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.

Major applications or applications raising issues of significant precedent

1 Appl. No : 2013/0463/O
Parish : TROWSE WITH NEWTON
Applicants Name : Norfolk Homes Limited
Site Address : Land Off White Horse Lane Trowse Norfolk NR14 8TG
Proposal : Proposed development of up to 99 dwellings including a 1 ha site for new Primary School (revised application)

Decision : Members voted 6-5 for APPROVAL

Approved with conditions

1 Outline permission time limit
2 Submission of reserved matters
3 Materials
4 Ecology mitigation
5 Details of foul water disposal to be agreed
6 Details of surface water drainage to be agreed
7 Detailed plans of roads, footways and cycleways to be agreed
8 Highway works in accordance with agreed details
9 Roads/footways/cycleways to binder course prior to occupation
10 Construction parking to be agreed
11 Details of wheel cleaning facilities to be agreed
12 Off-site highway works
13 TRO for extension of the 20mph limit
14 Archaeology
15 Landscaping management
16 Fire hydrants
17 Tree and hedge protection
18 Contaminated land during construction
19 Reserved matters to include an estate road to the edge of the east boundary of the site

Subject to a S106 legal agreement to secure contributions towards education, libraries and open space, and the provision of a primary school site and affordable housing.

Updates

The Senior Planning Officer provided details about the number of Compulsory Purchase Orders obtained by SNC and NCC in the last 10 years (1 in Poringland by SNC and 1 in Lakenham by NCC). He also explained the basic principles of CPO and made reference to costs. The Council would normally seek that the Developer for whose development the CPO is being made, should bear the LPA’s costs.
2 Appliance No: 2013/1415/F
Parish: FLORDON
Applicants Name: Tas Valley Mushrooms Ltd
Site Address: Tas Valley Mushrooms Ltd The Street Flordon Norfolk NR15 1RN
Proposal: Erection of eight plastic covered agricultural buildings. New entrance to site.

Decision: Members voted unanimously for APPROVAL

Approved with conditions

1. Full permission time limit
2. Amended plans
3. Landscaping
4. Phasing/ close existing access to commercial traffic
5. Foul drainage to main sewer
6. Details of surface and wash-down water drainage
7. New access
8. Gates set back
9. Visibility splays
10. Any external lighting to be agreed
11. Hours of working (0700-1800hrs M-F; 0700-1230 Sat, Sun and Bank Hols)
12. Management Plan for drainage maintenance

Updates

Amended access splay plans submitted which NCC Highways now support.
Resident – would like Highways to consider an extension to the existing 30mph speed limit

3 Appliance No: 2013/0567/F
Parish: COSTESSEY
Applicants name: Mr Tucker & Mr Bryan
Site Address: Lodge Farm Phase 2 Development Dereham Road Costessey Norfolk NR5 0SX
Proposal: FULL application for 495 dwellings, associated infrastructure, open space and allotments and OUTLINE permission for reserve site for a single form entry school, small convenience store, sports pavilion including changing facilities, small meeting room, associated parking, demolition of 4 dwellings and associated farm buildings (Amended 27/01/14)

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

Approved with conditions

Outline
1 Outline Permission Time Limit
2 Standard outline requiring RM
3 In accord with submitted drawings
4 Phasing plan
Full Planning permission time limit
In accord with submitted drawings
External materials to be agreed
New Water Efficiency
Renewable energy
Historic Building Recording
Architectural work to be agreed
Unidentified archaeology
Full details of external lighting
Contaminated land - submit scheme
Reporting of unexpected contamination
Cycle Parking and Refuse Storage
Tree protection
Landscaping scheme to be submitted
Implement landscaping scheme
Landscaping management plan
Details of foul water disposal
Surface Water
Construction work
Construction Traffic (Parking)
Construction Traffic Management
Ecology Mitigation
Bird breeding season

Subject to S106 to cover delivery of highway improvements, school, the sports pavilion, provision and maintenance of playspace and open space, affordable housing, contribution to libraries, school, travel plan and green infrastructure, and phasing and delivery of housing, open spaces and landscaping.

Updates

Applicants represent Taylor Wimpey Developments and Hopkins Homes respectively.

3.2 – Comments from District Member – should read ‘To be reported if appropriate’. Cllr East has been involved throughout the whole application, commenting on the proposals at each stage.

