PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

NOTE:

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Development and Environment’s final determination.

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

A Advert
AD Certificate of Alternative Development
CA Conservation Area
CU Change of Use
D Reserved Matters (Detail following outline consent)
F Full (details included)
H Householder – Full application relating to residential property
C Application to be determined by County Council

A G Proposal by Government Department
AD HZ Hazardous Substance
CA LB Listed Building
CU LE Certificate of Lawful Existing development
D LP Certificate of Lawful Proposed development
F O Outline (details reserved for later)
H SU Proposal by Statutory Undertaker
C

Key to abbreviations used in Recommendations

S.P. Structure Plan
S.N.L.P South Norfolk Local Plan
P.D. Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified).

DPHBE Director of Planning, Housing and the Built Environment
Applications referred back to Committee

1  Appl. No : 2012/1998/O
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.

Decision : Members voted 6-3 (with 1 abstention) for APPROVAL (contrary to officer recommendation)

Approved with conditions

1. Outline time limit condition
2. Reserved matters – Outline
3. Materials
4. Water efficiency
5. Tree protection
6. Ecology mitigation
7. Retention of trees and hedges
8. Slab levels to be agreed

Reasons for overturning Officer Recommendation:

Although outside the Development Limits, the open countryside in the vicinity of the site has been substantially changed by the development to the South East and North East of the proposal. The proposed dwelling will therefore not erode the character of the area to any significant degree and is considered to accord with policy.

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

Decision : Members voted 7-3 for REFUSAL (contrary to officer recommendation)

Refused
Updates:

Representations:
- One letter of objection making the following comments
- Meadow View own the access drive and do not have to allow services to be run through access lane. Cannot see how permission can be granted until this is resolved.
- The bigger dwelling will have more occupants than the refused scheme and has a double garage
- All vehicles will give rise to noise and disturbance
- Appeal inspector stated access not of adequate width or visibility to accommodate any increase in traffic.
- Do not see how LPA can go against appeal dismissal decision

Reasons for overturning Officer Recommendation:

The design of the property is not acceptable, contrary to adopted policy and guidance.

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

Decision : Members voted unanimously for APPROVAL

Approved 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

Updates:

Officer:
- Amended plans received showing a chimney and the conservation officer has confirmed he is happy with the details.
Development Management Committee

4 Appl. No : 2013/1048/F
Parish : HETHERSETT

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.

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 Full details of external lighting

Updates:
Parish Council Comments:
- Adequate screening should exist next to the building to enhance privacy for neighbours. Hoped committee will consider CCTV.

District Member:
- Facility originally funded and built by local voluntary effort. Predated ‘Churchfields development’ which has doubled the size of Hethersett.
- Existing building and car park causing nuisance to residents through ball games and various forms of motorised nuisance.
- Residents hoping for a new building more in the centre of the field to move existing issues away from earshot. The proposed extension is a great disappointment.
- The extended car park extends the paved football pitch to residential annoyance, but may also help offload parental parking from Firs Road next to the Woodland Infants School.
- Village sporting needs have outgrown the post WW2 MPF. Facilities need updating and enlarging.
- The new footprint appears to have been accomplished within the original footprint (including the container) which is welcome.
- Extra parking to benefit the community for school egress times for those who cannot walk to school and the residents of Firs Road residents.
- Public access toilet is welcome.
- Policies IMP9 and IMP10 very relevant; but to refuse will not make the current problems outlined above go away, and if the proposal is approved will not necessarily make the problems any worse.
- If approved include S106 measures to ameliorate the nocturnal nuisance, to help assuage residents anger, these are as follows:-
  - Car park to be gated to include means of preventing powered bike access.
  - Car park to be surfaced to be in some way ribbed to disrupt ball games.
  - Noise Softening material to applied to the pavilion end walls.
  - barrier to footpath would prevent footballs hitting residential back fences.
  - lighting for the footpath to be turned off at dusk.

1 Further letter of support
no new reasons cited
5  Appl. 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.  

Decision : Members voted unanimously for APPROVAL  

Approved 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
Updates:

Conservation:
- No objections to the revised scheme.

NCC Highways:
- Increased width of garage doors will assist with access and egress over the original scheme
- Doors will need to open inwards or be a roller shutter type
- Earlier comments still relevant

