Development Management Committee

Members of the Development Management Committee:

<table>
<thead>
<tr>
<th>Conservatives</th>
<th>Liberal Democrats</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr J Mooney (Chairman)</td>
<td>Mr T East</td>
</tr>
<tr>
<td>Mr D Blake (Vice-Chairman)</td>
<td>Dr M Gray</td>
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<tr>
<td>Mrs Y Bendle</td>
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<td>Mrs F Ellis</td>
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<td>Mr C Gould</td>
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<td>Mr L Hornby</td>
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<td>Dr C Kemp</td>
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<td>Dr N Legg</td>
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<tr>
<td>Mrs L Neal</td>
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</tbody>
</table>

Pool of Substitutes

- Mr L Dale
- Mrs F Ellis
- Mr B Riches
- Mr R Savage
- Mr G Walden
- Miss L Webster
- Mrs V Bell

Pre-Committee Members' Question Time

9.00 am Blomefield Room

Please note that planning application Item Nos 1 - 6 will be heard from 10.00 am onwards.

Planning application Item Nos 7 - 12 will be heard from 1.30 pm onwards.

Date

Wednesday 28 May 2014

Time

10.00 am

Place

Council Chamber
South Norfolk House
Swan Lane
Long Stratton Norwich
NR15 2XE

PLEASE NOTE that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee’s attention.

The order of the agenda may change at the discretion of the Chairman, so it is advisable to arrive at the commencement of the meeting if you are intending to speak on items 1 to 6, and arrive at 1.30 pm if you intend to speak on items 7 to 12.

If you have any special requirements in order to attend this meeting, please let us know in advance.

Large print version can be made available.

19/05/2014
The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare Local Plan Documents to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk. The Strategy is broadly consistent with the National Planning Policy Framework (NPPF) and accompanying technical guidance and was adopted by South Norfolk Council in March 2011 (with amendments to the JCS being adopted in January 2014). It is the starting point in the determination of planning applications and as it is adopted, policies within the plan can be given full weight when determining planning applications.

The remaining ‘saved’ policies of the South Norfolk Local Plan (2003) also carry full weight in the determination process, unless officers specifically advise otherwise.

South Norfolk Council is also in the process of preparing various Local Plan Documents: the Site Specific Allocations and Policies Document, Area Action Plans for Wymondham and Long Stratton and the Development Management Policies Document. These documents will allocate specific areas of land for development, define settlement boundaries and provide criteria based policies giving a framework for assessing planning applications. None of these emerging Local Plan documents have yet been submitted for independent examination, and so the weight to be afforded to emerging policies and allocations is assessed on a case-by-case basis.

A further document which also forms part of the South Norfolk Development Plan is the Cringleford Neighbourhood Development Plan. The CNDP was formally ‘made’ (adopted) on 24 February 2014, and full weight can now be given to the policies of the CNDP when determining planning applications in Cringleford parish.

In a number of instances the Council has produced Supplementary Planning Documents which expand upon the policies of the Development Plan; these documents do not change policy or create new policy, but they are a material consideration in the determination of planning applications.

In accordance with legislation, planning applications must be determined in accordance with the policies of the Development Plan, unless material considerations which are relevant to planning indicate otherwise.

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan-led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets
The factors to be used in determining applications will relate to the effect on the "public at large" and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

THEREFORE we will:

- Acknowledge the strength of our policies,
- Be consistent in the application of our policy, and
- If we need to adapt our policy, we will do it through the Local Plan process.

Decisions which are finely balanced, and which contradict policy will be recorded in detail, to explain and justify the decision, and the strength of the material planning reasons for doing so.

LOCAL COUNCILS

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.
A G E N D A

1. To report apologies for absence and identify substitute voting members (if any);

2. To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972; [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]

3. To receive Declarations of Interest from Members;
   (Please see flowchart and guidance attached, page 8)

4. Minutes of the meeting of the Development Management Committee held on 30 April 2014;
   (attached – page 10)

5. Planning Applications and Other Development Control Matters;
   (attached – page 16)
   To consider the items as listed below:

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Planning Ref No.</th>
<th>Parish</th>
<th>Site Address</th>
<th>Page No.</th>
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<tr>
<td>1</td>
<td>2014/0005/F</td>
<td>SWAINSTHORPE</td>
<td>The Dun Cow Norwich Road Swainsthorpe</td>
<td>16</td>
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<td>2</td>
<td>2014/0031/LB</td>
<td>SWAINSTHORPE</td>
<td>The Dun Cow Norwich Road Swainsthorpe</td>
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<td>3</td>
<td>2013/1334/F</td>
<td>PULHAM ST MARY</td>
<td>Land To South Of Chestnut Road Pulham St Mary</td>
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<td>4</td>
<td>2011/1184/F</td>
<td>LODDON</td>
<td>Express Plastics 8 Beccles Road Loddon</td>
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<td>5</td>
<td>2014/0290/D</td>
<td>FORNCETT</td>
<td>(C P S Fuels Ltd) Old Sale Yard Fornsett Fornsett St. Peter</td>
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<td>6</td>
<td>2014/0267/F</td>
<td>GREAT MOULTON</td>
<td>Capital Farm Frith Way Great Moulton</td>
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<td>7</td>
<td>2014/0427/F</td>
<td>BRACON ASH</td>
<td>Land East Of Darnell House Church Lane Hethel</td>
<td>47</td>
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<td>8</td>
<td>2014/0535/F</td>
<td>TACOLNESTON</td>
<td>Subdivision Of Garden Of 53 Norwich Road Tacolneston</td>
<td>52</td>
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<tr>
<td>9</td>
<td>2014/0559/F</td>
<td>TACOLNESTON</td>
<td>Land At 59 Norwich Road Tacolneston</td>
<td>56</td>
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<tr>
<td>10</td>
<td>2014/0812/F</td>
<td>TACOLNESTON</td>
<td>Land At 59 Norwich Road Tacolneston</td>
<td>56</td>
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<tr>
<td>11</td>
<td>2014/0636/H</td>
<td>BUNWELL</td>
<td>The Orchard Bunwell Hill Bunwell</td>
<td>63</td>
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<td>12</td>
<td>2014/0688/F</td>
<td>WYMONDHAM</td>
<td>46 - 60 Ayton Road Wymondham</td>
<td>66</td>
</tr>
</tbody>
</table>
6. **Sites Sub-Committee;**

Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. **Planning Appeals (for information)**

(attached – page 69)

8. **Date of next scheduled meeting – Tuesday 24 June 2014** (please note change of day)
1. GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

(i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;

(ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;

(iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;

(iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
  - The town or parish council - up to 5 minutes for member(s) or clerk;
  - Objector(s) - any number of speakers, up to 5 minutes in total;
  - The applicant, or agent or any supporters - any number of speakers up to 5 minutes in total;
  - Local member
  - Member consideration/decision.

TIMING: In front of you there are two screens which tell you how long you have left of your five minutes. After four minutes the circle on the screen turns amber and then it turns red after five minutes, at which point the Chairman will ask you to come to a conclusion.

MICROPHONES: In front of you there is a microphone which we ask you to use. Simply press the button to turn the microphone on and off

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

Please note: In accordance with the Council’s constitution no one may make photographs, film, video or other electronic recordings of the meeting without the Chairman’s consent.
HEALTH AND SAFETY INFORMATION

| Fire alarm | If the fire alarm sounds please make your way to the nearest fire exit. Members of staff will be on hand to escort you to the evacuation point |
| Mobile phones | Please switch off your mobile phone or put it into silent mode |
| Toilets | The toilets can be found on your right and left of the lobby as you enter the Council Chamber |
| Break | There will be a short comfort break after two hours if the meeting continues that long |
| Drinking water | A water dispenser is provided in the corner of the Council Chamber for your use |

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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

<table>
<thead>
<tr>
<th>Letter</th>
<th>Description</th>
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<tbody>
<tr>
<td>A</td>
<td>Advert</td>
</tr>
<tr>
<td>AD</td>
<td>Certificate of Alternative Development</td>
</tr>
<tr>
<td>AGF</td>
<td>Agricultural Determination – approval of details</td>
</tr>
<tr>
<td>C</td>
<td>Application to be determined by County Council</td>
</tr>
<tr>
<td>CA</td>
<td>Conservation Area</td>
</tr>
<tr>
<td>CU</td>
<td>Change of Use</td>
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<tr>
<td>D</td>
<td>Reserved Matters (Detail following outline consent)</td>
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<tr>
<td>EA</td>
<td>Environmental Impact Assessment – Screening Opinion</td>
</tr>
<tr>
<td>ES</td>
<td>Environmental Impact Assessment – Scoping Opinion</td>
</tr>
<tr>
<td>F</td>
<td>Full (details included)</td>
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<tr>
<td>G</td>
<td>Proposal by Government Department</td>
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<tr>
<td>H</td>
<td>Householder – Full application relating to residential property</td>
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<tr>
<td>HZ</td>
<td>Hazardous Substance</td>
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<tr>
<td>LB</td>
<td>Listed Building</td>
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<tr>
<td>LE</td>
<td>Certificate of Lawful Existing development</td>
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<tr>
<td>LP</td>
<td>Certificate of Lawful Proposed development</td>
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<tr>
<td>O</td>
<td>Outline (details reserved for later)</td>
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<tr>
<td>RVC</td>
<td>Removal/Variation of Condition</td>
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<tr>
<td>SU</td>
<td>Proposal by Statutory Undertaker</td>
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<tr>
<td>TPO</td>
<td>Tree Preservation Order application</td>
</tr>
</tbody>
</table>

Key to abbreviations used in Recommendations

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>CNDP</td>
<td>Cringleford Neighbourhood Development Plan</td>
</tr>
<tr>
<td>J.C.S</td>
<td>Joint Core Strategy</td>
</tr>
<tr>
<td>LSAAP</td>
<td>Long Stratton Area Action Plan – Pre Submission</td>
</tr>
<tr>
<td>N.P.P.F</td>
<td>National Planning Policy Framework</td>
</tr>
<tr>
<td>P.D.</td>
<td>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)</td>
</tr>
<tr>
<td>S.N.L.P</td>
<td>South Norfolk Local Plan 2003</td>
</tr>
<tr>
<td>WAAP</td>
<td>Wymondham Area Action Plan – Pre Submission</td>
</tr>
</tbody>
</table>
DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:
1. affect yours, or your spouse / partner’s financial position?
2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is “yes” to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.
PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE
DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

What matters are being discussed at the meeting?

Do any relate to an interest I have?

A Have I declared it as a pecuniary interest?

OR

B Does it directly affect me, my partner or spouse’s financial position, in particular:
   - employment, employers or businesses;
   - companies in which they are a director or where they have a shareholding of more than £25,000 face value or more than 1% of nominal share holding
   - land or leases they own or hold
   - contracts, licenses, approvals or consents

YES

The interest is pecuniary – disclose the interest, withdraw from the meeting by leaving the room. Do not try to improperly influence the decision

If you have not already done so, notify the Monitoring Officer to update your declaration of interests

NO

YES

The interest is related to a pecuniary interest. Disclose the interest at the meeting. You may make representations as a member of the public, but then withdraw from the room

Does the matter indirectly affects or relates to a pecuniary interest I have declared, or a matter noted at B above?

NO

YES

Other Interest

The Interest is not pecuniary nor affects your pecuniary interests. Disclose the interest at the meeting. You may participate in the meeting and vote

Have I declared the interest as an other interest on my declaration of interest form? OR

Does it relate to a matter highlighted at B that impacts upon my family or a close associate? OR

Does it affect an organisation I am involved with or a member of? OR

Is it a matter I have been, or have lobbied on?

NO

You are unlikely to have an interest. You do not need to do anything further.
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Applications referred Back to Committee

1. **Appl. No:** 2014/0005/F  
   **Parish:** SWAINSTHORPE

   **Applicants Name:** Mr Simon Cruickshank  
   **Site Address:** The Dun Cow Norwich Road Swainsthorpe Norfolk NR14 8PU  
   **Proposal:** 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.

