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

Decision      : Members voted unanimously for APPROVAL
Approved 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)

Members authorised enforcement action to remove the lighting columns to car park. Members resolved to only authorise the removal of the fence if planting could not be provided in front of the fence, within the land owned by the applicant, which may include moving the fence back.

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...
Development Management Committee 28 May 2014

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.

Decision : Members voted unanimously for APPROVAL

Approved 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.

(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)

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

Decision : Members voted 9-0 for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accordance with amendments
3 External materials to be agreed
4 No PD for fences, walls etc
5 No additional windows at first floor
6 No PD for Classes 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

Updates
Officer: Proposal is CIL liable
### Major applications or applications raising issues of significant precedent

<table>
<thead>
<tr>
<th>No</th>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>2011/1184/F</td>
<td>LODDON</td>
<td>Taylor Wimpey East Anglia</td>
<td>Express Plastics 8 Beccles Road Loddon NR14 6JQ</td>
<td>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.</td>
<td>Members voted 9-0 (with two abstentions) to endorse amendments to S106</td>
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| 5  | 2014/0290/D | FORNCETT | Bennett Plc                       | (C P S Fuels Ltd) Old Sale Yard Forncett Station Forncett St. Peter Norwich NR16 1JB | Reserved Matters approval for 17 dwellings and associated external works (following planning permission 2011/0016/O) | Members voted 8-3 for **APPROVAL** \n
*Approved 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

Members requested that officers write to Norfolk County Council Highways on behalf of the Committee asking that consideration be given to a Traffic Regulation Order to reduce the speed limit on this stretch of Station Road.

### Updates

**Officer:**
Outline permission was granted before CIL was implemented. This Reserved Matters application is not CIL liable.

**Applicant:**
Additional information has been submitted to show mitigation against the loss of the Beech T5. This comprises of an extra heavy standard Beech 5 – 6 m high in addition to the tree planting and landscaping scheme for the site.
### Other Applications

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<thead>
<tr>
<th>Appl. No</th>
<th>Parish</th>
<th>Decision</th>
<th>Site Address</th>
<th>Proposal</th>
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<tbody>
<tr>
<td>6</td>
<td>2014/0267/F</td>
<td>Members voted unanimously for <strong>APPROVAL</strong></td>
<td>Capital Farm Frith Way Great Moulton Norfolk NR15 2AP</td>
<td>Change of use of the site from agricultural (former piggery) to residential use. New build 4 bedroomed house. Demolition of existing piggery buildings</td>
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<td>GREAT MOULTON</td>
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<td><strong>Updates</strong></td>
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<td></td>
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<td><strong>Officer:</strong> Proposal is CIL liable</td>
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<tr>
<td>7</td>
<td>2014/0427/F</td>
<td>Members voted 6-5 for <strong>APPROVAL</strong></td>
<td>Land East Of Darnell House Church Lane Hethel Norfolk NR14 8HF</td>
<td>Proposed erection of new dwelling</td>
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<td>BRACON ASH</td>
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Updates

NCC Highways:
No objections/conditions based on amended plans.

Ecologist:
No objection subject to conditions

Additional letter of objection
New build on greenfield, could set a precedent.
Does not meet current planning criteria
Can the current utilities infrastructure support a further dwelling
Access close to blind crossroads and has potential to cause additional hazard at this junction

Officer: Proposal is CIL liable.

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

Applicants name : Mr S Mills
Site Address : Subdivision Of Garden Of 53 Norwich Road Tacolneston
Proposal : Proposed 2 storey dwelling (revised application)

Decision : Members voted 9-2 for REFUSAL

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

Updates
Officer: Proposal is CIL liable, if approved

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.

Decision : Members voted 8-1 (with one abstention) to DEFER (to a future meeting of this Committee) for a Sites Sub-committee visit

Note: The Committee indicated the reason for the Sites Sub-Committee visit was to assess all the issues raised concerning the application.

Updates
Ecologist:
No objection

Officer:
Item 10 should be 2014/0812/LB
Objection received from Parish Council.
Three additional neighbour letters of objection received to the LB application.
Conservation Officer email responding directly to objector (Mr Butcher) on website.
The following sentence in 4.10 of the report has been included in error and should be
deleted/disregarded ‘Furthermore, the harm is outweighed by the benefits of the overall scheme which secures restoration of the listed building’. Officer pointed out that this application was not an enabling development and this was not a material consideration.

Proposal is CIL liable.

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.

Decision : Members voted 8-1 (with one abstention) to DEFER (to a future meeting of this Committee) for a Sites Sub-committee visit

Note: The Committee indicated the reason for the Sites Sub-Committee visit was to assess all the issues raised concerning the application.

Updates
 Ecologist: No objection

Office:
Item 10 should be 2014/0812/LB  
Objection received from Parish Council.
Three additional neighbour letters of objection received to the LB application.
Conservation Officer email responding directly to objector (Mr Butcher) on website.
The following sentence in 4.10 of the report has been included in error and should be deleted/disregarded ‘Furthermore, the harm is outweighed by the benefits of the overall scheme which secures restoration of the listed building’. Officer pointed out that this application was not an enabling development and this was not a material consideration.

Proposal is CIL liable.

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

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
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<tr>
<td>12</td>
<td>Appl. No:</td>
<td>2014/0688/F</td>
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<td></td>
<td>Parish:</td>
<td>WYMONDHAM</td>
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</tbody>
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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.

Decision: Members voted 10-0 for **APPROVAL**

Approved with conditions

1. Full Planning permission time limit  
2. In accord with submitted drawings  
3. Highways conditions to be applied