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

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<th>Letter</th>
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<td>AD</td>
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<td>D</td>
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<td>D (Detail following outline consent)</td>
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<td>Full (details included)</td>
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<td>H</td>
<td>Householder – Full application relating to residential property</td>
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<td>Application to be determined by County Council</td>
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Key to abbreviations used in Recommendations

<table>
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<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tr>
<td>S.P.</td>
<td>Structure Plan</td>
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<td>S.N.L.P</td>
<td>South Norfolk Local Plan</td>
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<td>P.D.</td>
<td>Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified).</td>
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<td>DPHBE</td>
<td>Director of Planning, Housing and the Built Environment</td>
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Major applications or applications raising issues of significant precedent

1  Appl. No : 2013/0505/O  
Parish : PORINGLAND

Applicants Name : David Wilson Homes  
Site Address : Land To The West Of Norwich Road And North Of Stoke Road Poringland Norfolk

Proposal : Outline application for up to 100 dwellings with all matters reserved except for access on land to the west of Norwich Road and north of Stoke Road, Poringland, otherwise known as Heath farm, Poringland

Decision : Members voted 10-0 (with 1 abstention) for APPROVAL

Approved with conditions

1. Outline permission time limit  
2. Standard outline condition requiring submission of reserved matters  
3. In accordance with submitted Masterplan  
4. Ecology mitigation  
5. Materials  
6. Surface water drainage details  
7. Details of foul water disposal (inc. pumping station)  
8. Detailed plans of estate roads to be submitted and agreed  
9. Works in accordance with agreed details  
10. Roads and footpaths to binder course before occupation  
11. Phasing plan for road and footpath provision to be agreed  
12. Off-site highways drainage  
13. Landscaping  
14. Landscaping management plan  
15. Fire hydrants  
16. Tree and hedge protection  
17. Archaeological works  
18. Levels (scheme of work)

Updates

Norfolk Historic Environment Service – An archaeological trial trenching evaluation at the proposed development site has confirmed the presence of heritage assets with archaeological interest some of which had previously been identified from cropmark evidence. An interim report on the archaeological fieldwork has been submitted to Norfolk County Council Historic Environment Service.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework para. 135.

Landscape Officer – request further information in respect of the potential impact on the TPO Oak tree at the south entrance to the site. This can be requested as part of the Landscaping condition.

Ecologist – no objection to details submitted as part of the landscaping condition to include management and enhancements including native species and wildflowers and rough grassland margins
Appl. No : 2013/0506/F  
Parish : Poringland  
Applicants Name : David Wilson Homes  
Site Address : Land To The West Of Norwich Road And South Of Caistor Lane Poringland Norfolk  
Proposal : Full application for the construction of 150 dwellings and associated infrastructure (including formation of new access off Caistor Lane and public open space) on land to the west of Norwich Road and south of Caistor Lane, Poringland, otherwise known as Heath farm, Poringland.

Decision : Members voted 7-4 for REFUSAL (contrary to officer recommendation)

Refused

Reasons for overturning officer recommendation

Members acknowledged that there was a case for the development of the site but rejected the application due to:
- Poor design
- Unsatisfactory layout in respect of affordable housing units
- Scale and mix of development

Updates:

Housing Strategy Manager - No objection to amended plans.

Norfolk HES – An archaeological trial trenching evaluation at the proposed development site has confirmed the presence of heritage assets with archaeological interest some of which had previously been identified from cropmark evidence. An interim report on the archaeological fieldwork has been submitted to Norfolk County Council Historic Environment Service.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework para. 135.

Ecologist – no objection to details submitted as part of the landscaping condition to include management and enhancements including native species and wildflowers and rough grassland margins

Additional conditions – additional levels and boundary treatment TBA conditions to be added to recommendation. PD removal openings and extensions specific plots.