   **Recommendation:** Approval with conditions  
   1. Full permission time limit.  
   2. With the exception of the matters not included within the written description of the application, in accordance with details submitted.

   (Informative note added to confirm no consent for front wooden fence or lighting columns: It is not possible for the LPA to determine as part of the application for planning permission the front wall and railings and front fence shown in the drawings since, although so shown, such operational development is not comprised within the description of the development proposed in the application for planning permission and is not therefore within the jurisdiction of the LPA to determine under this application.)

   Authorise enforcement action to remove front wooden fencing and lighting columns to car park.

2. **Appl. No:** 2014/0031/LB  
   **Parish:** SWAINSTHORPE

   **Applicants Name:** Mr Simon Cruickshank  
   **Site Address:** The Dun Cow Norwich Road Swainsthorpe Norfolk NR14 8PU  
   **Proposal:**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.

   **Recommendation:** Approval with conditions  
   1. Time limit.  
   2. With the exception of the matters not included within the written
description of the application, in accordance with details submitted.

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Introduction

These applications are referred back to Committee because of two issues that have arisen since the report was previously considered at the 5th March meeting.

Firstly: the applicant has raised concerns regarding the status of previous correspondence with a conservation officer regarding the front wall and railings which he considers constitutes approval of the design details of the front wall and railings as required by conditions of the previous planning permission 2013/0419. The resolution to refuse consent and enforce against the wall and railings obviously conflicts with this. Legal advice has been obtained regarding the status of the officer comments referred to.

Secondly: Included in the legal advice received was the legal opinion that the description of the development proposed in application 2014/0005 (considered at the 5th March meeting) could not be taken to include the detailed design of the wall, railings and fence which were referred to in the report. Those details are therefore outside the scope of that application and they should not have been considered as part of the application. Furthermore if a refusal had been issued, any appeal would be unlikely to be accepted by the Planning Inspectorate.

In the light of the above issues, this amended report is referred back to Committee to deal with the planning and listed building applications strictly as submitted, but also the merits of the front wall, railings and fence, and the car park lighting columns as erected (but outside the scope of the applications). These latter items are dealt with in a separate section of the report after the assessment of the applications.

1. Planning Policies

1.1 National Planning Policy Framework
NPPF 07: Requiring good design
NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy
Policy 2: Promoting good design

1.3 South Norfolk Local Plan
IMP 13: Alteration of Listed Buildings (Part Consistent)
IMP 15: Setting of Listed Buildings

1.4 Statutory duties relating to Listed Buildings and setting of Listed Buildings:

1.5 S66(1) Listed Buildings Act 1990 provides: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
1.6 The Court of Appeal in Barnwell Manor Wind Energy Ltd v East Northamptonshire DC [2014] has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise. Furthermore, less than substantial harm having been identified does not amount to a less than substantial objection to the grant of planning permission.

2. Planning History

2.1 2013/0249 Retrospective application for: rebuild of 2 no chimneys, rebuild of top of both parapet walls to main roof, Re-location of bar counter top, re-new broken tiles to front main roof surface, repair of front dormers, windows and doors and replacement of windows and doors

2.2 2013/0419 2 no single storey rear extensions, new 3 bay garage, car park and garden lighting, erection of wall and railings to front, resurface carpark, earth works to grass bank at rear, garden works, landscaping, photo voltaic panels to roof and provision of extract system flue

2.3 2013/0420 2 no single storey rear extensions, photo voltaic panels to roof and provision of extract system flue

2.4 2013/1169 Change of use of first floor from residential to bed and breakfast. New entrance porch extension. Retention of garage. Single storey covered catering area.

2.5 2013/1170 Alterations to first floor from residential to bed and breakfast. New entrance porch extension. Single storey covered catering area.

2.6 2007/2039 Construct a timber structure to the rear of the property which includes a retractable canvas roof. Development also includes a decked area flush with door thresholds.

2.7 2007/2038 Construct a timber structure to the rear of the property which includes a retractable canvas roof. Development also includes a decked area flush with door thresholds.

2.8 2007/0706 Construct a steel and glass structure to the rear of the property which includes a retractable canvas roof. Development also includes a decked area flush with door thresholds.

2.9 2007/0447 Construct a steel and glass structure to the rear of the property which includes a retractable canvas roof. Development also
including a decked area flush with door thresholds.

3. **Consultations**

3.1 Parish Council
No views or comments.

3.2 District Member
To be reported if appropriate

3.3 NCC Highways
No highway objections but advise that if application is approved a condition be included relating to the external lighting.

3.4 Environmental Services (Protection)
No objections received.

3.5 Representations
None received.

4 **Assessment**

4.1 The Dun Cow is a grade 2 listed building of early 18th century date, two storeys with attics, brick and tiled. It is close to the main A140 and a prominent building in this part of the village. The building has undergone considerable change since the 1950s both inside and outside with recent extensions and alterations being carried out by the present owner who purchased the building in December 2012.

4.2 The majority of the works undertaken were subject to approved applications 2013/0419 and 2013/1169, but some of these works were modified by the owner without reference to the Council, or carried out without compliance with conditions attached to these permissions. An enforcement report was taken to the committee at the meeting on the 8th January 2014 outlining the position at that time. One of the recommendations accepted by the committee was to require appropriate applications to be submitted to try and regularise the situation and to assess the changes in that context.

4.3 The various works are outlined in the application proposal. Most of the works have been carried out: the extension of the curtilage to accommodate an access and storage area for a gas tank; the erection of a new boiler house and wood pellet silo; various minor alterations to the building with windows and door positions and designs; and the removal of a modern rear chimney. Renewing the spot lights attached to the building and signage has not been carried out. These works are considered to be acceptable as they do not cause material harm to the listed building or its setting.

**Assessment of other unauthorised works**

4.4 These works comprise the erection of lighting columns in the car park; the erection of wooden fencing with concrete posts along part of the frontage; and the erection of a wall with railings along the remainder of the frontage. These elements were the subject of conditions attached to the previous permission 2013/0419 requiring that they should not be installed unless details of their design are first agreed in writing with the local planning authority. The relevant conditions are as follows:

16. No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance (in Lux) provided have first been submitted to and agreed in writing with the local planning authority. Such lighting shall be kept to the minimum necessary for the purposes of security and
site safety and shall prevent upward and outward light radiation. The lighting shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

17. The wall and railings hereby permitted shall not be commenced until detailed drawings and written specifications of the wall and railings including the materials to be used in the external surfaces and colour and finish of the railings have been submitted to and approved in writing by the local planning authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The development shall be carried out in accordance with the approved drawings. The materials to be used in the development shall be retained in perpetuity unless otherwise agreed in writing with the local planning authority.

19. Notwithstanding the submitted application no boundary fences or walls or structure shall be erected along boundary until full details of a scheme for boundary treatment including a timetable for implementation has been submitted to and approved in writing by the local planning authority. The boundary treatment shall be implemented in accordance with the approved scheme and retained as such thereafter. If within a period of FIVE years from the date of planting, any tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, or becomes in the opinion of the local planning authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

4.5 It has been a feature of this development that works have been undertaken before the necessary details have been submitted and agreed. This alone is not a reason to take enforcement action however, and the majority of the works undertaken have been found to be acceptable and can consequently be approved in retrospect to regularise the situation. The three elements referred to above have proved problematic however.

4.6 Lighting columns have been installed as part of a proposed lighting scheme for the car park. The lighting columns are proposed in response to condition 16 of 2013/0419. We have advised the owners that although the highways authority and the environmental protection team do not object to the lighting design in terms of illumination, we are not prepared to accept this option in terms of its visual impact on the setting of the listed building, and have refused to discharge the condition. No design drawings showing the appearance of the lighting columns and lamps have been received, although an example was brought into the office for discussion. The unauthorised galvanised lighting columns erected are considered to be too tall and utilitarian, more akin to street lights than lights suitable for the curtilage of a listed building in such a prominent position. The lamps and horizontal arms of the lighting units have not been installed, but the columns erected are harmful to the setting of the listed building and authority is requested for enforcement action to require their removal.

4.7 A section of timber fencing with concrete posts has also been erected along part of the road frontage without first submitting details and obtaining written consent. The fence and posts have been painted brown, but the fence is located directly on the boundary leaving no space for adequate planting in front which might otherwise have softened its appearance to be more in keeping with the rural context of the site and more sympathetic to the setting of the listed building. As erected, the fence is harmful to the setting of the listed building and authority is requested for enforcement action to secure its removal.
4.8 The third element of concern is the wall and railings erected to the front of the site. The owner advised in September 2013 that he had purchased some railings at an auction that did not match those suggested on the plans that accompanied approved application 2013/0419. In addition, the railings would not extend to the required length and brick piers would be needed. No drawings showing the finished design detail were provided, although a photograph of the railing sections in isolation was provided at this stage. E-mail exchanges and telephone discussions took place with a conservation officer who advised he had no objection to the railings and brick piers subject to further agreement on details including coping, pier alignment and the height of the piers (although the height was noted to be 1.8m as shown on the previous plans). Further e-mail exchanges confirmed the conservation officer accepted the use of brick-on-edge coping and the railing alignment. The developer’s agent has subsequently submitted a drawing which it is claimed was submitted at the time, although no record or recollection of this exists. The drawing does not show the wall and railings as actually built, and it is not referred to in the correspondence.

4.9 Subsequently, discussions took place amongst officers regarding the appearance of the front boundary treatment. An e-mail was sent to the developer advising him of our concerns, but at this time the works were substantially complete.

4.10 Following this Committee’s resolution to refuse permission and take enforcement action against the wall and railings, the applicant has expressed his view that permission had already been given for the wall and railings by virtue of the correspondence with the conservation officer. Legal advice has been taken which suggests that the indications and opinions given by the conservation officer should be regarded purely as such, and not as formal approval or discharge of the requirements of the planning conditions. It should be noted that ‘detailed drawings with written specifications’ have not been provided as required by the conditions. In these circumstances, legal advice is that the Council is not bound by the officer indications and opinions that were given.

4.11 Notwithstanding this legal advice, officers have reviewed the finished works and the previous correspondence. It is our normal practice to be helpful in giving advice in advance of formal plan submissions, especially when dealing with business developments likely to provide local services and employment such as this one. In this case, the comments from the conservation officer apparently led the developer to form an understanding that the wall and railings he was erecting were acceptable, notwithstanding the lack of strict adherence to the procedure required to properly comply with the conditions.

4.12 The wall and railings as erected have an urban character which is at odds with the rural setting of the building. The added ‘bulk’ of the brick piers adds to the visual prominence of the structure in views of the listed building from the road. This harm to the setting of the listed building is considered ‘less than substantial’ (in terms of NPPF paragraph 134) but is aggravated by the presence of the wooden fencing and the tall galvanised lighting columns which add to the harsh urban character. Removal of the lighting columns and the fence in favour of a more sensitive design and boundary treatment would reduce the overall level of harm. On balance, officers conclude that the harm caused by the wall and railings alone is outweighed by the overall benefit of the project to bring the listed building back into use and provide a local service and employment.
5 Conclusion

5.1 Many of the works to the building have been carried out sympathetically and represent a considerable investment by the owner. His practice of carrying out works without consent has been unfortunate and has contributed to complications in dealing with the applications. Officers’ wish to be helpful and supportive of business development has unwittingly contributed to the uncertainty in this case. While approval can be given to the works explicitly included in the applications, the unauthorised works to the front boundary and the car park lighting columns are not acceptable in their cumulative impact and are contrary to policies noted in section 1.

5.2 On balance, the benefits of the overall development will outweigh the unsympathetic appearance of the wall and railings, particularly if the fence and lighting columns are removed.

5.3 Consequently,
   - the works and developments specified within the applications are recommended for approval;
   - no enforcement action is recommended in respect of the front wall and railings; but
   - enforcement action is recommended to secure removal of the front wooden fence and lighting columns in the car park.

