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.

Applications Referred Back to Committee

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<th>Appl. No</th>
<th>2013/2100/F</th>
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<tr>
<td>Parish</td>
<td>THURLTON</td>
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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.

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

Refused

Reasons for overturning officer recommendation

1. Members considered that the development would cause such harm as to outweigh the benefits of alleviating the shortage of Gypsy and Traveller sites.

Reasons for Refusal

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

Updates
Parish Council:
Request that members visit the site before making a decision
Concerned at discrepancies in the application documents in respect of accessibility of services and links to main road networks
Consider that Councillors making the decision should see for themselves the true situation

Flood Defence Officer
Adequate emergency planning measures can be out in place as described in the FRA that would enable users of the site to choose to evacuate or remain safe on the site should flooding occur.

Further letters of objection
Removal of the walls and gates was long overdue
Concerned members have not properly been briefed
Cost to the applicant to develop the site if given two years temporary consent would be unrealistic
Serious concern with the whole way the application has been handled
No confidence in SNDC ability to monitor or control any development
The Flood evacuation plan shows the evacuation route being over neighbours land and applicants propose to erect a fence
There are no conditions to what will happen after the two years lapse or restoration of the site
Why has an environmental impact assessment not been submitted
Consultee responses are noted as support with conditions but they say ‘if you are minded to approve we suggest’ so cannot say objectively and fairly that they support
Planning Consultant on behalf of residents
Letter raising serious concerns regarding the committee report has been circulated to all members

Environment Agency
The removal of the gates and walls does not alter our previous comments

Major applications submitted and on land owned by South Norfolk Council

2 Appl. No : 2013/0265/O
Parish : LONG STRATTON

Applicants Name : South Norfolk Council
Site Address : Cygnet House Swan Lane Long Stratton Norfolk NR15 2UY
Proposal : Outline application for the demolition of Cygnet House and development of up to 50 residential units (class C3) and up to 800 square metres (class B1) floor space, together with associated highway works

Decision : Members voted 9-0 for APPROVAL

Approved with conditions

1 Outline Permission Time Limit
2 Standard outline requiring reserved matters
3 Details of roads, footways and surface water
4 Roads to be constructed in accordance with specifications agreed
5 No occupation of dwellings/commercial unit until roads/footways constructed to binder course
6 Commercial units to provide for at least 26 cars and provide Light goods delivery vehicle parking and turning
7 Details of Cycle Parking
8 Contaminated land - submit scheme
9 Full details of external lighting
10 Details of construction work
11 Details of foul water disposal
12 Details of Surface Water based on sustainable water drainage principles
13 New Water Efficiency
14 Ecology Mitigation
15 Archaeological work to be agreed
16 Slab level to be agreed
17 Boundary treatment to be agreed
18 Implement landscaping scheme
19 Arboricultural details as part of reserved matters
20 Landscaping management plan
21 Tree protection plan
22 Fire Hydrants
23 Management/Adoption and Management Plan for surface water drainage
24 Details of retaining walls
25 Restrict use to B1 uses only
26 Provision of pedestrian link to St Andrews Close
27 10% of dwellings have renewable energy measures

Subject to S106 agreement to secure affordable housing, commuted sums for on-site play areas; off-site older children’s play contribution; education and library.
Updates

Local Member (Cllr Blowfield)
I am generally supportive of this application. However I do not agree that the 50 homes should be in addition to the 1800 allocated for the Long Stratton area, under the JCS. This figure should be included within the 1800. These houses if approved with outline permission (and like the Chequers Road application) should make a contribution towards the by-pass under a s106 agreement. So I would like this matter brought to the attention of the Committee. The chequers Road application which is in the Civil Parish of Tharston and Hapton and for which outline permission was given and which is outside any development boundary, was conditioned by a s106 to pay £500,000 towards the by-pass less the cost of a MOVA traffic system on the A140 junction with Flowerpot Lane. So I don't see why this application should be exempt from contributing towards the by-pass as a precedent has already been set. Hence the rationale for the 50 to be included within the 1800 home allocated for the Long Stratton area. I ask for this because CIL is not chargeable yet.

Additionally on reading concerns of local people and hearing what they have said I would like two other matters to be considered;

1. When these plans was first publicised it was hoped that a further condition would be placed on the scheme to provide for a zebra crossing on Swan Lane which is urgently needed, given the extra traffic that will travel along Swan Lane and given the location of the schools in Long Stratton. Loads of children cross Swan Lane near to Cygnet House where a lollypop man used to be present until the County cut the funding.

