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.

Major applications or applications raising issues of significant precedent

1. Appl. No : 2013/2039/RVC
   Parish : COSTESSEY
   Applicants Name : Royal London Mutual Insurance Society Ltd
   Site Address : Unit C Alex Moorhouse Way Costessey Norfolk NR5 0JT
   Proposal : Variation of Condition 1 of planning permission 2003/1127/F- Goods condition

   Decision : Members voted unanimously for APPROVAL

   Approved with conditions

   1. Prohibit retail of products ranges as for 2003/1127 but omit food and drink from prohibited list.
   2. Maximum net retail floorspace 763sqm (excluding café).
   3. No sub-division to unit less than 929sqm (gross)

   Updates
   • Condition 3 on items 1,3 and 4 amended – No sub-division to unit less than 929sqm.
   • Item 1, condition 2 amended – Maximum net retail floorspace 763sqm (including any café).
   • Supplementary report from SNC’s consultant confirms additional 100sqm net floorspace for unit C (item 1) will not cause unacceptable harm.
   • Local members (East and Bell) support officer recommendations.
   • Cllr East supports suggestion by PC for parking restriction on Alex Moorhouse Way.

2. Appl. No : 2013/2044/F
   Parish : COSTESSEY
   Applicants Name : Royal London Mutual Insurance Society Ltd
   Site Address : Unit C Alex Moorhouse Way Costessey Norfolk NR5 0JT
   Proposal : Installation of mezzanine floor

   Decision : Members voted unanimously for APPROVAL

   Approved with conditions

   1. Ancillary use only, not to be used for retail floorspace.

   Updates
   • Condition 3 on items 1,3 and 4 amended – No sub-division to unit less than 929sqm.
   • Item 1, condition 2 amended – Maximum net retail floorspace 763sqm (including any café).
   • Supplementary report from SNC’s consultant confirms additional 100sqm net floorspace for unit C (item 1) will not cause unacceptable harm.
   • Local members (East and Bell) support officer recommendations.
   • Cllr East supports suggestion by PC for parking restriction on Alex Moorhouse Way.
3  **Appl. No**: 2013/2041/RVC  
**Parish**: COSTESSEY  
Applicants name: Royal London Mutual Insurance Society Ltd  
Site Address: Unit A2 Alex Moorhouse Way Costessey Norfolk NR5 0JT  
Proposal: Variation of Conditions 2 and Removal of Condition 4 of planning permission 2008/1738/F- Goods Condition and condition relating to half of Unit A  
**Decision**: Members voted unanimously for **APPROVAL**  
Approved with conditions  
1. No food and drink sales.  
2. Maximum net retail floorspace 1,343sqm.  
3. No sub-division to unit less than 929sqm (gross)

**Updates**  
- Condition 3 on items 1,3 and 4 amended – No sub-division to unit less than 929sqm.  
- Item 1, condition 2 amended – Maximum net retail floorspace 763sqm (including any café).  
- Supplementary report from SNC’s consultant confirms additional 100sqm net floorspace for unit C (item 1) will not cause unacceptable harm.  
- Local members (East and Bell) support officer recommendations.  
- Cllr East supports suggestion by PC for parking restriction on Alex Moorhouse Way.

4  **Appl. No**: 2013/2043/RVC  
**Parish**: COSTESSEY  
Applicants Name: Royal London Mutual Insurance Society Ltd  
Site Address: Units E1 And E2 Alex Moorhouse Way Costessey Norfolk NR5 0JT  
Proposal: Variation of Condition 1 of planning permission 2003/1127/F- Goods condition  
**Decision**: Members voted unanimously for **APPROVAL**  
Approved with conditions  
1. No food and drink sales.  
3. No sub-division to unit less than 929sqm (gross)

**Updates**  
- Condition 3 on items 1,3 and 4 amended – No sub-division to unit less than 929sqm.  
- Item 1, condition 2 amended – Maximum net retail floorspace 763sqm (including any café).  
- Supplementary report from SNC’s consultant confirms additional 100sqm net floorspace for unit C (item 1) will not cause unacceptable harm.  
- Local members (East and Bell) support officer recommendations.  
- Cllr East supports suggestion by PC for parking restriction on Alex Moorhouse Way.
Applicants name : Land Fund Limited  
Site Address : Land East of A47, West of Round House Way and North of A11; and Land to the South of A11, East of A47 and West of Cringleford  
Proposal : Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.