3.19 – NCC Highways – response now received which can be summarised as: No objections subject to highway contribution through S106 and following conditions:
- Management and maintenance of streets within development
- Standard estate road construction
- Wheel cleaning facilities
- Highway improvements – off-site
- Travel plan


3.25 – in response to the representation relating to an increase in numbers from the original plans – the number were reduced from the original proposed outline masterplan from 600 to 495 as detailed in the Design and Access Statement. No housing numbers agreed on site as site allocations plan still emerging policy.

4.19 – third sentence should read ‘sand and gravel are not as scarce’ not scare.
4.23 – first sentence should read ‘identifies great weight’ not ‘weigh’.
4.26 – first sentence should read ‘widening of Dereham Road to create a left hand turn at the junction…’ removing the word land.
4.32 – last sentence should read ‘For communal flats a condition..’.
4.34 – the river valley is the Tudd, not the Wensum.
4.41 – the last sentence should read ‘Some refuse collection areas are not specified..’
4.46 – the site is in flood risk zone 1

Additional representations
Three additional representations received raising concerns over highway capacity and safety, value of houses and damage to properties.
Response: these issues have already been raised and are covered in the report.

Additional Officer Update
Officer advised there was a former landfill site to the north of Dereham Road. NCC had confirmed this was no longer accepting waste but there was a Materials Recovery Facility (MRF) on the site. NCC had considered the proposed development at Lodge Farm, it was not considered to be adversely affected by traffic movement in and out of the MRF. The potential for contamination from landfill gas movement would be considered as required through the land contamination condition recommended.

Other Applications

4

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>2013/1274/O</th>
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</thead>
<tbody>
<tr>
<td>Parish</td>
<td>BAWBURGH</td>
</tr>
<tr>
<td>Applicants Name</td>
<td>Mr David Ward</td>
</tr>
<tr>
<td>Site Address</td>
<td>Land North Of Village Hall Stocks Hill Bawburgh Norfolk NR9 3LL</td>
</tr>
<tr>
<td>Proposal</td>
<td>Erection of 5no dwellings following demolition and removal of old piggeries</td>
</tr>
</tbody>
</table>

Decision: Members voted unanimously for APPROVAL
Approved with conditions

1 Outline Permission Time Limit
2 Standard outline requiring RM
3 External materials to be agreed
4 New Water Efficiency
5 Single storey dwellings only
6 Ecology Mitigation
7 Standard Outline Condition
8 Levels to be agreed
9 Boundary treatment to be agreed
10 No additional windows at first floor
11 PD rights for roof alterations removed

Subject to a S106 legal agreement providing for one, two bedroom, single storey affordable dwelling.

Updates
1 additional letter from resident:
- Disagree with approval but welcome single storey condition
- Seeks assurance regarding retention of trees on boundary
Query extent of application site in relation to agenda plan
5  Appl. No : 2013/1330/A  
Parish : LONG STRATTON

Applicants Name : Mr R Hadzhiyski  
Site Address : 5 Cooper Court The Street Long Stratton Norfolk NR15 2XG  
Proposal : Proposed internally illuminated box sign (retrospective application)

Decision : Members voted unanimously for Refusal  
Refused  
1 Contrary to policy  
2 Unsympathetic form of development

6  Appl. No : 2013/2189/LB  
Parish : LONG STRATTON

Applicants Name : Mr R Hadzhiyski  
Site Address : 5 Cooper Court The Street Long Stratton Norfolk NR15 2XG  
Proposal : Proposed internally illuminated box sign (retrospective application)

Decision : Members voted unanimously for Refusal  
Refused  
1 Contrary to policy  
2 Unsympathetic form of development  
Members authorised Enforcement Action to secure removal of box sign

7  Appl. No : 2013/2100/F  
Parish : THURLTON

Applicants Name : Mr William Morgan  
Site Address : Land West Of Blaen Waun Low Road Thurlton Norfolk NR14 6PZ  
Proposal : Temporary permission for 5 years for change of use of land for private site for 1 No 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 and retention of gates and walls.

