Development Management Committee

Members of the Development Management Committee:

Conservatives
Mr J Mooney (Chairman)
Mr D Blake (Vice-Chairman)
Mrs Y Bendle
Mrs F Ellis
Mr C Gould
Mr L Hornby
Dr C Kemp
Dr N Legg
Mrs L Neal

Liberal Democrats
Dr M Gray

South Norfolk Independent Grp
Mr J Herbert

Pool of Substitutes
Mr L Dale
Mr C Foulger
Mr B Riches
Mr R Savage
Mr G Walden
Mrs V Bell
Mr K Weeks

Pre-Committee Members’ Question Time
9.00 am Blomefield Room

Agenda

Date
Tuesday 24 June 2014

Time
10.00 am

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

Contact
Sue Elliott tel (01508) 533685
South Norfolk District Council
Swan Lane
Long Stratton Norwich
NR15 2XE

Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

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.

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

16/06/2014
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.
AGENDA

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 28 May 2014;
   (attached – page 10)

5. Planning Applications and Other Development Control Matters;
   (attached – page 19)
   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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2014/0559/F</td>
<td>TACOLNESTON</td>
<td>Land At 59 Norwich Road Tacolneston Norfolk NR16 1BY</td>
<td>19</td>
</tr>
<tr>
<td>2</td>
<td>2014/0812/LB</td>
<td>TACOLNESTON</td>
<td>Land At 59 Norwich Road Tacolneston Norfolk NR16 1BY</td>
<td>19</td>
</tr>
<tr>
<td>3</td>
<td>2014/0393/D</td>
<td>PORINGLAND</td>
<td>Land North Of Shotesham Road Poringland Norfolk NR14 7LE</td>
<td>27</td>
</tr>
<tr>
<td>4</td>
<td>2014/0487/D</td>
<td>MULBARTON</td>
<td>Land East Of Long Lane Mulbarton Norfolk NR14 8AW</td>
<td>34</td>
</tr>
<tr>
<td>5</td>
<td>2014/0373/F</td>
<td>BROCKDISH</td>
<td>Land Adjacent to 3 The Street Thorpe Abbotts Diss IP21 4JB</td>
<td>43</td>
</tr>
<tr>
<td>6</td>
<td>2014/0459/F</td>
<td>WYMONDHAM</td>
<td>Land North East Of The Lodge Suton Street Suton Norfolk</td>
<td>49</td>
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<tr>
<td>7</td>
<td>2014/0785/F</td>
<td>SEETHING</td>
<td>Fendercare Ltd, Enterprise House Harveys Lane Seething Norwich NR15 1EN</td>
<td>54</td>
</tr>
<tr>
<td>8</td>
<td>2014/0879/H</td>
<td>MULBARTON</td>
<td>The Old Dairy Barn Norwich Road Mulbarton Norfolk NR14 8JN</td>
<td>58</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 62)

8. Date of next scheduled meeting – Wednesday 23 July 2014
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

<table>
<thead>
<tr>
<th><strong>Fire alarm</strong></th>
<th>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</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mobile phones</strong></td>
<td>Please switch off your mobile phone or put it into silent mode</td>
</tr>
<tr>
<td><strong>Toilets</strong></td>
<td>The toilets can be found on your right and left of the lobby as you enter the Council Chamber</td>
</tr>
<tr>
<td><strong>Break</strong></td>
<td>There will be a short comfort break after two hours if the meeting continues that long</td>
</tr>
<tr>
<td><strong>Drinking water</strong></td>
<td>A water dispenser is provided in the corner of the Council Chamber for your use</td>
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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>A</th>
<th>Advert</th>
<th>G</th>
<th>Proposal by Government Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>AD</td>
<td>Certificate of Alternative Development</td>
<td>H</td>
<td>Householder – Full application relating to residential property</td>
</tr>
<tr>
<td>AGF</td>
<td>Agricultural Determination – approval of details</td>
<td>HZ</td>
<td>Hazardous Substance</td>
</tr>
<tr>
<td>C</td>
<td>Application to be determined by County Council</td>
<td>LB</td>
<td>Listed Building</td>
</tr>
<tr>
<td>CA</td>
<td>Conservation Area</td>
<td>LE</td>
<td>Certificate of Lawful Existing development</td>
</tr>
<tr>
<td>CU</td>
<td>Change of Use</td>
<td>LP</td>
<td>Certificate of Lawful Proposed development</td>
</tr>
<tr>
<td>D</td>
<td>Reserved Matters (Detail following outline consent)</td>
<td>O</td>
<td>Outline (details reserved for later)</td>
</tr>
<tr>
<td>EA</td>
<td>Environmental Impact Assessment – Screening Opinion</td>
<td>RVC</td>
<td>Removal/Variation of Condition</td>
</tr>
<tr>
<td>ES</td>
<td>Environmental Impact Assessment – Scoping Opinion</td>
<td>SU</td>
<td>Proposal by Statutory Undertaker</td>
</tr>
<tr>
<td>F</td>
<td>Full (details included)</td>
<td>TPO</td>
<td>Tree Preservation Order application</td>
</tr>
</tbody>
</table>

Key to abbreviations used in Recommendations

| CNDP | Cringleford Neighbourhood Development Plan |
| J.C.S | Joint Core Strategy |
| LSAAP | Long Stratton Area Action Plan – Pre Submission |
| N.P.P.F | National Planning Policy Framework |
| P.D. | 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) |
| S.N.L.P | South Norfolk Local Plan 2003 |
| WAAP | Wymondham Area Action Plan – Pre Submission |
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.

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

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.

<table>
<thead>
<tr>
<th>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
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</table>

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
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</table>

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.
PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE.
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

NO

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

YES

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

NO

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

YES

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

Report of Director of Growth and Localism

Applications referred to site inspection

1. **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  
   4. New Access Construction over verge to standard  
   5. New Access over ditch/watercourse to be agreed  
   6. Visibility splay provision  
   7. Access Gates - Configuration  
   8. Provision of parking, service  
   9. Footway provision  
   10. Tree protection  
   11. Landscaping scheme to be submitted  
   12. Implementation/retention of landscaping  
   13. Surfacing of access to be agreed

2. **Appl. No**: 2014/0812/LB  
   **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

Introduction

Site Panel Minutes

Present:
Members:- D Blake, V Bell, F Ellis, C Foulger, J Herbert, L Hornby, C Kemp, N Legg, L Webster.
Senior Planning Officer Claire Curtis.
B Spratt as Chairman of Tacolneston Parish Council and Karen Darrell also a member of the Parish Council
Mr O Hill on behalf of the applicant
Mr Butcher neighbour 57 Norwich Road
The senior planning officer outlined the details of the application and main issues:-

- Impact on the setting of the Listed Buildings
- Loss of part of the boundary wall and creation of new access drive
- Impact on the residential amenities of the neighbouring property
- Loss of Oak tree
- Design, siting and layout of the development

The Members commenced the site visit at the existing entrance of the site, walking up the access drive, taking note of the location of the existing pond and where the pond extension is proposed; viewed the wall and in particular the point of the proposed break through. Members noted the location of the proposed plots and their relationship with the listed buildings. Members viewed the site at the rear of the existing dwelling, noting the outbuilding which has consent for conversion to a residential annexe; the proposed location of plot 3 and new garaging; the position of the neighbouring property; the boundary treatment and location of the neighbour’s windows. Members then viewed the front garden of the existing dwelling; noting the wall and the point of break through; the location of the new access drive; and the relationship with the adjoining neighbour. Members walked through the existing pedestrian access to the highway, noting the location of the new access, its relationship with the highway and location of the ditch. Members then returned to the site and exited the site via the existing access drive. Members noted the position of the Oak tree proposed to be removed. The site was then viewed from the opposite side of the road. Members entered the neighbouring property via their access drive; noting the relationship with the adjoining dwelling. The application site was viewed from in front of the neighbour’s property, Members noting the boundary treatment, the position of the proposed access drive and the neighbours windows. Members then visited the rear of the neighbour’s property, noting the location of plot 3 and new garages in relation to the neighbour, the boundary treatment, the location of window openings to the rear of the property.