Decision : Members voted unanimously for REFUSAL  
Refused

1) (a) The development in its current form would have an adverse impact on the ability to cater for the planned growth within the Norwich Policy area as set out in the adopted Joint Core Strategy for Norwich, Broadland and South Norfolk (2011, amendments adopted in 2014), by developing land likely to be required for the carrying out of road improvements necessary to the A47/A11 Thickthorn Interchange to accommodate such growth. It has not been adequately demonstrated that an acceptable alternative junction improvement proposal is deliverable and achievable alongside the development proposals. The development in its current form is therefore not sustainable development in its entirety.

(b) Even in the absence of a five year land supply of housing in the Norwich Policy Area and the otherwise sustainable location of this development, the adverse impacts of approving this development as proposed would significantly and demonstrably outweigh the benefits the development would bring in terms of additional housing and community facilities and of its own contribution to addressing housing land supply shortage.

The development proposals are contrary to policy TRA2 of the Cringleford Neighbourhood Development Plan (2014), saved policy IMP8 of the adopted South Norfolk Local Plan (2003), policies 6, 9 and 10 of the adopted Joint Core Strategy (2011, amendments adopted in 2014) and paragraphs 6, 7 and 14, in particular, of the National Planning Policy Framework (2012).

2) The indicative site layout demonstrating the provision of playing pitches leads to an unacceptable form of development, by virtue of the positioning of the pitches across two separate sites divided by a movement of corridor, the A11 road. Insufficient information has also been provided to determine the subsequent impact on housing siting and density of any alternative provision of playing pitches to address this issue. The development in its current form is therefore considered to be contrary to the requirements of policy SCC5 of the Cringleford Neighbourhood Development Plan (2014).
3) Insufficient information has been received to adequately assess the impact of the proposed main town centre uses on existing, committed and planned investment in centres within the catchment area to this site and the impact on town centre vitality and vitality. The proposals cannot therefore be fully assessed against saved local plan policy SHO2 of the adopted South Norfolk Local Plan (2003) and paragraph 26 of the National Planning Policy Framework (2012).

Members noted that there was a potential for this application to be called in the Secretary of State.

Updates
Reasons for refusal
Additional reason for refusal:

Since the drafting of the committee report a further issues has been identified relating to the retail on the site. Under policy SHO2 of the local plan, emerging policy DM2.4 (although subject to challenge) and paragraph 26 of the National Planning Policy Framework (NPPF) an impact assessment is required to assess the impact of town centre uses on surrounding defined centres. In this instance there are a number of district centres within the vicinity of Norwich, in particular Eaton District Centre. The threshold for an impact assessment under the local plan is 500 sq.m. of main town centre uses. The application proposes up to 2,500 sq.m. of main town centre uses and D1 (non-residential institutions) and so an assessment is required. Whilst it is possible 2000sq.m. of D1 use could come forward, leading to only 500sq.m. main town centre uses this has not been specified and there is no certainty this could occur.

An impact assessment has not been submitted with the application and so the impact of the proposals cannot be fully assessed. It is therefore recommended that an additional reason for refusal is included on insufficient information relating to the impact as follows:

“Insufficient information has been received to adequately assess the impact of the proposed main town centre uses on existing, committed and planned investment in centres within the catchment area to this site and the impact on town centre vitality and vitality. The proposals cannot therefore be fully assessed against saved local plan policy SHO2 of the adopted South Norfolk Local Plan (2003) and paragraph 26 of the National Planning Policy Framework (2012).”

Reason for refusal 1: The wording of this reason is updated to reflect the consideration of the application under paragraph 14 of the NPPF:

“(a) The development in its current form would have an adverse impact on the ability to cater for the planned growth within the Norwich Policy area as set out in the adopted Joint Core Strategy for Norwich, Broadland and South Norfolk (2011, amendments adopted in 2014), by developing land likely to be required for the carrying out of road improvements necessary to the A47/A11 Thickthorn Interchange to accommodate such growth. It has not been adequately demonstrated that an acceptable alternative junction improvement proposal is deliverable and achievable alongside the development proposals. The development in its current form is therefore not sustainable development in its entirety.

