** REDENHALL WITH HARLESTON

Applicants Name : Mr B Belton  
Site Address : Frank Spurgeon Butchers  9 Redenhall Road Harleston Norfolk  
IP20 9EN  
Proposal : Change of use from shop (A1) to hot food take-away (A5) together with a new ventilation extract outlet

**Recommendation:** Approval with Conditions

1.  Full Planning permission time limit  
2.  In accordance with amendments  
3.  Hours of opening  
4.  Flue to accord with specifications as submitted

Subject to the receipt of satisfactory amended plans

1.  **Planning Policies**

1.1  **National Planning Policy Framework**  
NPPF 01: Building a strong competitive economy  
NPPF 02: Ensuring the vitality of town centres  
NPPF 12: Conserving and enhancing the historic environment

1.2  **Joint Core Strategy**  
Policy 2 : Promoting good design  
Policy 5 : The Economy

1.3  **South Norfolk Local Plan**  
IMP 9: Residential amenity  
IMP 18: Development in Conservation Areas.  
SHO 11: Class A3 uses - control over hours of operation

2.  **Planning History**

2.1  2009/2025 Proposed removal of existing fridges and replace with a new chiller room  
Approved

2.2  2008/0733 Erection of proposed first floor flat over shop  
Approved

2.3  2001/0570 Erection of flat above existing shop  
Approved

3.  **Consultations**

3.1  Parish Council Refused  
- The unacceptable environmental impact, noise, smell, parking, unloading of goods near a junction and general disturbance a hot food takeaway establishment would cause in that location.

3.2  District Member Can be delegated

3.3  Conservation Officer Concerned that the flue will be visible from the street scene and as stainless steel would be noticeable in this context.  
Suggested that the flue is encased within a chimney.
3.4 Environmental Services (Protection)  No significant grounds for objection following submission of amended details

3.5 Representations  17 letters of objection expressing the following concerns:-

- 5 take-away’s in area already
- Late night noise
- Litter dropping
- No parking delivery facilities provided for the use
- Noisy and bad behaviour by customers
- Shop more suitable for A1 usage in this location
- Loss of trade to existing businesses
- Employment creation at expense of other businesses
- Longer hours than existing businesses
- Impact of flue on residential properties
- Congregation of staff to rear of unit in breaks
- Restrict use of refrigeration units after 18:00
- Will encourage obesity in school children
- Reduction in town centre diversity
- Building size not adequate for use, customers waiting outside

One petition with 213 signatures raising the following issue:

- We are saying no to the new hot food takeaway premises in the town

4 Assessment

4.1 The application site is a single storey shop unit on the northern side of Redenhall Road in Harleston. The property is not listed although it is located within the Harleston Conservation Area. The shop is within an area of mixed residential and commercial usages and this property was last used as a Butchers shop. The site adjoins a garage and a fish and chip shop to the west with a residential property set to the east of the site. There are residential flats over the fish and chip shop with windows overlooking the rear of the application site and further residential properties on southern side of the road. The property has a shallow pitched roof to the front of the unit with a flat element to the rear. Part of the side profile of the building can be seen within the street scene.

4.2 This application proposes the change of use from an A1 usage as a Butchers shop to A5 usage as a hot food take away. The application states the proposed opening hours as 12:00 hrs to 22:00 hrs every day including Sundays and Bank Holidays. The application proposed the erection of a flue system to vent odour from the unit which will be placed behind the ridge of the pitched roof on the front of the unit although the height of the pitch is not sufficient to screen the flue from views within the Conservation Area.

4.3 The policies in the NPPF, JCS and SNLP seek to positively encourage the provision of employment and competitive town centres. This is provided that there is no detrimental impact on residential amenities or the character and appearance of the building and its setting.

4.4 There have been a number of concerns raised by local residents and the Town Council as set out above. The main issues raised by this application are as follows:-

Smells and noise

4.5 Concerns have been raised in respect of the potential for odour from the proposed use. The Environmental health officer has assessed the extract/flue system (which includes the
additional information requested), which he considers is acceptable and will not give rise to a situation detrimental to the adjacent residential properties. In relation to noise and disturbance from the use and its customers, the property lies within the central business area for Harleston and as such some degree of noise and movement is to be expected due to its location. Equally the hours proposed by the applicant for the business to be open to customers are shorter than a number of similar uses in the town including licensed premises. In view of the above I do not consider that the application could be refused on detriment to residential amenities via noise and disturbance.

Parking and loading facilities

4.6 The shop is within the central business area and as such there is no requirement for the provision of parking or loading/unloading area as part of the application. The requirement for these facilities to be provided in this location, for this specific premises would be unreasonable.

Impact of flue on residential properties and conservation area

4.7 Concerns have been raised about the visual impact of the flue on the adjacent residential properties. Although there is no right to a view it is acknowledged that the proposed metal flue would have a significant impact visually on the character and appearance of the street scene within the conservation area. It has been suggested as a compromise to the applicant, that the flue is encased within a chimney to improve its appearance.

Hours of use restrictions

4.8 The applicant has requested hours of use for the unit which are less than the standards suggested for this sort of use within Policy SHO 11 of the South Norfolk Local Plan and less than other premises nearby. As such the hours proposed are considered to be acceptable in the location. A restriction of hours of use for existing refrigeration units to the rear of the site to no later than 18:00hrs is also beyond the scope of the application as they are already in place and as such a condition of this mature would be unreasonable.

4.9 In respect of other issues raised such as number of other take-aways nearby; unit being better used as an A1 shop; competition with other businesses; obesity concerns; loss of diversity; and litter whilst these are fully appreciated they do not represent a planning reason to refuse the application.

4.10 Subject to satisfactory amended plans showing the flue encased in an appropriate manner, the proposal is acceptable, accords with JCS Policy 2, SNLP policies IMP9, IMP18 and SHO 11 and the NPPF. I hereby recommend that the application be approved.

5 Conclusion

5.1 The proposed change of use is in accordance with the National Planning Policy Framework Policies 1 and 2 relating to building a strong competitive economy and the vitality and viability of town centres. The usage allows a vacant unit to be returned to commercial usage with the creation of three full time jobs within the town. The creation of employment opportunities is also supported within policy 5 of the Joint Core Strategy for Broadland, Norwich and South Norfolk and is a stated aim of the Council.

5.2 Subject to the receipt of satisfactory amended plans, the proposed development would not adversely affect the external appearance of the existing building or the character of the conservation area; and it would not give rise to a situation detrimental to the amenities of the adjacent residential. The proposal accords with policy 12 within the NPPF - Conserving and enhancing the historic environment and policy 2 in the JCS relating to good design and policies IMP 9 and IMP 18 regarding residential amenity and development in conservation areas within the South Norfolk Local Plan.
5.3 The hours of operation proposed are less than those allowable in this sort of location within Policy SHO 11 of the SNLP and the hours are also less than nearby establishments in the same usage and licensed premises.