2. This second matter will probably be considered within the reserved matters later on. Nearer to the existing homes could some bungalows be built, given that members have previously expressed a desire to see more in larger developments.

I am glad about the number of Affordable Housing planned for.

Officer: Amendment to page 37 of the agenda – 10 letters of objection received (not 9 as stated in the report).

Major applications or applications raising issues of significant precedent

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<tr>
<td>3</td>
<td>Parish</td>
<td>WYMONDHAM</td>
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<td></td>
<td>Applicants name</td>
<td>Hallam Land Management</td>
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<td></td>
<td>Site Address</td>
<td>Land Between London Road And Suton Lane London Road Wymondham Norfolk</td>
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<td></td>
<td>Proposal</td>
<td>Outline application for up to 385 dwellings, including affordable housing; a site for a two form entry primary school and a reserve site to provide for its future expansion; green infrastructure accommodating landscaping, public open space, a multi-use games area and children's playspace; new roads, car parking, cycleways and footways; associated infrastructure, including a sustainable drainage system; vehicular access to be secured from London Road and land for a new cemetery with separate access from London Road (amended title)</td>
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<td>Decision</td>
<td>Members voted unanimously for REFUSAL</td>
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Refused

1. Absence of secondary school places and consequent impact on sustainability
2. Impact on setting of listed buildings
Updates
Additional information circulated by applicants to local community and members of planning committee in response to committee report. No new issues raised and so this does not alter the recommendation in the report. Chris Hey, Head of Place Planning and Organisation, Children's Services at Norfolk County Council will provide a verbal update in response to school place planning as required at the committee meeting. This information does not alter the recommendation that there is insufficient secondary school place capacity for the proposed residential development.

Site directly to north of application site has outline permission for 20 dwellings. An indicative layout plan will be shown at committee.

The Wymondham Area Action Plan and Site Specific Allocations and Policies Document received a positive resolution at Cabinet on 31st March 2014 for the documents to be submitted to the Planning Inspectorate for examination. Minimal weight can still be given to these documents.

A Building for Life assessment has been made – 4 green, and 8 amber.

Other Applications

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<th>Appl. No</th>
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<td>Parish</td>
<td>BROOKE</td>
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Applicants Name : F W Properties  
Site Address : Land North Of 30 Norwich Road Brooke Norfolk NR15 1AB  
Proposal : Residential development of 12 dwellings and garages, plus associated services. Maintained field access, New speed limit and village entrance signs.

Decision : Members voted unanimously for **APPROVAL**

Approved with conditions

1 Full Planning permission time limit  
2 In accord with submitted drawings  
3 Materials  
4 Slab level to be agreed  
5 Boundary treatment to be agreed  
6 Landscaping  
7 New Water Efficiency  
8 Surface Water  
9 Contaminated land - submit scheme  
10 Implement of approved remediation  
11 Reporting of unexpected contamination  
12 Visibility splay, approved plan  
13 Provision of parking, service  
14 Construction Traffic (Parking)  
15 Highway Improvements - Offsite  
16 Traffic Regulation Orders  
17 Ecology Mitigation  
18 No additional windows at first floor  
19 Tree protection  
20 The bathroom window at first floor on plot 12 shall be obscure glazed.

Subject to a section S106 Agreement in respect of Affordable Housing (33%).
Updates

Ecologist; Support with no conditions as mitigation will be under a licence

   5     Appl. No   :  2014/0039/F
         Parish :  HINGHAM

     Applicants Name :  Mr Vincent Somers
     Site Address   :  Hingham Congregational Church Chapel Street Hingham Norfolk NR9 4JH
     Proposal                   :  Change of Use from Church (D1) to residential (C3). Demolition of
                                    later rear extension to form garden space

     Decision :  Members voted unanimously for APPROVAL

                      Approved with Conditions

                      1  Full Planning permission time limit
                      2  In accord with submitted drawings
                      3  Details of visibility splay
                      4  Details of car parking
                      5  Removal of PD Rights
                      6  Front boundary details
                      7  Ground surface materials
                      8  Contaminated Land
                      9  Drainage
                     10  Window details to be agreed
                     11  Windows to be obscure glazed
                     12  Details of repairs and coping for rear boundary wall