Contact Officer, email, telephone  Chris Trett, ctrett@s-norfolk.gov.uk, 01508 533794
Applications referred back and on land partly owned by South Norfolk Council

3. **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 7 new dwellings and garages

   **Recommendation**: Approval 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 ABCDE & G  
   7. Tree protection to be provided  
   8. Landscape management plan to be submitted  
   9. Retention trees and hedges  
   10. Boundary treatment to be agreed  
   11. Reporting of unexpected contamination of land  
   12. New Water Efficiency to be adhered to  
   13. Surface Water to be agreed  
   14. Slab level to be agreed  
   15. Provision of parking and turning to be provided  
   16. Details of a refuse point to be agreed

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

1. **Planning Policies**

1.1 National Planning Policy Framework  
   NPPF 06: Delivering a wide choice of high quality home  
   NPPF 07: Requiring good design  
   NPPF 11: Conserving and enhancing the natural environment  
   NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy  
   Policy 1: Addressing climate change and protecting environmental assets  
   Policy 2: Promoting good design  
   Policy 3: Energy and water  
   Policy 4: Housing delivery  
   Policy 15: Service Villages

1.3 South Norfolk Local Plan 2003  
   IMP 8: Safe and free flow traffic  
   IMP 9: Residential amenity  
   IMP 18: Development in Conservation Areas.

1.4 Emerging South Norfolk Local Plan  
   Please note that these policies are not yet part of the Development Plan. They were submitted to the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage. Full weight cannot be given to them until final adoption which is likely to be at the end of 2014. In line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be applied to emerging policies as they advance through their preparation.
Development Management Policies

DM1.3 Sustainable location of development
DM1.4 Environmental Quality and local distinctiveness
DM3.1 Housing Quality
DM3.13 Provision of vehicle parking
DM3.9 Design Principles
DM3.14 Amenity, noise and quality of life
DM3.12 Road safety and the free flow of traffic
DM3.15 Pollution, health and safety
DM4.2 Renewable Energy
DM4.3 Sustainable drainage and water management
DM4.11 Heritage Assets
DM4.10 Incorporating landscape into design
DM3.2 Meeting housing requirements and needs

Site Specific Allocations and Policies
DM1.3 Sustainable location of development
DM1.4 Environmental Quality and local distinctiveness
DM3.1 Housing Quality
DM3.13 Provision of vehicle parking
DM3.9 Design Principles
DM3.14 Amenity, noise and quality of life
DM3.12 Road safety and the free flow of traffic
DM3.15 Pollution, health and safety
DM4.2 Renewable Energy
DM4.3 Sustainable drainage and water management
DM4.11 Heritage Assets
DM4.10 Incorporating landscape into design
DM3.2 Meeting housing requirements and needs

1.5 Supplementary Planning Document
South Norfolk Place Making Guide 2012

1.6 Statutory duties relating to Conservation Areas:
S72 Listed Buildings Act 1990 provides: “In the exercise, with respect to any buildings
or other land in a conservation area, of any functions under or by virtue of [the
Planning Acts], special attention shall be paid to the desirability of preserving or
enhancing the character or appearance of that area.”

2. Planning History

2.1 2002/1707 Erection of 11 dwellings and associated
and garages
Authorised for approval and
subsequently withdrawn
following the submission of this
application

3. Consultations

3.1 Parish Council To the revised scheme incorporating an additional affordable
dwelling:
• No planning objections raised to the amendments
• Remain concerned that the area of large open/green space is
adequate for a building plot
• Understand this may be sold as a garden with the adjacent plot
but request that a condition is attached to restrict this plot from
further development or sale independently as a building plot
To the original submitted scheme and amended scheme presented to 8 January committee:

**Refuse**
- Contrary to policies IMP8 and IMP9 due to access via Chestnut Road residents car park with increased traffic infringing upon amenities of residents and unacceptable hazard to pedestrians
- Concern that the affordable dwelling is separated from the rest of the development
- Request the design of the proposed development is reconsidered

To amended scheme
- No planning objections raised however following points should be considered
- No provision for footpaths made and therefore concerned this will impact on safety of pedestrians
- Concerned that area of large open/green space is adequate for a building plot and implications for affordable housing provision

3.2 District Member To be reported if appropriate

3.3 Historic Environment Service No objections

3.4 Landscape Officer No objections subject to conditions

3.5 Flood Defence Officer No objections subject to conditions

3.6 NCC Highways No objections subject to conditions

3.7 Environmental Services (Protection) No objection subject to conditions

3.8 NCC Ecologist To be reported

3.9 Conservation Officer No objections subject to conditions

3.10 Housing Strategy Manager Note that the revised scheme shows 2 affordable dwellings complying with JCS Policy 4

3.11 Representations No additional comments received in respect of the additional affordable dwelling

To the original submitted scheme

5 letters of objection and petition of 11 signatures
- No planning notice where point of access from our car park area
- Loss of wildlife
- Do not need any more new builds in rural area
- Proposed entrance to the development via Chestnut Road between no. 5 to no. 17, there is barely large enough to accommodate two family sized side by side let alone lorries
- Would infringe on access to car park, which tenants use all the time
- Concern where services are going to enter and leave the site
- Loss of privacy
- Noise and disturbance from the passage of vehicles
- Impact on safety of children

1 letter of no comment

3 letter of support
- Provided they are bungalows
- Mileage low out past the bungalow’s
- Cars should park in car park and not on road side
- Disposal of sewage which is a problem should be addressed

To the amended scheme presented to 8 January committee:
1 letter of objection
- Still object to the lack of transparency by The Council (who is joint owner of the site) on the 106 commitment
- No draft S106 agreement has been provided that will set out the terms for the developer to provide or fund the provision of infrastructure, services or other mitigation measures
- Why isn't there an education, open space and sustainable transport contributions via a S106 agreement
- Will CIL be levied on the development to cover everything bar affordable housing? (yes)
- Concerned that SNC is trying to save money rather than pay contributions to the County and the Parish Council

4 Assessment

4.1 This application seeks full planning permission for the erection of seven single storey dwellings and associated garages, which includes two affordable dwellings, on land off Chestnut Road, Pulham St Mary.

4.2 Members may recall that this application was considered at the January Committee meeting. The recommendation was accepted, but during consideration of this application, an issue arose regarding the interpretation and application of the affordable housing policy in the Joint Core Strategy (Policy 4). The Development Manager undertook to review the approach taken to the calculation of the amount of affordable housing required from this and other relevant live applications, and to report back any that were found to be incorrect in the light of the review.

4.3 The relevant part of Policy 4 of the Joint Core Strategy states as follows. "A proportion of affordable housing, including an appropriate tenure mix, will be sought on all sites for 5 or more dwellings (or 0.2 hectares or more). The proportion of affordable housing, and mix of tenure sought will be based on the most up to date needs assessment for the plan area. At the adoption of this strategy the target proportion to meet the demonstrated housing need is:
- on sites for 5-9 dwellings (or 0.2 - 0.4 ha), 20% with tenure to be agreed on a site by site basis (numbers rounded, upwards from 0.5)
- on sites for 10-15 dwellings (or 0.4 - 0.6 ha), 30% with tenure to be agreed on a site by site basis (numbers rounded, upwards from 0.5)
- on sites for 16 dwellings or more (or over 0.6 ha) 33% with approximate 85% social rented and 15% intermediate tenures (numbers rounded, upwards from 0.5)

The proportion of affordable housing sought may be reduced and the balance of tenures amended where it can be demonstrated that site characteristics, including infrastructure provision, together with the requirement for affordable housing would render the site unviable in prevailing market conditions, taking account of the availability of public subsidy to support affordable housing.
At appropriate settlements, sites that would not normally be released for housing will be considered for schemes that specifically meet an identified local need for affordable homes. Such schemes must ensure that the properties are made available in perpetuity for this purpose.”

4.4 Members will note that the amount of affordable housing (AH) required may be calculated either by reference to the number of dwellings proposed, or to the site area. The wording of the policy does not explicitly state how to decide which calculation method to use in any particular circumstance, but logic suggests that it should be whichever produces the higher amount in each case. For ‘low density’ schemes the amount of AH required may be greater when calculated by site area than by dwelling numbers. For proposals of 4 dwellings or less, no AH may be required, but if they are proposed on a site of 0.2Ha or more then AH would be required.

4.5 As noted in the Policy, allowance may be made for cases where the development would be rendered unviable by the AH normally required under the policy. This may arise due to a range of factors such as site conditions creating abnormally high building costs or additional infrastructure costs associated with delivering the development. It is also reasonable to take account of other constraints which may reduce the area of the site that is capable of development (the developable area) and therefore reduce the number of dwellings that can reasonably be accommodated on a site, through no fault or design of the applicant. Factors such as the presence of trees with large root protection zones; areas subject to flooding; or sensitive habitat areas may in some cases justify excluding parts of a site from the calculation of site area and the amount of AH required.

4.6 In this particular case at Pulham St Mary, following further consideration and taking into account the constraints of the existing protected trees on site, it was clear the developable part of the site exceeded 0.4Ha and therefore an additional affordable dwelling has been provided on site to accord with the provisions of the JCS Policy 4. Amended plans have been submitted and re-consulted upon. The application has been reassessed taking into account the additional unit and the changes to the design.

4.7 The site falls within the development boundary for the village of Pulham St Mary and is identified as a Service Village under the JCS and as such there is a principle in favour of residential development and the proposal is considered to accord with policy 15.

4.8 The original submitted scheme showed access to the five private dwellings off the eastern access to Chestnut Road which passed the access/exit point for Chestnut Road resident’s car park and the pedestrian access/exit point for public footpath between St Marys Terrace and Chestnut Road. The affordable dwelling was accessed off the western end of Chestnut Road. Significant concerns were raised by local residents and the Parish Council about the access and its impact on the amenities of the existing dwellings. Subsequently the application has been revised to resolve the concerns raised by providing access for all the properties from the western end and a pedestrian footpath and emergency vehicle access only from the eastern end. The Highway Authority does not object to the proposal.

4.9 In respect of the design of the dwellings, this follows similar lines to the previously supported application and it is considered to be of high quality and accords with Policy 2 of the Joint Core Strategy, together with advice in Section 7 of the National Planning Policy Framework and design principle 3.8 of the South Norfolk Place-Making Guide. The revision to include the additional affordable dwelling will not adversely affect the character and appearance of the conservation area. No objections have been raised in respect of the detailed design of the dwellings.

4.1 A number of concerns have been raised in respect of the application as set out in paragraph 3.11. In respect of the some of the concerns these have been resolved by the change in access as set out above. With regards to the other issues raised, the proposed properties are single storey and therefore will not give rise to overlooking or loss of privacy;
the site is within the development boundary where there is a principle of development; it is proposed to connect to the mains sewer. Whilst I appreciate the concerns raised I do not consider the application can be refused on these grounds. Concern has also been raised in respect of the financial contributions. As members are aware, the proposal for only 7 dwellings does not trigger the need for contributions towards infrastructure, open space, education or other services. The only requirement in this case is for the provision of affordable housing and the concerns raised in respect of this have now been addressed with the additional dwelling.

5 Conclusion

5.1 The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular in considered to be in accordance with Policy 2, Policy 3, Policy 15 and IMP8, IMP9 and IMP18 of the South Norfolk Local Plan as the layout of the site and the form of the dwellings are appropriate for the area and it will not have a significant adverse effect on the amenity of the neighbouring properties; the character of the conservation area or highway safety.

Contact Officer, Telephone Number Claire Curtis 01508 533788 and E-mail: ccurtis@s-norfolk.gov.uk
Major applications or applications raising issues of significant precedent

4.  
   **Appl. No**: 2011/1184/F  
   **Parish**: LODDON

   Applicants Name: Taylor Wimpey East Anglia  
   Site Address: Express Plastics 8 Beccles Road Loddon NR14 6JQ  
   Proposal: Variation to affordable housing tenure agreed under S106 agreement to permission 2011/1184/F - Demolition of former Express Plastics Factory premises and erection of 87 dwellings with associated parking, garages, open space and landscaping.

   Recommendation: Members to endorse amendments to S106

1. **Purpose of report**

1.1 This report is brought before Members as changes are proposed to affordable housing tenure mix approved for the above site. The Section 106 agreement attached to planning permission 2011/1184/F agreed a certain mix of tenures, but now due to viability reasons a change is sought.

