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
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

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
# Major Applications Referred Back to Committee

<table>
<thead>
<tr>
<th></th>
<th>Appl. No</th>
<th>Parish</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2012/1836/O</td>
<td>LITTLE MELTON</td>
<td>Members voted 8-2 (with one abstention) for APPROVAL</td>
</tr>
</tbody>
</table>

**Applicants Name**: Timewell Properties Ltd  
**Site Address**: Land North Of Gibbs Close Little Melton  
**Proposal**: Outline application for residential development (20 Dwellings) and associated infrastructure works

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

**Approved with conditions**

1. Outline Permission Time Limit  
2. Standard outline requiring reserved Matters  
3. In accordance with the amended drawings  
4. External materials to be agreed  
5. Slab levels to be agreed  
6. Boundary treatments to be agreed  
7. Landscaping scheme  
8. Retention of trees and hedges  
9. Full details of external lighting  
10. Water efficiency  
11. Surface water drainage  
12. Foul water drainage  
13. Management and maintenance of streets  
14. Detailed plans for roads and footways  
15. Construction of roads and footways  
16. Highway surfacing works  
17. Traffic calming works on Mill Road  
18. Highway improvement works  
19. Ecological mitigation  
20. Fire hydrant

Subject to a section S106 Agreement in respect of:  
Affordable housing, County monitoring charge, Primary and High School provision, Library, Maintenance of biodiversity areas and Play Space.

## Updates

- Further letters confirming continued objection on highway and drainage grounds.
  - Note PC will give presentation raising objections.
  - Proposed roundabout design not acceptable.
  - Mill Road would still be inadequate to serve the development.
  - Actual traffic generation will be higher than predicted.
  - Query land supply figures – more than 5yrs?
  - Previous resolution to refuse should have been implemented.
  - No road widening proposed as suggested in the report.
  - No consultation on traffic calming measures.
Appl. No: 2013/0086/O
Parish: LITTLE MELTON
Applicants Name: Mr I Clark
Site Address: Land South East Of The Gardens Mill Road Little Melton
Proposal: Outline application including means of access for residential development and ancillary works

Decision: Members voted 8-3 for APPROVAL

Approved with conditions

1. Outline permission time limit
2. Standard outline requiring reserved Matters
3. In accordance with the amended drawings
4. External materials to be agreed
5. Slab levels to be agreed
6. Boundary treatments to be agreed
7. Landscaping scheme
8. Retention of trees and hedges
9. Full details of external lighting
10. Water efficiency
11. Surface water drainage
12. Foul water drainage
13. Management and maintenance of streets
14. Detailed plans for roads and footways
15. Construction of roads and footways
16. Highway surfacing works
17. Traffic calming works on Mill Road
18. Highway improvement works
19. Ecological mitigation
20. Fire hydrant

Subject to:

- the resolution of drainage issues raised by Environment Agency and NCC Highways; and
- a section 106 Agreement in respect of:
  Affordable housing; County monitoring charge; Primary and High School provision; Library Service; Maintenance of biodiversity areas and Play Space.

Updates

Further letters confirming continued objection on highway and drainage grounds.
- PC will give presentation highlighting drainage concerns.
- Proposed roundabout design not acceptable.
- Mill Road would still be inadequate to serve the development.
- Actual traffic generation will be higher than predicted.
- Query land supply figures – more than 5yrs?
- Previous resolution to refuse should have been implemented.
- No road widening proposed as suggested in the report.
- No consultation on traffic calming.
- Inadequate drainage and flooding likely.
Major applications or applications raising issues of significant precedent

3  Appl. No : 2013/1070/O  
Parish : WICKLEWOOD

Applicants name : Mr J Seville  
Site Address : Land North Of 69 High Street Wicklewood Norfolk NR18 9QA  
Proposal : Outline application for the erection of 14 residential units and car parking area on land adjacent to High Street, Wicklewood

Decision : Members voted 10-0 for APPROVAL  
Approved with conditions

1. Outline Permission Time Limit  
2. Reserved Matters  
3. Construction Traffic (Parking)  
4. Highway Details  
5. Footpath improvements  
6. Highway Improvements  
7. Contaminated land - submit scheme  
8. Full details of external lighting  
9. Surface Water Drainage Details  
10. Ecological mitigation  
11. Car park management  
12. Water efficiency

Subject to Section106 Agreement to secure affordable housing

Updates

Typographical error – para 4.7 second sentence should refer to 2, 1-bedroom bungalows, not “1 two bedroom bungalow”.