Neighbour Objection – additional objection received on behalf of the occupier of 27 Norwich Road, raising concerns in respect of the positioning of bungalows to the rear of her property (loss of view/overbearing), as well as loss of privacy from a footpath link to the side of her property. This letter has been passed to members of the committee.
Applications submitted by South Norfolk Council

3  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 : Members voted 10-0 for APPROVAL

Approved with conditions

1. Full permission time limit.
2. Amended plans.
3. Occupancy by Gypsies and Travellers only.
4. Site operated and managed by SNC only unless alternative agreed.
5. Maximum number of caravans 6.
6. Landscaping and fencing to be agreed.
7. Landscaping and screening before use.
8. Access and hard standings before occupation.
10. Any gates set back from carriageway.
11. No commercial use.
12. External lighting.
13. Detail of retaining structures to be agreed.
15. Remediation of low level contamination.
16. No occupation before Traffic Regulation Order.
17. Management Plan to be agreed.

Updates:
Costessey PC – Approve

Letter from Royal Norfolk Agricultural Association circulated to members of the committee – no objection but some concerns re security, previous trespass, suitability of the site and ensuring that future aspirations for the showground should not be prejudiced.

Applications which South Norfolk Council has an interest in

4  Appl. No : 2013/1463/F  
Parish : CAISTOR ST EDMUND

Applicants Name : Norfolk Archaeological Trust  
Site Address : Car Park At Venta Icenorum Stoke Road Caistor St Edmund Norfolk  
Proposal : Erection of oak timber-framed pantiled shelter
Decision : Members voted 10-0 for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 Pantiles/timber treatment to be agreed
4 No grey cement to be used

Updates:
District Member: Support will improve interpretation on the site.

Other Applications

5 Appl. No : 2013/0531/F
Parish : TOPCROFT

Applicants Name : Mr P Rout
Site Address : The Wooden Bungalow Topcroft Street Topcroft Norfolk NR35 2BJ
Proposal : Demolition of existing dwelling and erection of replacement dwelling.

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 External materials to be agreed
4 Specific details to be agreed
5 Foul drainage to sealed system
6 Demolish existing buildings on site
7 Slab level to be agreed
8 Development to accord with FRA mitigation measures
9 Boundary treatment to be agreed
10 Implement landscaping scheme
11 Retention trees and hedges
12 New Water Efficiency
13 No PD rights for ancillary outbuildings
14 No PD for fences, walls etc
15 Existing Access - Closure
16 Existing Access, Widen or Improve
17 Access Gates - Configuration
18 Provision of parking and turning area

Updates:
Officer:
2 additional letters of objection raising the same concerns as set out in the agenda with the exception of:- Timber building resited at Topcroft at the end of WW1 from the Pulham Market airship station. If wooden bungalow is to be removed it should be offered/donated to a local presentation group
6  Appl. No : 2013/0771/F  
Parish : WYMONDHAM  
Applicants Name : Ms J Reay  
Site Address : Subdivision Of Garden Of 165 Norwich Road Oakwood Drive Wymondham Norfolk  
Proposal : Erection of 4 no. dwellings and associated double garages.  
Decision : Members voted 9-0 for Approval  

Approved with conditions  
1 Full Planning permission time limit  
2 In accordance with submitted drawings  
3 External materials to be agreed  
4 Windows to be obscure glazed  
5 Slab level tba  
6 No additional windows at first floor level  
7 No PD for classes ABCD  
8 Landscaping scheme  
9 Water efficiency  
10 Provision of parking and servicing areas  

Subject to a S106 agreement to cover the application site and the land outlined in blue to ensure that affordable housing requirements are met if further development comes forward.

7  Appl. No : 2013/0986/F  
Parish : BUNWELL  
Applicants Name : Miss R Durrant  
Site Address : Horseshoe Cottage Brick Kiln Lane Bunwell Norfolk NR16 1SA  
Proposal : Proposed replacement dwelling in the style of a Norfolk long house, one and a half storeys with dormer windows and timber car port  
Decision : Members voted 9-2 for APPROVAL (contrary to officer recommendation)  

Approved with conditions to be decided by officers  

**Reasons for overturning officer recommendation**  
Members did not consider that the form character and design of the proposed development would be detrimental to the character of the locality.  

