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

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 9-1 (with one 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 (including surface material choice) to the north boundary of the site to be agreed  
25  Management 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

**PALO** - On 14th October, 2013 I made comments on the above application which refers to a housing development in Great Melton Road, Hethersett.

I have since obtained clarification on the specific issues for this application, and would like to add that whilst I maintain the Secured by Design stance on siting of public footpaths I was unaware that the footpath subject of comment is not a public right of way and would therefore not have been a consideration in the development’s layout.

I also acknowledge that the footpath is currently used under very little natural supervision and that there would be a small, although not ideal, amount of surveillance provided from the rear of properties.

I do still maintain that adjoining properties would be more vulnerable from the rear than if the footpath was not there.

---

**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 6-5 for APPROVAL (contrary to officer recommendation)

Approved with conditions

1. STLC
2. Amended Plans
3. Lighting to be switched off at 8.30pm
4. Screening to be erected on fence
5. Lighting to be installed in accordance with submitted details
6. Shield/baffles in accordance with submitted details
7. Existing hedge to be maintained and any gaps to be planted up

**Reasons for Overturning Officer Recommendation**

Members considered the additional information provided however resolved that the harm from the lighting to the neighbouring property was not so significant as to warrant refusal and was balanced by the promotion and development of community access to an established village sports facility, in accordance with paragraph 28 of the National Planning Policy Framework.
Updates
Parish Council: Comments remain the same as those set out in the report para 3.1
Conservation Officer: No objections
3 additional letters of objection: Disappointed at the original decision made by the planning committee, clearly disregarding the overwhelming opposition expressed by many Brooke residents, Brooke Parish Council and the Brooke Society
Norman Christmas, a properly qualified and experienced lighting engineer strongly challenges the veracity of the illumination data submitted by the applicant relating to predicted light illumination levels that will occur at window level at 14 Norwich Road. He comments that the design would result in considerable light spillage and reflected light onto the property and garden of 14 Norwich Road
The lighting report, we understand was written by a person with no lighting qualifications
The application can only be assessed by the production of a properly independent lighting report by a professionally qualified lighting engineer
Rehearing is to proceed without an up to date ecological survey
Concerned at the intervention of Cllr Fuller
The letters from 14 Norwich Road and 21 Norwich Road as requested have been circulated in full to the members prior to the committee meeting

Major applications or applications raising issues of significant precedent

<table>
<thead>
<tr>
<th></th>
<th>Appl. No</th>
<th>Parish</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2013/0828/O</td>
<td>STOKE HOLY CROSS</td>
</tr>
</tbody>
</table>

Applicants name: Mr R Harrold
Site Address: Land North of Long Lane Stoke Holy Cross Norfolk NR14 8LY
Proposal: An outline application erection of 24 dwellings and associated vehicular access, allotments, public amenity land and community car parking.

Decision: Members voted unanimously for APPROVAL

Approved with conditions

1. Standard 3 year time limit for implementation
2. In accordance with amended plans
3. Materials
4. Highway details
5. Works in accordance with highway details
6. Roads to binder course before occupation
7. Garages to have minimum dimensions of 7 x 3 metres
8. Off-site highway improvement works details to be submitted and agreed (if required)
9. Implementation of off-site highway works
10. TRO to extend speed limit (if required)
11. Development in accordance with agreed masterplan
12. Surface water drainage details
13. Foul water drainage details
14. Archaeology (written scheme of investigation)
15. Landscaping
16. Landscaping management
17. Boundary treatments TBA
18. Contaminated land during construction
Subject to a S106 legal agreement providing for developer contributions towards libraries, open space and play areas, and the transfer of land to the parish to provide for enhanced community facilities. The agreement will also confirm the type, tenure and mix of affordable housing including its affordability in perpetuity.

Updates

Env Services – no further comments. Note comments of Anglian Water that there is capacity for foul water flows from the development.

Landscape Officer - The additional information from Norfolk Wildlife Services in response to my comments of 24 September; this confirms that both hedgerows affected by the proposed new access qualify as ‘important’ under the Hedgerows Regulations; the Council’s emerging policy presumes in favour of the retention of important hedgerows.

The proposed development offers the retention of much of the existing vegetation on the site along with new planting. Whilst this will not necessarily compensate for the loss of the historical attributes of the existing hedgerows it could, in time, provide enhanced benefits, especially if linked to positive management of the retained vegetation.

Additional updates
Local member (Cllr T Lewis) – comments were circulated at the meeting.
A revised site location plan was tabled at the meeting.
Planning Officer confirmed that Norfolk County Council Highways accepted the proposed visibility splays at the junction. No objection.

Other Applications

4  Appl. No : 2013/1247/F
Parish : FORNCETT

Applicants Name : Mr P Freeman
Site Address : 3 Orchard Close Forncett St. Peter Norwich NR16 1HS
Proposal : Erection of 1 new residential dwelling with single garage

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accordance with amendments
3 Materials
4 New Access Construction over verge
5 Provision of parking, service
6 New Water Efficiency
7 Slab level to be agreed
8 No additional windows at first floor
9 Boundary treatment to be agreed

Updates

Comments from Parish Council – no objections