Updates given at the 28 May Committee meeting

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.
Please note the previous oral update, made by the officer at the last committee, to paragraph 4.10, has now been updated and clarified in the following report.
This application is liable for Community Infrastructure Levy (CIL)

1. Planning Policies

1.1 NationalPlanning 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
Development Management Committee
24 June 2014

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
3.9 Representations

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.

4 Assessment

4.1 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.

4.2 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).

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, 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.

4.4 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.

Principle

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 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 and is very minor. This minor harm is outweighed by the benefits of the overall scheme which delivers new dwellings within the Village Boundary. The issues of the pond and the archaeological issues having been addressed, and conditions are recommended 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.

Contact Officer, Telephone Number
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lstarling@s-norfolk.gov.uk
Major Application on land owned and submitted by South Norfolk Council

Parish : PORINGLAND  
Applicants Name : South Norfolk Council  
Site Address : Land North Of Shotesham Road Poringland Norfolk NR14 7LE  
Proposal : Reserved Matters application for 57 dwellings and 3539m2 (GIA) office accommodation, associated parking and green spaces  
Recommendation : Authorise DGL to approve  
1 Conditions on previous permission  
2 In accordance with amendments  
3 Reporting of unexpected contamination  
4 Ecological management plan  
5 Provision of Bat and Bird boxes  
6 Tree protection in accordance with submitted survey  
7 No dig in Root Protection areas  
8 Implement landscaping scheme  
9 Retention trees and hedges  
10 Water Efficiency standard  
11 Slab level to be agreed  
12 Restrict office use to B1 uses only  
Subject to satisfactory resolution of outstanding highway/ parking court and service access issues.

1. Planning Policies

1.1 National Planning Policy Framework  
NPPF 03: Supporting a prosperous rural economy  
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  

1.2 Joint Core Strategy  
Policy 2 : Promoting good design  
Policy 3 : Energy and water  
Policy 4 : Housing delivery  
Policy 5 : The Economy  
Policy 14 : Key Service Centres  
Policy 20 : Implementation  

1.3 South Norfolk Local Plan 2003  
POR 1: Housing allocation, west of The Street, Poringland (Continued)  
ENV 14: Habitat protection  
ENV 15: Species protection  
IMP 2: Landscaping  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
IMP 10: Noise  

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.

1.5 Development Management Policies
DM1.2 Requirement for infrastructure through planning obligations
DM1.3 Sustainable location of development
DM1.4 Environmental Quality and local distinctiveness
DM1.1 Housing Quality
DM3.2 Meeting housing requirements and needs
DM3.9 Design Principles
DM3.11 Promotion of sustainable transport
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
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
DM4.4 Facilities for the collection of recycling and waste
DM4.10 Incorporating landscape into design

1.6 Supplementary Planning Document
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2014/0319 Residential layout including all house details and landscaping for next phase following planning permission 2011/0476/O Pending consideration

2.2 2014/0498 Variation of conditions 2 and 3 of planning permission 2011/0661/F- (Construction of Spine Road (Carr Lane to Shotesham Road), surface water lagoon and associated works) - construction in accordance with submitted drawings and construction of drainage lagoon Approved

2.3 2014/0714 Discharge of conditions 9 and 10 of planning permission 2011/0476/O- detailed schemes for speed limits, foot/cycleway and works to Carr Lane Approved

2.4 2014/0991 Discharge of condition 12 of planning permission 2011/0476- Speed limit Pending consideration

2.5 2011/0661 Construction of Spine Road (Carr Lane to Shotesham Road), surface water lagoon and associated works Approved

2.6 2011/0476 Residential & Commercial (office) Development Approved

3. Consultations

3.1 Parish Council Recommends Approval but have concerns regarding the following:
   • The exit onto Bellamy Way and consideration being given to the entrance from Shotesham Road being a proper service road
3.2 District Members
To be reported if appropriate

3.3 NCC Highways
Raising concerns and requiring amendments:
- Rear parking courts and the need to provide laybys
- Cycle storage
- Landscaping of what will be adopted verge
- Footpath at the western end does not accord with previously agreed engineering layout.

3.4 Landscape Officer
No objections subject to conditions

3.5 NCC Ecologist
No objections subject to conditions

3.6 Anglian Water Services Ltd
No comments received

3.7 Design Officer
To be reported

3.8 Environment Agency
No objection subject to the satisfactory discharge of condition 3 of the outline planning permission

3.9 Housing Strategy Manager
No objection as the application proposes 14 affordable homes which is 25% of the total and complies with the requirement of the outline consent and 106 agreement

3.10 NCC- Planning Obligations
No comments received

3.11 Police Architectural Liaison Officer
No comments received

3.12 Environmental Services (Protection)
No objections subject to conditions

3.13 Norfolk wildlife trust
No comments received

3.14 Natural England
No comments received

3.15 Flood Defence Officer
No objection subject to the satisfactory discharge of condition 3 of the outline planning permission

3.16 Health And Safety Executive
No comments received

3.17 Representations
1 letter of support
1 letter of no comment
1 letter of objection
- Creating new entrances opposite 45/47 will spoil the grass verges, cost much more money as telegraph pole would have to be moved
- Already entrances that could be used
- Bellamy Way should only be used for properties adjacent to it
Assessment

4.1 This application is for approval of reserved matters submitted by South Norfolk Council for their part of the site given outline consent under 2011/0476, referred to as Area D. The outline application proposed the erection of 300 dwellings, along with associated access, garaging, visitor parking, open spaces and cycleway/footpaths and office accommodation. The full details of the spine road and lagoon have been agreed under 2011/0661 and implemented, together with the revisions agreed this year.

4.2 The application site is located off Shotesham Road which takes its access off The Street (B1332). Carr Lane is located to the east and Bellamy Way to the west. Part of the site was previously developed with prefabricated dwellings and the remainder of the site being agricultural.

4.3 This reserved matters application now seeks the approval of appearance, scale, landscaping, layout and phasing 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 This application proposes
- 57 dwellings of which 14 are affordable dwellings
- 6 blocks of commercial units
- Children’s play space and open space
- Landscaping

4.6 An approved Masterplan document seeks to guide development within the site and this application has been assessed against the principles of this document.