Contact Officer, Telephone Number and E-mail: Helen Cross 01508 533780 hcross@s-norfolk.gov.uk
Applicants Name: Mr Ian Fieldhouse
Site Address: Memorial Playing Fields Recreation Road Hethersett Norfolk NR9 3EN
Proposal: Proposed extension to existing facilities building to provide additional changing facilities, meeting room, kitchen and accessible facilities.
Recommendation: Approval with Conditions

1. Planning Policies

1.1 National Planning Policy Framework
NPPF 07: Requiring good design
NPPF 08: Promoting healthy communities

1.2 Joint Core Strategy
Policy 2: Promoting good design
Policy 7: Supporting Communities

1.3 South Norfolk Local Plan
LEI 2: Village halls and small scale leisure facilities
IMP 8: Safe and free flow traffic
IMP 9: Residential amenity
IMP 10: Noise

2. Planning History

2.1 2003/0158 Erection of Memorial Hall Approved

3. Consultations

3.1 Parish Council To be reported
3.2 District Member To be determined by Committee
3.3 NCC Highways No objections
3.4 Head Of Environmental Services To be reported

3.5 Representations 10 Letters of support received:

- Improved facilities will benefit all users of the sports/recreation ground and local communities
- Improved car parking will benefit local residents by reducing on street parking when events are held on the playing field.
- Improved facilities and increased use of the field and facilities will reduce the opportunity for any anti-social behaviour.
Development Management Committee  14 August 2013

- Benefits to the community far outweigh the usual anti-social behaviour associated with these areas.
- The local community is much in need on the playing field and the facilities it provides, the proposal in benefit all concerned.
- Hethersett has been heralded as the ultimate fitness and well being village in both Norfolk and the county as a whole which has led to numerous awards including Norfolk Community of the Year 2012. Existing facilities out of date and out of keeping with what the village has achieved it is not time to provide improved facilities.

5 letters of objection received:
- Significant impact on neighbouring amenities.
- Will increase incidents of anti-social behaviour and damage to neighbouring property.
- Football constantly played on the car park and balls often in neighbouring gardens.
- Litter and other items discarded into neighbouring hedges and gardens. This will increase with the proposed extension to the pavilion.
- Gates should be installed to ensure there is no entry to the site when the building is not in use.
- Inappropriate location - Memorial Playing field is surrounded by residential properties - facilities should be relocated to part of the site which has less impact on local residents.
- Proposed development too large for its location and an ill-conceived development given the existing anti-social behaviour.
- Inadequate sewer system available for the disposal of waste from the site.
- Any CCTV introduced to reduce anti-social behaviour could breach the privacy right of neighbours.

4 Assessment

4.1 The proposal is for the extension of the existing facilities on the site to bring the changing rooms and other facilities up to date and to meet current requirements of sporting bodies. The Memorial Playing Field has been in existence for many years providing sports and recreation facilities for the local community and predates the residential properties and school which now border the site.

4.2 Policies in the JCS, Local Plan and requirements of the NPPF seek to ensure that proposals are for an appropriate use, are of good design and do not adversely affect the character of the area to a material degree or the street scene to a material degree, or have an adverse impact on the privacy and amenities of neighbouring properties. 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.

4.3 From information received The Memorial Playing Field was founded by donations after WW2 in order to provide an open space and area for sports and recreation for the local community and pre dates the current residential development which currently borders the site. A previous application was submitted for a new hall sited adjacent to the cycle track in 2003 which was approved, however this permission was not implemented and has now lapsed. The Memorial Playing Field supports a variety of sporting activities and clubs which provide important facilities for not only the immediate community but surrounding
4.4 The proposed extension to the existing facilities will include four changing rooms, fully equipped with showers, toilets, function room, fully fitted kitchen, rooms for officials, public toilet (including accessible facilities) storage rooms and ancillary space. The extension will result in an additional external footprint of 188 square metres. It is hoped that the provision of storage space within the extension may result in the removal of the storage container which is currently located to the north east side of the pavilion.

4.5 The proposed design of the extension which results in an offset 'T' shaped building has considered the impact on the neighbouring properties to the rear of the site. With the exception of the lobby door (which remains unchanged from the existing building) all exits from the building are directly onto the playing field or the public car park to the side/front of the building. The windows on the north west (rear) elevation are limited to three high level windows. One of which is an existing window (the other existing window in the original building being blocked up), two new high level windows are proposed in the extension. The design as proposed will not result in the loss of privacy to the neighbouring properties from any of the windows in the north west elevation.

4.6 The overall height of the extension remains as the existing building measuring 4.8 metres. A distance of approximately 2.5 metres remains between the rear wall of the extended facilities and the boundary of the neighbouring properties. With an overall length of the resulting building measuring at 27 metres. Although the size of proposed extension doubles the existing building, it does not result in unacceptable visual harm to the neighbouring properties given the limited height of the resulting building. The proposal as designed accords with Section 8 of the NPPF, Policy 7 of the JCS, and policies LEI2 and IMP9 of the SNLP.

4.7 Concern has been raised by some local residents regarding the existing problems of anti-social behaviour who feel that the extended facilities will increase this problem causing further unacceptable disturbance and behaviour to local residents. I have raised this concern with the Communities team. They advise that they are aware of the reported problems and are currently working with the police and the Memorial Playing Field Trustees to resolve the issues. While I appreciate these concerns the issue of anti-social behaviour is not a planning issue. The improved facilities will provide a significant benefit for local and neighbouring communities allowing the existing clubs and events which currently operate from the site to benefit from greatly improved facilities.

4.8 Local residents have also stated that the building should be totally re-located. However, the site does have a lawful use and it is not proposed to change the events or functions currently taking place on the site, which are well established. What the proposal does achieve is providing updated, improved facilities to meet the requirements of the organisations and clubs already operating from the playing field. It is for this reason that the extended and updated facilities are assessed against the above policies. The scale and design of the proposed building and its location does meet the requirements of the above policies. While I note the anti-social behaviour issues raised by local residents, this is not as a result of the building or the activities associated with the scheme currently being considered. Therefore the control of these issues is not within the remit of planning and cannot be a material consideration of the assessment.

4.9 The existing car park situated to the side of the premises is to be slightly extended to provide an additional 10 spaces including 1 additional accessible space. No objections or requirements have been received from the Highways Authority to the proposed scheme which accords with policy IMP8 of the SNLP.
4.10 At present no lighting has been provided to the building. No floodlights are situated on the playing field. I have suggested a condition which prevents any lighting being installed without the details being submitted to and agreed by the local planning authority to ensure that any lighting is no more than necessary and does not result in harm to the surrounding residential properties.

5 Conclusion

5.1 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 and 7 of the Joint Core Strategy and LEI2, IMP8, IMP9, and IMP10 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.

5.2 The proposed extension to the existing pavilion provides improved and required facilities to meet the demands of the various clubs and activities associated with the Memorial Playing Field, and will benefit the wider community with the improved facilities. Although there may be a slight increase in the disturbance to the immediate local residents, this is not so significant to justify refusal when weighed against the benefits of the improved facilities to local community. The scheme as submitted accords with the requirements of the above policies.

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and E-mail: jjackson@s-norfolk.gov.uk
5  Applicant No : 2013/1075/F  
Parish : HINGHAM

Applicants Name : Mr J Riley  
Site Address : 19-21 Baxter Road Hingham Norfolk NR9 4HY  
Proposal : Demolition of three existing garages and replacement with a two storey 3 bed house with garage space for 2 cars.