**Updates:**  
Applicant has submitted 8 photos.
8 Appl. No : 2013/1211/F
Parish : WYMONDHAM

Applicants Name : Mr P Richardson
Site Address : Manor Farm Bungalow Wramplingham Road Downham
Norfolk NR18 0SB
Proposal : Demolition of existing bungalow and proposed new dwelling

Decision : Members voted 9-0 (with one abstention) for APPROVAL
(contrary to officer recommendation)

Approved with conditions to be decided by officers

Reasons for overturning officer recommendation
Members did not consider that the scale and design of the proposed development
would be detrimental to the character of the locality.

Updates:
Applicant has submitted further details of the passive build system that it is
proposed to use to build the house.

Design Officer:
- No initial calculations have been carried out to assess the proposal against
  the Passivhaus certification criteria.
- No guarantee that a passivhaus house standard can be achieved until it is
  reassessed at the construction phase.
- Commitment to achieve passivhaus is not sufficient reason alone to allow a
  scheme to proceed in a location where it would normally be restricted.

District Ecologist:
- Includes good enhancement for wildlife.
- Agree with recommendations of submitted ecology report
- No evidence of great crested newts found
- Building does not hold bat roosts
No suggestion that there are any other issues.

9 Appl. No : 2013/1281/CU
Parish : THARSTON & HAPTON

Applicants Name : Mrs Annabelle Conway
Site Address : Nether Langley's Bungay Road Tharston Norfolk NR15 2YL
Proposal : Change of use from residential to mixed use residential and
day care children's nursery

Decision : Members voted 10-0 for REFUSAL

Refused

1 Unsustainable location
2 Inadequate visibility splay
Updates:

County Council Member:
Members of the committee. My apologies for not attending in person but unfortunately I am tied up in meetings at County Hall.
I would like you to give serious consideration to this application as the future of the Jack in the Box Nursery and our youngest residents will be impacted by your decision today. Mrs Conway has set up and expanded pre school provision of the highest calibre. This is not just my opinion but that of Ofsted who have rated both the Long Stratton and Morningthorpe centres as consistently Outstanding. Against a backdrop of ever increasing standards this is a truly exceptional and rare achievement. These centres are an exemplar in the early years field and all the research points to the fact that a child's early years development is pivotal to their life chances as they grow older.

Whilst I understand and fully respect the view of the highway officer I think it needs to be taken in context of what we would lose if this application were to fail. Mrs Conway has been looking for suitable premises for a considerable time. If this application fails we run the risk of losing this facility in an area where there is ever increasing demand.

I would ask you to carefully compare the current access in Morningthorpe which was previously granted permission against a highway objection and judge for yourselves which is safer. Jack in the Box not only provides employment and placement opportunities for young people wanting to enter the early years field but above all provides an outstanding start for our youngsters.

Thank you for your consideration.

Officer: Paragraph 1.3 add policy ULT 9 Child care facilities.

Officer: Paragraph 5.1 add policy ULT 9 – child care facilities to reasons for refusal

Officer: Amended plan submitted by applicant indicating the creation of a new car parking area located away from the neighbour’s boundary and showing fenced children play area as a result reasons for refusal 5.3 and 5.4 have been deleted from the recommendation.

10 Appl. No : 2013/1362/F
Parish : MUNDHAM

Applicants Name : Mr Phillip Jeans
Site Address : Mundham House Thwaite Road Mundham Norfolk NR14 6FD
Proposal : Demolition of existing outbuildings and the erection of a new country house single family dwelling with Mundham House retained as a Dower house with the same occupation. Erection of an associated grounds maintenance store, internal and external improvements and restoration of Mundham House along with replacement of the single storey extension, erection of car port, gate house and associated landscaping work.
Decision : Members voted 10-0 for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 External materials to be agreed
4 Specific details to be agreed
5 Foul drainage to sealed system
6 Surface Water
7 New Water Efficiency
8 Ecology Mitigation
9 Retention trees and hedges
10 Planting scheme
11 Tree protection
12 Details of new access to be submitted
13 Slab level to be agreed