4.7 The main issues for consideration are:
- Design and layout (compliance with Masterplan and relevant planning policy)
- Highway impact
- Open space
- Ecology and landscaping

Layout, scale & appearance

4.8 The layout has responded to the principles of the Masterplan, with the spine road cutting the site into 2 parts with the commercial units and lagoon to the west and the residential development to the east.

4.9 The residential development provides a range of dwellings from one-bedroomed apartments to four-bedroomed houses. The houses are predominately two-storey with some single storey units in sensitive locations (i.e. adjacent existing bungalows), and two and half storey properties located within the heart of the development. The design and style of the dwellings are simple and traditional reflecting the vernacular character and features
commonly found, in the Poringland area and more generally in South Norfolk. Features include a variety of red stock bricks with white mortar, colour washed render, pantiles, plain tiles or slates, door cases and chimneys to selected dwellings. Key feature buildings have been placed on the entrance to Shotesham Road to create a sense of place. The layout, appearance and scale of the development proposals have been evaluated against the South Norfolk Place-Making Guide and are being assessed by the Design Officer against the Building for Life criteria and its scores will be reported to committee. Subject to the scores being acceptable, the scheme is considered to accord with JCS Policy 2 (Design).

4.10 The commercial units have been developed using a linear building form and a contemporary design. This part of the proposal has changed since the public consultation exercise as the applicants felt it was not appropriate to mimic a barn as the proportions of a modern office building did not suit that vernacular style. The form and design approach is to create a modern contemporary commercial development using standing seam metal roofing, feature cladding panels (orange) and grey brickwork and white render. The changed design approach enables the buildings to have a more modern feel architecturally and also allows the massing to be reduced by utilising lower pitched roofs which are off-set. The overall form and layout is based on a courtyard arrangement which provides a level of segregation and separation visually from the residential development. The proposed commercial units represent a high quality design in accordance with the NPPF and Policy 2 of JCS.

Highway Impact

4.11 The Highway officer raised a number of concerns to the reserved matters details, in particular that the houses facing the spine road and the type 6 road are reliant on rear parking courts. He is concerned that this would result in on-street parking on these roads and therefore if the parking courts are to remain as part of the scheme, then he would require the provision of lay-bys. With regards to the commercial element, provision needs to be made to enable servicing of the 4 individual units, plus details of secure/convenient cycle parking to be provided, along with some other more minor issues. Whilst some of the above issues have been resolved at the time of writing the report, the main concern of the rear parking courts has not. Negotiations are continuing and any progress in resolving this issue will be reported to the Committee. Off street parking is a District Council responsibility and the County Council’s comments relate to securing an adequate road network of which they have raised concerns about.

Children's play space and open space

4.12 Under the requirements of the 106 agreement 1,122.5sq metres of children play space has to be provided adjacent to the Norfolk Homes land and 2,297.5sq metres of on-site open space. 1,275sq metres of children play space has been provided to the northeast corner of the site immediately adjacent to the Norfolk Homes site, which accords with the 106 requirements. There is a central area of open space split into two parts noted as 'The Green', together with 5,785sq metres of open space including the area of the lagoon (already approved and designed for dual recreational/ flood defence use), which considerably exceeds the requirements of the 106 agreement.

Ecology and landscaping

4.13 The County Ecologist considers that the details submitted show that there has been a good appreciation of the opportunity to enhance/mitigate for biodiversity on the site. He recommends that an ecological management plan is submitted together with at least 30 bird boxes and 10 bat boxes provided in appropriate locations on the site. The proposal accords with policies ENV14 and ENV15 of the SNLP which remain part consistent/consistent with the NPPF and will ensure that the ecology and bio-diversity of the site will be protected and enhanced.
4.14 This site has a variety of attractive assets including mature trees and varied topography. An arboricultural survey has been submitted with the application, together with detailed landscaping plans. The concerns raised by the landscape officer, particularly in relation to the impact of the development on a number of existing Oak Trees, have been addressed to his satisfaction and he has raised no objections subject to retention of existing hedges and trees; tree protection in accordance with submitted tree survey; no-dig construction in trees root protection areas and the implementation of landscaping scheme. The submitted details demonstrate that the site can be developed in a sympathetic and respectful manner to the existing landscape characteristics and create positive features in accordance with Local Plan Policy IMP2.

Residential amenity

4.15 It is considered that the site layout and design of the development has been sensitively considered to avoid any direct overlooking or impacts in terms of overshadowing of habitable rooms of the nearby residential properties.

Other considerations

4.16 1 letter of concern has been received regarding the provision of new entrances opposite 45/47 which will spoil the grass verges, cost much more money as telegraph pole would have to be moved and already entrances that could be used; Bellamy Way should only be used for properties adjacent to it; and ramps to slow traffic should be placed near Carr Lane junction also near Howe Lane and Bellamy Way. Whilst I fully appreciate the concerns raised, the highway officer has raised no objections to the proposed accesses and they were indicatively shown under the outline. In respect of ramps, the traffic calming measures in respect of this application where dealt with under the outline and formed part of the conditions of that consent. I therefore do not consider the application can be refused on the grounds raised.

4.17 The Parish Council raise two issues, the exit onto Bellamy Way and consideration being given to the entrance from Shottesham Road being a proper service road with separate access and egress points; and whether the travel Plan is factually correct i.e. some of the Local Amenity Distances are incorrect and reference is made to a proposed new Primary School. Bellamy Way was indicatively shown under the outline to serve part of the development; the highway officer has raised no objections and its use enables the highway to be reduced to a Type 6 (shared surface specification with no dedicated footpath provided). Therefore do not consider the application can be rejected on this ground. With regards to the Travel Plan, this does not form part of the current reserved matters application and it will be dealt with as a separate matter as required by a condition of the outline consent.

Conclusion

5  Conclusion

5.1 Subject to the satisfactory resolution of the highway/ parking court and service access issues, the appearance, scale, landscaping, and layout of the development are considered appropriate for its context and are of a high standard of design. The development will not adversely affect the character of the area or its bio-diversity/ecology and will not have a significantly detrimental impact on the residential amenities of neighbouring properties or highway safety. As such the proposed development accords with the NPPF, JCS and SNLP.

5.2 This application is not liable for Community Infrastructure Levy (CIL) as this is a reserved matters application following outline consent granted prior to the adoption of the CIL.

