PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

NOTE:
Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Growth and Localism’s final determination.

Applications referred 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. |
| Decision | Members voted 7-3 for APPROVAL |

Approved with conditions

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

Updates
Parish Council:
Submitted a tree survey by Jon Dix tree surveys which has been circulated to members
Freedom of information request made to Norfolk Police which has also been circulated to members.

Highway Officer:
Confirmed that the visibility splays are acceptable and achievable. Supplied a plan indicating the parts of the verge that form part of highway land.

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. |
| Decision | Members voted 7-3 for APPROVAL |
Approved with conditions

1  Listed Building Time Limit
2  In accord with submitted drawings

Updates
Parish Council:
Submitted a tree survey by Jon Dix tree surveys which has been circulated to members
Freedom of information request made to Norfolk Police which has also been circulated to members.

Highway Officer:
Confirmed that the visibility splays are acceptable and achievable. Supplied a plan indicating the parts of the verge that form part of highway land.

Major Application on land owned and submitted by South Norfolk Council

3  Appl. No  :  2014/0393/D
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

Decision  :  Members voted unanimously for **APPROVAL**

Approved with conditions

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

Updates
Design Officer:
Confirmed that the scheme scores11 greens against the Building for Life criteria

Officer:
Amended plans submitted to address the highway concerns and the Highway Officer has verbally confirmed that they are acceptable, orally updated application now recommended for Approval, with conditions.
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)

Decision : Members voted 8-2 for APPROVAL

Approved 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

Updates
Mulbarton Parish Council have raised a number of concerns and questions received on the 11 June relating to the provision of a new medical centre shown in the approved outline consent, landscaping, utilities, maintenance of recreation land, highways and drainage.

Additional comments received from Mrs M Carter on 23 June relating to information in the published Committee Report pages 16-24.

In the case of the outline consent some negotiations have taken place with the applicant to agree an area of land that could be gifted for the re-location of the Mulbarton doctor’s surgery. This was not required by adopted or emerging policy on this site. It was agreed that if this was to come forward it would need to be agreed in a separate legal agreement and full planning application. No separate legal agreement or planning application has come forward for this provision and therefore this issue could not merit refusal of the application.

A verbal update was given on this matter by the Development Manager. Although the indicative plan submitted with the outline application 2011/2093/O identified land for a doctor’s surgery, a subsequent report to DMC on 27 March 2013 agreed removal of reference to the doctor’s surgery from the final S106.

Under the requirements of Part 3 of the S106 Agreement appended to the OPP for the development, mechanisms are in place for the allotments to be provided, requiring them initially to be offered to the ‘Mulbarton Allotments and Leisure Garden Association’. The developer has indicated that they will approach the Allotment Association in due course.

A Building for Life evaluation has been undertaken and updated based on the revised information. The scheme scores 11 greens out of 12 and 1 amber, which is considered ‘very good’. This accords with Policy 2 of the JCS (Promoting Good Design).

Following further information submitted with this planning application regarding details of trees and a schedule of the proposed trees and vegetation to be removed, the landscape officer has now confirmed that more trees are to be retained than previously identified, including two visually significant mature trees that make a positive contribution to the site. Suitably worded conditions will ensure that a hedgerow assessment and landscape/ecology management plan is submitted before development commences.
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

Decision  :  Members voted 9–0 (with 1 abstention) for REFUSAL

Refused

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.

Updates
Parish retain their objection scheme out of keeping with character of village.

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.

Decision  :  Members voted unanimously for APPROVAL

Approved 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
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<th>Appl. No</th>
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<th>Parishes and Applicants Information</th>
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<td>SEETHING</td>
<td>Applicants name: Mr Barry Edondson</td>
<td>Fendercare Ltd, Enterprise House Harveys Lane Seething</td>
<td>Convert part of former travellers site to car park extension in connection with existing business</td>
<td>Members voted unanimously for <strong>APPROVAL</strong>&lt;br&gt;Approved with conditions&lt;br&gt;1 Full Planning permission time limit&lt;br&gt;2 In accord with submitted drawings</td>
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<td>2014/0879/H</td>
<td>MULBARTON</td>
<td>Applicants name: Mr J Herbert</td>
<td>The Old Dairy Barn Norwich Road Mulbarton Norfolk NR14 8JN</td>
<td>Erection of new four bay garage with storage area above. (Revised scheme to approved application 2011/0520/H)</td>
<td>Members voted unanimously for <strong>APPROVAL</strong>&lt;br&gt;Approved with conditions&lt;br&gt;1 Full Planning permission time limit&lt;br&gt;2 In accord with submitted drawings&lt;br&gt;3 External materials to be agreed</td>
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