District Members
- has attracted a large number of objections from local residents
- is the second application to develop this small infill site, the first being withdrawn a couple of months ago.
- residents are concerned mainly with safety issues and loss of amenity coupled with design in the Conservation area.
- Baxter Road being part of the Conservation area is very narrow and subject to parking along one side
- many existing residents have no off-street parking facilities.
- width that remains is insufficient for two vehicles to pass, which is already a hazard as it forms a cut through for traffic and pedestrians from Dereham Road to Hardingham Street and the B1108 to avoid delay at the Fairland crossroads and to access local services.
- This problem has become acute when the B1108 at Church Street is closed due to an accident, and this route is used as the only short diversion in both directions for through traffic including large lorries and double-decker buses.
- Currently the site does not enhance the Conservation area
- Developer has tried to balance the expectation coupled with a new property, and the requirement for off-street parking, whilst enhancing the Conservation area in this very small infill site.
- officers are recommending acceptance as all the demands raised have been met, and therefore there are no specific Material Considerations to suggest otherwise. It is however, a question of balance and in this respect I would ask the Committee to consider the following points:-
  1. Does this development add to the existing traffic problems in Baxter Road?
  2. Does exit from the new garage threaten the safety of pedestrians as the route is regularly used to access the Doctors Surgery, Primary School and Playgroup sited in Hardingham Street as well as local shops by residents in the West and the North-West of Hingham?
  3. Does the design blend with the existing properties, and enhance the conservation Area?
  4. Does the development give an unacceptable loss of privacy and amenity to residents in both Baxter road and Bond Street
- suggest that if the Committee are in any doubt, a site visit might enable appreciation of the constraints that exist in the Conservation Area as a whole.

Hingham Town Council
- Recommend refusal as feels design not in-keeping with local area
- Concerns over parking and access
- If approved, garage should only be used for parking with no future scope for conversion for residential use
Appl. 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

Decision : Members voted unanimously for Approval

Approved with conditions

1 Conservation Area Consent Time Limit
2 In accordance with amendments

Updates:
Conservation:
• No objections to the revised scheme.

NCC Highways:
• Increased width of garage doors will assist with access and egress over the original scheme
• Doors will need to open inwards or be a roller shutter type
• Earlier comments still relevant

District Members
• has attracted a large number of objections from local residents
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3 Does the design blend with the existing properties, and enhance the conservation Area?
4 Does the development give an unacceptable loss of privacy and amenity to residents in both Baxter road and Bond Street
suggest that if the Committee are in any doubt, a site visit might enable appreciation of the constraints that exist in the Conservation Area as a whole.

Hingham Town Council
- Recommend refusal as feels design not in-keeping with local area
- Concerns over parking and access
- If approved, garage should only be used for parking with no future scope for conversion for residential use

7 Appt 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.

Decision: Members voted unanimously for APPROVAL

Approved with conditions

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

Updates:
Representations:
1 letter of support received
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

Decision: Members voted 6-5 (the Chairman used his casting vote) for **REFUSAL**

Refused

1. Adverse impact on neighbour, contrary to policy IMP9

Updates:
Consultations:
Town Council: Approve

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

Decision: Members voted unanimously for **APPROVAL**

Approved 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
<table>
<thead>
<tr>
<th></th>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
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<tr>
<td>10</td>
<td>2013/1169/CU</td>
<td>SWAINSTHORPE</td>
<td>Mr S Cruickshank</td>
<td>The Dun Cow Norwich Road Swainsthorpe Norfolk NR14 8PU</td>
<td>Change of use of first floor from residential to bed and breakfast. New entrance porch extension. Retention of garage. Single storey covered catering area.</td>
<td>Members voted 8-0 (with 2 abstentions) for APPROVAL Approved with conditions</td>
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<td>11</td>
<td>2013/1170/LB</td>
<td>SWAINSTHORPE</td>
<td>Mr S Cruickshank</td>
<td>The Dun Cow Norwich Road Swainsthorpe Norfolk NR14 8PU</td>
<td>Alterations to first floor from residential to bed and breakfast. New entrance porch extension. Single storey covered catering area.</td>
<td>Members voted 8-0 (with 2 abstentions) for APPROVAL Approved with conditions</td>
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</tbody>
</table>

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

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
Applications submitted by South Norfolk Council

12 Appl. No : 2013/0852/F
Parish : LODDON

Applicants Name : South Norfolk Council
Site Address : 2-4 High Street Loddon Norfolk NR14 6AH
Proposal : To install 12 solar photovoltaic panels on the south facing sloping roof of the extension at the rear of Loddon Business Centre

Decision : Members voted 5-3 for REFUSAL (contrary to officer recommendation)

Refused

Reasons for overturning Officer Recommendation:
The proposal would have an adverse impact on the setting of the listed building and the fabric of the listed building.

13 Appl. No : 2013/0853/LB
Parish : LODDON

Applicants Name : South Norfolk Council
Site Address : 4 High Street Loddon Norfolk NR14 6AH
Proposal : To install 12 solar photovoltaic panels on the south facing sloping roof of the extension at the rear of Loddon Business Centre

Decision : Members voted 6-2 for REFUSAL (contrary to officer recommendation)

Refused

Reasons for overturning Officer Recommendation:
The proposal would have an adverse impact on the setting of the listed building and the fabric of the listed building.
Application for tree works subject to a Tree Preservation Order

14 
Appl. No : 2013/1342/TPO
Parish : TACOLNESTON

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

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1  Standard time limit (2 years)
2  In accordance with BS3998 (Tree Work – Recommendations)