(b) Even in the absence of a five year land supply of housing in the Norwich Policy Area and the otherwise sustainable location of this development, the adverse impacts of approving this development as proposed would significantly and demonstrably outweigh the benefits the development would bring in terms of additional housing and community facilities and of its own contribution to addressing housing land supply shortage.

The development proposals are contrary to policy TRA2 of the Cringleford Neighbourhood Development Plan (2014), saved policy IMP8 of the adopted South Norfolk Local Plan (2003),
Reason for refusal 2: Revised information has been received from the applicants demonstrating that the playing pitches could be located to the south of the A11 within the landscape buffer zone in one location. These proposals do give an indication the playing pitch provision could be provided in one space as required by policy SCC5 of the Cringleford Neighbourhood Development Plan. However these plans have been submitted too late to hold further public consultation on these. Therefore it is not possible to fully consider these plans as part of this application and the reason for refusal still stands.

Remove reason for refusal 3: Subsequent discussion has identified the retention of hedges can be adequately addressed at the reserved matters stage and through a condition to protect hedges. Notwithstanding the current information submitted on the application a condition could also be recommended to any approval to require the retention of trees on site and no works within a certain distance of root protection areas of existing trees. These could then be further assessed at the reserved matters stage to consider the successful retention of trees on site where appropriate.

Other updates to report

5.15 – Update this paragraph instead to read: “A Norwich Policy Area land supply figure for 1 April 2014 has yet to be formally agreed and published; however initial work by the three Greater Norwich authorities indicates that there is still a shortfall, with about 4.7 years supply (or 94% of the NPPF requirement.”

5.20 – The Ministerial Statement referred to in the report relates to the recovery of appeals, in particular appeals where the site is covered by a neighbourhood plan. All this ministerial statement related to was the threshold at which appeals would be recovered by the Secretary of State. This threshold is now 10 or more dwellings. This statement therefore does not provide any further indication of how to consider planning applications that are subject to a neighbourhood plan or the weight to be given to this fact as a material consideration.

5.21 – The last sentence should read “The precise floorspace of each use has not been specified...”.

5.22 This paragraph still stands, but the requirement for an impact assessment should also be read in conjunction with this.

5.29 – The final sentence of this paragraph should be removed, Hethersett North was taken into account in the base model of the Transport Assessment. This does not alter the recommendation.

5.36 – Cringleford Neighbourhood Development Plan policy referred to is not numbered, this should be GEN3.

5.79 – Update this section to note that one electricity line would need to be realigned near Cantley Lane to accommodate the development. This detail would need to be determined at the Reserved Matters stage.

5.86 – The final sentence of this paragraph should read – In this instance the harm is still considered to significantly and demonstrably outweigh the benefits and the application is recommended for refusal.

Matters relating to renewable energy were not covered in the report. These would be conditioned to ensure 10% renewable energy production for all development on site.
Additional consultation responses:

Norfolk County Council Planning Obligations – updated review of requirements received 14/07/2014. Education requirement the same as per previously identified and covered in committee report. Contributions towards fire hydrants and library services identified, which would need to be covered by CIL payments. No update required to existing committee report.

Response to committee report from applicant

The applicants have responded to the committee report raising three matters:
1) The only development within the landscape buffer would be rear gardens of houses. This does not change the recommendation.
2) Clarification over paragraph 5.21, as covered above in this update report.
3) The base model for the Transport Assessment did take into account the 1196 dwellings approved Hethersett North (2011/1804). Norfolk County Council Highway Authority has confirmed this is correct as referred to above in paragraph 5.29.

