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.

Application Referred Back to Committee

1  Appl. No  : 2013/1568/O
    Parish    : LODDON

Applicants Name : Orangetree Ltd
Site Address : 8 Bridge Street (Old Police Station) Loddon Norfolk NR14 6EZ
Proposal : Proposed demolition of police station and formation of residential with highways improvement

Decision : Members voted 6-4 for REFUSAL

1. Insufficient information regarding impacts on historical assets, residential amenity, ecology and affordable housing.
2. Highway safety and functionality.
3. The proposed scheme does not justify the demolition of a building in the Loddon Conservation Area.

Updates
Broads Authority
- In general no objection to development of former police station site cannot comment on scale and design
- Note principle behind application was to get consent for the realignment of the access, note highway objection, but have no comment to make on this.
- Land to north (boatyard and campsite) in within Broads Area not allocated for development in soon to be adopted Specific allocations.
- Policies in Broads Local Plan broadly protective of tourism and boatyard use any application which results in the loss of a tourism or boatyard use would require substantial justification

Other Applications

2  Appl. No  : 2011/0341/CU
    Parish    : PULHAM MARKET

Applicants Name : TMO Traffic
Site Address : Rookery Farm Grays Lane Pulham Market IP21 4XQ
Proposal : Change of use from agriculture storage to a depot for a traffic management business (cones, traffic lights, signs, barriers) includes portacabins for mess room and sign printing, use of agricultural building for traffic light and battery store, associated car parking and passing bays (partially retrospective)

Decision : Members voted 9-0 (with one abstention) for APPROVAL

Approved with conditions
Development Management Committee 30 April 2014

1. In accordance with amendments
2. Specific Use
3. Vehicle parking and turning
4. 3.5 t weight limit
5. Off site highway works passing bays
6. No parking in front of listed building
7. No more than 7 vehicles and people operating from site
8. No officer use or staff to operate from site
9. Gates and fences to be painted
10. Farmhouse and site to be in same ownership
11. Retention of trees and hedges

Updates

District Member

The meeting starts at 10 and I will not be able to get there until about 12 so would like you to read this to the committee please.

As the local member, I am always supportive of local businesses in our rural District and the Pulham's have many.

The planning application before you today is for a business that has been trading for 3 years without planning permission, it has significantly changed and grown over that time and planning applications have been changed numerous times. Having visited the site, I was surprised by how small the site actually is, the plans don't always give you that visual picture.

The Parish Council is supportive of local businesses as much as I am, however they have raised concerns, some of which may have been addressed. It is quite clear that highways have concerns as they would impose conditions, so does the conservation officer and also the planning officer, Helen Bowman as her recommendation for approval carries many caveats.

Although there are 7 letters from a competing business, who has a vested interest, I believe it important to examine what points they have raised as I believe all local businesses should operate on a level playing field. The critical point being is traffic management, farm diversification or not?

There is also the issue of the effect on a listed building, which is again a key issue for the refusal by the parish council.

When looking at this application I believe you need to look at whether this site is fit for purpose for the task that the applicant wants to undertake and secondly whether by granting permission the issues raised may become more so.

Parish Council

My apologies for not having replied to your email earlier. Our Parish Council have examined the report, which we found thorough but somewhat contradictory, and feel that our views have been well represented. We trust that these views will be given due consideration given that the report is very long.

We know that Keith Tilcock has responded on our behalf and would like to confirm that within our many observations, our major concerns are that

a) this site has been operating without planning/change of use permission for three years and we question that if a fresh change of use application was submitted now, without the existing the operation being in situ, this small scale site would in anyway be considered fit for the proposed purpose?

b) whilst all consultees have indicated many conditions, should permission be granted, would the monitoring of these conditions be feasible.
Our apologies for not being able to attend the meeting this morning.

Two additional letters of from local residents who have already written
- Happy if conditions road widening and not passing bay
- Note volumes would prefer volume to be admin staff rather than vans
- Appreciate weight limit
- Hope night time activity is minimal

3  Appl. No : 2014/0234/F  Parish : WINFARTHING

Applicants name : Mrs Linda Bettinson  
Site Address : Swiss Cottage High London Lane Winfarthing Norfolk IP22 2EF  
Proposal : Demolish existing bungalow and erect new house and garage

Decision : Members voted 7-3 for APPROVAL (contrary to officer recommendation)

Approved

Reasons for overturning officer recommendation

1. The proposed development was sufficiently compliant with the requirements of HOU11
2. The proposed development would not have an adverse impact on the character of the landscape.

4  Appl. No : 2014/0368/CU  Parish : BAWBURGH

Applicants Name : Mr B Kemp  
Site Address : Villa Farm Watton Road Bawburgh Norfolk NR9 3LQ  
Proposal : Proposed change of use of barn to car repairs and MOT testing station

Decision : Members voted 8-2 to authorise the Director of Growth & Localism to APPROVE

Approved with conditions

subject to receipt of amended plan to include landscaping area in red line

1 Full Planning permission time limit
2 In accordance with amendments
3 No generators, air handling plant
4 Limited Hours of Use
5 Full details of external lighting
6 Specific Use
7 Visibility splay dimension
8 Access Gates - Configuration
9 Provision of parking, service areas
10 In accordance with landscaping plan
Updates

Three additional letters of objection have been received from local residents to the amended plans on the following grounds;

- Inappropriate site for the use proposed.
- Contrary to the previously uses on the site which were approved at Appeal.
- Lack of parking provision/use would be detrimental to highway safety.
- External and internal works proposed unacceptable and conflict with details given in the application.
- Implications for contamination due to storage of waste, disposal of oil etc.
- If approved, conditions required to protect landscape and amenity.

Notwithstanding the amended plans submitted, the Parish Council have reiterated their previous objections to the scheme.

Amend recommendation to include

- Submission of amended red line plan;
- Extra condition 10. Landscape details and implementation.