2. **Consultations**

2.1 SNC Property Consultant  
   After consideration of the viability information submitted the proposed changed to tenure in this instance would be acceptable.

2.2 Housing Strategy Manager  
   No objection to changes based on supporting justification received.

3. **Assessment**

3.1 The application for 87 dwellings secured 22 affordable units to be delivered on the site. Of these affordable units, 6 were proposed to be social rented units and 16 shared ownership units. Of the shared ownership units, 4 are houses and 12 are flats. Purchasers have been able to secure mortgages for the houses but there have been issues with some of the flats. 5 of the flats have purchasers, but 7 remain unsold.

3.2 The applicants have advised that this is due to a lack of mortgages being approved on flats by mortgage providers. In particular lenders will not lend more than 40% on a block of flats regardless of tenure in the current market.

3.3 Alternative solutions have therefore been sought, whilst still ensuring affordable housing is provided. The applicants have instead put forward selling these remaining 7 units through the Government’s Help to Buy Scheme. As Members are no doubt aware the Help to Buy Scheme requires the purchaser to only provide a smaller deposit of around 5% compared to 10-20% for standard first time buyer’s mortgages.

3.4 To ensure there is a community benefit from this proposed change the applicants are proposing to only sell these units to purchasers who would have qualified for affordable housing under the agreed eligibility criteria, which would be based on low income and a local connection as required by the original draft affordable housing agreement.

3.5 The Help to Buy Scheme involves central Government providing money as a loan to subsidise a deposit. This will provide a 15% equity value when the units are sold to purchasers. This money will be paid by the applicants directly to the council by way of a commuted sum on the completion of each sale. The total commuted payment calculated by the applicants for 15% sale value of the 7 units is currently indicated to be £106,500. This value will be reassessed at the time of the sales under the terms of the revised Section 106 agreement. This is the proposed commuted sum in lieu of the changes to tenure.
3.6 The assumed likely sale prices and subsequent commuted sum have been considered by the council’s Property Consultant to be reasonable. After negotiation the council’s Housing Strategy Manager is also considers the proposals to be reasonable.

3.7 The proposals would be secured through a Deed of Variation to the original Section 106 agreement, the final wording of which would be agreed with the applicants and nplaw as per usual practice for Section 106 agreements.

4 Conclusion

4.1 The applicants have demonstrated the shared equity flats have not been sold due to the difficulties of borrowing against flats in the current market. The proposed variation to the Section 106 agreement would still secure benefits of affordable units, providing affordable units for those on a low income and with a local connection. Further to this the sale through Help to Buy Scheme would generate 15% equity for each unit which is to be returned to the council as a commuted sum. This money can be reinvested in affordable housing as required.

4.2 It is therefore recommended that Members endorse this change to the Section 106 agreement to enable the final 7 affordable units to be sold and occupied.

Contact Officer, Telephone Number   Jo Hobbs 01508 533674 jhobbs@s-norfolk.gov.uk
and E-mail:
5. **Appl. No**: 2014/0290/D  
**Parish**: FORNCETT

Applicants Name : Bennett Plc  
Site Address : (C P S Fuels Ltd) Old Sale Yard Forncett Station Forncett St. Peter Norwich NR16 1JB  
Proposal : Reserved Matters approval for 17 dwellings and associated external works (following planning permission 2011/0016/O)

Recommendation : Approval with conditions

1. Conditions on outline must be met  
2. In accordance with amended plans and documents  
3. In accordance with surface water drainage details  
4. Details of landscape scheme to be submitted and approved  
5. Landscape Management Plan to be submitted and approved

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 07: Requiring good design  
NPPF 10: Meeting the challenge of climate change, flooding and costal change  
NPPF 11: Conserving and enhancing the natural environment

1.2 Joint Core Strategy  
Policy 2 : Promoting good design  
Policy 3: Energy and water  
Policy 6 : Access and Transportation

1.3 South Norfolk Local Plan 2003  
ENV8: Development in the open countryside  
ENV14: Habitat protection  
ENV15: Species protection  
IMP 2: Landscaping  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
IMP 15: Setting of Listed Buildings  
UTL 12: Hazardous installations and underground pipelines  
UTL14: waste collection and recycling  
UTL 15: Contaminated land  
TRA1: Provision of pedestrian links  
TRA3: provision of cycling facilities  
TRA18: Off-street parking provision  
TRA19: parking standards

1.4 Emerging South Norfolk Local Plan - Development Management Policies  
Please note that these policies are not yet part of the Development Plan. They were submitted to the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage. Full weight cannot be given to them until final adoption which is likely to be at the end of 2014. In line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be applied to emerging policies as they advance through their preparation.

DM3.9 Design Principles  
DM3.12 Road safety and the free flow of traffic  
DM3.13 Provision of vehicle parking  
DM3.14 Amenity, noise and quality of life  
DM3.16 Outdoor play facilities and recreational space
DM4.1 Building Fabric Energy Efficiency, Carbon Compliance and Allowable Solutions
DM4.2 Renewable Energy
DM4.3 Sustainable drainage and water management
DM4.9 Protection for Trees and Hedgerows
DM4.10 Incorporating landscape into design

1.5 Supplementary Planning Document
South Norfolk Place-Making Guide 2012

2. Planning History

2.1 2011/0016 Removal of Oil Depot and Redevelopment of Approved 17 Dwellings and Related Development

3. Consultations

3.1 Parish Council
First consultation:
• Support the redevelopment but feel it is most unfortunate that the revised plans have changed the point of access.
• The addition of two bus stops along this same stretch of road will make this section more hazardous.
• Request a 30mph speed limit to be applied around the bend of Station Road.
• No provision for a footpath giving pedestrian access through the site.
• Object to the revised access and feel that the original planned entrance, positioned to the north, would be more appropriate.

Second consultation:
• Site drawings or road drawings do not seem to include the new building at Tawny Farm.
• The visibility spays which were required within this planning application, now appear to be affected by the provision of the bus stop.
• No account seems to have been made for the heavy use of the railway access point on the first bend (when travelling from Long Stratton).
• The provision of the two bus stops is extremely concerning. Councillors and residents strongly feel that cars pulling out to overtake buses, even slightly, will increase the chances of an accident happening.
• Find it difficult to understand how the old CPS access point can be deemed to have preferential visibility to the northern access point.
• Access at the northern point, with the introduction of a 30mph speed limit, would be considered to be a much safer option by Councillors and residents.
• It should be appropriate to consider a traffic survey, noting volume and speed of the traffic entering and exiting the two bends in question.
• Localised flooding has been identified relating to an unconnected drain very near to one of the proposed bus stops.

3.2 District Member
• Safety concerns of providing an access in this location.
• The Parish Council and District Member have expressed an opinion that an entrance created towards Long Stratton is safer
Commented that “it would be difficult to exaggerate the mood of those villagers who feel the decision to form the main access to this site, where it is proposed, is wrong, and that the entrance created towards Long Stratton is far safer, regardless of the view of Highways”

3.3 NCC: Ecologist To be reported

3.4 Landscape Officer First consultation:
- Requests additional information to assess the application in relation to constraints and growth patterns of trees.

Second consultation:
- Additional information provided.
- Require a tree planting plan and landscape management plan for the proposed retained trees.
- Object to the loss of beech tree T5.

3.5 Health And Safety Executive No objection.

3.6 Anglian Water Services Ltd No comments received.

3.7 Environment Agency No objection.

3.8 Environmental Services (Flood defence) No objection.

3.9 Housing Strategy Officer No objection

3.10 Conservation Officer No objection:
- Feels that the scheme would not harm the setting of ‘Beresford’ Grade II Listed Building.
- Is more in sympathy with the other domestic dwellings in the area than the former CPS fuels complex.

3.11 NCC Highways No objection:
- Based on the submitted details NCC Highways have confirmed that the highways proposals are acceptable and do not wish to restrict the grant of permission.
- They have indicated that this is there preferred option and that an access proposed in the north-east corner of the site would not be supported.

3.12 Play and Amenities Officer First consultation:
- An area of play should be provided.

Second consultation:
- An area of children’s play and play equipment has been provided.

3.13 Representations 1 letter of objection and 3 letters supporting the principle of development but highlighting safety concerns relating to access.
- Entrance is located on a dangerous bend.
The secondary access on the north east boundary gives a much better view each way.
Witnessed a number of accidents/near misses entering and departing onto a blind corner.
Bus stop located on the bend.

4 Assessment

4.1 This application follows outline planning permission granted in November 2011 under application ref 2011/0016 for the removal of the oil depot and redevelopment of 17 dwellings. All matters were reserved apart from the principle of erecting 17 dwellings which is not before members for consideration.

4.2 Members will recall that outline permission was granted with appropriate conditions and subject to a Section 106 Agreement to secure financial contributions for affordable housing and in addition, the funding and/or provision of 2 basic bus stops. The Section 106 Agreement was completed in November 2011, which includes an affordable housing contribution of £40,000 (index linked) before the completion of the 9th dwelling and a suitable condition to secure 2 bus stops either side of Station Road.

4.3 This reserved matters application now seeks the approval of access, appearance, scale, landscaping and layout of the development only.

4.4 In line with paragraph 216 of the National Planning Policy Framework (NPPF) the due weight given to the saved policies of the South Norfolk Local Plan and the emerging policies of the new Local Plan as they advance through their preparation, is dependent on the degree of consistency with the NPPF. The relevant polices to this application that are considered to be consistent with the NPPF are listed above in Section 1. Some policies subject to objections have not been included in the list as these issues are unlikely to be resolved within the time frame of the application, and therefore should be afforded little weight. The Government launched the Planning Practice Guidance web-based resource on 6 March 2014, after this reserved matters application was submitted. The content of the guidance has been considered but in this case the Planning Practice Guidance is not considered to offer any further new significant guidance that would materially affect the advice contained in the NPPF.

4.5 As the principle of development has already been established, the remaining considerations to take into account in this planning application are:

- Access
- Layout, scale & appearance
- Landscaping
- Heritage assets
- Hazardous substances and contamination
- Drainage
- Residential amenity

Access

4.6 Although an indicative layout plan was provided at outline stage, all details of highways works for access, footpaths and highway improvements were reserved for later approval. Members should note that whilst the indicative access was show on the northern site boundary towards Long Stratton at outline planning, this was not fixed and is still before members for consideration.
At the time of the outline application NCC Highways raised a number of concerns relating to the unused access and its poor visibility towards Long Stratton. Consequently NCC Highways recommended that the access should be permanently removed from this location and a new adopted estate road junction created on the western site frontage, where adequate visibility for the speed of traffic can be provided.

Subsequent to this and discussions between the applicants technical consultants and NCC Highways, the indicative access point shown on the outline consent has been moved from the north-east corner to the western boundary, which is reflected in this reserved matters application. The access now provides a 33m visibility splay to the junction of a new adoptable access road to Station Road. The access into the site is provided as a ‘shared surface’ with private driveways serving two informal courtyards at the southern end of the site. The existing access to the north on Station Road is proposed to be broken up and replaced with ‘grasscrete’ to provide an informal layby with dropped kerbs. In addition it is proposed that the existing unmade access point on the east side of the bend on Station Road and the paved areas are to be removed and replaced with soft landscaping.

Based on the submitted details NCC Highways have confirmed that the highways proposals are acceptable and do not wish to restrict the grant of permission. They have indicated that this is their preferred option and that an access proposed in the north-east corner of the site would not be supported.

However, it should be noted that concerns have been expressed by local residents, the Parish Council and District Member based on safety concerns of providing an access in this location. The Parish Council and District Member have expressed an opinion that an entrance created towards Long Stratton is safer than that being proposed. They have commented that “it would be difficult to exaggerate the mood of those villagers who feel the decision to form the main access to this site, where it is proposed, is wrong, and that the entrance created towards Long Stratton is far safer, regardless of the view of Highways”

Whilst the representations received must be taken into account, the views expressed are non-technical responses and can only be afforded limited material weight in this case based on the lack of specialist technical information to support the opinions stated above. The concerns of residents, the Parish Council and District Member have been considered, however the technical advice demonstrates that the proposals would be acceptable.