6  Appl. No :  2014/0319  
Parish     :  PORINGLAND

Applicants name : Norfolk Homes Ltd & Badger Building  
Site Address   :  Land North of Shotesham Road (Area D), Poringland, Norfolk  
Proposal      :  Reserved Matters application for residential layout including all house details and landscaping for next phase (following planning permission 2011/0476/O)  

Decision : Members voted 10-0 (with one abstention) for APPROVAL

Approved with conditions
1. Conditions on outline must be met  
2. In accordance with amended plans and documents  
3. External finishes in accordance with plans and materials schedule  
4. Means of enclosure in accordance with plans  
5. Surface water sewer network plan submitted and approved in writing for the eastern half of the proposed Area D.

Updates
Revised layout received in response to Landscape Officer comments about shading effect caused by existing mature trees along southern boundary of Norfolk Homes site. Dwellings repositioned and designed to provide single aspect flats over garages to minimise impacts of shading.
Development Management Committee

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7  Appl. No  :  2014/0732/D
Parish   :  PORINGLAND

Applicants name  :  Mr Sean Marten
Site Address   :  Land West of Norwich Road and South of Caistor Lane Poringland
Norfolk  NR14 7QR

Proposal  :  Reserved Matters application for 150 dwellings and associated appearance. Approval is sought for appearance, landscaping, layout and scale.

Decision  :  Members voted unanimously to authorise the Director of Growth and Localism to APPROVE with conditions

1  In accordance with amendments
2  Conditions on previous permission
3  Approval of drainage management plans
4  Affordable Housing accommodation schedule
5  Play areas to be agreed
6  Renewable energy
7  Details to be agreed -pumping station
8  Details to be agreed - footpaths in open space
9  No alterations to lose garage
10  Tree protection
11  Detailed landscaping to be submitted
12  Hard surfaces in accordance with plans

Updates

Three further letters of objection received on the following grounds:

- Density
- Will exacerbate existing flooding issues
- Garages on plots 13-21 are too close to the boundary and will block light to existing residents
- The entrance details are unlikely to be achieved with the space available
- High traffic volumes on Norwich Road will be further burdened by this development
- This field has been flooded three times in the past month
- The intention of not putting in surface water drainage pipes, only ditches will not resolve flooding issues

Further comments from SNC Flood Officer:
Concern that Anglian Water has not offered any comment in respect of the surface water drainage strategy and would ask that Anglian Water confirm they will adopt the surface water drainage network.

In response to the Flood Officer’s comments the Agent has offered the following comments:
Anglian Water do not typically provide this type of confirmation prior to seeking technical approval which can only be submitted to Anglian Water following planning approval. We cannot see why this site would be any different to numerous others where developments discharge adoptable drainage to existing watercourses. In this case the site naturally drains into the watercourses and the proposed drainage will follow the existing regime and continue to enjoy the Riparian rights of the discharge. Although this would need to be confirmed with Anglian Water following detailed approval.

Highway Authority  – subject to further amendments in terms of the estate road specifications to enable the Highway Authority to adopt the roads, and notwithstanding the unresolved use of rear parking courts which will result in unnecessary on street parking on the main spine-road, the highway Authority has no objection to the proposal.
Amended plans have been submitted to address the highway design specifications for the estate roads detailed above. Comments are awaited from the Highway Authority on the further amendments to the highway specification.

8  Appl. No : 2014/0823/D  
Parish : THARSTON AND HAPTON  

Applicants name : Taylor Wimpey East Anglia  
Site Address : Land At Chequers Road Tharston Norfolk  
Proposal : Reserved matters application (following planning permission 2010/2225/O) for residential development of 120 dwellings including details of appearance, landscaping, layout & scale.

Decision : Members voted unanimously for APPROVAL 

Approved with conditions

1. Conditions on outline must be met
2. In accordance with amended plans and documents
3. Details of a revised Landscape and Ecological Management Plan to be submitted and approved
4. Removal of permitted development rights on the southern boundary of the site in the Tree Root Protection area of the group of Poplar Trees (G3)

9  Appl. No : 2014/0840/RVC  
Parish : WYMONDHAM  

Applicants name : Mr Tim Shattock  
Site Address : Poundstretcher Farrier Close Wymondham Norfolk NR18 0WF  
Proposal : Variation of condition 8 of planning permission 2007/0497/F to allow increased range of goods to be sold from the premises.