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

4.  **Appl. No** : 2014/0487/D  
 **Parish** : MULBARTON

Applicants Name : Mr Christopher Smith  
Site Address : Land East Of Long Lane Mulbarton Norfolk NR14 8AW  
Proposal : Submission of Appearance, Scale, Landscaping and Layout of Permitted Development (following planning permission 2011/2093/O)

Recommendation : Approval with conditions  
1. Conditions on outline to be met  
2. In accordance with amended plans and documents  
3. External materials in accordance with materials schedule MUL/2 004  
4. Landscape in accordance with amended plans  
5. Requirement for alternative arrangement including management and maintenance arrangement for allotment land to the north if not delivered in 2 years

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 07: Requiring good design  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 08: Promoting healthy communities  
NPPF 10: Meeting the challenge of climate change, flooding and coastal change  
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 4 : Housing delivery  
Policy 7 : Supporting Communities  
Policy 15 : Service Villages

1.3 South Norfolk Local Plan 2003  
IMP 2: Landscaping  
IMP 6: Visual impact of parked cars (Part Consistent)  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
LEI 7: Open space provision in new development  
UTL 14: Waste collection and recycling  
TRA 1: Provision of pedestrian links  
TRA 3: Provision of cycling facilities  
TRA 18: Off street parking provision  
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.
1.5 Site Specific Allocations and Policies
Emerging site – S0141 1146

Development Management Policies
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 of Trees and Hedgerows
DM4.10 Incorporating landscape into design
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 of Trees and Hedgerows
DM4.10 Incorporating landscape into design

1.6 Supplementary Planning Document
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2011/2093 Development of 180 dwellings (Use Class C3), access, allotments, public open space and associated infrastructure. Approved

2.2 2011/0821 Screening Opinion for new residential development and accessible public spaces EIA not required

3. Consultations

3.1 Mulbarton Parish Council
Concern over medical centre parking, height of some three storey dwellings, removal of hedges and trees, wetland area, utility supplies, open space maintenance, parking provision and queries over highway improvements. (Due to timing of receipt of these comments, these matters will be addressed in full in the update report to Committee.)

3.2 Bracon Ash and Hethel Parish Council
Object. The doctors and school have insufficient capacity to cope with demand. Additional homes without additional provision for these two vital services is completely unacceptable. The additional traffic will cause further problems particularly around the surgery and school which vulnerable people are already struggling to access.
3.3 District Member  To be determined by Committee:
- Consideration needs to be given to South Norfolk Place-Making Guide.
- Plans include proposals for 2.5 and 3 storey dwellings and some courtyard parking.

3.4 Environment Agency  Original plans:
- Object. The plans do not include sufficient space to accommodate surface water attenuation basins.

Revised plans:
- No objection

3.5 Environmental Services (flood defence)  Original plans:
- Expect requirements of condition 14 of the outline approval to be met at a later date.

Revised plans:
- No comments received.

3.6 NHS Norfolk  No comments received.

3.7 Landscape Officer  Original plans:
- Requests details of tree and hedgerow survey assessments including tree constraints plans and a schedule and plan of the proposed tree and vegetation removal for the site and accesses.

Revised plans:
- Comments awaited, these will be reported to the Planning Committee on the 24th June.

3.8 Planning Policy  No objection.

3.9 Public Rights of Way  No objection.

3.10 Housing Strategy Officer  No objection.
- Satisfied that the affordable housing fulfils the requirement of the S106 Agreement.

3.11 Environmental Services (protection)  No objection.

3.12 NCC Highways  Original plans
- Revisions are required.

Amended plans:
- Confirmation of general acceptance, a full update will reported to the Planning Committee on the 24th June.

3.13 Natural England  No objection

3.14 English Heritage  No objection

3.15 Historic Environment Service  No objection

3.16 SNC – Play and amenities Manager  Observation. It would be preferable to see open space centrally located.
3.17 Representations

3 local resident has provided objections to the most recent amended plans:
- The lanes are struggling with current traffic volumes with vehicles needing to mount verges and pavements, Hall Corner is a particular concern,
- Pedestrian safety needs to be fully considered,
- The site is notoriously wet, surface water run-off washes gravel onto the road which is dangerous,
- Concerns over the capacity of the Doctors Surgery,
- Continued concerns at plots 5 and 6 overlooking neighbour and associated tree loss,
- It is not desirable to remove the hedge or trees to facilitate cycleway as suggested by the Highway Authority

The Rich’s Trust who are responsible for the existing allotments to the north of the site has expressed concern that Hopkins have not approached them regarding the removal of trees and hedging to facilitate the allotments extension and that they do not agree to this. It is also stressed that the hedging and trees is on the land under the control of the Trust and not the applicant.

1 letter of support has been received with caveat relating to the need to provide a suitable surface water drainage scheme.

16 letters of objection have been received:
- Unacceptable increase in road traffic,
- Local roads are too narrow,
- Farm traffic is prominent in the locality,
- The scheme would compromise pedestrian safety,
- Solutions to highway related matters should have been resolved at outline stage,
- Open space is not practical and will not be used,
- Properties opposite the Rosery should be low rise so as not to dominate and be more in keeping with surroundings,
- Detrimental to listed buildings,
- Detrimental to heritage amenity,
- Destruction of the environment at Mulbarton Common
- Plots 5 and 6 would overlook existing dwelling
- Existing oak tree adjacent plots 5 and 6 should be retained, this would aid the continued presence of wildlife,
- Seems too late to consider scale,
- Negative implications on local sewerage system,
- Lack of consultation with the doctors surgery is concerning,
- Is a doctors surgery to be provided?
- Impact upon capacity of local services (surgery, school),
- Safety concerns during construction period and beyond
- Where will the pathway be and will it be lit?
- No improvement to village infrastructure
- Where will allotment users park?

4 Assessment

4.1 This application follows outline planning permission granted in December 2012 under application ref 2011/2093 for 180 dwellings. All matters were reserved apart from agreeing access arrangements. However, it should be noted that the approval did include conditions which required adherence to parameter plans which addressed the location of access roads, general landscaping and public open space. For this reason
the principle of erecting 180 dwellings, the landscaping, public open space and access are established and not before members for consideration.

4.2 Members will re-call that the outline permission was granted subject to the formation of a Section 106 Planning Agreement. The agreement related to the payment of developer contributions and other matters concerning the implementation of the development. The Section 106 Agreement was approved in March 2013.

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

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 and access to the site has already been established, the only considerations to take into account in this planning application are:

- Layout and appearance
- Scale
- Landscaping

4.6 The main impacts which need to be taken into consideration are:

- Highway impacts
- Residential amenity
- Character and appearance of the locality
- Drainage

Layout and Appearance

4.7 The proposed layout is closely related to the indicative masterplan submitted as part of the outline consent. This includes the site access from two vehicular access points (north and south) proposed on the eastern side giving access onto Long Lane, the arrangement of open spaces and the overall density parameters of development. These parameters establish a clear framework of spaces and character areas that incorporate areas of green space and landscape corridors through the development. This helps to create a distinctive character by the retention of existing landscape features and the provision of green wedges and informal open spaces around the edge of the development, which provide a subtle transition between the development edge and the open countryside.

4.8 The detailed design of the proposals provide a mix of styles and features commonly found in this location and within South Norfolk, including casement and sash windows, segmental arches, panel doors, flat roof dormers, pentece boards, black painted plinths and brick detailing. The Design and Access statement also includes an assessment of the site context that demonstrates how the dwellings proposed will fully integrate and enhance the character and appearance of the area.
4.9 The layout and appearance of the development proposals have been evaluated against the South Norfolk Place-Making Guide and Building for Life criteria which confirm that the layout and designs of dwellings are acceptable.

Scale

4.10 The proposed dwellings continue the form, scale and massing of the existing properties west of Long Lane and follows the general principles set out as part of the Design and Access statement submitted in support of the outline application. A combination of terrace, semi-detached and detached dwellings are proposed across the site that take on the form of higher density built forms along the existing north and west boundaries, reducing to lower densities towards the rural edges of the development. These help to act as an interface to the open space areas and beyond to the surrounding countryside and the existing built form to the north and west.