In response to the comments received the following reasons have been provided by NCC Highways and the applicant as to why the current access location is considered acceptable:

- No reportable injury accidents within the proposed junction location within the past 5 years
- Vehicle speeds are deemed to be much lower between the two bends as opposed to the existing unused northern access.
- Increased visibility spays have been achieved around the bend of Station Road.
- Improved forward visibility to the northern bend is provided and the former railway access removed.
- The proposed new road configuration aids the required visibility splay from the new dwelling at Tawny Farm.
- Bus stops promote the safe use of sustainable transport.
- Northern access lacks required visibility, is located away from existing dwellings and is subject to higher vehicle speeds.
- In addition to this, NCC Highways have indicated that a speed survey is not required, as a 33m visibility has been provided and improves on the current situation.

Parking is provided in direct association with the dwellings that they serve and meet the requirements of the NCC Residential Design Guide.
4.14 A footpath link into the site is created from Station Road which extends along part of the site frontage to the proposed new bus stops. However, no new connections are proposed that link the site into its wider surroundings. The potential for a footpath link has been reviewed by NCC Highways who have concluded that due to the location and nature of the development the proposals do not justify the requirement to provide pedestrian access through the site.

4.15 Having considered the representations received and taken into account the technical information received from NCC Highways who have confirmed that the highways proposals are acceptable, I am satisfied that the application accords with Local Plan Policy IMP8 (Safe & Free Flow Traffic).

Layout, scale & appearance

4.16 The proposed layout creates a low density development accessed along a tree lined avenue with a shared surface road that is served by two informal courtyards at the southern end. The development provides a mix of large detached two and one storey dwellings in keeping with the local area.

4.17 The detailed design of the proposals provide a variation of styles and features commonly found in this location and within South Norfolk, including multi facing brickwork, pantiles, weather boarding, timberwork porches and chimneys to selected dwellings. Key buildings address and mark the entrance to the development and generous frontages and plots have been provided. A view into the site is formed by an opening in the boundary landscape along Station Road, which helps to provide an attractive view into the site in keeping with the character of the area.

4.18 The layout, appearance and scale of the development proposals have been evaluated against the South Norfolk Place-Making Guide and Building for Life criteria and scores 11 out of 12 greens, which confirm that the layout and designs of the site and dwellings are acceptable and accord with JCS Policy 2 (Design).

Landscaping

4.19 Generous front gardens and a central landscape avenue help to create a strong landscape character. The site also accommodates an area of Children's Play Space, following a revised site layout, which now meets the requirements of the SNC Recreational Open Space Document. The area of open space provides an attractive focal point into the site and an open view from the existing dwellings to the northeast. Dwellings have been orientated to address this key view with generous frontages and estate fencing, in keeping with the local character.

4.20 The majority of existing landscape features on the site boundaries have been retained and reinforced in places, which helps to maintain the character of the site when viewed from Station Road and surrounding dwellings. The exception to this is the beech tree (T5) on the west boundary of the site to the north of the proposed access, which is proposed to be felled to accommodate the bus stops and site access. Whilst this tree has no Tree Preservation Order, the Landscape Officer has identified it as contributing to the landscape value of the site and objects to its removal. The applicant has proposed mitigation measures against its loss by proposing additional mature trees along the boundary, subject to the required highways viability splays.

4.21 It is acknowledged that while the removal of the beech tree (T5) will change the immediate landscape setting, the overall visual impact could not be considered to creating significant harm to the landscape. Given that mitigation is proposed and the tree is not afforded any landscape protection, a refusal on these grounds would not be supported in the context of advice in the NPPF and JCS.
4.22 At the request of the Landscape Officer a survey of the trees along the eastern boundaries and their species has been provided and will inform a Landscape Management Plan conditioned as part of the approval of development to identify their positive long-term benefit and to ensure that they are managed in a coherent way.

4.23 In summary, it is considered that the retention of the majority of the existing trees and vegetation along Station Road and around the site boundaries as well as additional tree planting, demonstrates that the site can be developed in a sympathetic and respectful manner to the existing landscape characteristics and accords with Local Plan Policy IMP2 (Landscaping).

Heritage assets

4.24 The development backs onto a Grade II Listed building known as 'Beresford' to the south of the site. The main aspect of the house is to the south and west towards the vehicular entrance and a range of outbuildings between it and the site.

4.25 The SNC Conservation Officer has carried out an assessment of the Listed Building and its setting and agrees that the removal of the previous buildings on the former oil depot has significantly improved the wider setting of the listed building. The location of the three single storey dwellings on the land closest to the listed building also helps to acknowledge the buildings significance. With its domestic scale the scheme is more in sympathy with the other dwellings in this area than the former CPS fuels complex.

4.26 I therefore feel that the scheme would not harm the setting of the listed building and that this is an improvement on the previous land use in this location that helps to enhance the setting of 'Beresford' in accordance with paragraph 137 of the NPPF and IMP15 of the South Norfolk Local Plan.

Hazardous substances and contamination

4.27 These issues were considered at the outline stage and a suitable worded condition is attached to the outline consent to ensure that no development takes place until such time as all hazardous substances have been removed from the site and a scheme to deal with contamination of the site has been submitted, approved and implemented.

Drainage

4.28 A Flood Risk Assessment has been submitted with the application and the Environment Agency raises no objection to the application. The site falls within the lowest flood risk category area, Zone 1. The development involves the removal of extensive areas of hard surfacing and replacement with soft landscaping, so I would expect the rate of surface water run-off to reduce after development.

4.29 The applicant has provided a report on the watercourse that receives water from the site to show that it is adequate to serve the development for the purposes of surface water and discharge of the proposed package treatment plant. This information has been assessed by the SNC Flood Defence Officer who raises no objection.

4.30 The Parish Council has raised concerns relating to an unconnected drain located near the point of the proposed bus stops, which has been reported to result in localised flooding. A condition has been attached to the outline planning application confirming that all on-site surface water drainage will be designed so as not to cause any off-site flood risk, which is subject to approval from the planning authority.
Residential amenity

4.31 It is considered that the site layout has been designed in such a manor to avoid any direct overlooking or impacts in terms of overshadowing of habitable rooms of the nearby residential properties.

4.32 The design of the properties and additional planting along the boundaries help to minimise any direct impact on the amenity of existing properties and as such is considered acceptable. In a similar manor, where the development backs on to existing properties there is a generous distance between the existing properties to the north and the proposed development as well as the existing and additional proposed landscaping.

Other matters

4.33 The approved outline planning application identifies a number of conditions relating to de-contamination of the site, removal of hazardous substances and fuel storage containers, surface water drainage, tree protection and ecology. These issues were considered at the outline stage and suitable worded conditions are attached to the outline consent and carried forward to this Reserved Matters application to ensure that no development takes place until such time as details to discharge the appropriate conditions are submitted and approved by the local planning authority.

5 Conclusion

5.1 The access, appearance, scale, landscaping and layout of the development are considered acceptable in the context of the site and would not have a significant detrimental effect on the amenities of neighbouring dwellings.

5.2 It is acknowledged that while residents, the Parish Council and the District Member have raised concerns relating to the safety of the proposed site access to the south west of Station Road, NCC Highways have confirmed that the highways proposals are acceptable in terms of the safe and free flow of traffic and do not wish to restrict the grant of permission. A refusal on these grounds would therefore not be sustainable with regard given to the advice of the NPPF and JCS.

5.3 It is also considered that while the removal of the beech tree (T5) will change the immediate landscape setting, the visual landscape impact could not be considered to creating significant harm to the landscape and given that the tree (T5) is not afforded any landscape protection a refusal on these grounds would not be supported or consistent with advice of the NPPF and JCS.

5.4 Having assessed the application against the development plan the proposed development is considered to accord with saved policies IMP1 (Design), IMP2 (Landscaping) and IMP8 (Safe and Free flow of Traffic) of the South Norfolk Local Plan 2003, the NPPF and the emerging policies listed in section 2 of this report and therefore the application is recommended for approval.

Contact Officer, Telephone Number Chris Watts 01508 533765 and E-mail: cwatts@s-norfolk.gov.uk
Other Applications

6. **Appl. No**: 2014/0267/F  
**Parish**: GREAT MOULTON

Applicants Name: Mr N Stevenson  
Site Address: Capital Farm Frith Way Great Moulton Norfolk NR15 2AP  
Proposal: Change of use of the site from agricultural (former piggery) to residential use. New build 4 bedroomed house. Demolition of existing piggery buildings

Recommendation: Approval with Conditions

   1. Full Planning permission time limit  
   2. In accord with submitted drawings  
   3. External materials to be agreed  
   4. Foul drainage to sealed system  
   5. Surface Water drainage to be agreed  
   6. Water Efficiency standard  
   7. Ecology Mitigation  
   8. Slab level to be agreed  
   9. Tree protection to be agreed  
  10. Retention trees and hedges  
  11. Visibility splay dimension to be provided  
  12. Provision of parking and turning area

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design  
NPPF 11: Conserving and enhancing the natural environment

1.2 Joint Core Strategy  
Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 15: Service Villages  
Policy 17: Small rural communities and the countryside

1.3 South Norfolk Local Plan 2003  
ENV 8: Development in the open countryside (Part Consistent)  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
ENV 14: Habitat protection  
ENV 15: Species protection

1.4 Emerging South Norfolk Local Plan

Please note that these policies are not yet part of the Development Plan. They were submitted to the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage. Full weight cannot be given to them until final adoption which is likely to be at the end of 2014. In line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be applied to emerging policies as they advance through their preparation.

Development Management Policies

DM1.3 Sustainable location of development
DM1.4 Environmental Quality and local distinctiveness
DM3.1 Housing Quality
DM3.9 Design Principles
DM3.12 Road safety and the free flow of traffic
DM3.13 Provision of vehicle parking
DM3.14 Amenity, noise and quality of life
DM4.2 Renewable Energy
DM4.3 Sustainable drainage and water management
DM3.15 Pollution, health and safety

Site Specific Allocations and Policies
DM1.3 Sustainable location of development
DM1.4 Environmental Quality and local distinctiveness
DM3.1 Housing Quality
DM3.9 Design Principles
DM3.12 Road safety and the free flow of traffic
DM3.13 Provision of vehicle parking
DM3.14 Amenity, noise and quality of life
DM4.2 Renewable Energy
DM4.3 Sustainable drainage and water management
DM3.15 Pollution, health and safety

1.4 Supplementary Planning Document
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2012/0872 Re-submission of planning permission Refused
2011/0970/F- Demolition of dilapidated agricultural building and erection of new dwelling with detached garage, including change of use from agricultural to residential

2.2 2011/0970 Erection of two storey dwelling with detached garage building. Works to include demolition of existing buildings and change of use from agricultural to residential use.

3. Consultations

3.1 Parish Council Approve
- Scheme offers an opportunity to redevelop a derelict site which at present is an eyesore
- Enquiries have revealed that any other use for this land is either financially or practically unlikely
- The proposed scheme is an exciting and innovative design which incorporates the latest in energy saving technology in accordance with government policies
- The proposal stands head and shoulders above recent mediocre developments in this village and as such will fit with period properties in the locality and be a visual asset to the village

3.2 District Member Can be delegated
- Appreciate the proposal is contrary to the development plan
- However I consider the design is exciting, exceptional and accords with principle of Para 55 and therefore if officer is
minded to refuse I would like the application to go to committee to fully consider the design

3.3 NCC Highways No objections subject to conditions
3.4 Environmental Services (Protection) No comments received
3.5 Flood Defence Officer No objections subject to conditions
3.6 Historic Environment Service No comments
3.7 Design Officer No comments received
3.8 Nick Bolton - NCC No comments received
3.9 Landscape Officer No objection subject to conditions
3.10 Representations 4 letters of support
   • Positive thing for the environs of the village and countryside that a derelict pig site is replaced with an innovative and creative family home
   • Existing site is an eyesore
   • Bring the site back into any form of agricultural use does not appear to be viable
   • Proposal meets all the 4 criteria of Para 55
   • Development will allow an established local family to continue to thrive and flourish in the area they remain loyal to, thereby also ensuring that a local family business will continue to thrive
   • Wide community support for the proposal

4 Assessment

4.1 This application seeks planning permission for the demolition of existing piggery buildings and the erection of a new 4 bedroomed house at land off Frith Way, Great Moulton. The existing buildings which are in a poor state of repair, were previously used for the keeping/breeding of pigs but this would appear not have stopped in the 1970's and the buildings are currently used for storage. The site is well screened with trees and hedging.