Recommendation : Approval with conditions

1. Full Planning permission time limit  
2. In accordance with amendments  
3. New Water Efficiency  
4. Boundary treatment to be agreed  
5. Joinery details to be agreed  
6. Materials  
7. Slab Levels to be agreed  
8. Retention of obscure glazing  
9. Garage for car parking only  
10. Ground contamination

6  Applicant No : 2013/1076/CA  
Parish : HINGHAM

Applicants Name : Mr J Riley  
Site Address : 19-21 Baxter Road Hingham Norfolk  
Proposal : Demolition of three existing garages and replacement with a two storey 3 bed house with garage space for 2 cars.

Recommendation : Approval with Conditions

1. Conservation Area Consent Time Limit  
2. In accordance with amendments

1. Planning Policies

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design  
NPPF 10: Meeting the challenge of climate change, flooding and coastal change  
NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy  
Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 14: Key Service Centres

1.3 South Norfolk Local Plan  
IMP 16: Demolition in Conservation Areas  
IMP 18: Development in Conservation Areas.  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
HOU 6: Development within the defined Development Limits of specified large villages (Non Consistent)
2. Planning History

2.1 2013/0298 Demolition of existing garages to be replaced by two storey building containing two one bedroom flats Withdrawn

2.2 2013/0299 Demolition of existing garages to be replaced by two storey dwelling containing two one bedroom flats Withdrawn

3. Consultations

3.1 Parish Council To be reported

3.2 District Member To be reported if appropriate

3.3 Historic Environment Service No comments received

3.4 NCC Highways Original Plans:
- Suggest improvements but no objections raised
- Set property back within site to allow improved visibility.
- Provide open fronted parking space
Revised Plans:
- To be reported

3.5 Environmental Services (Protection) Support conditionally:
- Any contamination found during construction should be reported.

3.6 Conservation Officer Support subject to details of materials, joinery and windows and no grey cement in brickwork or fixing of roof tiles.

3.7 Flood Defence Officer No objections but include advisory note regarding the safe disposal of surface water.

3.8 Representations Original Plans:
18 Letters of Objection making the following comments
- No permission to attach to adjacent property
- No 23 is timber framed - works for proposed dwelling will compromise the structural integrity of No23.
- Diminution in market value of adjoin property
- Does not accord with policies in the NPPF, JCS or SNLP unsympathetic design roof higher than existing property.
- Roof of proposal over boundary of No23.
- Does not meet the requirements of parking standards of Norfolk County Council
- Existing parking problems along Baxter Road will be made worse by proposal and the increase in traffic movements to and from the property.
- Increased danger to pedestrians who use this narrow footpath
- Baxter Road is already used as a short cut, the site is the only available 'passing space' available, the development of the plot will lose this important space.
- Overshadow and overlook properties opposite the application site and block views of the church tower
- Double aspect window and first floor living room window will
overlook neighbouring properties and gardens

- The historic building which formerly occupied this site was set back from the front of the plot therefore giving a break for the terrace appearance of properties which will result from the proposed scheme
- Inappropriate design
- Asbestos garages risk of contamination from the release of asbestos from any demolition work.
- Conversion of proposed garage into living accommodation will cause increased on street parking issues
- Insufficient garden for a 3 bedroomed house.
- Gardens of neighbours flood during period of heavy rain, the development of this site will cause further flooding issues.

4 Letters of support

- Improvement to previous scheme, garage doors should be removed to allow open frontage car port improving safety.
- If permitted condition should retain garage for that purpose and not allow conversion to additional living accommodation.

Revised Plans:

- To be reported

4 Assessment

4.1 The proposal is for the demolition of an existing garage block comprising three garages and for the re-development of the plot for one, two storey three bedroom property with garage space for 2 cars. The existing garage block is set to the back of the plot with an area of forecourt to the front all of which is in private ownership and provides no parking facilities to the general public. The site falls within the Development Limits of Hingham and is within the Conservation Area.

4.2 Policies in the JCS, Local Plan and requirements of the NPPF seek to ensure that proposals is for an appropriate use, is of good design and does not adversely affect the historical character of the area, the residential amenities of neighbouring properties, or the safe and free flow of traffic. 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.

Demolition of garages

4.3 The demolition of the garages which are in a poor state of repair and are not a significant heritage asset, their demolition will result in benefit to the overall appearance of the Conservation Area. This aspect of the proposal accords with the aims of the NPPF.

Re-development of the site for a two storey dwelling

4.4 This is assessed against three main areas, the visual impact the proposal will have when assessed against the character of the remainder of Baxter Road in the context of the Conservation Area, its impact on the residential amenities of neighbouring properties and the impact on parking and traffic on Baxter Road.

4.5 Character and appearance of area and impact on heritage assets

Neither of the two immediately adjacent properties are listed buildings but they contribute to the overall character of Baxter Road and the Conservation Area. The proposed new dwelling is to attach to number 23 Baxter Road (from which objections have been received). Both the adjacent properties are two storey but have fleet roofs. The scale and
the design of the proposed dwelling has been revised since the last application which was not sympathetic to the scale and character of the area, and made no provision for off street parking. That application was withdrawn.

4.6 The current proposal has been designed to reflect the character of the adjacent dwellings and the remainder of Baxter Road. The design of the casement windows and the garage door are similar to either the immediate neighbouring properties or other properties in Baxter Road. Amended plans have been received to make minor changes to the width of the garage door opening, and the first floor windows and ‘Juliet’ balcony on the rear elevation. The eaves level runs through from the adjacent property, however, the roof height of the proposed dwelling is 0.8m higher than the property to which it is to attach (No23), but lower than the adjacent property (No17). The Conservation Officer has noted this part of the design but raised no objection to the overall scheme subject to the appropriate conditions regarding materials and joinery details which are set out above. On balance the scheme as amended is more in keeping with the character of Baxter Road, includes provision for on-site parking and will enhance the Conservation Area. The proposal is in accordance with policies 1 and 2 of the JCS and policies HOU6 and IMP18 of the SNLP.

Residential amenity

4.7 Objections have been received to attaching the proposed dwelling to the adjacent property. This is a civil issue between the neighbour and the applicant and does not prevent the application being determined. However, the granting of any permission does not override any other legal permission which may be required to implement that planning permission.

4.8 Concern has been raised regarding the loss of light and privacy to the neighbouring properties opposite the site. I accept there will be some loss of light. However, given the distance of approximately 8m between the front walls of the properties opposite and the edge of the application site any loss of light will be minimal and does not justify refusal of the scheme on these grounds.

4.9 In terms of privacy loss to properties opposite the site, this development will affect the front of numbers 10 and 12 Baxter Road. There is road traffic and pedestrians already moving to the front of these dwellings. Therefore, any additional loss of privacy to these properties opposite will be minimal.

