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
(Detail following outline consent) development
F Full (details included) O Outline (details reserved for later)
H Householder – Full application relating SU Proposal by Statutory Undertaker
to residential property

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).

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

1  Appl. No : 2012/1814/F
Parish : HETHERSETT

Applicants Name : Gladedale Estates
Site Address : Land North Of Great Melton Road Hethersett Norfolk
Proposal : Proposed residential development of 158 dwellings and associated access, car parking and open space provision

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

Approved with conditions

1  Full permission time limit
2  In accordance with amended plans
3  Detailed surface water scheme (including maintenance and management of SuDS) to be submitted
4  Foul water scheme to be submitted and approved
5  Detailed highway drawings to be approved (estate roads)
6  Roads to binder course before occupation
7  Construction Traffic Management Plan (CTMP) to be agreed
8  Location and details of site compound and wheel washing to be agreed
9  All traffic to use CTMP during construction of the development
10 Off-site highway works to be agreed
11 Agreed off-site highway works to be completed before occupation
12 Tree and hedge protection
13 Landscaping
14 Landscaping management
15 Management and maintenance of open space to be agreed
16 Scheme of archaeological work to be agreed and completed prior to commencement of development
17 Fire hydrants (1 per 50 dwellings)
18 Contaminated land during construction
19 Permitted development rights removed for extensions to south elevation of plot 125
20 Permitted development rights removed for conversion of garages/car ports
21 No alterations to lose garage
22 Construction noise and hours
23 External materials to be agreed
24 Detailed design drawings of the footpath to the north boundary of the site TBA
25 Management, construction materials and maintenance of the footpath and adjacent landscaping (inc. hedgerow) to be agreed prior to its implementation. Footpath to be implemented and available for use within 1 year of the commencement of development.

Subject to a S106 legal Agreement to secure contributions towards education, libraries, off-site open space and affordable housing.
Updates

Env. Services – no further comments received.

Written representations:
In excess of 50 additional letters of objection have been received since the agenda was published. The vast majority of letters raise concerns with the width of the footpath being too narrow. It would be difficult for two people with dogs to pass, and as a result could be dangerous.

PROW officer – Has commented in response to two local residents that in her opinion the proposed footpath is not in any way dangerous or unsuitable for a public right of way on foot. It is at least comparable to many other paths which provide public access in similar locations.

She comments further
I agree that the claim will be determined in due course, and my colleague will be considering the evidence in detail shortly. At present I would point that, whilst it is acknowledged that a claim has been made to record a public footpath, and the claim is supported by a significant quantity of user evidence, that evidence is far from consistent in respect of the precise location of the claimed route and its width. The landowners have provided evidence which indicates that use of the route does not support the full extent of the claim. The relevant twenty year period of use for the claim is also as yet un-established.

Ultimately these issues will fall to be determined by an Inspector, after consideration of all relevant evidence.

NOTE: Subsequent to the meeting additional relevant information has come to light which has resulted in the application being referred back to the next meeting of the Development Management Committee on 6 November 2013.

Applications on land owned by South Norfolk Council

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<th>Appl. No</th>
<th>2013/1686/A</th>
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<td>LONG STRATTON</td>
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Applicants Name: East Of England Co-Operative
Site Address: Cooperative Solar Supermarket The Street Long Stratton Norfolk NR15 2XJ
Proposal: Erection of illuminated and non-illuminated signs on the building and within the car park

Decision: Members voted unanimously for APPROVAL

Approved
1 Must have permission of owner of the site
2 Positioned so as not to obstruct or endanger persons
3 Maintained in good repair in visual terms
4 Maintained in good condition in safety term
5 When removed site left in good condition
6 In accordance with submitted drawings
7 Source of illumination - level to be agreed

Subject to no new issues being raised within consultation period
Updates:
Highway Officer: Support with conditions

Other Applications

3  Appl. No : 2013/0795/F
Parish : CLAXTON

Applicants Name : Mr R Button
Site Address : Land North Of Hall View Church Lane Claxton Norfolk NR14 7HY
Proposal : Retrospective conversion of stable block to residential dwelling

Decision : Members voted unanimously for REFUSAL

Members also Resolved that enforcement action be taken to cease the use of the building and land for residential purposes.

Updates:
Written Representations:
2 additional letters of support raising the same comments as set out in the agenda together with:
  • Not a flooding problem

Environment Agency:
Applicant disputes that the site was flooded in 2007. The EA has responded stating whilst the applicant and a number of residents state the site has not flooded, they have been made aware that another resident states that the site has flooded on many occasions between 1983-2005. The Flood Resilience team advise that a severe flood warning was issued for the area including the site on 8th November 2007 and a number of other times during 2007. However, they are currently unable to confirm whether the site has flooded or not due to the officers being on annual leave. It should be noted that in 2007 the site was a field without residential accommodation and as such was not a use vulnerable to flooding. It is possible the site flooded but was not formally recorded. In any case, whether the site has or has not flooded does not materially affect previous comments that the site is in Flood Zone 3a by virtue of the building existing and had the building not existed it would be considered to be in Flood Zone 3b.

4  Appl. No : 2013/0811/F
Parish : THURLTON

Applicants Name : Mr William Morgan
Site Address : Land South Of Manor Farm Low Road Thurlton Norfolk NR14 6PZ
Proposal : Change of use of land for private site for 1no traveller residential pitch, including the siting of 1 'Log cabin' style Mobile Home, 1 touring caravan, 1 'log cabin style' day room, parking for 2 vehicles.