4.11 The majority of buildings proposed are two storeys in accordance with the principles established in the outline parameters plans. The development also proposes some two-and-a-half and three storey dwellings mostly confined to locations identified in the masterplan where definition around open spaces and key vistas help to enhance particular spaces. These principles are consistent with those in the South Norfolk Place-Making Guide and the variation in building heights helps to respond positively to the site context and create an overall sense of place.

4.12 In a similar way, single storey properties are proposed in the north-eastern corner of the site that respect the existing site context and outlook of residents of the adjacent single-storey dwellings to the north. A Building for Life assessment has been undertaken and will be verbally presented as an update to this report for committee.

Landscaping

4.13 As required by the Outline Planning Permission, a detailed scheme of proposed additional landscaping measures has been submitted with this Reserved Matters application, providing details of planting species, sizes and locations. Within the site, the new public open spaces, allotments and play areas as outlined will be supplemented with additional planting to enable them to form visually attractive areas. The Landscape Officer has confirmed that the proposed planting types are appropriate and it is evident that the proposals are broadly consistent with the indicative proposals as detailed within the outline application.

4.14 Following further revisions to the plans at the request of officers, additional planting has been provided along boundary walls on the east and south edge of the site and also along some of the hard boundaries facing Long Lane. This is now considered to be acceptable in terms of a softening impact and improvement to the transition between the countryside and edge of the site.

4.15 As part of the consultation process additional information was requested from the Landscape Officer regarding details of tree and hedgerow survey assessments including tree constraints plans and a schedule and plan of the proposed tree and vegetation removal for the site and accesses in order to be fully satisfied that the scheme will safeguard those existing trees which are worthy of retention. As yet this has not been received, however, it is envisaged that there are no significant issues in this regard, and any potential tree loss would not be so significantly harmful so as to create a reason for refusal of the application. A full update on this point will be provided to the Planning Committee including the comments of the Landscape Officer.
In summary the proposed landscaping is considered acceptable with regard to creating a distinctive and attractive form of development as well as assisting in minimising the impact of the built form from outside the site as well as not causing an unacceptable impact on views from the open countryside and the character of the surrounding area. Furthermore, any tree loss associated with the scheme is not considered to be significantly harmful to the character and appearance of the area.

**Highway Impacts**

4.17 It is noted that throughout the course of the application some local residents have expressed concerns relating to the increased amount of traffic that will be generated by the development proposals. However members should note that the means of access and the overall transport strategy for the site has already been approved by means of the previous outline permission and is not for consideration. The agreeing of the general layout of the development by means of a parameter plan as part of the same outline consent has also set the positioning of the internal access roads, car parking provision, access arrangements for the allotments and footpath / cycle links.

4.18 The exception to this is that as part of this application some amendments have been made to the location of some of the car parking spaces in response to officer comments to ensure they are better integrated in the development and do not dominate the street scene. The parking numbers for the dwellings themselves remains acceptable. The Highway Authority has confirmed that they have no fundamental concerns in respect of the most recent set of plans proposed for the site, with the exception of their wishes to see the cycleway not separated from the carriageway by the hedge. This in their opinion would assist with retaining the rural appearance of this road and help to restrict vehicle speeds. They also consider that it would create a narrow strip of open space with the maintenance liabilities inherited by a third party, and are concerned by the lack of natural surveillance. Whilst acknowledging these issues, it is evident that the position of the cycleway as proposed was deliberately designed in this way as to safeguard the existing hedgerow that exists along the western perimeter of the site. This is considered to represent an important and prominent feature within the locality which should be retained notwithstanding the aforementioned observations of the Highway Authority.

4.19 In conclusion, it is evident that with the exception of the cycleway, whereby the retention of the hedgerow is considered to outweigh the benefits of re-locating it, the scheme is considered acceptable in highway safety terms.

**Residential Amenity**

4.20 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.

4.21 Where rear gardens back directly onto the site to the east of The Rosary the applicant has proposed single storey buildings. 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 abuts Long Lane there is a generous distance between the existing properties to the west of Long Lane and the proposed development as well as the existing and additional proposed landscaping.
Drainage

4.22 The Environment Agency has confirmed that additional detailed surface water drainage designs and clarification of the locations of the proposed attenuation storage have both been received. The details have been assessed, and are considered acceptable to meet the requirements of the Environment Agency.

Other matters

4.23 Issues relating to the capacity of local services such as the doctor’s surgery have been raised. The principle of this development has already been established at the outline stage to this application. But even if the capacity of doctor’s surgeries had been raised at the outline stage it could not have been given weight in the consideration of the application as there is no identified need or requirement in adopted policy or other material planning considerations to ensure this.

4.24 The owner of the allotments to the north of the application site (Rich’s Trust) has confirmed that the removal of the hedgerow and trees required to facilitate the allotment extension proposed would be on land under their control, rather than the applicant’s. Furthermore, they have not been approached by the applicant with regard to the allotment extension, and are not agreeable to their removal at this time. It is evident that a decision can be reached on the acceptability of extending these allotments in planning terms at this time. However, given the aforementioned reservations of the Rich’s Trust, it is considered appropriate to make provision within any subsequent planning permission to ensure an alternative arrangement can be made for the use of this part of the site in the event that it is not taken up by the Rich’s Trust. It is considered that this could be achieved via suitably worded planning condition which would require an alternative being agreed with the Local Planning Authority, including details of the management and maintenance, if the allotment extension is not provided within 2 years of the first occupation of any dwelling. It should be noted that the scheme proposed does not involve the loss of any existing allotment space and as such the delivery of the allotment extension is not a requirement of any planning policy.

5 Conclusion

5.1 The 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 or existing trees. The application accords 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.

5.2 This application is not liable for Community Infrastructure Levy (CIL) as this is a reserved matters application following outline consent granted prior to the adoption of CIL.

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

5. **Appl. No**: 2014/0373/F  
   **Parish**: BROCKDISH

   **Applicants Name**: Mr & Mrs G Russell  
   **Site Address**: Land Adjacent to 3 The Street Thorpe Abbotts Diss IP21 4JB  
   **Proposal**: Proposed new dwelling

   **Recommendation**: Refusal

   1. Contrary to SNLP policy ENV8 development in the countryside – unsustainable location with no special justification.
   2. Inappropriate design causing harm to Conservation area - contrary to NPPF 07 & NPPF 12; JCS policy 2 and Sec 72 Listed Buildings Act.

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 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  
   IMP 18: Development in Conservation Areas.  
   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.

1.5 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  
   DM3.14 Amenity, noise and quality of life  
   DM3.15 Pollution, health and safety  
   DM4.2 Renewable Energy  
   DM4.3 Sustainable drainage and water management  
   DM4.10 Incorporating landscape into design  
   DM4.11 Heritage Assets
1.6  Supplementary Planning Document

South Norfolk Place Making Guide 2012

1.7  Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

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.

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.” It should be noted that the Barnwell Manor case principles (see above) are of similar application in the context of s72 duties, i.e. considerable importance and weight must be given.