4.10 Properties to the side and rear of the site may be more affected. The proposed scheme has a first floor bedroom and a lounge to the rear of the proposed dwelling. The bedroom at present has a wrap round style window which includes the side elevation overlooking the rear of No23. Amended plans have been received to fix and obscure glaze the side reveal of the bedroom window which faces No23. This reduces the level of privacy loss to the neighbouring property (No23). The lounge has opening glazed doors with a ‘Juliet’ balcony, the amended plans received provide an obscure glazed screen for the ‘Juliet’ balcony reducing any privacy loss to neighbouring properties. There is already some overlooking to the properties in this location given the nature of the existing development and the mix of development type, however, I accept that there will be some additional loss of privacy but with the amendments submitted the scheme now accords with Policy IMP9 of the SNLP. The revised plans are currently out to consultation and any responses received will be reported orally at committee.

Highways

4.11 The main issue raising objection from local residents relates to the existing problems from on street parking and the volume of traffic already using Baxter Road together with the lack of passing spaces resulting in danger to vehicles and pedestrians alike.

4.12 At present the forecourt of the garages provides a small opportunity for a passing space,
the loss of this area is considered by local residents to exacerbate the existing problem. The previous scheme did not allow for onsite parking raising objection from the Highways Authority, the application was withdrawn. The scheme as proposed allows for two onsite parking spaces. The amended plans increase the width of the garage opening to 3 metres allowing easier access off Baxter Road, this proposal was discussed with the Highway Officer prior to requesting amended plans, however at the time of this report the Highways Authority have not been formally consulted, their formal comments will be reported at Committee.

4.13 I acknowledge that local residents raise concern regarding the parking issues in the area. However, given the informal comments from the Highway’s Officer and the proposed amended plan increasing the access to the site, the scheme meets the requirements of Highways in terms of parking requirements for a 3 bedroom property. Although suggested designs have been made by NCC Highways for the redevelopment of this plot, no objections to the proposal on highway grounds have been received. Therefore the scheme as amended accords with Policy IMP8 of the South Norfolk Local Plan 2003.

Sewer system.

4.14 An issued was raised by local residents regarding the capacity of the existing sewer system and if this was adequate for an additional dwelling. The applicant has made inquiries with Anglian Water and advised that there is adequate capacity within the existing system for an additional dwelling. With regards to adequate drainage this is an issue which will be controlled by Building Regulations.

5 Conclusion

5.1 The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policies 1, 2, 3 and 14 of the Joint Core Strategy and Policies HOU6, IMP8, IMP9, IMP16 and IMP18 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.

5.2 The proposed scheme to replace the garages results in an enhancement within the Conservation Area with a dwelling which respects the overall character of the street scene and the Conservation Area, and that has no significant impact on the residential amenities or privacy of neighbouring properties with regard to planning policy. The revision of the parking facilities now meets the requirements of the Highways Authority and accords with the above policy.

Contact Officer, Telephone Number  Jacqui Jackson 01508 533837
and E-mail: jjackson@s-norfolk.gov.uk
7  Appl. No : 2013/1099/F
Parish : WYMONDHAM

Applicants Name : Mr S Clarke
Site Address : The Apex 1Unit Farrier Close Wymondham Norfolk NR18 0WF
Proposal : Change of use from B1 to D1. For dual use, both as a staff base and to provide clinical space.

Recommendation : Approval with Conditions

   1 Full Planning permission time limit
   2 In accordance with submitted drawings
   3 Limit extent of D1 use

1. Planning Policies

1.1 National Planning Policy Framework
   NPPF 04: Promoting sustainable transport
   NPPF 08: Promoting healthy communities

1.2 Joint Core Strategy
   Policy 7 : Supporting Communities

1.3 South Norfolk Local Plan
   IMP 8: Safe and free flow traffic
   EMP 1: Employment land allocations
   WYM 5: Employment allocations in Wymondham
   TRA 19: Parking standards

2. Planning History

2.1 2008/2437/D Submission of siting and layout for 2no two storey offices and 2no three storey offices (B1 use class). Provision of principle access off Falconer's Chase and other internal circulation roads. Landscape and foul/surface water drainage details. Approved

2.2 2006/1780/O Outline planning application for B1, B2 and B8 uses together with associated access, infrastructure and landscaping Approved

3. Consultations

3.1 Parish Council Approve

3.2 District Member To be reported if appropriate

3.3 NCC Highways No objection.

3.4 NCC Social Services No comments received

3.5 Representations None received.
4 Assessment

4.1 The site is located on part of a recently developed and yet to be completed employment area in the eastern part of Wymondham adjacent to the A11. The existing building is used as an office base by NHS Community Mental Health Teams serving southern Norfolk.

4.2 The application proposes that the building remains as a staff office base but that part of the ground floor of the building is used to provide Use Class D1 clinical space for up to 200 service users to visit the premises over the course of a month on an appointment basis. The applicant has stated that the proposal will reduce the number of visits required to be made by NHS staff. This will reduce the time staff spend travelling and will free up time for appointments with service users.

4.3 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.

4.4 The main issues in this case are: the principle of development in this location; and highway safety.

Principle of development

4.5 The site falls within an area designated for development as employment land by Policies EMP1 and WYM5 of the SNLP 2003. Since then part of the site has been developed including the unit the subject of this application. In the emerging Wymondham Area Action Plan the site does not have any designations.

4.6 The application proposal would retain the existing office base and would enable the site to continue to provide employment. Therefore, whilst the proposal does not fall within the Use Classes set out in Saved SNLP Policies EMP1 and WYM5 the principle of providing clinical space alongside the office space would not result in a loss of employment or undermine the primary employment use of the area to an extent that would warrant the application not being supported.

Highway safety

4.7 The proposal would result in the introduction of visiting members of public on an appointment basis into an employment area. Norfolk County Council Highways have not objected. There is adequate parking at the site and there is a retail use nearby. Therefore, the proposed use should not result in a hazard or inconvenience to users of the public highway or conflict with the use of the surrounding land for employment purposes and accords with policy IMP8 of the SNLP.

5 Conclusion

5.1 Although technically the proposal is contrary to SNLP polices EMP1 and WYM5 the proposal is acceptable in respect of the aims of the National Planning Policy Framework and would not undermine the aims of the Joint Core Strategy and South Norfolk Local Plan 2003. The proposal in particular is considered to be in accordance with Policy IMP8 of the South Norfolk Local Plan. The use proposed can be accommodated in this location without detriment to surrounding uses or any other identified interests. Therefore, the application is recommended for approval.

Contact Officer, Telephone Number and E-mail: Michelle Lyon 01508 533681 mlyon@s-norfolk.gov.uk
8 Appl. No : 2013/1108/H  
Parish : WYMONDHAM  
Applicants Name : Mrs L Crowe  
Site Address : 8 Elise Way Wymondham Norfolk NR18 9LX  
Proposal : Erection of Front Entrance Porch  
Recommendation : Refuse  

1 Adverse impact on neighbour, contrary to policy IMP9

1. Planning Policies

1.1 National Planning Policy Framework  
NPPF 07: Requiring good design

1.2 Joint Core Strategy  
Policy 2 : Promoting good design

1.3 South Norfolk Local Plan  
HOU 19: Extensions to existing dwellings  
IMP 9: Residential amenity

2. Planning History

2.1 2013/0030 Erection of front entrance porch Refused
2.2 2011/1352 Amendment to planning permission Approved  
2010/1388/H - for porch over garage
2.3 2010/1388 First floor extension over existing garage Approved

3. Consultations

3.1 Parish Council No comments received
3.2 District Member To committee  
- No adverse effect on building  
- In keeping with street scene as other properties have entrance porches

3.3 Representations 1 letter of objection  
- Block sunlight  
- Damp problems

4 Assessment

4.1 The property is a semi-detached property within a close of similar style dwellings within the development boundary for Wymondham. This is a resubmission of a previously refused application for a porch in a similar position with a similar footprint. The only change is the window has been moved from the south west elevation to the north east elevation adjacent to the new front door.