4.2 The main issues in this case are; the principle of development in this location and design; highway safety and surface water drainage.

Principle of development and design

4.3 In term of policy the site is outside any development boundary or village limit and as such any new dwellings would be considered contrary to policy ENV8 of the South Norfolk Local Plan (SNLP). No evidence has been put forward to support the proposal under this policy and therefore the erection of a new dwelling in this location is contrary to policy. An exception to the above is provided by Paragraph 55 of the NPPF states that local planning authorities should avoid allowing new isolated homes in the countryside unless there are special circumstances such as the exceptional quality or because of the innovative nature of the design. Such a design should:
   • Be truly outstanding or innovative, helping to raise standards of design more generally in rural area
   • Reflect the highest standards in architecture
   • Significantly enhance its immediate setting; and
• Be sensitive to the defining characteristics of the local area

4.4 The proposed dwelling is a contemporary building and the Design & Access Statement explains how the design concept and the scheme has developed and evolved in response to the site and there are strong physical and visual links between the interior and exterior of the building through the green wall concept and other elements. The design concept also allows the building to be highly adaptable in accordance with 'Lifetime Homes' principles. It is proposed to use traditional materials and construction methods in a contemporary way. The dwelling will have a timber frame, painted timber boarding, louvres, Norfolk red bricks for landscaping, green living wall and slate to the pitched roof. The dwelling will be constructed to reach the criteria of Code Level 6 for sustainable homes. The site is set in the open countryside and does not infill or form part of a grouping of existing residential development. Therefore the principles set out in paragraph 55 of the NPPF are relevant in terms of assessing this application.

4.5 The scheme will significantly enhance the site and its surroundings and is a positive response to the local context. There are strong linkages between the building and landscape through the green living wall concept joining interior and exterior of the building. The design is of high quality in accordance with the design principles in the South Norfolk Place-Making Guide and it satisfies the requirements of paragraph 55 of the NPPF, in relation to outstanding design, highest standards in architecture, enhancement of setting and sensitivity to local defining characteristics.

Highway safety and surface water drainage

4.6 Great Moulton suffers from drainage issues, rainwater harvesting is proposed with final details proposed to be submitted via a condition, The Flood defence officer has raised no objections to the submitted proposals and has requested a condition is imposed on any consent requiring details to be submitted for the surface water drainage. The Highway officer has raised no objections to the proposed development.

5 Conclusion

5.1 The proposed dwelling, whilst outside a defined development boundary is of exceptional quality and satisfies the requirements of Para 55 of the NPPF as it is truly outstanding and will help to raise standards of design more generally in the rural area; it reflects the highest standards in architecture; it will significantly enhance its immediate setting; and is sensitive to the defining characteristics of the local area.

Contact Officer, Telephone Number Claire Curtis 01508 533788
and E-mail: ccurtis@s-norfolk.gov.uk
Parish : BRACON ASH  

Applicants Name : Mr & Mrs Buckle  
Site Address : Land East Of Darnell House Church Lane Hethel Norfolk NR14 8HF  
Proposal : Proposed erection of new dwelling  
Recommendation : Approval with conditions  

1. Planning Policies  

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design  
NPPF 11: Conserving and enhancing the natural environment  

1.2 Joint Core Strategy  
Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 17: Small rural communities and the countryside  

1.3 South Norfolk Local Plan 2003  
ENV 8: Development in the open countryside (Part Consistent)  
IMP 2: Landscaping  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
TRA 19: Parking standards  
UTL 14: Waste collection and recycling  
UTL 15: Contaminated land  
ENV 14: Habitat protection  
ENV 15: Species protection  

1.4 Emerging South Norfolk Local Plan  
Please note that these policies are not yet part of the Development Plan. They were submitted to the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage. Full weight cannot be given to them until final adoption which is likely to be at the end of 2014. In line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be applied to emerging policies as they advance through their preparation.
Development Management Committee  
28 May 2014

Development Management Policies
DM1.3 Sustainable location of development
DM3.1 Housing Quality
DM3.9 Design Principles
DM3.12 Road safety and the free flow of traffic
DM3.13 Provision of vehicle parking
DM3.14 Amenity, noise and quality of life
DM3.15 Pollution, health and safety

1.5 Supplementary Planning Document
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2008/1388 – New Vehicular Access off Church Lane into Field Adjoining Darnell House. Approved

3. Consultations

3.1 Parish Council
Objection on the following grounds;
1. Outside the settlement boundary and doubt over whether it meets the exceptional architectural merit.
2. Insufficient information on plans in respect of dimensions of building and in particular its overall height.
3. Out of keeping with neighbouring properties given it is three-storey high and would have major impact on rural landscape.
4. PC aware of chemicals were buried on land when it was used for chemical distribution resulting in contamination.

3.2 District Member
Should be determined by Committee given that it is contrary to policy but may qualify under exceptional rules.

3.3 NCC Highways
Objection to original scheme on the grounds of highway safety due to inadequate visibility splays at the site access and unsustainable location of site.

Awaiting comments on amended plans.

3.4 Environmental Services (Protection)
No objection subject to the imposition of conditions in respect of contaminated land.

3.5 Design Officer
No objection subject to conditions.

3.6 Nick Bolton - NCC
Awaiting comments.

3.7 Landscape Officer
To be reported

3.8 Representations
A letter has been received from the occupant of a neighbouring property supporting the principle of a new dwelling on the grounds it would tidy up the site, help support the small community, benefit a local family and be a logical infill plot. However, concerns have also been raised in respect of the height of the proposed dwelling in the context of the existing properties within the surrounding landscape.
A further letter has also been received from a neighbouring property stating that whilst they do not object to a new dwelling in principle, the land on which it is to be constructed along with its three-storey design would result in the structure which would dominate the neighbouring two-storey properties.

4

Assessment

4.1 This application seeks planning permission for the erection of a new detached six bedroom house with garaging, stores and associated landscaping works on land to the east of the applicant's property known as Darnell House on Church Lane in Hethel. The site comprises a former builders yard which lies at the crossroads of Church Lane with Cranes Road. The applicants wish is to construct a dwelling which is better suited to their needs as foster carers.

4.2 The main issues in this case are; the principle of development and design, highway safety, contamination and residential amenity.

Principle of development and design

4.3 In terms of policy, Hethel does not have any development boundary or village limit and as such any new dwellings in this location would be considered contrary to policy ENV8 of the South Norfolk Local Plan (SNLP). No evidence has been put forward to support the proposal under this policy and therefore the erection of a new dwelling in this location is contrary to policy. A possible exception to the above policy is Paragraph 55 of the NPPF which states that local planning authorities should avoid allowing new isolated homes in the countryside unless there are special circumstances such as the exceptional quality or because of the innovative nature of the design. Such a design should be:

- Truly outstanding or innovative, helping to raise standards of design more generally in rural area
- Reflect the highest standards in architecture
- Significantly enhance its immediate setting; and
- Be sensitive to the defining characteristics of the local area

4.4 The dwelling proposed is a distinctive and highly contemporary T-shaped building, bespoke in nature and designed as a reverse barn-like structure allowing in the maximum amount of light through timber louvres. The Design and Access Statement explains that the dwelling would be of a rapid modular construction employing both traditional and contemporary methods, with the timber frame built from the ground up and preformed living modules inserted directly into the frame. Whilst the building comprises three floors, the upper level is contained within the roof void. Consideration has been given to solar control through horizontal panels of timber louvres or vertical glazing panels and the dwelling would be constructed to reach the criteria of a Code Level 6 for sustainable homes. The proposal has been the subject of pre-application discussions where various options for the development of the site have been thoroughly explored from the design through to the siting of the new building. The site is set in open countryside and therefore the principles set out in paragraph 55 of the NPPF are relevant in terms of assessing this application.

4.5 It is considered that the scheme is a positive response to the local context, appropriate to its setting and will, along with the proposed landscaping, significantly enhance the site and sit comfortably within the wider landscape. The design is considered to be of high quality in accordance with the design principles contained in the South Norfolk Place-Making Guide and satisfies the requirements of paragraph 55 of the NPPF in relation to outstanding design, highest standards in architecture, enhancement of the setting and sensitivity to local defining characteristics.
Highway safety

4.6 An objection was raised by the Highways Authority to the original scheme on the grounds of restricted visibility from the site access and the site being located in an unsustainable location. The agent has submitted amended plans addressing the Highway concerns in respect of visibility which are currently being assessed. Members will be updated at the meeting in respect of this matter.

Contaminated land

4.7 The site was formerly used as a builder’s yard and concerns have been raised by the Parish Council as to the presence of chemicals on the site. Notwithstanding these concerns, the application has been assessed by the Council’s Environmental Protection Officer who has raised no objection subject to the imposition of conditions in respect of contamination.

Residential amenity

4.8 Whilst the site lies adjacent to a number of residential properties, given the proposed design and the degree of separation between the existing and proposed properties, it is not considered that the scheme would have a detrimental impact on the residential amenities of these properties in respect of privacy, light or noise and disturbance. As such it is considered that the scheme would accord with Policy IMP9 of the South Norfolk Local Plan.

5 Conclusion

5.1 The proposed dwelling, whilst situated outside a defined development boundary is considered to be of exceptional quality and satisfies the requirements of Para 55 of the NPPF as it is a truly outstanding scheme; is a very carefully considered proposal of the highest quality which will help to raise design standards more generally in rural areas; reflects the highest standards in architecture; significantly enhances its immediate setting; and is sensitive to the defining characteristics of the local area.

5.2 Therefore, subject to final comments from the Highway Authority, the application is recommended for approval subject to the imposition of conditions.

Contact Officer, Telephone Number  Liz Starling 01508 533681
and E-mail: lstarling@s-norfolk.gov.uk
28 May 2014

8. **Appl. No**: 2014/0535/F
   **Parish**: TACOLNESTON

   **Applicants Name**: Mr S Mills
   **Site Address**: Subdivision Of Garden Of 53 Norwich Road Tacolneston Norfolk NR16 1BY
   **Proposal**: Proposed 2 storey dwelling (revised application)
   **Recommendation**: Refusal

   1. Cramped plot, out of character with area
   2. Contrary JCS Policy 2, SNLP IMP9, NPPF and South Norfolk Place Making Guide

1. **Planning Policies**

   1.1 National Planning Policy Framework
   NPPF 06: Delivering a wide choice of high quality home
   NPPF 07: Requiring good design

   1.2 Joint Core Strategy
   Policy 1: Addressing climate change and protecting environmental assets
   Policy 2: Promoting good design
   Policy 3: Energy and water
   Policy 4: Housing delivery
   Policy 15: Service Villages

   1.2 South Norfolk Local Plan 2003
   HOU 6: Development within the defined Development Limits of specified large villages (Non Consistent)
   IMP 2: Landscaping
   IMP 8: Safe and free flow traffic
   IMP 9: Residential amenity
   TRA 19: Parking standards

   1.4 Emerging South Norfolk Local Plan
   Please note that these policies are not yet part of the Development Plan. They were submitted to the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage. Full weight cannot be given to them until final adoption which is likely to be at the end of 2014. In line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be applied to emerging policies as they advance through their preparation.