4  Appl. No : 2013/1259/F  
Parish : COSTESSEY

Applicants Name : Next Plc  
Site Address : Land West of RG Carter Site For Next PLC William Frost Way Costessey Norfolk NR5 0JS  
Proposal : Erection of class A1 retail store with conservatory, garden centre, ancillary coffee shop and associated car parking, landscaping and service area

Decision : Members voted unanimously for APPROVAL  
Approved with conditions

1. Full permission time limit  
2. Restrict retail floorspaces as proposed  
3. Landscaping – revisions required  
4. Access to be provided  
5. Access gradient  
6. No access barrier unless agreed  
7. Access, parking, servicing areas before use  
8. Cycle parking  
9. Construction worker parking  
10. Wheel cleaning
11. Off-site highway improvements  
12. Travel Plan  
13. Compliance with submitted Drainage Strategy and FRA  
14. Contamination investigation and remediation  
15. Contamination verification  
16. Contamination monitoring  
17. Contamination precaution  
18. No infiltration drainage unless agreed  
19. Ecological enhancements as proposed  
20. External lighting  

Subject to:  
- securing financial contribution to off-site traffic calming measures and Travel Plan (by Sec 106 if necessary); and  
- referral of application to Secretary of State as required by The Town and Country Planning (Consultation) Direction 2009.

Updates

Letter from agent 22-11-2013: (points not already covered in the agenda report)  
- Even if the scale of clothing sales were reduced, none of the alternative sites identified would be suitable for the proposed store.  
- Reduction in scale of proposal is not justified because there is no unacceptable retail impact caused.  
- The unit off Hall Road (adjacent B&Q) is not considered commercially attractive or viable and this is demonstrated by the fact that the unit has remained vacant for so long.  
- Next are committed to retaining their existing stores in the City and wish to expand the Riverside store notwithstanding their plans for the Longwater site. They would be willing to enter a legal agreement to keep open the existing two stores or two comparably sized stores in the City if required.

Letter from Norwich City Council 20-12-2013:  
- The recent applications submitted to relax restrictions on other units at Longwater prove that a precedent would be set by approving the Next application. This sets a trend for retail growth at Longwater in an unsustainable location that neither the JCS or SNLP makes provision for.  
- Will need to take account of cumulative retail impact of the new proposals.  
- Proposal departs from the retail hierarchy promoted in the Development Plan and will have direct and negative consequences for the vitality and viability of the City centre and other centres in the hierarchy.

Further letter from Norwich City 6-01-2014  
- Should take account of cumulative impact including current applications – see Practice Guidance D.7 and D.8.  
- Should require Sec 106 to ensure retention of the existing Next Stores in the City.  
- Reiterate objection on precedent grounds. Recent applications on other retail units have been directly prompted by this application so precedent and cumulative impacts are material considerations.

Letter from agent 6-01-2014  
- Other applications on the retail park are different to the Next proposal so cannot be compared or set a precedent.  
- The proposals are not competing in the way that might justify assessing cumulative impact prior to determination of Next application.  
- The schemes are entirely different and are in no way competing alternatives for the same development.
Development Management Committee  
8 January 2014

5  Appl. No : 2013/1904/O  
Parish : FRAMINGHAM EARL

Applicants Name : Hibbett & Key Ltd  
Site Address : Land East Of Water Tower Long Road Framingham Earl Norfolk  
Proposal : Outline planning permission for 7 no. dwellings and associated works on the former RAF Camp, Long Road, Framingham Earl, including demolition/removal of existing former RAF buildings and structures