4.2 Policy 2 of the Joint Core Strategy, Saved Policies IMP9 and HOU19 of the Local Plan and the National Planning Policy Framework seek to ensure that the proposal is of a good design and will not adversely affect the amenity of the neighbouring occupiers. The assessment of this application gives due weight to the saved policy in the South Norfolk Local Plan referred to above as the policy remains consistent with the published National
Planning Policy Framework.

4.3 The dwelling is in close proximity to the highway and the proposed porch will extend right up to the public footpath outside the front door. The design of the proposed porch is similar to other porches within the street scene and therefore I do not consider it will have an adverse impact on the street scene or surrounding area.

4.4 The materials and design of the proposal are in keeping with the original dwelling and will not harm its character and appearance to a significant degree.

4.5 The side wall of the porch is adjacent to the boundary with the adjoining property with a small space to the neighbours window. The extension is to the north east of the neighbour and although the proposal will have no overshadowing impact the increase of bulk on the boundary adjacent to the neighbours window will cause a feel of enclosure and will have an adverse impact on the outlook for the neighbour contrary to Saved Policies IMP9 and HOU16 of the South Norfolk Local Plan and Policy 2 of the Joint Core Strategy.

5 Conclusion

5.1 The property is a semi detached two storey dwelling within the Development limits for Wymondham.

5.2 The proposed extension by virtue of its design and position in close proximity to the adjoining dwelling to the north east will result in an adverse impact on the residential amenities of the occupiers of the neighbouring residents and is therefore contrary to Policy 2 - Promoting good design of the Joint Core Strategy and Policies HOU19 - Extension to existing dwelling and IMP 9 - Residential amenity of the South Norfolk Local Plan.

5.3 The extension will result in a significant increase in building bulk on the boundary which will cause an unacceptable feel of enclosure and impact on the outlook of the adjacent dwelling.

5.4 The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above because these policies remain consistent with the published National Planning Policy Framework.

Contact Officer, Telephone Number and E-mail: Lynn Armes 01508 533821 larmes@s-norfolk.gov.uk
9  Appl. No : 2013/1153/F
Parish : WINFARTHING

Applicants Name : Mr J Colins
Site Address : Land South Of The Shingles The Street Winfarthing Norfolk IP22 2ED
Proposal : Erection of new dwelling - Renewal of previous permission 2010/1404/F

Recommendation : Approval with Conditions

1. Full Planning permission time limit
2. In accord with submitted drawings
3. Boundary treatment
4. New Water Efficiency
5. Provision of parking, service

1. Planning Policies

1.1 National Planning Policy Framework
NPPF 07: Requiring good design
NPPF 10: Meeting the challenge of climate change, flooding and coastal change

1.2 Joint Core Strategy
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3: Energy and water
Policy 16 : Other Villages

1.3 South Norfolk Local Plan
HOU 7: Development within defined boundaries of small villages (Non Consistent)
IMP 8: Safe and free flow traffic
IMP 9: Residential amenity
IMP 10: Noise
IMP 16: Demolition in Conservation Areas
IMP 17: Alterations and extensions in Conservation Areas (Part Consistent)

2. Planning History

2.1 2010/1404 Erection of new dwelling Approved

3. Consultations

3.1 NCC Highways Support conditionally

3.2 Parish Council No objection

3.3 District Member Can be delegated

3.4 Representations

1 letter of objection
- Additional traffic using the access into the existing site will cause further highway hazard.

1 letter of support
- No impact on neighbouring properties.
4  

4.1 The application is for the sub-division of the plot for the construction of one dwelling of 1 and a half storeys with a ridge line running east/west. The previous application was approved by Planning Committee in 2010, and issued on the 5 October 2010. The decision remains extant but the works have not as yet commenced. The main outlook for the property will be from the southern elevation, with first floor windows incorporated into both end gables. The development will involve the demolition of a range of existing outbuildings which are sited on the south west boundary of the site, this area will be used for parking for the new dwelling. The site is within the Development Limits of Winfarthing and within the Conservation Area.

4.2 Policies in the JCS, Local Plan and requirements of the NPPF seek to ensure that proposals are for an appropriate use, are of good design and do not adversely affect the character of the existing dwelling or the street scene to a material degree, or have an adverse impact on the privacy and amenities of neighbouring properties. 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.

4.3 Since the previous permission was granted there has been some changes in both national and Local Policies, but the policies still support the principle of infill plots in the development boundaries of small villages. For these reasons the principle of developing this plot remains unchanged. The site remains in the Development Limits of Winfarthing, and there is no change in terms of design, size, siting, access or boundary treatment proposed for the scheme which remains extant. The scheme has no adverse impact on the Conservation Area, or the residential amenities of neighbouring properties, for these reasons the proposed scheme accords with the above policies.

5  

5.1 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 1,2,3 and 16 of the Joint Core Strategy and Policies HOU7, IMP 8 IMP9, IMP10 IMP16 and IMP17 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.

5.2 The development has no adverse impact on the character of the Conservation area, and has no adverse impact on the residential amenities of the neighbouring properties, for these reasons the scheme as proposed accords with the above policies.

Contact Officer, Telephone Number and E-mail:  
Jacqui Jackson 01508 533837  
jackson@s-norfolk.gov.uk
10  
**Appl. No**: 2013/1169/CU  
**Parish**: SWAINSTHORPE

Applicants Name: Mr S Cruickshank  
Site Address: The Dun Cow Norwich Road Swainsthorpe Norfolk NR14 8PU  

Recommendation: Approval with Conditions

1. Full Planning permission time limit
2. In accordance with submitted drawings
3. Materials to be agreed
4. Holiday occupation First Floor
5. Staff Accommodation Second Floor
6. White cement mortar
7. External Joinery to be painted
8. Eaves details
9. Joinery details
10. Lighting

11  
**Appl. No**: 2013/1170/LB  
**Parish**: SWAINSTHORPE

Applicants Name: Mr S Cruickshank  
Site Address: The Dun Cow Norwich Road Swainsthorpe Norfolk NR14 8PU  
Proposal: Alterations to first floor from residential to bed and breakfast. New entrance porch extension. Single storey covered catering area.

