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
Update Reports

1  Appl. No : 2011/0505/O
    Parish : WYMONDHAM

   Applicants Name : Pelham Holdings Ltd
   Site Address : Land North Of The A11 At Park Farm Silfield Road
   Proposal : Proposed development to include up to 500 dwellings, Community
             facilities, site infrastructure including new access roads, public rights
             of way and drainage, green infrastructure including public open
             spaces and structural landscape planting and new playing pitches
             relating to Wymondham High School

and

2  Appl. No : 2012/0371/O
    Parish : WYMONDHAM

   Applicants Name : Endurance Estate Strategic Land And Landowners
   Site Address : Land To The East And West Of Rightup Lane
   Proposal : Mixed use development of up to 730 dwellings, up to 128 bed care
             home / homes (in one or two buildings), up to 250 square metres of
             retail / commercial floor space, a new primary school together with all
             other associated temporary and permanent infrastructure, including
             new access arrangements, sport pitches, allotments and community
             orchard

Cllr J Mooney declared that he was pre-determined in these items and left the meeting. Cllr D Blake took
the chair for the duration of the items.

The Director of Growth and Localism presented an update on the progress of the section 106
agreements. Comments from Stuart Shortman, the solicitor acting on the Council’s behalf were read to
the Committee confirming that there were no matters of substance outstanding in relation to either of the
section 106 agreements, and that there had been much hard work and discussion by all parties. He
confirmed that it was expected that engrossments for execution by the parties would be circulated within
the next few days and it was requested that the Committee renew its resolution of 22 October 2013 in
exactly the same terms but with the substitution of the date of 23 December 2013.

Correspondence from The Lizard Residents Association, received on the morning of the meeting, had
been circulated to members prior to the meeting objecting to the request to extend the period of
delегated authority to approve the applications.

Members discussed the applications and it was

RESOLVED  By 10 votes to 0 that the Committee confirms the original decision taken at the meeting of
the Development Management Committee on 18 June 2013 and renews the period of delegated
authority to the Director of Growth and Localism to 23 December 2013 and authorises him to approve the
applications Appl. No. 2011/0505/O and Appl. No. 2012/0371/O subject to Section 106 agreements as
previously mentioned, including for securing the provision of a subway, or refuse in default.
Major applications or applications raising issues of significant precedent

| 3 | Appl. No   | 2013/1748/F |
|   | Parish     | DISS        |
|   | Applicants name | East Anglia Care Homes Ltd |
|   | Site Address  | Land North Of Nelson Road Diss |
|   | Proposal     | Erection of a 76-bedroom care home, associated site works, landscaping and car parking |
|   | Decision     | Members voted unanimously for APPROVAL |

Applied with conditions:
1. Full Planning permission time limit
2. In accordance with the approved plans
3. Surface water drainage
4. Foul water drainage
5. Boundary Treatment
6. Landscaping
7. Materials
8. Use class restriction
9. Construction details - access
10. Visibility splayed
11. Parking construction timing
12. Footpath link east
13. Footpath Link west
14. Implementation of footpaths
15. Historic investigation
16. Contaminated Land
17. Location of Bird/Bat Boxes

Other Applications

| 4 | Appl. No   | 2013/1521/H |
|   | Parish     | ASWELLTHORPE AND FUNDENHALL |
|   | Applicants Name | Mr R Ford |
|   | Site Address  | Walks Farm Barn Blacksmiths Lane Ashwellthorpe |
|   | Proposal     | Variation of Condition 2 of Planning permission 2011/1061/F- To include extensions to form garden and boot room |
|   | Decision     | Members voted unanimously for APPROVAL |

Applied with conditions:
1. Barn Conversion - time limit
2. In accord with submitted drawings
3. External materials to be agreed
4. New Water Efficiency
5. Window details to be agreed
6. No PD for Classes ABCDE & G
7. Implement boundary treatment
8. Office and student accommodation to be ancillary
9. Storage/workshop building not to be sold
10. No external storage
11. Ecology

Updates
Parish Council have responded to confirm they have no further comments
5  **Appl. No**: 2013/1736/F  
**Parish**: DICKLEBURGH AND RUSHALL  
**Applicants Name**: Mr Mark Heeney  
**Site Address**: Plots 23, 24, 25 & 26 Common Farm Common Road Dickleburgh  
**Proposal**: Erection of post and rail fencing with access gate  
**Decision**: Members voted 7-3 (with one abstention) for **Approval**  

   **Approved with Conditions**  
   1 Full Planning permission time limit  
   2 In accord with submitted drawings

6  **Appl. No**: 2013/1783/F  
**Parish**: DICKLEBURGH AND RUSHALL  
**Applicants Name**: Mr Stephen Long  
**Site Address**: Plot 42 Common Farm Common Road Dickleburgh  
**Proposal**: Erection of fence around Plot 42  
**Decision**: Members voted 10-1 to authorise the Director Growth and Localism to **Approve** (subject to clarification of applicant’s address)  

   **Approved with conditions**  
   1 Full Planning permission time limit  
   2 In accord with submitted drawings

7  **Appl. No**: 2013/1886/CU  
**Parish**: LANGLEY WITH HARDLEY  
**Applicants Name**: Mr Christopher Townsend  
**Site Address**: Langley Abbey Langley Green Langley  
**Proposal**: Retrospective application for change of use of field for playing polo, with occasional vehicle parking  
**Decision**: Members voted unanimously for **Approval**  

   **Approved with conditions**  
   1 Full Planning permission time limit  
   2 In accord with submitted drawings  
   3 No PD for fences, walls etc  
   4 Full details of external lighting  
   5 Retention trees and hedges  
   6 Upgrade surface treatment to access

**Updates:**  
**Officer** delete condition 6 hours of use.  
- Applicant has confirmed that he would not be able to comply with hours of use condition.  
- Polo playing is limited to summer months and by day light hours.  
- Main activities done later at night would be irrigation and activities relating to polo festival which only occurs once a year  
- Need to consider if use is acceptable with unrestricted hours. On balance the impact on residential properties is not significant enough to warrant refusal  
**Officer** add condition to upgrade surface of access
8  Appl. No : 2013/1948/LB
Parish : TACOLNESTON

Applicants Name : Mrs S Dinneen
Site Address : The Old Hall Norwich Road Tacolneston
Proposal : Amendments to Listed Building Consent 2013/0496, to include:
internal and external alterations, 2 additional velux windows,
external alterations to west elevation glazing.

Decision : Members voted unanimously for Approval

Approved with conditions

1 Listed Building Time Limit
2 In accordance with submitted drawings
3 Joinery details

Updates:
Two e-mails from resident raising objections similar to English Heritage original comments
and questioning approval of separate non-material amendment application.