   Development Management Policies
   DM1.3 Sustainable location of development
   DM1.4 Environmental Quality and local distinctiveness
   DM3.12 Road safety and the free flow of traffic
   DM3.13 Provision of vehicle parking
   DM3.14 Amenity, noise and quality of life
   DM4.3 Sustainable drainage and water management

   1.5 Supplementary Planning Document
   South Norfolk Place Making Guide 2012

2. **Planning History**

   2013/2270 Proposed 2 storey dwelling Withdrawn

3. **Consultations**
3.1 Parish Council  Support on the grounds that the scheme will assist long term residents to remain in the village. It is noted that neighbours are supportive of the scheme and the windows to the south will be obscured.

3.2 District Member  To committee, if for refusal
This application presents no problems in regards design and layout. I am not thrilled with the idea of an unvarying building line but like the way this has been presented. With the bungalow to the south an obvious candidate for development the scale of that might have some impact but I am happy for this to be approved.

3.3 NCC Highways  No objection subject to the imposition of conditions in respect of access, visibility, gates and onsite parking and turning arrangements.

3.4 Environmental Services (Protection)  No objection subject to the imposition of conditions in respect of contaminated land.

3.5 Flood Defence Officer  No objection subject to advisory advice in respect of surface water drainage.

3.6 Representations  No letters received to date.

4  Assessment

4.1 This application seeks full planning permission to construct a two-storey detached dwelling on land which currently forms part of the garden of 53 Norwich Road in Tacolneston. The dwelling would be constructed in brick and tiles and would comprise of a living room, kitchen/diner, wc and utility room at ground floor level, with three bedrooms and two bathrooms at first floor level. The proposed dwelling would be accessed via the existing access off Norwich Road, with a new access created to serve No.53 Norwich Road. Onsite parking and turning areas would be provided to serve both properties.

4.2 Members will note that an application for planning permission was recently submitted to construct a dwelling on the site (ref: 2013/2270/F), albeit of a different design, which was withdrawn in an attempt to overcome concerns relating to the scheme.

4.3 Policies within the Joint Core Strategy, South Norfolk Local Plan and requirements of the National Planning Policy Framework seek to ensure that development in appropriate locations are of good design, do not adversely affect the character of existing dwellings or the wider streetscene, have an adverse impact on the residential amenities of neighbouring properties or cause detriment to highway safety. The assessment of this application gives due weight to the saved policies in the SNLP referred to above, because those policies remain consistent/part consistent with the published National Planning Policy Framework.

4.4 The main issues in this case are; the principle of development, design, scale and character of the proposed development, residential amenity, drainage and highway safety.

Principle of development

4.5 The site falls within the development boundary for the village of Tacolneston and is also identified as a Service Village under Policy 15 of the Joint Core Strategy. As such there is a principle in favour of residential development in this location and the proposal would accord with Policy HOU7 of the South Norfolk Local Plan.
Design, scale and character

4.6 Notwithstanding that the site lies within the settlement boundary where the principle of a new dwelling would normally be acceptable, it is considered that the site constraints, particularly in respect of the restricted dimensions and width of the proposed plot, together with the scale of the dwelling proposed, would result in a cramped form of development which would be both poorly related to the existing residential properties, as well as out of keeping with the character and pattern of the existing development in the immediate locality. As such, it is considered that the scheme would be contrary to the requirements of sections 6 and 7 of the NPPF and Policy 2 of the Joint Core Strategy.

Residential amenity

4.7 The proposed dwelling would be two-storey and the constraints of the site are such that in order to accommodate a dwelling of the scale proposed has resulted in two-storey wing to the rear adjacent to the shared boundary with the neighbouring property (No.51). However, given the distance of separation between the proposed and neighbouring properties, and only windows at first floor serving bathrooms, it is considered that the proposal would result in significant detriment to the residential amenities in respect of noise and disturbance, contrary to Policy IMP9 of the SNLP.

Drainage

4.8 Whilst the site lies in an area identified as having poor drainage, the Flood Defence Officer has raised no objection to the scheme on drainage grounds subject to advice in respect of surface water drainage.

Highway safety

4.9 The proposed dwelling would be accessed via the existing access off Norwich Road, with a new access created to serve No.53 Norwich Road. The application has been assessed by the Highways Authority who have raised no objections subject to the imposition of conditions on the grounds that the scheme would adequately protect highway safety in accordance with Policies IMP8 and TRA19 of the South Norfolk Local Plan.

Conclusion

4.10 In conclusion, for the reasons outlined above the proposal is considered contrary to Policy 2 of the Joint Core Strategy, Policy IMP9 of the South Norfolk Local Plan, together with advice contained within Sections 6 and 7 of the National Planning Policy Framework and design principle 3.4.1 of the South Norfolk Place-Making Guide, and is recommended for refusal.

5. Reasons for Refusal

5.1 The proposed development, by virtue of the limited dimensions of the plot and the proposed dwelling’s scale and relationship with the adjacent residential properties, would result in a cramped form of development and substandard layout of the land, which would be out of keeping with the character and pattern of the existing development in the locality.

5.2 The proposal is therefore considered contrary to Policy 2 of the Joint Core Strategy, Policy IMP9 of the South Norfolk Local Plan, together with advice in Section 7 of the National Planning Policy Framework and design principle 3.4.1 of the South Norfolk Place-Making Guide.

Contact Officer, Telephone Number Liz Starling 01508 533681
and E-mail: lstarling@s-norfolk.gov.uk
9. **Appl. No**: 2014/0559/F  
**Parish**: TACOLNESTON

Applicants Name: Overplan Services Ltd  
Site Address: Land At 59 Norwich Road Tacolneston Norfolk NR16 1BY  
Proposal: Erection of 3 new dwellings and garages, revised site access location.

Recommendation: Approval with conditions

1. Full Planning permission time limit  
2. In accord with submitted drawings  
3. Water Efficiency standard to be met  
5. New Access Construction over verge to standard  
6. New Access over ditch/watercourse to be agreed  
7. Visibility splay provision  
8. Access Gates - Configuration  
9. Provision of parking, service  
10. Footway provision  
11. Tree protection  
12. Landscaping scheme to be submitted  
13. Implementation/retention of landscaping  
14. Surfacing of access to be agreed

10. **Appl. No**: 2014/0812/F  
**Parish**: TACOLNESTON

Applicants Name: Overplan Services Ltd

Site Address: Land At 59 Norwich Road Tacolneston Norfolk NR16 1BY

Proposal: Erection of 3 new dwellings and garages revised site access location. Access cuts through a wall which is within the curtilage of a listed building.

Recommendation: Approval with conditions

1. Listed Building Time Limit  
2. In accord with submitted drawings

1. **Planning Policies**

1.1 National Planning Policy Framework

NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design  
NPPF 10: Meeting the challenge of climate change, flooding and coastal change  
NPPF 11: Conserving and enhancing the natural environment  
NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy

Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 4: Housing delivery  
Policy 6: Access and Transportation  
Policy 15: Service Villages
1.3 South Norfolk Local Plan 2003
   HOU 7: Development within defined boundaries of small villages (Non Consistent)
   IMP 8: Safe and free flow traffic
   IMP 9: Residential amenity
   IMP 10: Noise
   IMP 13: Alteration of Listed Buildings (Part Consistent)
   IMP 15: Setting of Listed Buildings
   ENV 9: Nationally and locally important archaeological remains (Part Consistent)
   ENV 14: Habitat protection
   ENV 15: Species protection
   ENV 19: Tree Preservation Orders
   UTL 14: Waste collection and recycling

1.4 Emerging South Norfolk Local Plan
Please note that these policies are not yet part of the Development Plan. They were submitted to
the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage.
Full weight cannot be given to them until final adoption which is likely to be at the end of 2014. In
line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be
applied to emerging policies as they advance through their preparation.

DM3.1 Housing Quality
DM3.12 Road safety and the free flow of traffic
DM3.14 Amenity, noise and quality of life
DM3.9 Design Principles
DM4.11 Heritage Assets
DM4.3 Sustainable drainage and water management
DM4.5 Natural Environmental assets - designated and locally important open spaces
DM4.9 Protection for Trees and Hedgerows

1.5 Supplementary Planning Document
South Norfolk Place Making Guide 2012

1.6 Statutory duties relating to Listed Buildings and setting of Listed Buildings:

   S66(1) Listed Buildings Act 1990 provides: “In considering whether to grant planning
permission for development which affects a listed building or its setting, the local
planning authority, or, as the case may be, the Secretary of State shall have special
regard to the desirability of preserving the building or its setting or any features of
special architectural or historic interest which it possesses.”

   The Court of Appeal in Barnwell Manor Wind Energy Ltd v East Northamptonshire DC
[2014] has held that this means that considerable importance and weight must be
given to the desirability of preserving the setting of listed buildings when carrying out
the balancing exercise. Furthermore, less than substantial harm having been identified
does not amount to a less than substantial objection to the grant of planning
permission.

2. Planning History

2.1 2011/1700/LB Conversion of existing timber framed outbuilding to residential annexe and part demolition of lean-to outbuilding Approved

2.2 2011/1699/F Conversion of existing timber framed outbuilding to residential annexe and part demolition of lean-to outbuilding Approved
2.3 2011/1698/F  Erection of 3 new dwellings and garages and extension to pond  Refused

2.4 1995/0882/O  Erection of a pair of two-storey dwellings  Refused

3. Consultations

3.1 Parish Council  Objection on the following grounds;
- Highway safety - poor visibility from the proposed access and danger arising from the proposed footway proposals.
- Damage caused to structure of listed buildings from access passing too close to them and the resulting detrimental impact on their character.
- No justification for the demolition of part of a listed wall.
- Proposed access would result in the loss of protected Oak tree in a prominent position in the village.
- Detrimental impact on the character of the historic centre of the village.
- Discrepancies in the archaeological report/findings accompanying the application, concerns relating to survey works undertaken and concerns relating to the lack of survey work on land where pond extension is proposed.
- Concerns relating to the land on which the planting scheme and pond extension works are proposed extending beyond development boundary and future maintenance concerns.

3.2 District Member  To be reported if appropriate

3.3 Ecologist - NCC  Awaiting comments in respect of the current application.

However, no objection was raised by the Ecologist to the previous full application (ref: 2011/1698/F) on the grounds that it was not anticipated there would be any significant ecological issues relating to the proposed development.

3.4 Landscape Officer  No objection subject to the imposition of conditions in respect of tree protection, new planting and management.

3.5 Conservation Officer  No objection on the grounds that the scheme is not considered to have a harmful effect on the setting of the listed building and the associated boundary wall, the issues of the pond and the archaeological issues having been addressed, and the imposition of conditions in respect of materials, landscaping and surfacing of the new access.

Concerns have also been raised that Listed Building Consent is also required relating to the demolition of a section of the boundary wall.

3.6 Historic Environment Service  No objection/recommendations.

3.7 NCC Highways  No objection on the grounds of highway safety, subject to the imposition of conditions in respect of access, visibility, drainage, footway, gates and parking arrangements.

3.8 Flood Defence Officer  To be reported
Approximately ten letters of objection from local residents and a petition from the occupants of 10 properties have been received on the following grounds:

- The new vehicular access will be detrimental to traffic on both the B1113 and traffic accessing/exiting the site, particularly due to the access being in close proximity to a blind bend.
- Impact of reducing the size of the pond on drainage systems, particularly where three additional dwellings are being proposed.
- Detrimental impact on protected trees with the loss of a healthy oak tree protected by a TPO.
- Scale and design of proposed dwellings and the backland nature of the scheme would cause detriment to the character and appearance of this part of the village.
- Detrimental impact on the character of the adjacent grade II listed property, the listed boundary wall, the structural stability of the listed dwelling and the loss of a significant amount of its historic curtilage affecting its setting.
- Detrimental impact on the residential amenities of neighbouring properties, particularly noise and disturbance caused by the use of the proposed access.
- Concerns relating to the long-term management of the pond/landscaping and the impact of wildlife.
- Lack of services and transport links in the village to serve the new dwellings.

These applications seek full planning permission and listed building consent for the construction of three detached two-storey dwellings and detached garages on land adjacent to 59 Norwich Road in Tacolneston, along with the creation of a revised access to the north of the existing access to serve the development. Alteration/extension works to the adjacent pond are also proposed as part of the scheme.