Recommendation: Approval with Conditions

1. Listed Building consent time limit
2. In accordance with submitted drawings
3. Materials to be agreed
4. White cement mortar
5. External Joinery to be painted
6. Eaves details
7. Joinery details

1. Planning Policies

1.1 National Planning Policy Framework
   NPPF 01: Building a strong competitive economy
   NPPF 03: Supporting a prosperous rural economy
   NPPF 07: Requiring good design
   NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy
   Policy 5: The Economy
   Policy 17: Small rural communities and the countryside
   Policy 1: Addressing climate change and protecting environmental assets
   Policy 2: Promoting good design

1.3 South Norfolk Local Plan
   ENV 3: River valleys
   ENV 8: Development in the open countryside (Part Consistent)
   ENV 9: Nationally and locally important archaeological remains (Part Consistent)
### 2. Planning History

<table>
<thead>
<tr>
<th>ID</th>
<th>Application Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>Retrospective application for: rebuild of 2 no chimneys, rebuild of top of both parapet walls to main roof, Re-location of bar counter top, re-new broken tiles to front main roof surface, repair of front dormers, windows and doors and replacement of windows and doors. Approved</td>
</tr>
<tr>
<td>2.2</td>
<td>2 no single storey rear extensions, new 3 bay garage, car park and garden lighting, 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. Approved</td>
</tr>
<tr>
<td>2.3</td>
<td>2 no single storey rear extensions, photo voltaic panels to roof and provision of extract system flue. Approved</td>
</tr>
<tr>
<td>2.4</td>
<td>Construct a timber structure to the rear of the property which includes a retractable canvas roof. Development also includes a decked area flush with door thresholds. Approved</td>
</tr>
<tr>
<td>2.5</td>
<td>Construct a timber structure to the rear of the property which includes a retractable canvas roof. Development also includes a decked area flush with door thresholds. Approved</td>
</tr>
<tr>
<td>2.6</td>
<td>Construct a steel and glass structure to the rear of the property which includes a retractable canvas roof. Development also includes a decked area flush with door thresholds. Refused</td>
</tr>
<tr>
<td>2.7</td>
<td>Construct a steel and glass structure to the rear of the property which includes a retractable canvas roof. Development also includes a decked area flush with door thresholds. Refused</td>
</tr>
<tr>
<td>2.8</td>
<td>New public house signs Approved</td>
</tr>
<tr>
<td>2.9</td>
<td>Retention of pub signs Approved</td>
</tr>
<tr>
<td>2.10</td>
<td>Retention of signs Refused</td>
</tr>
</tbody>
</table>
2.11 1993/1054 Retention of signs Refused

2.12 1992/1601/LB Illuminated signs on building and forecourt Approved

2.13 1992/1600 Illuminated signs on building and forecourt. Approved

3. Consultations

3.1 Parish Council Original Proposal:
   - No views or comments.

3.2 District Member To Committee
   - Important economic/business element of proposal
   - Importance of Dun Cow reopening to the community
   - Balance that needs to be made in relation to the Grade II Listed building
   - Business element of the B and B and value of the pub to the community are key reasons for supporting proposal.

3.3 Conservation Officer Original proposal:
   - No objections to increased length of garage.
   - Garage roof tile is a good choice.
   - Internal conversion at first floor and attic level are minor works affecting elements of no significant interest
   - No objection to principle of rooflights
   - Size and type of roof light needs clarifying
   - Extensions would adjoin a modern section of the building so no historic fabric is affected.
   - Puzzled about need for entrance porch at furthest pint from car park
   - No objection to principle of porch
   - Porch roof should be gabled and match the pitch of the function room
   - Covered area should have a pitch parallel to the function room and be gabled
   - There are no hips on the building. Therefore gable roofs with same pitch would be more appropriate and consistent with other works.

   Amended plans
   - No objection, address the issues raised previously

3.4 Historic Environment Service Original proposal:
   - No objection.
   - Do not appear to have a significant impact on the historic fabric of the original inn

3.5 Environmental Services (Protection)
   - Concerns if people not connected with the business live in the B&B for a longer period than temporary guests
   - Advise condition that B&B is for temporary guests

3.6 NCC Highways Original Proposal:
   - No objections.
Development Management Committee

3.7 Licencing Team

Original Proposal:
- Do not affect licensable area as granted under licence.
- Will contact applicant re submission requirements under the Licensing Act 2003.

3.8 Representations

None received.

4 Assessment

4.1 The Dun Cow is a grade II listed building of early 18th century brick and tiled with later alterations and extensions to the side and rear. It is a very prominent building on the A140 with its associated car park and garden, but has been vacant for some time.

4.2 Internally work is proceeding under listed building consent ref: 2013/0249 to upgrade the ground floor internal arrangements. Planning permission and listed building consent were granted earlier this year under refs 2013/0419 and 2013/0420 for singe storey rear extensions, a garage, earth works to grass bank, wall and railings and associated works. Some of the development the subject of those applications is proceeding on site.

4.3 The current applications proposes to convert the first floor to three B & B rooms and internal alterations and roof lights to enable the second floor to remain as residential accommodation in association with the public house. Two single storey extensions are proposed to the ground floor. One to provide a porch on the garden side of the building and one to provide a covered BBQ area to the rear. Permission is also sought to regularise the garage which has been built on site. The garage building is 2m wider than that approved under planning permission ref 2013/0419.

4.4 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.

4.5 The main issues in this case are: the impact on the heritage asset; the character and appearance of the area; highway safety; and residential amenity.

Impact on the heritage asset and character and appearance of the area

4.6 The internal alterations to create the three B&B rooms and alter the second floor arrangement of the residential accommodation in association with the public house are fairly minor and only affect elements of the fabric which are not of significant interest. The rooflights would be located to the rear. This aspect of the proposal will not harm the significance of the heritage asset and accords with the aims of the NPPF and policy IMP13 of the SNLP.

4.7 Both the ground floor extensions would adjoin modern parts of the building and therefore do not affect any historic fabric. The roof form and pitch of the extensions have been revised to better reflect the form and character of the existing building. Therefore, the proposal should not harm the significance of the heritage asset.

4.8 The principle of a garage building in this location has been approved under application ref 2013/0149. The approved garage was 10m wide. The garage that has been built on site is 12m wide. The additional 2m width of the garage does not harm the setting of the heritage asset.

Highway safety

4.9 The proposal would maintain the existing access. Subject to conditions, the proposal should not result in a hazard or inconvenience to users of the public highway and is in accordance with policy IMP8 of the SNLP.
Residential amenity

4.10 The existing use of the site is a public house set within grounds comprising the public house garden and car park. The proposed extensions will not alter the nature of the use at the site and are set away from the sites boundaries with residential properties. Similarly, the B&B use is unlikely to adversely affect the amenity of nearby residential properties and meets the requirements of policy IMP9 of the SNLP.

4.11 The pub use is historic and therefore does not currently have any planning restrictions in terms of hours of operation. The application proposal does not change the use of the premises and therefore it would not be appropriate to add a condition restricting the hours of operation. The hours of use are restricted by the premises licence.

5 Conclusion

5.1 The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policies 1 and 2 of the Joint Core Strategy and Policies IMP8, IMP9, IMP10, IMP13 and IMP15 of the South Norfolk Local Plan. The proposal will safeguard highway safety, residential amenity and the significance of the heritage asset. Therefore, the proposal is recommended for approval.