Decision : Members voted unanimously for APPROVAL 

Approved with conditions

1. Restricted sales (amended)
2. Tree and hedge retention
3. Hours of trading
4. Retain parking/servicing areas

Updates

Further e-mail from member of public  
Object to area of Pet Hut which is larger than the combined size of the existing two pet businesses in the town. Suggest existing businesses may not remain viable.

Oral update – minor correction to the wording on page 182 of the agenda. Para 4.4 should refer to the Supreme Court and not the High Court.
Applicants name: Endurance Estates Strategic Land Ltd and Pelham Holdings

Site Address: Land West of Station Road Wymondham Norfolk

Proposal: Provision of a new pedestrian and cycle subway under the existing Norwich to Cambridge railway line located between the existing Station Road underpass and Wymondham Railway Station.

Decision: Members voted unanimously for APPROVAL

Approved with conditions

1. Full Planning permission time limit
2. In accordance with amendments
3. Standard Estate Road
4. Standard Estate Road
5. Construction Traffic (Parking)
6. Construction Traffic Management
7. Wheel Cleaning Facilities
8. Full details of external lighting
9. Tree planting (full applications)
10. External materials to be agreed
11. Scheme to control noise dust and odour
12. No burning of waste
13. No works until highway drainage scheme implemented

Updates

Amendment to time period condition
Given that the 2 residential outlines have a 7-year permission for implementation it is reasonable to give a longer time period condition for the subway scheme beyond the standard 3 years since the subway is not required to be delivered until the completion of the 750th dwelling. A 7-year permission for implementation of the subway is therefore suggested.

Clarification of condition 12 – burning of waste
Given the amount of vegetation to be removed, SNC Environmental Services consider it necessary to control by condition that there shall be no disposal of waste by burning or incineration on the site during any ground works or construction.

Comments of SNC Flood Officer have been received. Offers no objection subject to conditions with the following comments (summarised)

- Highlight the recent Flood investigation report published by Norfolk County Council Water Management Team recommends a number of measures to address the flooding issues under the bridge including; a developer funded scheme to address the current flooding issues to be implemented in relation to the residential permissions at the South of Wymondham which could include improvements to the existing highway drainage and management/improvements to the River Tiffey outfall.
- The Highway Authority has advised that an improved highway drainage system is being designed and will have capacity to accommodate the additional flows from the proposed development and recommend approval subject to conditions.
- We support the recommendations proposed by the Highway Authority that the surface water drainage should be conditioned and subject to the Highway Authority approval. No work should commence until such times as the highway drainage system has been improved to accommodate the increased flows from the proposed development and to mitigate existing flooding issues at this location.
Letter of objection from Wymondham Heritage Society
- This will not be conducive to walkers feeling safe after dark
- It is likely to speed up traffic
- It will do nothing for the flooding problems here

Other Applications

11  Appl. No : 2014/0204/F  
Parish : BROOKE
Applicants name : Brooke House Care Home  
Site Address : Brooke House Brooke Gardens Brooke Norfolk NR15 1JH  
Proposal : Erection of building to house Biomass boiler and hopper fuel supply
Decision : Members voted 9–0 (with 1 abstention) for APPROVAL

Updates  
Additional information regarding delivery vehicles from agent
- Delivery lorries same size as oil delivery lorries that already visit using this access (26 tonnes).
- Vehicles are able to turn in the space available.
- Deliveries will be 4-5 times a year rather than monthly oil deliveries

12  Appl. No : 2014/0342/H
Parish : LODDON
Applicants name : Mr Peter Sheppard
Site Address : Hales Hall Hales Green Loddon Norwich NR14 6QW
Proposal : Retrospective permission for new gabled windows, new chimneys, windows to north and south elevations, new handrails to internal stairs, removal of internal doors and replacement with internal window, installation of CCTV cameras. In addition proposed works to include new 5-bar gate to main entrance, new LPG and treatment plant, new well head and new weathervane to gate house
Decision : Members voted unanimously for APPROVAL

Approved with conditions
1  Full Planning permission time limit
2  In accord with submitted drawings
3  Historic Building Recording
4  All new works to match existing
5  Archaeological assessment required

Updates
- Additional letter of support from member of public – high quality work and local employment welcome.
- Further letter from applicant dated 17 July.