Decision : Members agreed to approve in part and refuse in part  
Members voted 6-5 (with the Chairman using his casting vote) to authorise the Director of Growth and Localism to Approve the temporary permission for change of use of land for private site for 1 No Traveller residential pitch, including the siting of 1 'log cabin' style mobile home, 1 touring caravan, 1 'log cabin style' day room and parking for 2 vehicles
Part Approved with conditions

1. Temporary TWO year consent
2. In accord with submitted drawings
3. No more than 1 pitch comprising of 1 log cabin style mobile home, 1 touring caravan, 1 dayroom
4. Laid out in accordance with approved plan
5. Restrict occupation to Gypsies or Travellers
6. Foul water drainage to be agreed
7. Surface Water to be agreed
8. Existing Access, Widen or Improve
9. Access Gates - Configuration
10. Visibility splay
11. Provision of parking, service
12. Retention trees and hedges
13. Planting scheme to be agreed
14. Full details of external lighting
15. No commercial activities to take place on site, including storage of materials
16. Flood Evacuation Plan/Flood response plan to be adhered to
17. Minimum finished floor level

Members voted 10-1 for Refusal to the retention of gates and walls

Part Refused

1. Out of character and does not respect the local distinctiveness
2. Contrary to Policy 2 of JCS

Members authorised enforcement action

(subject to legal advice on the issue of a split decision)

Updates

District Member Cllr W Kemp has raised concerns that the applicants have not corrected false information submitted in their Design and Access Statement for the last application and have simply resubmitted it uncorrected. He therefore does not consider that the application can be determined at this committee meeting other than refusal on the grounds of insufficient information. The alternative is that we are approving an application we know to be false and misleading which raises the question of maladministration and will leave the Council vulnerable to a Judicial Review.

Issues of inaccuracy are:
1) There is no Post Office and pub does not serve food regularly
2) Bus Service - only 1 bus on Wed and Fri other bus services are 1.8km walk away
3) The personal circumstances of the applicant appear different from earlier application (earlier application claimed the applicant was for a couple and children had left home) this application is for an 'extended family plot and 6 trips will be made to school a day
4) Existing access arrangements are to be used but the design and access statement says the access will be extended to form a turning head and hardstandings will be provided for a minimum of 2 vehicles and this is contradictory as it implies that there will be a reduction in vehicles

Other issues
a) No evidence as to why they wish to locate to Lower Thurlton
b) Site is not sustainable
c) Applicant has not provided any justifiable evidence that he is a member of the traveller community
Officer Update
Whilst I fully appreciate that the post office has closed, that the PH may not serve food regularly, that the site is not served regularly by a bus service, these statements by the applicant’s agent would not constitute a reason to refuse the application on insufficient information or make it invalid. Nor can we refuse the application because the applicants still believe the site to be sustainable notwithstanding the fact that the Council does not.

With regard to the applicant applying for an 'extended' family plot, notwithstanding what has been applied for before this application has to be determined based on the proposed development put forward which is for 1 log cabin style mobile home (with 3 bedrooms), a utility/dayroom, touring caravan. They also state that ‘it is anticipated that a total vehicular movements to and from the site, including ‘school runs' where necessary will not exceed 6 per day for the site’. Again whilst I appreciate local residents consider these statements are contradictory when taking into account the previous application, they would not be a reason to refuse the application on insufficient information or invalidate it.

Tony Cooke (the Council’s Housing Standards Manager) has confirmed the family are members of the travelling community and have been served a number of ‘Direction to Leave Land’, ‘Notice to Vacate’ for land at Queens Hill, land at Longwater, land at Costessey and land at Newton Flotman. I therefore consider sufficient information has been provided to assure the Council the family are members of the travelling community.

The existing drive will be used, however this is to be extended to provide a turning area and parking for two vehicles, notwithstanding the applicants agents claims that there will be a reduction in parking spaces from 4 to 2, this application has been assessed by the highway officer who is satisfied with the parking, turning and access arrangements proposed for the development. Again in my opinion this would not be a reason to refuse the application.

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>2013/2159/F</th>
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<tbody>
<tr>
<td>Parish</td>
<td>EAST CARLETON</td>
</tr>
<tr>
<td>Applicants Name</td>
<td>Mr S Black</td>
</tr>
<tr>
<td>Site Address</td>
<td>Subdivision Of Garden Of 2 Hethersett Road East Carleton</td>
</tr>
<tr>
<td>Proposal</td>
<td>Proposed two storey dwelling</td>
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<tr>
<td>Decision</td>
<td>Members voted 10-1 for Refusal</td>
</tr>
</tbody>
</table>

Refused
Contrary to NPPF, JCS and SNLP, due to unsustainable location.