Contact Officer, Telephone Number and E-mail: Michelle Lyon 01508 533681 mlyon@s-norfolk.gov.uk
### Applications submitted by South Norfolk Council

<table>
<thead>
<tr>
<th>Application No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 2013/0852/F</td>
<td>LODDON</td>
<td>South Norfolk Council</td>
<td>2-4 High Street Loddon Norfolk NR14 6AH</td>
<td>To install 12 solar photovoltaic panels on the south facing sloping roof of the extension at the rear of Loddon Business Centre</td>
<td>Approval with Conditions</td>
</tr>
<tr>
<td>13 2013/0853/LB</td>
<td>LODDON</td>
<td>South Norfolk Council</td>
<td>4 High Street Loddon Norfolk NR14 6AH</td>
<td>To install 12 solar photovoltaic panels on the south facing sloping roof of the extension at the rear of Loddon Business Centre</td>
<td>Approval with Conditions</td>
</tr>
</tbody>
</table>

1. **Planning Policies**
   1.1 National Planning Policy Framework
      - NPPF 01: Building a strong competitive economy
      - NPPF 10: Meeting the challenge of climate change, flooding and coastal change
      - NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy
   - Policy 1: Addressing climate change and protecting environmental assets
   - Policy 2: Promoting good design
   - Policy 3: Energy and water

1.3 South Norfolk Local Plan
   - IMP 13: Alteration of Listed Buildings (Part Consistent)
   - IMP 18: Development in Conservation Areas.

2. **Planning History**

   2.1 2009/1100 Internal refurbishment and shop-fit, and retention of new conditioning unit and associated condenser Approved

   2.2 2009/1224 Retention of air conditioning unit and associated condenser Approved

   2.3 2005/0534 Resubmission of 2005/0157/LB for the proposed erection of 2no storey rear extension to existing building to serve shop and office with change of use of rear wing to dwelling Approved
2.4 2005/0158 Proposed erection of single storey dwelling Withdrawn

2.5 2005/0157 Proposed erection of 2no storey rear extension to existing building to serve shop and office with change of use of rear wing to dwelling Withdrawn

2.6 2005/0156 Proposed erection of 2no storey rear extension to existing building to serve shop and office with change of use of rear wing to dwelling Withdrawn

3. Consultations

3.1 Parish Council Approve
- However, the Parish Council would like an explanation as to why South Norfolk Council is applying for panels to this property when it has previously refused similar applications for neighbouring properties.

3.2 District Member To committee
- A controversial application in an area with a history of refusals for similar proposals. Request to Committee or delegate if refusal recommended.

3.3 Environmental Services (Protection) To be reported

3.4 Conservation Officer No objections, the public benefits of the proposal would outweigh the minimal impact it would have on the heritage asset.

3.5 Representations One letter of support

4 Assessment

4.1 The application site is located on the eastern side of High Street in Loddon and is a property owned by South Norfolk Council. The premises are partly commercial units to the ground floor with the Loddon Business Centre located at first floor level. The premises are nos. 2 and 4 are grade II listed, forming part of a group on the west side of the street and conservation area. The building has been much altered with a large modern shop front facing the road, and later extensions at the rear. This application proposes the erection of two rows of six solar panels on the southern slope of a rearward projection to the building, which would not be visible from the street.

4.2 The Parish Council have commented that the proposal raises the issue of consistency in decision making by South Norfolk Council as this property is council owned and as similar applications for solar panels in the area on private properties have been refused. In respect to these concerns it is noted that two applications have been refused at numbers 5 and 21 Church Plain under planning application numbers 2011/1834 and 2011/1622. Each of these proposals was carefully assessed in order to balance the need to support renewable energy against any harm to heritage assets. In both of the earlier refused cases the proposal involved covering a significant proportion of the main rear roof slope of the original listed building resulting in harm to its character and appearance.

4.3 Members are aware that each application needs to be considered on its individual merits. In this case the circumstances are different. Loddon Business Centre, where the proposal is to install the panels on the roof is of a later extension to the rear, which is not part of the original listed building. The panels do not affect any of the original parts of the listed
building and the panels would only be seen from a limited private access and have a correspondingly limited impact on the conservation area and as such no objections have been raised to the proposal by the Conservation Officer.

5 Conclusion

5.1 The proposals accord with policy 10 of the National Planning Policy framework and policies 1 and 3 of the Joint Core Strategy for Broadland, Norwich and South Norfolk about climate change offering positive encouragement of renewable energy proposals to reduce carbon emissions. The proposed panels are located to the rear of the property to minimise the impact of the development on the conservation area street scene. This location is acceptable in terms of preserving the historic form and appearance of the listed building in accordance with policies NPPF 12, JCS 2 and Policies IMP 13 and IMP 18 of the South Norfolk Local Plan (which are part consistent with the NPPF). Although the panels would be visible from the cul-de-sac, Vine Court to the side of the site the harm to the building is outweighed by the public benefit of the proposal in accordance with NPPF paragraph 134.

5.2 The location of the panels on a more modern wing of the property and not on the core historic building allows the minimisation of conflict between the heritage assets conservation and the proposed development whilst supporting the use of the property for business and commercial uses. As such approval of the proposal is recommended subject to conditions.

Contact Officer, Telephone Number     Helen Cross 01508 533780
and E-mail:                          hcross@s-norfolk.gov.uk
# Application for tree works subject to a Tree Preservation Order

<table>
<thead>
<tr>
<th>No.</th>
<th>Appl. No</th>
<th>Parish</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>2013/1342/TPO</td>
<td>TACOLNESTON</td>
</tr>
</tbody>
</table>

Applicants Name: Mr Oliver Hill  
Site Address: 59 Norwich Road Tacolneston Norfolk NR16 1BY  
Proposal: Ash (T1) - Remove lower branch  
Recommendation: Approval with Conditions

1. **Planning History**

<table>
<thead>
<tr>
<th>No.</th>
<th>Date</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011/1700</td>
<td>Conversion of existing timber framed outbuilding to residential annex for use by family member. Part demolition of lean-to outbuilding.</td>
<td>Approved</td>
<td></td>
</tr>
<tr>
<td>2011/1699</td>
<td>Conversion of existing timber framed outbuilding to residential annex for use by family member. Part demolition of lean-to outbuilding.</td>
<td>Approved</td>
<td></td>
</tr>
<tr>
<td>2011/1698</td>
<td>Erection of 3 new dwellings and garages and extension to pond</td>
<td>Refused</td>
<td></td>
</tr>
</tbody>
</table>

2. **Consultations**

2.1 Representations: None received (please note no consultations necessary although application on Council’s web site)

3. **Assessment**

3.1 The Ash tree that is the subject of this application is protected by the Norfolk (South Norfolk) Tree Preservation Order 2013 No.3. The application seeks to reduce one lower branch of the tree.

It is considered that the works are appropriate in light of the tree’s condition and will have a minor impact on its character and amenity.

Contact Officer, Telephone Number: Robin Taylor 01508 533813  
and E-mail: rtaylor@s-norfolk.gov.uk
Enforcement Ref : 2012/8265
Parish : HEYWOOD
Site Address : Land On The North-East Side Of Burston Road, Burston, Diss IP22 5SX
Development : Standing of Vehicles on Agricultural Land
Developer : Mr B C Marples & Mr J Joyce

1. **Background**

1.1 The land in question comprises three fields which are under two different ownerships. The fields are adjacent a dwelling, Woolseybridge Farm (in different ownership) and a group of three other dwellings converted from former agricultural buildings, one of which is occupied by one of the land owners. The land has been used for holding a two day music festival (WOW Festival) for the past few years around the end of June and beginning of July. In the last year other events including a wedding and a 'Bender Camp' have been held on the land. Various vehicles including a van, a horsebox and a trailer have also been parked on the land at other times.