Oral update – additional condition required seeking archaeological assessment to be carried out to areas requiring groundworks.
13 Appl. No: 2014/0343/LB  
Parish: LODDON  
Applicants name: Mr Peter Sheppard  
Site Address: Hales Hall Hales Green Loddon Norwich NR14 6QW  
Proposal: Retrospective permission for new gabled windows, new chimneys, windows to north and south elevations, new handrails to internal stairs, removal of internal doors and replacement with internal window, installation of CCTV cameras. In addition proposed works to include new 5-bar gate to main entrance, new LPG and treatment plant, new well head and new weathervane to gate house  

Decision: Members voted unanimously for APPROVAL  
Approved with conditions  
1 Listed Building Time Limit  
2 In accord with submitted drawings  
3 Historic Building Recording  
4 All new works to match existing  

Updates  
• Additional letter of support from member of public – high quality work and local employment welcome.  
• Further letter from applicant dated 17 July.

14 Appl. No: 2014/0820/DC  
Parish: LODDON  
Applicants name: Mr Peter Sheppard  
Site Address: Hales Hall Hales Green Loddon Norwich NR14 6QW  
Proposal: Discharge of condition 3 of planning permission - 2012/1249/H - details of a) the new dormer windows and all new windows and doors, c) rebuilding of chimney stack, d) gable finials.  

Decision: Members voted unanimously for APPROVAL  
Approved with conditions  
1 Condition 3 – the information letter, photographs and drawings of the dormer windows, windows and doors, and the rebuilt chimneys and gable finial received on the 25th April and the 6th May 2014 are sufficient to discharge parts a, c and d of condition 3.  

Updates  
• Additional letter of support from member of public – high quality work and local employment welcome.  
• Further letter from applicant dated 17 July.
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15  Appl. No : 2014/0923/RVC
Parish  : LODDON
Applicants name : Mr Peter Sheppard
Site Address : Hales Hall Hales Green Loddon Norwich NR14 6QW
Proposal : Discharge of condition 3 of planning permission - 2012/1249/H -
details of a) the new dormer windows and all new windows and doors,
c) rebuilding of chimney stack, d) gable finials.

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Condition 3 – the information letter, photographs and drawings of
the dormer windows, windows and doors, and the rebuilt chimneys
and gable finial received on the 25th April and the 6th May 2014 are
sufficient to discharge parts a, c and d of condition 3.

Updates
• Additional letter of support from member of public – high quality work and local
employment welcome.
• Further letter from applicant dated 17 July.

16  Appl. No : 2014/0345/F
Parish  : LODDON
Applicants name : Mr Peter Sheppard
Site Address : Hales Hall Barn Hales Green Loddon Norfolk NR14 6QW
Proposal : Retrospective planning permission for access ramp to north elevation
of barn, installation of kitchen to barn, extractor fan to south elevation.
Additional proposed works to include new glazed oak frame doors to
north elevation, new chimney to east gable end, new gates, new
storage building to south of barn and 2 no CCTV cameras (1 to barn
and 1 to outbuilding)

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted drawings
3 Specific details to be agreed
4 Retention trees and hedges
5 Archaeological assessment required

Updates
Environmental Protection Officer (EPO) No objection to glazed oak framed doors but
condition 12 in respect of sound insulation should still apply.

Oral update – additional condition required seeking archaeological assessment to be carried
out to areas requiring groundworks.
17 Appl. No : 2014/0346/LB  
Parish : LODDON  
Applicants name : Mr Peter Sheppard  
Site Address : Hales Hall Barn Hales Green Loddon Norfolk NR14 6QW  
Proposal : Retrospective planning permission for access ramp to north elevation of barn, installation of kitchen to barn, extractor fan to south elevation. Additional proposed works to include new glazed oak frame doors to north elevation, new chimney to east gable end, new gates, new storage building to south of barn and 2 no CCTV cameras (1 to barn and 1 to outbuilding)  
Decision : Members voted unanimously for APPROVAL  
Approved with conditions  
1 Listed Building Time Limit  
2 In accord with submitted drawings  
3 Specific details to be agreed