Updates
I additional letter of support from resident.

Local Member
- Appeal decision at Stoke Holy Cross suggests even 1 dwelling counts towards 5 year land supply
- Would provide an additional family dwelling in the community
- Comments suggest may not be contrary to NPPF
<table>
<thead>
<tr>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
<th>Updates</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/0020/F</td>
<td>HINGHAM</td>
<td>Mr &amp; Mrs Jeremy Dore</td>
<td>Post Office 38-39 Market Place Hingham Norfolk NR9 4AF</td>
<td>Change of use of part of the ground floor of the property from (A1) post office and shop to residential accommodation.</td>
<td>Members voted 6-3 (with one abstention) for <strong>Refusal</strong></td>
<td>Refused                                                                                                                   Contrary to Policies SHO5, SHO8 and EMP7, insufficient justification, loss of key retail use in key service area</td>
</tr>
<tr>
<td>2014/0021/LB</td>
<td>HINGHAM</td>
<td>Mr &amp; Mrs Jeremy Dore</td>
<td>Post Office 38-39 Market Place Hingham Norfolk NR9 4AF</td>
<td>Change of use of part of the ground floor of the property from (A1) post office and shop to residential accommodation including removal of post box and internal fittings.</td>
<td>Members voted 9-0 (with one abstention) for <strong>Approval</strong></td>
<td>Approved with conditions</td>
</tr>
<tr>
<td>2014/0005/F</td>
<td>SWAINSTHORPE</td>
<td>Mr Simon Cruickshank</td>
<td>The Dun Cow Norwich Road Swainsthorpe Norfolk NR14 8PU</td>
<td>Change of Use of agricultural land to extend curtilage of the public house. Relocation of LPG cylinder and provide enclosure, alterations to soil stacks, provide new boiler house and wood pellet silo, demolish chimney stack, revised door and window positions in kitchen extension, renew no 9 spot lights to front and gables, renew sign post and lights, cladding to bbq building, alterations to fence layouts and provide 1 no lights to garage and no 1 to kitchen gable.</td>
<td>Members agreed to approve in part and refuse in part</td>
<td>Members voted unanimously to authorise the Director of Growth and Localism to <strong>Refuse</strong> the alteration to the front fencing, brick wall, piers, railings and lighting columns</td>
</tr>
</tbody>
</table>
Part Refused
1. Contrary to policy
2. Detrimental to the setting of the listed building

Members further authorised enforcement action to secure the removal of the frontage fence, brick wall and piers and railings and lighting columns.

Members voted unanimously to authorise the Director of Growth and Localism to Approve the works other than the front fencing, brick wall, piers, railings and lighting columns.

Part approve with conditions
1. Full permission time limit

(subject to legal advice on the issue of a split decision)

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<tr>
<th>12</th>
<th>Appl. No</th>
<th>2014/0031/LB</th>
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<td>Proposal</td>
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</tr>
<tr>
<td></td>
<td>Decision</td>
<td>Members voted unanimously for Approval</td>
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<tr>
<td></td>
<td></td>
<td>Approved with conditions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1. Time limit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. In accordance with details submitted</td>
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</table>

Application on land owned by South Norfolk Council

<table>
<thead>
<tr>
<th>13</th>
<th>Appl. No</th>
<th>2013/2144/A</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Parish</td>
<td>WYMONDHAM</td>
</tr>
<tr>
<td></td>
<td>Applicants Name</td>
<td>Mr David Rogers</td>
</tr>
<tr>
<td></td>
<td>Site Address</td>
<td>1-9 Ayton Road Wymondham Norfolk NR18 0QQ</td>
</tr>
<tr>
<td></td>
<td>Proposal</td>
<td>Proposed 2no eternally illuminated fascia signs, 2no non illuminated fascia signs and totem sign</td>
</tr>
<tr>
<td></td>
<td>Decision</td>
<td>Members voted 10-0 for Approval (subject to removal of illumination)</td>
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<tr>
<td></td>
<td></td>
<td>Approved with conditions</td>
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<tr>
<td></td>
<td></td>
<td>1-5 Standard advertisement conditions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 In accord with submitted drawings</td>
</tr>
</tbody>
</table>