1.2 The General Permitted Development Order allows the temporary use or uses of open land for up to 28 days (in total) within any calendar year without the need to obtain planning permission (the Order in effect grants permission for such use). Following the receipt of complaints from one household, the use of the fields in question has been investigated.

1.3 The total duration of the social/festival events held have been less than the 28 days permitted by the Order (approximately 15 days in the 12 months up until the recent WOW Festival, including setting-up and dismantling days). However, it has been noted that a van and trailer were parked in one of the fields for a total of 87 days and a van and horsebox were in a different field for 14 days. It could therefore be argued that, when taken in total, the temporary uses of at least parts of the land have exceeded 28 days. Some recent and future planned events could therefore be argued to be a breach of planning control.

2. **Planning Policies**

2.1 National Planning policy Framework

Section 3 - Supporting a prosperous rural economy
Section 8 - Promoting healthy communities
Section 11 - Conserving and enhancing the natural environment
Paragraph 207 - Enforcement

2.2 South Norfolk Local Plan

ENV 8 - Development in the open countryside
IMP 9 - Residential amenity
IMP 10 - Noise
LEI 1 - Extensive and noisy leisure uses

3. **Assessment**

3.1 Assessing the planning merits of the uses taking place on the land (in the light of relevant planning policies) would involve balancing the negative impacts, such as the temporary harm to the amenity of local residents and the local environment against the positive social and economic aspects, and the advantages and disadvantages of the
countryside location. However, no planning application has been requested or received and the primary purpose of this report is to consider whether, in the present circumstances, it is appropriate to take any planning enforcement action.

3.2 Paragraph 207 of the NPPF states: "Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control." .....

3.3 Strong objections have been received from the occupiers of a nearby dwelling because of the considerable disturbance and annoyance caused by the events and the impact of the activities and associated paraphernalia on the quiet rural character of the area. This is also reported to be having an adverse impact on a Bed and Breakfast business. The WOW event in particular attracts substantial numbers of people and it is clear that such an event would cause significant disturbance during the event, especially to people living close to the site.

3.4 Notwithstanding the adverse impacts of the events, I find there are a number of considerations that make planning enforcement action inappropriate at the present time. I would summarise these as follows.

1. The fact that legislation allows up to 28 days of temporary uses suggests that such events are not regarded as justifying planning control or intervention.

2. There has only been a breach of planning control due to the presence of a van and trailer/horsebox on part of the land. The more significant land uses for social/festival events would be 'Permitted Development' by themselves because they have not exceeded the 28 days in total. The impact of the van and trailer/horsebox has been very minor. Taking enforcement action to stop or curtail the social/festival would be disproportionate and unreasonable in these circumstances.

3. Because the 28 day permitted use relates to a 12 month period, then future social/festival events are likely to become exempt from planning control if the van/trailer parking does not re-occur. The Council could issue a Direction removing permitted development rights from the land (under Article 4 of the Development Order) but this would need to be confirmed by the Secretary for it to remain in force for more than 6 months. I am not confident that the site could be argued to be so unusual, sensitive or otherwise special, as to justify such action.

4. The site has no special designation or protection making it unusually sensitive.

5. I have received complaint from only 1 household, although comments from other properties in the area have not been directly sought in relation to the current planning issue.

6. Licensing controls are operating and the organisers of the events have been in contact with our officers. Conditions can now be imposed through the Temporary Event Notice and Premises Licence procedures to minimise disturbance. Any statutory nuisance can obviously be controlled through the relevant legislation.

3.5 I do appreciate that the complainants in this case have experienced disturbance and considerable distress. However, in the above circumstances, and while the events causing disturbance remain of a temporary and short term nature (less than 28 days in total), I do not consider that planning enforcement action is appropriate even if technically possible.
4. **Recommendation**

4.1 The land owners should be contacted and advised that:

1. Any non-agricultural uses of the land which exceed 28 days in total within a calendar year are a breach of planning control which could be the subject of Enforcement Action.
2. Although the Council have resolved not to take planning enforcement action at the present time, the site will be monitored and the situation reviewed should circumstances change.

The complainants should be notified of this resolution.

Contact Officer, Telephone Number and E-mail: Chris Trett 01508 533794 ctrett@s-norfolk.gov.uk
### Planning Appeals
Appeals received from 5 July 2013 to 2 August 2013

<table>
<thead>
<tr>
<th>Ref</th>
<th>Parish / Site</th>
<th>Appellant</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/1571</td>
<td>Poringland The Brambles Heath Loke</td>
<td>Mr Kudar</td>
<td>Proposed new dwelling on land adjacent the Brambles, roof provided to existing garage and a new single garage to serve the Brambles.</td>
</tr>
<tr>
<td>2013/0211</td>
<td>Stoke Holy Cross Land West Of Whiteford Lodge Chandler Road Stoke Holy Cross Norfolk</td>
<td>Mr Terry Humphrey</td>
<td>Outline permission for the development of a detached, 3 bedroom dwelling with garage and garden</td>
</tr>
<tr>
<td>2013/0250</td>
<td>Brooke Orchard Place Littlebeck Farm Littlebeck Lane Brooke Norfolk NR15 1ET</td>
<td>Mr Gary Hopkins</td>
<td>Replace existing garage and carport with a new brick ground floor structure and a timber framed first floor extension with gable ends</td>
</tr>
<tr>
<td>2013/0622</td>
<td>Costessey 17 Marshall Close Costessey Norfolk NR5 0ED</td>
<td>Mr J Dent &amp; Miss T Metcalf</td>
<td>Proposed new pitched roof with rear dormer to accommodate rooms in the roof, proposed rear lean-to kitchen extension and associated internal works</td>
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</tbody>
</table>

### Planning Appeals
Appeals decisions from 5 July 2013 to 2 August 2013

<table>
<thead>
<tr>
<th>Ref</th>
<th>Parish / Site</th>
<th>Appellant</th>
<th>Proposal</th>
<th>Decision Maker</th>
<th>Final Decision</th>
<th>Appeal Decision</th>
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</thead>
<tbody>
<tr>
<td>2012/0154</td>
<td>Wymondham Land South Of Postmill Close And East Of Norwich Road Wymondham Norfolk</td>
<td>Retail Development Partnership</td>
<td>Proposed development of a convenience goods superstore (GEA 3,421 sqm), car parking and services on land at Norwich Road/Postmill Close, and new access road to Harts Farm Road.</td>
<td>Development Management Committee</td>
<td>Approval with Conditions</td>
<td>Withdrawn</td>
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<td>Ref</td>
<td>Parish / Site</td>
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<td>2012/2137</td>
<td>Roydon 1 Copeman Road Roydon Norfolk IP22 5RH</td>
<td>Mr L Rolingson</td>
<td>Retrospective change of use of amenity land to domestic garden and erection of boundary fence</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal Allowed</td>
</tr>
</tbody>
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