Decision : Members voted 10-1 for Approval

Approved with Conditions

1. Outline Permission Time Limit  
2. Standard outline requiring Reserved Matters  
3. In accordance with amendments  
4. External materials to be agreed  
5. Reporting of unexpected contamination  
6. Details of foul water disposal  
7. Surface Water  
8. Ecology Mitigation  
9. Boundary treatment to be agreed  
10. Retention trees and hedges  
11. Tree protection  
12. PD rights removed within tree protection areas  
13. Existing Access, Widen or Improve  
15. Visibility splay dimension  
16. Provision of parking, service  
17. Archaeology  
18. New water efficiency  
19. Slab levels to be agreed

Subject to a S106 Legal agreement for the provision of affordable housing

Updates

Landscape officer: Support with conditions

Agents: For clarification the woodland surrounding the planning application site is managed by the Framingham Pigot Estate in consultation with the Forestry Commission and this arrangement will continue into the future

Letter from The Lizard Residents Association was received by all members of the Committee prior to the meeting
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>6</td>
<td>2013/1986/O</td>
<td>PORINGLAND</td>
</tr>
<tr>
<td>.p01</td>
<td>Applicants Name</td>
<td>Mr Sean Marten</td>
</tr>
<tr>
<td>.p01</td>
<td>Site Address</td>
<td>Land To The West Of Norwich Road And South Of Caistor Lane Poringland Norfolk</td>
</tr>
<tr>
<td>.p01</td>
<td>Proposal</td>
<td>Outline application with all matters reserved except for access for the construction of up to 150 dwellings and associated infrastructure</td>
</tr>
<tr>
<td>.p01</td>
<td>Decision</td>
<td>This item was deferred to a future meeting of the Development Management Committee</td>
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**Other Applications**

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<tbody>
<tr>
<td>7</td>
<td>2013/1304/F</td>
<td>FLORDON</td>
</tr>
<tr>
<td>.p01</td>
<td>Applicants Name</td>
<td>Star Twofold Ltd</td>
</tr>
<tr>
<td>.p01</td>
<td>Site Address</td>
<td>Land West Of Tas Valley View Station Road Flordon Norfolk NR15 1RJ</td>
</tr>
<tr>
<td>.p01</td>
<td>Proposal</td>
<td>Change of Use of Site to Single Residential Dwelling (Use Class C3)</td>
</tr>
<tr>
<td>.p01</td>
<td>Decision</td>
<td>Members voted unanimously for Approval Approved with conditions</td>
</tr>
</tbody>
</table>

1. Full Planning permission time limit
2. In accordance with amendments
3. External materials to be agreed
4. Boundary treatment to be agreed
5. Existing Access, Widen or Improve
6. Visibility splay dimension in cond
7. Access Gates - Configuration
8. Provision of parking, service
9. Windows to be obscure glazed
10. Slab level to be agreed
11. New Water Efficiency

**Updates:**

Additional letter of objection which has been circulated to members raising their disappointment as to the apparent disregard of their objections
<table>
<thead>
<tr>
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<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
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<tbody>
<tr>
<td>2013/1350/F</td>
<td>FLORDON</td>
<td>Star Twofold Ltd</td>
<td>Land East of Tas Valley View Station Road Flordon Norfolk</td>
<td>New Residential Dwelling (Use Class C3)</td>
<td>Members voted unanimously for Approval</td>
</tr>
<tr>
<td>2013/1495/F</td>
<td>HETHERSETT</td>
<td>Ms Caroline Reynolds</td>
<td>Subdivision of Garden of 7 Lynch Green Hethersett Norfolk NR9 3JU</td>
<td>Full planning application for the erection of a detached two-storey sustainable dwelling including minor alterations and new vehicular access to No. 7 Lynch Green.</td>
<td>Members voted 10-0 (with one abstention) for Approval</td>
</tr>
</tbody>
</table>

Approved with conditions

1. Full Planning permission time limit
2. In accordance with amendments
3. External materials to be agreed
4. Boundary treatment to be agreed
5. Landscaping scheme to be submitted
6. Existing Access, Widen or Improve
7. Visibility splay dimension in cond
8. Access Gates - Configuration
9. Provision of parking, service
10. Windows to be obscure glazed
11. Slab level to be agreed
12. New Water Efficiency
13. No PD for Classes ABCDE & G

Updates:
District Members (Cllr Dale):
Principle of infill and sub-division well established in Lynch Green
Ameliorating the concerns would seem to be the correct strategy:-
The balcony seems the more troubling of the design features
Could the positioning be further adjusted, re overlooking?
10  
Appl. No : 2013/1565/AGF  
Parish : HALES  