2.  Planning History

2.1  None.

3.  Consultations

3.1  Parish Council  Refuse: No objection to the principle to a dwelling on the land, but it was felt the design of the proposed house is out of keeping with other properties in the village and a more traditional design would be appropriate in the Conservation Area.

3.2  District Member  To Committee - the exceptional design of property proposed

3.3  NCC - Ecologist  To be reported

3.4  NCC Highways  Concern regarding the scheme as submitted. Plan needs to be revised to provide two off-street parking spaces, or the garage and an additional space.

Vision splays of 43 metres should be provided in both directions from at least 2 metres back from the proposed new point of access.

Comments on revised scheme: Support with conditions

3.5  Environmental Services (Protection)  Support subject to advisory note on contamination.

Comments on revised scheme: no further comments to add

3.6  Flood Defence Officer  Support subject to condition to submit details of surface water and foul water disposal.

3.7  Landscape Officer  No objection to this proposal, subject to implementation in accordance with the submitted Arboricultural Impact Assessment and Tree Protection Plan.
The only note of caution I sound is that the submitted information indicates that the new dwelling will be shaded by the T8 Oak; this is a protected tree and as such it should not be assumed that it can be reduced to alleviate the issue.

3.8 Design Officer Refuse
- Character of existing settlement not reflected in design approach and does not preserve or enhance the Conservation Area and does not satisfy Paragraph 55 of the NPPF.

3.9 Representations 2 letters of support
- In keeping with other properties in the village.
- Fronts onto a road and would be a continuation of those properties already constructed.
- If approved would not want this permission to set a precedence for other development in Thorpe Abbotts.
- Innovative design first floor living space seems sensible given the number of large trees on and surrounding the site, the quality of the property will be consistent with the village in general.

4 Assessment

4.1 This application seeks planning permission for the sub-division of the garden of No 3 The Street for the erection of a contemporary two storey dwelling with an integral garage. The existing frontage of the site comprises a mix of well established hedging which abuts the existing access to the site. The highway boundary to the front of No 3 is a low picket fence. The site falls within the Conservation Area of Thorpe Abbotts.

4.2 In terms of policy, Thorpe Abbotts does not have any Development Limit or Village Boundary and 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.

4.3 An exception to the above 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 application submitted acknowledges that Thorpe Abbotts does not have a Development Boundary, however, the Design and Access Statement sets out the justification which follows 4 key aspects for the proposal. These are, i) High Quality, exemplar design, ii) Sustainable design, iii) Sustainable location and iv) the needs of the applicant.

4.5 The Design and Access Statement makes reference to sustainable design; however no specific details of sustainable technologies have been decided upon as yet and therefore are not included as part of the application. In principle, all new development is expected to include the water efficient and renewable energy equipment as part of sustainable design and indeed the use of materials and the method of construction are also important to achieve sustainable buildings. The specific details can be included as conditions to ensure the scheme would accord with the necessary national and local policies.
Reference is made to the Thorpe Abbotts Conservation Area Character Appraisal. Although this is a draft document dated July 1999, the Townscape & Buildings Appraisal remains relevant. Pheasant Cottage is not listed, but it is identified as being of ‘townscape significance’ along with the majority of buildings within the Conservation Area. The hamlet of Thorpe Abbotts is an estate village comprising cottages and modest two storey houses. Although there is a mix of architectural styles, there is a remarkable consistency of scale and type including the more recent buildings. There is also some variation in materials and details, but despite this there is a coherent architectural character which is low key and consistently rural. A very strong and defining characteristic of the Conservation Area is the form of the buildings which are of simple rectangular plan form, with double pitched roofs and the main façade rather than the gable facing the street.

This distinctive character is not reflected in the design approach of the proposed development. Although I consider that there is scope for a more contemporary solution, the form and character of the proposed dwelling does not preserve or enhance the character of the Conservation Area. In particular the orientation of the building with the gable addressing the street is inappropriate; the design of the roof with mono-pitched forms and clerestory glazing is out of character with the simple double pitched forms found elsewhere in the village and the ridge line which is at a higher level than surrounding buildings creates a visually dominant building.

Although the design is clearly of high quality, it does not reach the exceptional standards required by para 55 of the NPPF. In particular, the scheme is not sensitive to the defining characteristics of the local area as set out above and does not significantly enhance its immediate setting.

Thorpe Abbots is a small settlement comprising approximately 50 dwellings. Although close to Brockdish (which does benefit from a school) there are no other services or facilities available, the nearest being Diss which is approximately 7 miles to the west, and Harleston which is approximately 5 miles to the north east. At present there is no public transport serving the village, although the Design and Access Statement makes reference to the “Borderhoppa” bus services being available in the future. Given the locality of the site, the lack of service facilities within the village and the dependence on private transport this cannot be considered to be in a sustainable location and is therefore in conflict the principles of the above policies. The Design and Access Statement makes reference to the proposal being consistent with the emerging Development Management Policy DM3.6, however this policy relates to Replacement dwellings and additional dwellings on sub-division plots within development boundaries. However this policy is not relevant to the proposal as the scheme is not a replacement dwelling, nor is the site within the Development Boundary.

The last criteria on which the application has been submitted for assessment is that of the needs of the applicant as follows:

The scheme is submitted to allow the applicants to remain in the village in which there is limited housing stock available and none available which meets their specific needs for the future. Having lived in the village for some time they wish to remain within the village where they have friends and connections. I appreciate the proposed dwelling has been designed to a high standard, and have no doubt the construction would be of an equally high standard, however, the personal circumstances and aspirations of an individual seldom outweigh other policy considerations. In this instance no justification has been submitted for a dwelling in the countryside sufficient to outweigh the objections identified above.

With regard to the landscaping of the site, I note the existing hedge currently forming the highway boundary is to be retained. However, the requirements of the Highways Authority may require a section of this to be removed to make provision for the visibility splay. This
would further detract from the overall character and rural appearance of the site. The Arboricultural Impact Assessment states that T8 (a mature Oak Tree) to the south of the site is to be retained, and although some dead wood needs to be removed the life expectancy of the tree is 20+ years. The Landscape Officer notes the new dwelling will be shaded by the T8 Oak; this is a protected tree by virtue of the Conservation Area and as such it should not be assumed that it can be reduced to alleviate the issue. The scheme does propose to remove some smaller trees from the site, but no issue or objection is raised in respect of those, subject to the scheme being carried out in accordance with the submitted survey.

4.13 The proposed site includes a new access point adjacent the existing access serving No 3. The plans include the provision of an integral garage. However while raising no objection as such, the Highways Authority requires the plans to be revised to provide an additional parking space on the site. As situated within the plot, insufficient space is available to park between the front of the property and the highway, if the scheme results in on street parking on this narrow road it would lead to highway safety issues. Revised plans would be required to make provision for additional and turning space within the site.

4.14 The second highway point raising concern is the requirement of a visibility splay. To facilitate the required visibility splay a large proportion of the hedge would need to be removed. I consider that this would result in harm to the existing rural character of the site and its loss is unacceptable. I have discussed the requirements of the splays and the loss of the hedge with the Highways Officer to ascertain if the splay is necessary because of the resulting loss of hedge. I have been advised that if the splays are not provided, a highway objection may be raised on safety grounds. Following discussion with the agent revised plans have been submitted removing a small section of hedge and reducing the width of the hedge to provide the required visibility splays. The Highways Authority now supports the revised scheme subject to conditions.