Members will note that planning permission was refused in 2013 seeking planning permission for a similar scheme, albeit served off the existing site access, for three dwellings and garages to be constructed on the site (ref: 2011/1698/F).

Policies within the Joint Core Strategy, South Norfolk Local Plan and requirements of the National Planning Policy Framework seek to ensure that development in appropriate locations are of good design, do not adversely affect the character of existing dwellings or the wider streetscene, do not have an adverse impact on the residential amenities of neighbouring properties, impact on ecological features or heritage assets or cause detriment to highway safety. The assessment of this application gives due weight to the saved policies in the SNLP referred to above, because those policies remain consistent/part consistent with the published National Planning Policy Framework.

The main issues for consideration in this case are; principle of development, design, scale and character, residential amenity, impact on the setting of the listed building/archaeology, ecology, trees and highway safety.

The site falls within the development boundary for the village of Tacolneston and is also identified as a Service Village under Policy 15 of the Joint Core Strategy. As such there is no objection in principle to residential development in this location and the proposal would accord with Policy HOU7 of the South Norfolk Local Plan.
Design, scale and character

4.6 Local concerns have been raised about the number of dwellings proposed, their scale and the resulting impact of the scheme on the character of this part of the village. Notwithstanding these concerns, the dwellings proposed are considered acceptable in terms of their design, scale and appearance, would be comparable to the adjacent properties in terms of their height, and the proposed layout would retain a degree of separation from the listed building to protect its setting. In addition, whilst the scheme would increase the built form within the site, it is considered that the form of the scheme is such that it would not detract from the character and appearance of the area. As such, it is considered that the scheme would accord with Section 6 and 7 of the NPPF, Policy 2 of the JCS and the design principle 3.4.1 of the South Norfolk Place-Making Guide Design guide.

Residential amenity

4.7 Concerns have been raised by nearby residents that the scheme would detract from the residential amenities of nearby properties, particularly in respect of noise and disturbance caused by the new access. Saved Policy IMP9 - Residential Amenity directs that development should not be approved if it would have a significantly adverse impact on the residential amenities of nearby residents.

4.8 Notwithstanding the concerns raised, the design, orientation and degree of separation between the proposed and existing dwellings is such that it is considered that the scheme would adequately safeguard the residential amenities of both the residents of existing properties and future occupants of the proposed dwellings in respect of privacy and light. Furthermore, any noise disturbance from the site access can be mitigated by the use of a condition to control the surfacing material used in the construction of the access to minimise noise. As such, it is considered that the scheme would accord with the requirements of Policy IMP9 of the South Norfolk Local Plan.

Impact upon the setting of the listed building/archaeology

4.9 Concerns have been raised by local residents in respect of the impact of the scheme, both on the setting and structural stability of the adjacent grade II listed property (No.59 Norwich Road) particularly from the breaching of the boundary wall and the heritage assets/archaeological issues associated with the site. Notwithstanding this, the scheme has been assessed by Historic Environment Services who have stated that an archaeological evaluation has been carried out at the site and the report approved. Given that the evaluation did not identify any significant below-ground heritage assets, no further archaeological work would be required at the site and subsequently no objections were raised.

4.10 The Council's Conservation Officer has raised no objection to the scheme. The harm arising from the removal of a section of the wall is considered less than substantial. Furthermore, this harm is outweighed by the benefits of the overall scheme which secures restoration of the listed building. The issues of the pond and the archaeological issues having been addressed, and conditions are imposed in respect of in respect of materials, landscaping and surfacing of the new access.

4.11 It is considered that the scheme would accord with Section 12 of the NPPF and Policies ENV9, IMP13 and IMP15 of the SNLP and the requirements of section 66 of the Listed Building Act have been satisfied.
Ecological implications

4.12 Concerns have been raised by both the Parish Council and local residents in respect of the ecological implications of the scheme, particularly in respect of works proposed to the existing pond and the associated wildlife. Members will note that comments are currently awaited from the Ecologist in respect of this matter and members will be updated at the meeting.

Trees

4.13 There are a number of trees on the application site which are covered by a Tree Preservation Order. One tree (an oak tree on the roadside boundary) would be felled as part of the scheme to provide visibility from the site access. The application has been assessed by the Landscape Officer who considers that whilst the loss of this tree will have some visual impact on the local scene, this impact will be far less than that for the previous application had it been approved. Looking from the south in particular, the remaining trees will continue to provide a vegetated character, which will be augmented by the proposed new planting. Therefore, on balance, the Landscape Officer considers that it would be difficult to argue that the proposed removal of just this one of the roadside oaks would justify refusal of the application. In these circumstances the scheme would accord with Policies ENV14 and ENV19 of the South Norfolk Local Plan.

Highway safety

4.14 A number of concerns have been raised regarding the impact of the scheme on highway safety, particularly in respect of the creation of an additional access onto Norwich Road. However, having given consideration to these issues, the Highways Officer has raised no objection subject to the imposition of conditions in respect of access, visibility, parking and turning arrangements and drainage. It is considered that the scheme would adequately safeguard highway safety and accord with Policies IMP8 and TRA19 of the South Norfolk Local Plan.

5 Conclusion

5.1 The design, scale and layout of the scheme are considered appropriate for this setting. The development will not unacceptably harm the character of the area or the setting of the listed building, and will not have a significantly detrimental impact on the residential amenities of neighbouring properties, drainage, ecology, trees or highway safety. In all other respects, subject to no objections being raised by the Ecologist, the applications for full planning permission and listed building consent are recommended for approval, subject the imposition of appropriate conditions.

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Istarling@s-norfolk.gov.uk
11. **Appl. No**: 2014/0636/H  
**Parish**: BUNWELL

Applicants Name: Mr & Mrs Jarvis  
Site Address: The Orchard Bunwell Hill Bunwell Norfolk NR16 1RZ  
Proposal: Single storey extension to dwelling. Erection of cartlodge garage building and erection of outbuilding. Demolition and removal of existing outbuildings

Recommendation: Approval with conditions

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 07: Requiring good design

1.2 Joint Core Strategy  
Policy 2: Promoting good design

1.3 South Norfolk Local Plan 2003  
HOU 14: Extensions to dwellings in the open countryside (Part Consistent)  
IMP 9: Residential amenity  
IMP 8: Safe and free flow traffic

1.4 Emerging South Norfolk Local Plan

Please note that these policies are not yet part of the Development Plan. They were submitted to the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage. Full weight cannot be given to them until final adoption which is likely to be at the end of 2014. In line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be applied to emerging policies as they advance through their preparation.

Development Management Policies  
DM3.7 House extensions and replacement dwellings within the Countryside  
DM3.12 Road safety and the free flow of traffic  
DM3.14 Amenity, noise and quality of life

2. **Planning History**

2.1 2004/2011  
Proposed erection of 2no storey extension to side of dwelling to form double garage & additional bedroom accommodation  
Approved

3. **Consultations**

3.1 Parish Council  
No comments received

3.2 District Member  
To be reported if appropriate

3.3 Representations  
No comments received
4 Assessment

4.1 The property is a chalet style property which has previously been extended and modernised. Existing outbuildings are situated to the side (east) of the main dwelling which will be removed as part of the scheme. The scheme seeks permission for the provision of a single storey garden room to the rear of the property, the construction of a garage and cart lodge to the east of the property and a garden store to the south adjacent to the boundary of the property. The site is outside the Development Limits of Bunwell.

4.2 The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remain consistent / part consistent with the published National Planning Policy Framework.

4.3 The main issues for consideration are the visual appearance of the buildings and their impact on neighbouring properties.

4.4 The garage and cart lodge will be set to the side of the existing property. Although the overall height is 6.5 metres, the orientation to the neighbouring property (Ti-Di-Dew) will result in minimal impact and provide additional screening to the rear garden (which is already screened by a mature hedge) of the application site. The design and materials are in keeping with the existing property and other properties in the immediate area. The position of the proposed garage/cart lodge retains adequate parking and turning space to the front of the property.

4.5 The single storey garden room to the rear of the dwelling includes double doors which have been located in the east elevation. The pair of semi-detached cottages to the west of the site are at a lower level, and screened from the site by a hedge which was planted approximately 9 years ago, is now mature and provides privacy. The orientation of the doors to the garden room will minimise any disturbance to neighbouring properties, although at approximately 13 metres to the boundary this would be minimal in any event.

4.6 The last element of the scheme is for the construction of a garden store. The height of this building is 4 metres. Although close to the boundary it is adjacent to other outbuildings of the neighbouring property (Elderberry Cottage) not the main dwelling. The limited height will have minimal visual impact on the landscape. As submitted the scheme accords with the above policies.

5 Conclusion

5.1 The scale, design, siting and materials of the proposed development are sympathetic to the character of the existing dwelling and respects the residential amenities of the neighbouring properties. In these circumstances the proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular accords with Policy 2 of the Joint Core Strategy and IMP9 of the South Norfolk Local Plan.

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and E-mail: jjackson@s-norfolk.gov.uk
Applications on land where South Norfolk Council has an interest

Parish : WYMONDHAM

Applicants Name : Phelan Group Ltd Retirement Benefits Scheme
Site Address : 46 - 60 Ayton Road Wymondham Norfolk NR18 0QH
Proposal : Proposed overcladding of existing office building and provision of new car park.

Recommendation : Approval with conditions

1. Full Planning permission time limit
2. In accord with submitted drawings

1. Planning Policies

1.1 National Planning Policy Framework
   NPPF 07: Requiring good design

1.2 Joint Core Strategy
   Policy 2 : Promoting good design

1.3 South Norfolk Local Plan 2003
   IMP 8: Safe and free flow traffic
   EMP 6: Alterations and extensions to existing business premises

1.4 Emerging South Norfolk Local Plan
   Please note that these policies are not yet part of the Development Plan. They were submitted to the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage. Full weight cannot be given to them until final adoption which is likely to be at the end of 2014. In line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be applied to emerging policies as they advance through their preparation.

Development Management Policies
DM2.1 Employment and business development

2. Planning History

2.1 2013/1785 Change of Use form Class B8 (Storage & Approved distribution) to 'Sui Generis' classification for proposed use as a Bus & Coach Depot including Office and Maintenance Facilities

3. Consultations

3.1 Parish Council Approve

3.2 District Members To be reported if appropriate

3.3 NCC Highways If minded to approve, suggest condition to ensure the car park and turning area is laid out

3.4 Environmental Services (Protection) To be reported

3.5 Representations No response received
4  Assessment

4.1 This application has been referred to the Development Management Committee as the Council own the ground lease for the site.

4.2 The building is an unoccupied office block previously used in connection with an industrial unit situated within an industrial estate in the development limit for Wymondham.

4.3 The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above because those policies remain consistent/part consistent with the published National Planning Policy Framework and the emerging Development Plan Policies.

4.4 There is a mixture of different materials used in the construction of buildings within the industrial estate including steel panelling and therefore the proposed cladding will not have a detrimental impact on the surrounding area. The cladding will have an impact on the original building which at the moment is brick and render. However the building will remain in character with the adjacent buildings and surrounding area.

4.5 There are no highway objections to the proposed car park subject to the parking area being levelled and marked out before the use commences.

5  Conclusion

5.1 The proposed cladding is of a design in keeping with the surrounding area and the new car park provides adequate parking for the existing building.

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### Planning Appeals
Appeals received from 23 April 2014 to 15 May 2014

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<tr>
<td>2013/1518</td>
<td>Costessey Subdivision Of Garden Of 43 Grove Avenue</td>
<td>Mr John Thomson</td>
<td>The planning permission relates to the conversion of an existing, now</td>
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<td></td>
<td>Costessey Norfolk</td>
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<td>redundant pool building into 2 bedroom residential accommodation for</td>
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<td>private rent. The conversion will include provision for disabled access</td>
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<td>East Carleton Subdivision Of Garden Of 2 Hethersett</td>
<td>Mr S Black</td>
<td>Proposed two storey dwelling</td>
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<td>Mr D Morley</td>
<td>Proposed bungalow to rear of 85 The Street</td>
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### Planning Appeals
Appeals decisions from 23 April 2014 to 15 May 2014

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