18 Appl. No : 2014/0824/DC  
Parish : LODDON  
Applicants name : Mr Peter Sheppard  
Site Address : Hales Hall Hales Green Loddon Norwich NR14 6QW  
Proposal : Discharge of conditions 5 and 6 to planning permission 2012/1395 - installation of acoustic curtains details and details of the location fixings and specification of a noise warning device.  
Decision : Members voted unanimously for the  
1. Discharge of Condition 6

Updates  
Item 18 2014/0824 – EPO no objection to discharge of conditions 5 and 6.  
Oral update – unable to discharge Condition 5 as applicants are not in a position to replace proposed acoustic curtains with glazed screen doors and no details of the curtains have been provided
19  Appl. No : 2014/0825/DC  
Parish : LODDON  
Applicants name : Mr Peter Sheppard  
Site Address : Hales Hall  Hales Green Loddon Norwich NR14 6QW  
Proposal : Discharge of conditions 3, 5, 14, 15 and 16 for planning permission  
2012/1394/F - condition 3 - materials for doors, window frames, flooring, glazing, driveway and parking area. condition 5 - details of fitting of acoustic curtains. condition 14 - details of sound system. condition 15 - stage area, condition 16 - location, fixings and specification of noise warning device.  
Decision : Members voted unanimously for the  
1. Discharge of Condition 3- the information provided is sufficient to discharge condition 3 except for the driveway and parking.  
2. Discharge of Conditions 14,15 and 16 – DGL authorised to approve subject to advice from environmental protection  
Updates  
Item 19 2014/0825 – EPO advice not yet received.  
Oral update - unable to discharge Condition 5 as applicants are not in a position to replace proposed acoustic curtains with glazed screen doors and no details of the curtains have been provided  

20  Appl. No : 2014/0430/F  
Parish : THARSTON AND HAPTON  
Applicants name : Ben & Luke Todd  
Site Address : Blyth Green Park Stratton Road Wacton Norfolk NR15 2UB  
Proposal : Erection of 2 bay storage building for the keeping of hay and feed for horses; domestic storage; and secure storage of equipment for the applicants landscape business.  
Decision : Members voted unanimously for APPROVAL  
Approved with conditions  
1 Full Planning permission time limit  
2 In accord with submitted drawings  
3 Storage of equipment etc for business use, only for use by residential occupiers of the site  
Updates  
Officer  
Additional plans showing distances from the proposed building to the retained hedge/trees  
Landscape Officer  
No objections in light of the additional information submitted
**Development Management Committee**

**23 July 2014**

1. **21 Appl. No**: 2014/0917/RVC  
   **Parish**: CARLETON RODE

   **Applicants name**: Mr J Leveridge  
   **Site Address**: Romany Meadow The Turnpike Carleton Rode Norfolk NR16 1NL  
   **Proposal**: Variation of condition 1 of planning permission 2010/1203/RVC (Variation of Condition 2 of planning permission 2009/0086/F to allow gypsy and traveller families to occupy the approved site who are not related to the applicant) - To accommodate a revised design of the utility building to unit 2 to include a study room.

   **Decision**: Members voted unanimously for **APPROVAL**

   Approved with conditions

   1. As detailed plans  
   2. Occupation of site limited  
   3. Limited number of caravans  
   4. No commercial activity on site  
   5. Foul and surface water  
   6. Materials  
   7. External lighting  
   8. Access Gates - Configuration  
   9. Parking for pitches 3-6  
   10. Ecology enhancement  
   11. Use of the utility building to be ancillary to the occupation of pitch 2 as a single residential unit

   **Updates**

   **Parish Council** – No response or recommendation (due to no quorum of members without declared interest)

2. **Application on land owned by South Norfolk Council**

   22 **Appl. No**: 2014/1138/F  
   **Parish**: WYMONDHAM

   **Applicants name**: Mr Ray Green  
   **Site Address**: 46 - 60 Ayton Road Wymondham Norfolk NR18 0QH  
   **Proposal**: Proposed Staff WC and Welfare block

   **Decision**: Members voted 9–0 for **APPROVAL**

   Approved with conditions

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