4.15 At the time of the report no comments have been received from the Norfolk County Council's Ecologist. The site is currently laid to grass and forms part of the garden of No 3. A variety of shrubs and small trees are located within the site, however, their loss as a result of the development could be mitigated within the design of the proposed scheme. As submitted there are no reasons to objection of Ecology Grounds, however, any formal comments will be reported to the Committee.

5 Conclusion

5.1 The scheme has been carefully considered against the above policies and the justification submitted with the application. The scheme is not for agricultural or forestry development, or to sustain an economic or social activity which demands a rural location and is therefore in conflict with ENV8 of the South Norfolk Local Plan 2003.

5.2 The design, scale and impact does not respect the strong character of the existing built form of the village and Conservation Area and therefore conflicts with NPPF 7 and 12 and JCS2. The proposal fails to satisfy the stringent requirements of para 55 of the NPPF and will not preserve or enhance the character of the Conservation Area. Although the revised plans have addressed the issue relating to the Highway safety point, they do not overcome the remainder of the issues as detailed above.

5.3 This application is liable for Community Infrastructure Levy (CIL).

Contact Officer, Telephone Number and E-mail: Jacqui Jackson 01508 533837 j.jackson@s-norfolk.gov.uk
6. **Appl. No**: 2014/0459/F  
**Parish**: WYMONDHAM

Applicants Name: Mrs Nerys Leer  
Site Address: Land North East Of The Lodge Suton Street Suton Norfolk  
Proposal: Erection of a new code level 6 dwelling.

Recommendation: Approval with Conditions

1. Full Planning permission time limit
2. In accordance with amendments
3. External materials to be agreed
4. Surface Water to be agreed
5. Water Efficiency standard to be met
6. Foul water drainage to sealed system
7. Reporting of unexpected contamination
8. Slab level to be agreed
9. Retention trees and hedges
10. Landscaping scheme to be submitted
11. New Access Construction over verge
12. Access - Gradient
13. Visibility splay, as per plan
14. Provision of parking and turning area
15. Ecology Mitigation

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 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.

1.5 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

1.6 Supplementary Planning Document  
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2013/0456 Certificate of Lawfulness for non-compliance with condition 3 of planning permission 1991/0031 due to closure of business -company ceased trading 10 years ago

2.2 2012/1085 Removal of condition 3 of planning permission 1991/0031 due to closure of business -company ceased trading 10 years ago

2.3 2004/2589 Proposed change of use from equestrian facility to B8 and ancillary offices and variation of condition 3no of permission 07/91/0031/D.

2.4 2004/1808 Proposed change of use from equestrian facility to cold storage and offices with associated building works

3. Consultations

3.1 Parish Council Approve

3.2 District Member To be reported if appropriate

3.3 NCC Highways Object on sustainability grounds unless it is considered the application accords with Para 55, if minded to approve require conditions to be imposed

3.4 Environmental Services (Protection) No objections subject to condition

3.5 NCC - Ecologist To be reported

3.6 Landscape Officer To be reported

3.7 Flood Defence Officer No objection subject to conditions

3.8 Representations No comments received

4 Assessment

4.1 This application seeks planning permission for the erection of a new 5 bedroomed house at land off Suton Street, Suton. The site forms part of the land belonging to The Lodge and is currently pastureland surrounded by hedgerows.
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 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 their exceptional quality or because of the innovative nature of their design. Such a design should:

- Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas
- 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 application has been supported by a Design and Access statement which considers the character and the design principles within the South Norfolk Place Making guide. The site lies within the Landscape Character Area D1: Wymondham Settled Plateau Farmland. The character of the area around the site is mixed with a variety of architectural styles, periods and there is not a particularly distinctive vernacular quality.

4.5 Given the lack of distinguishing character within the site context, the design approach has responded with a scheme based on a traditional gabled pitched roof form and the locally distinctive materials of straw and thatch, to create a distinctly contemporary solution. The form of the building is based on traditional formal and informal haystacks and simple palette of external materials, which creates a strong visual relationship between the development and its surrounding rural landscape in harmony with the immediate setting and maintaining the sense of openness. The development comprises two distinctive elements including the traditional pitched roof form using straw bale construction linked to a contrasting freeform thatched roof element supported on umbrella steel structures with glazing forming the external envelope. This creates a unique and distinctive, highly individual design which is intended to satisfy the requirements of Level 6 of the Code for Sustainable Homes. Therefore the principles set out in paragraph 55 of the NPPF are relevant in terms of assessing this application.

4.6 The proposal is a unique and highly distinctive design solution which creates a very positive relationship between building and landscape. The design is a highly contemporary interpretation of traditional forms and locally distinctive materials which results in a high quality development 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

4.7 The highway officer originally objected to the proposal on sustainability grounds and unsatisfactory visibility splays. Amended plans have been provided and his objection in respect of the visibility has been addressed.
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; reflects the highest standards in architecture; it will significantly enhance its immediate setting; and is sensitive to the defining characteristics of the local area.

5.2 This application is liable for Community Infrastructure Levy (CIL)

Contact Officer, Telephone Number Claire Curtis 01508 533788
and E-mail: ccourtis@s-norfolk.gov.uk
7.  **Appl. No :** 2014/0785/F  
**Parish :** SEETHING  

Applicants Name : Mr Barry Edondson  
Site Address : Fendercare Ltd, Enterprise House Harveys Lane Seething Norwich NR15 1EN  
Proposal : Convert part of former travellers site to car park extension in connection with existing business  
Recommendation : Approval with Conditions  

1.  **Planning Policies**  

1.1 National Planning Policy Framework  
NPPF 01: Building a strong competitive economy  
NPPF 03: Supporting a prosperous rural economy  

1.2 Joint Core Strategy  
Policy 2 : Promoting good design  
Policy 5 : The Economy  

1.3 South Norfolk Local Plan 2003  
EMP 6: Alterations and extensions to existing business premises  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  

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.  

1.5 Development Management Policies  
DM2.1 Employment and business development  
DM1.3 Sustainable location of development  
DM3.13 Provision of vehicle parking  
DM3.12 Road safety and the free flow of traffic  
DM3.15 Pollution, health and safety  

2.  **Planning History**  

2.1 2013/0219  
Conversion of part of existing workshop to office. Extension to front elevation and extension to link new offices to existing. Change of use of existing traveller site to car park.  
Withdrawn  

2.2 2012/1258  
Construct new light industrial building with annexed office, mess & toilet accommodation form new vehicle parking area to serve new unit and overspill from existing car park  
Approved
2.3 2012/1079 Provision of new temporary offices to west of Enterprise House. Approved

2.4 2009/2055 Proposed construction of new warehouse building with annexed office, mess and toilet accommodation Approved

2.5 2009/1609 Proposed erection of 2no 6 metre high lamp posts for lighting in car park Approved

2.6 2006/2669 Proposed office refurbishment and extension to adjoining building Approved

2.7 2006/0408 Proposed internal first floor and ground floor extension of office area into existing workshop area Approved

3. Consultations

3.1 Parish Council No comments

3.2 District Member To be reported if appropriate

3.3 NCC Highways No objections

3.4 Environmental Services (Protection) No comments

3.5 Representations No comments received

4 Assessment

4.1 This application seeks planning permission to change the use of land formally occupied by travellers at Harvey's Lane, Seething to an additional car park facility for Fendercare. The site is located to the north of Harvey’s Lane, adjacent the existing complex. The site has good boundary screening to the west, but more open to the east and south.