Decision : Members voted 6-4 (with one abstention) for REFUSAL (contrary to officer recommendation)

Refused
Reasons for overturning officer recommendation
Whilst members acknowledged there was a need for the development and took this into consideration they were not satisfied that the application met other requirements as follows:

- The position/location of the site behind existing development
- The site was remote from local services
- The proposed development would not enhance the local environment

Updates:
Written Representations:
2 additional letters of objection raising the same concerns as set out in the agenda together with:
- Concerns regarding the safety of the occupants if there is flooding and surface water and foul water disposal
- Will contribute to flood risk elsewhere

Flood Defence Officer:
Agree with Environment recommendations

Environment Agency:
Further comments stating that the amended flood risk assessment is acceptable and requesting an additional condition relating to finished floor level of the ‘dwelling’.

Officer: Additional condition 15 Finished floor levels to accord with FRA

5  
Appl. No : 2013/0916/F  
Parish : FORNCETT

Applicants Name : Mr & Mrs Bowers  
Site Address : Tawny Farm Station Road Forncett St Peter Norfolk NR16 1JA
Proposal : Proposed 3/4 Bed Detached House (Amended Scheme)

Decision : Members voted 8-2 (with one abstention) for APPROVAL

Approved with conditions

1  Full permission time limit
2  Access and Turning
3  Gates set back
4  Visibility splays
5  Materials
6  Landscaping
7  Foul Drainage to be agreed

Subject to Sec. 106 Agreement to secure completion of adjacent holiday let units

Updates:
Officer: Paragraph 3.5 delete Shirley Bishop replace with Flood Defence Officer
Appl. No : 2013/1193/F  
Parish : SEETINGH

Applicants Name : Mr Ron Beattie  
Site Address : Fairhead And Son Wheelers Lane Seething Norfolk NR15 1EJ  
Proposal : Demolition of existing industrial units and erection of 3 detached houses and associated works.

Decision : Members voted 8-2 (with one abstention) to authorise the Director of Growth and Localism to Approve with conditions

1. Full Planning permission time limit
2. In accordance with amendments
3. External materials to be agreed
4. Surface Water
5. Details of foul water disposal
6. New Water Efficiency
7. Ecology Mitigation
8. Landscaping
9. Landscaping and ecological management plan
10. Implement of approved remediation
11. Reporting of unexpected contamination
12. New Access Construction over verge
13. Visibility splay
14. Provision of parking, service
15. Windows to be obscure glazed
16. Slab level to be agreed
17. Retention trees and hedges
18. Boundary treatment to be agreed
19. No PD for fences, walls etc
20. PD rights removed for ancillary outbuildings etc

Subject to a S106 Legal agreement for the provision of affordable housing off-site contribution and resolve any outstanding ecology issues

Updates:
Landscape Officer: Support with conditions
Written Representations:
- Campaign to Protect Rural England (CPRE) object to the design and their ugliness due to impact on both the village and countryside. Would not wish to see any intrusive outdoor lighting or street lighting.
- Additional letter of objection from neighbour and Ecologist raising concerns that the Council’s ecologist should have advised that the Council is liable to prosecution if it passes this planning application currently by simply conditioning appropriate European Protected Species surveys at the correct time of year.
- Updated comments from the Ecologist: - ‘I have reviewed comments; however my previous comments still stand. As I have mentioned before, there is considerable inherent uncertainty with regards to the presence of protected species which, I believe, would not be removed by the submission additional surveys. As such, in my view, a precautionary approach is
advisable with a higher level of mitigation. The conditions I suggested in my final comments recommend for the applicant to provide a higher level of mitigation and enhancement. I did not require additional surveys. I do not believe that South Norfolk Council would be liable for prosecution with this case.’

Additional updates – Report received from the applicant’s ecologist which agreed with the findings of the Council’s ecologist. Letter also received from a local resident confirming that their ecologist disagreed with the Council’s ecologist.

7 Appl. No : 2013/1405/F
Parish : TACOLNESTON
Applicants Name : Mr N Hooper
Site Address : 3 Mckee Drive Tacolneston Norfolk NR16 1BW
Proposal : Change of use of agricultural land to amenity land and garden. Change of use of amenity land to garden and residential extension and outbuildings
Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 Landscaping
4 Landscaping of extended garden before shed constructed.
5 PD Rights walls and fences
6 PD Rights Part E

8 Appl. No : 2013/1568/O
Parish : LODDON
Applicants Name : Orangetree Ltd
Site Address : 8 Bridge Street (Old Police Station) Loddon Norfolk NR14 6EZ
Proposal : Proposed demolition of police station and formation of mixed residential and retail development with highways improvement
Decision : Members voted unanimously for DEFERRAL

Deferred

Reasons for deferral
• The applicant to provide additional information regarding the proposed highways junction
• Members requested that the Highways Officer attend Committee
Updates:

Local Member (Cllr Gould) - I welcome the development of this site which has stood derelict for too long. However I feel that there will be some highway issues to overcome. The principle of developing this site for housing has been established so I can see no problem there. The realigning of the junction with George Lane is a good idea, making the area more accessible.

I feel that this application should come before the committee for determination as I think the highway issues need to be teased out.

Flood Defence Officer – No objections subject to conditions.

9 Appl. No : 2013/1609/F
Parish : BERGH APTON

Applicants Name : Mr Geoff And Mrs Karen Rose
Site Address : The Stables At Church Road Bergh Apton Norfolk, NR15 1BP
Proposal : Change of use to keeping horses and construction of a ménage (revised application)

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 Personal use only
4 No external lighting
5 No generators, air handling plant