Applicants Name : Mr Vernon Frost  
Site Address : Casbi House School Lane Hales Norfolk NR14 6SU  
Proposal : Proposed agricultural machinery store  

Decision : Members voted unanimously for Approval of details  

Approved  

Updates:  
Officer:  
- Change recommendation to approval of details  
- Conditions to be deleted.  
- This is a prior approval application and it is only possible to consider siting, design and external appearance, it is not possible to withhold permission on highway safety grounds.  
- It is also not possible to attach any conditions to the consent.  

Highways:  
- Visibility is restricted to north by hedge, Visibility to south is fine  
- Hence request for visibility splay  
- If we cannot impose conditions, as the building is to store equipment already store on site unlikely to generate noticeable additional traffic.  

Officer:  
- Para 2.1 and 2.3 delete Planning Permission required replace with Approval of Further details required  

11  
Appl. No : 2013/1620/H  
Parish : LONG STRATTON  

Applicants Name : Miss Amy Eleftheriades  
Site Address : 12 St. Marys Road Long Stratton Norwich NR15 2TT  
Proposal : Erection of fencing to replace existing wall  

Decision : Members voted 8-3 for Refusal (contrary to officer recommendation)  

Refused  

Reasons for Overturning Officer Recommendation  
1. Adversely affect the open character of the area  
2. Adversely affect residential amenity  

Updates:  
Local Member - Cllr Pond  
- Recommends approval of the application, as per the reasons in the officer’s report. The visual impact of the proposed fence would be better than the existing conifers.  

Officer:  
- Additional letter of objection submitted from neighbour who has already written in. No new issues raised but additional information submitted
12  
Appl. No : 2013/1772/H  
Parish : BROOKE  
Applicants Name : Mr Jan Salm  
Site Address : 28 The Street Brooke Norwich NR15 1JT  
Proposal : Extension to the East side of the house  
Decision : Members voted unanimously for Approval  
Approved with conditions  
1. Full Planning permission time limit  
2. In accordance with amendments  
3. Materials to be agreed  
4. Flue to be painted black  
5. Annexe  
6. Joinery/ roof light to be agree  
7. No grey cement  

13  
Appl. No : 2013/1773/LB  
Parish : BROOKE  
Applicants Name : Mr Jan Salm  
Site Address : 28 The Street Brooke Norwich NR15 1JT  
Proposal : Extension to the East side of the house  
Decision : Members voted unanimously for Approval  
Approved with conditions  
1. Listed building time limit time limit  
2. In accordance with amendments  
3. Materials to be agreed  
4. Flue to be painted black  
5. Joinery/ roof light to be agree  
6. No grey cement  

Application on Land Partly Owned by South Norfolk Council  
14  
Appl. No : 2013/1334/F  
Parish : PULHAM ST MARY  
Applicants Name : Mr G Homan  
Site Address : Land To South Of Chestnut Road Pulham St Mary Norfolk IP21 4RA  
Proposal : Erection of 6 new dwellings and garages  
Decision : Members voted unanimously for Approval  
Subject to clarification regarding the affordable housing provision.  
Approved with conditions  
1. Full Planning permission time limit  
2. In accordance with amendments
3. External materials to be agreed
4. No PD for fences, walls etc
5. No additional windows at first floor
6. No PD for Classes A, B, C, D, E & F
7. Tree protection
8. Landscape management plan
9. Retention trees and hedges
10. Boundary treatment to be agreed
11. Reporting of unexpected contamination
12. New Water Efficiency
13. Surface Water
14. Slab level to be agreed
15. Provision of parking, service
16. Details of a refuse point to be agreed

Updates:
Landscape Officer:- Support with conditions

Notification of Proposed Works to Trees in a Conservation Area

15  Appl. No : 2013/2207/CAN
Parish : MULBARTON
Applicants Name : Mr Jon Herbert
Site Address : The Old Dairy Barn Norwich Road Mulbarton Norfolk NR14 8JN
Proposal : Fell four Ash trees
Decision : Members voted unanimously for Approval
Approved