4.2 The National Planning Policy Framework (NPPF) Section 3: Supporting a prosperous rural economy supports growth and expansion of business and promotes development in the rural areas. The South Norfolk Local Plan (SNLP) and Joint Core Strategy (JCS) policies support employment subject to normal planning requirements. The SNLP polices referred to above can be given due weight and consideration because those policies remain consistent with the published NPPF.

4.3 The site has been acquired by Fendercare with the intention of increasing the on-site car parking facility for both staff and visitors alike. The existing car parking provision is inadequate which has led to staff parking on the adjacent roadway outside the land controlled by Fendercare. It is proposed to create an additional 40 car parking bays on the metalled part of the existing roadway. In order to create the link to the existing car park three of the existing car parking bays will be lost resulting in a net gain of 37 car parking spaces. The car park will be visible when viewed from certain points, however it will be read with the existing complex. The proposal accords with the NPPF, JCS and SNLP as it as it supports sustainable growth through the extension of existing business and sustains an economic and social activity in a rural community.
4.4 No objections have been raised to the proposal

5 Conclusion

5.1 I consider that the proposal is acceptable in respect of the aims of the National Planning Policy Framework, the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 2 and Policy 5 of the Joint Core Strategy and Policies EMP3, EMP8, IMP8 and IMP9 of the South Norfolk Local Plan. The proposed development is considered to accord with the above policies, as it supports sustainable growth through the provision of additional car parking to enable an existing business to continue to grow; sustains an economic and social activity in a rural community; and it will not have a significant adverse effect on visual amenities, the amenity of nearby residential properties or highway safety.

5.2 This application is not liable for Community Infrastructure Levy (CIL)

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

Applicants Name : Mr J Herbert  
Site Address : The Old Dairy Barn Norwich Road Mulbarton Norfolk NR14 8JN  
Proposal : Erection of new four bay garage with storage area above. (Revised scheme to approved application 2011/0520/H)

Recommendation : Approval with Conditions

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 1 : Addressing climate change and protecting environmental assets  
Policy 2 : Promoting good design

1.3 South Norfolk Local Plan 2003  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
IMP 15: Setting of Listed Buildings  
IMP 18: Development in Conservation Areas.  
ENV 8: Development in the open countryside (Part Consistent)

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.

1.5 Development Management Policies  
DM1.4 Environmental Quality and local distinctiveness  
DM3.14 Amenity, noise and quality of life  
DM4.11 Heritage Assets

1.6 Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:  
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.”

2. Planning History

2.1 2013/2207  Fell 4 Ash trees  No objections

2.2 2011/0520  Proposed erection of new four bay garage with storage above.  Approved
2.3 2011/0128 Change of use of land to garden curtilage Approved
2.4 1997/0983 Erection of conservatory, alterations to garage and external works Approved
2.5 1997/0982 Erection of conservatory, alterations to garage and external works Approved
2.6 1996/1489 Extension to provide conservatory, swimming pool, double garage and porch Approved
2.7 1996/1488 Extension to provide conservatory, swimming pool, double garage and porch Approved
2.8 1996/0256 Extension to provide conservatory, swimming pool and double garage and porch Approved
2.9 1996/0255 Extensions to provide conservatory, swimming pool and double garage and porch Approved

3. Consultations

3.1 Parish Council No comments received
3.2 District Member To be determined by Committee
3.3 Representations No comments received

4 Assessment

4.1 This application is an amended scheme following a previous application for a garage storage building, which was approved in 2011. It also relates to the retention of a change of use of land to the rear of the dwelling to use as domestic curtilage, which was also approved in the same year.

4.2 The site is immediately adjacent to the Mulbarton Conservation Area Boundary and is seen in the context of Old Dairy Barn which is a grade II listed building. The site is also beyond the Development Limit for Mulbarton. Polices regarding the open countryside seek to restrict new development to that which requires a rural location and which does not harm the character of the area.

4.3 As the proposal affects the setting of the listed building and also sits just outside the conservation area boundary, it is assessed against polices IMP 15 and IMP 18 of the South Norfolk Local Plan. It is also assessed against policies IMP 8 regarding free flow of traffic, IMP 9 - Amenity and ENV 8 - Development in the Open Countryside. The policies in the Joint Core Strategy, Local Plan and the requirements of the National Planning Policy Framework seek to ensure that the proposal is of a good design and does not adversely affect the residential amenity of the neighbouring properties. The assessment of these applications gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remain consistent or part consistent with the published National Planning Policy Framework. Emerging policies 1.4, 3.14 and 4.1 in the Development Management Policies are also relevant here and referred to above.

4.4 Compared with the previously approved scheme the proposed new building is very slightly larger on plan and has a lower ridge height, which provides a shallower roof pitch. Whilst the shallower roof and solar panels provide a slightly less traditional appearance the new building is not visible in any key views in or out of the conservation area and will not impact
on any important views of the setting of the adjacent listed dwelling. Traditional character is however provided by the proposed material finishes and details and will allow the building to sit comfortably in existing views. Access is provided by an existing driveway with sufficient turning area being provided in front of the new building.

4.5 The new building will be approximately 40 metres from the boundary of nearby dwellings to the east side and due to existing boundary treatments and separation between the site and neighbouring dwellings the proposal will not adversely impact on the outlook or amenity of neighbours to any significant degree.

5 Conclusion

5.1 The proposal is acceptable as its scale and design will allow it to sit comfortably at the proposed location with no adverse impact on views on the setting of the listed building, conservation area and the wider landscape or on any neighbouring amenity and therefore satisfies the requirements of the above policies.

5.2 This application is liable for Community Infrastructure Levy (CIL).

Contact Officer, Telephone Number Philip Whitehead 01508 533948
and E-mail: pwhitehead@s-norfolk.gov.uk
### Planning Appeals
#### Appeals received from 16 May 2014 to 12 June 2014

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<th>Ref</th>
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<tr>
<td>2014/0360</td>
<td>Ketteringham Donway Low Street Ketteringham Norfolk NR18 9RY</td>
<td>Mr Alex Wells</td>
<td>Erection of detached double garage</td>
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### Planning Appeals
#### Appeals decisions from 16 May 2014 to 12 June 2014

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<th>Final Decision</th>
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<tr>
<td>2013/0930</td>
<td>Poringland St Lawrence Bungay Road Poringland Norfolk NR14 7NA</td>
<td>Mr And Mrs Martin Proctor</td>
<td>Outline application for demolition of existing bungalow and erection of 3 chalet bungalow dwellings</td>
<td>Delegated</td>
<td>Refusal</td>
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