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**: 2014/0411/F  
   **Parish**: YELVERTON  
   **Applicants Name**: Lightsource SPV15  
   **Site Address**: Land North East Of Avenue Farm Back Road Yelverton Norfolk  
   **Proposal**: Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar farm (revised proposal)

**Decision**: Members voted 7-4 for **APPROVAL**

Approved with conditions
1. Temporary permission for 30 years removal of all equipment from site before expiry of time period. This is to be done in accordance with a decommissioning statement including access to be submitted and agreed by LPA not later than 6 months before the expiry date.
2. In the event they cease to generate electricity for 6 months, a decommissioning statement including access must be submitted to the LPA within the following 28 days. Upon agreement of the decommissioning statement with the LPA, all associated equipment shall be removed within 6 months of the agreement of this document.
3. In accordance with plans, landscaping  FRA, fences
4. Provision of temporary construction access in accordance with plans
5. Provision of visibility splay for temporary access
6. Full details and provision of operational access to be agreed
7. Construction worker parking to be agreed
8. Construction traffic management and access route to be submitted and agreed.
9. Wheel washing to be agreed
10. No gates across construction accesses
11. Restriction on times for delivery
12. Hours of construction
13. Compliance with submitted construction management plan (noise and dust)
14. Details and provision of swales including cross section
15. Field drainage management scheme for construction phase to be agreed
16. Ecology mitigation to be agreed
17. Landscaping details in accordance with those indicated in application
18. Implementation of landscape biodiversity management plan to be agreed
19. Implementation of landscaping
20. Replacement of dead or defective landscaping within 30 year time period.
21. Retention of trees and hedges
22. No external lighting unless agreed
23. Details CCTV to be agreed
24. No loud speakers or warning devices

Members noted that the application was to be forwarded to Secretary of State to consider whether to be called in.

Updates
Replacement list of conditions
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Page 18 Paragraph 3.1 Alpington with Yelverton Parish Council original proposal bullet point 5 line 2 add has a before history.
Page 18 Paragraph 3.1 Alpington with Yelverton Parish Council original proposal bullet point 6 line 1 replace approximately with proximity
Page 19 Paragraph 3.1 Holveston Parish Council bullet point 4 line 2 replace nature with road.
Page 19 Paragraph 3.2 District member first amendment bullet point 2 line 2 replace are with and.
Page 20 Paragraph 3.3 bullet point 1 line 1 add can before not
Page 25 Paragraph 3.15 bullet point 1 line 2 delete recommendations
Page 25 Paragraph 3.15 bullet point 3 line 1 add on after off
Page 25 Paragraphs 3.16 first line first amendment of additional issues already raised bullet 1 line 1 replace works with workers
Page 26 Paragraph 3.16 first bullet line 2 replace to with for
Page 27 Paragraph 4.8 line 1 replace minimum with maximum
Concern has also been raised regarding the loss of privacy resulting from the installation of CCTV cameras around the site perimeter. The applicant has submitted a plan highlighting the position and orientation of the CCTV cameras and it is apparent that those on the northern perimeter of the site, where those properties closest to the development are located, do not overlook these properties. Whilst it may be possible for some of the CCTV cameras to pick up dwellings in some background views, these will be very long distance views. Concern in relation to loss of privacy of users of the public right of ways in the vicinity of the site is not considered to represent significant harm in planning terms, as they are public places where a person is not entitled to significant levels of privacy, unlike a private residence or garden. It should also be noted that the cameras used are typically thermal cameras which are not designed to recognise people. It is considered that such a scenario would not result in a significant loss of privacy. In order to ensure the precise number, location, orientation and type of the CCTV cameras adequately safeguard neighbour amenity, a condition will be attached to any resulting approval requiring the agreement of a detailed scheme of CCTV cameras for the site based upon the information submitted to date.

Officer: Petition against the solar farm with 206 signatures
Seven additional letter raising no new issues other than questioning the size of the site in the sequential test and validity of the agricultural classification report

2 Appl. No : 2014/1274/F
Parish : TIVETSHALL ST MARGARET

Applicants Name : Mr Don Smith
Site Address : The Maltings Moulton Road Tivetshall St. Margaret Norwich NR15 2AJ
Proposal : The proposed development is for a Warehouse facility and carparking

Decision : Members voted unanimously for **APPROVAL**

Approved with conditions

1 Full Planning permission time limit
2 In accordance with amendments
3 Details of dust silo
4 Details of access parking
5 Visibility splay, approved plan
6 External materials to be agreed
7 Renewable energy
8 Landscaping scheme to be submitted
9 Implement landscaping scheme
10 Ecology
11 Submission of noise assessment
12 Submission of dust assessment
13 Provision of fume extraction system
14 Full details of external lighting
15 Surface water drainage
16 Foul drainage to be agreed
17 Levels
18 No commencement of works until land drain consent has been given

**Updates**
Officer: Aslacton Parish Council – This company provides local employment for many and should be encouraged to remain on its present site
Officer: five additional letters of objection from three households
- Site resulting in people selling homes
- Not enough people consulted
- Not selling house because of application
- Need to improve current situation before expanding
- Concerned about future developments on the site
- Limited jobs created

Three letters of support from one household
- Application has not devalued my property or made it difficult to sell

Officer: Additional water vole survey submitted - no water voles found

### Application 3

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>2014/1156</th>
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<tbody>
<tr>
<td>Parish</td>
<td>WYMONDHAM</td>
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Applicants name: Matthew Homes Ltd  
Site Address: Land South Of London Road, Chestnut Drive, Suton  
Proposal: Variation of S106 agreement, to allow the removal of the education contribution if development is built out at fewer than 20 dwellings relating to permission 2012/1201 (FULL planning permission for B1, B2, B8 category office industrial units on Wymondham Business Park with OUTLINE approvals sought for residential development of approx. 20 dwellings on land adjacent to London Road and additional B1,B2,B8 category industrial use for land adjacent to Chestnut Drive to further extend Wymondham Business Park)  

Decision: Members voted unanimously to endorse the proposed amendments to S106

### Applications referred back to Committee

### Application 4

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>2012/1919/F</th>
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<tbody>
<tr>
<td>Parish</td>
<td>WYMONDHAM</td>
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</tbody>
</table>

Applicants Name: Ecotech Homes (East Anglia)  
Site Address: Land North Of Right Up Lane Silfield Wymondham Norfolk  
Proposal: Revision of Sec 106 Agreement to remove requirement to provide 1 affordable dwelling in development of 6 dwelling units  

Decision: Members voted unanimously to approve subject to revised S106 Agreement to provide ‘clawback’ payment in event of improved profitability
### Other Applications

<table>
<thead>
<tr>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
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<tbody>
<tr>
<td>2014/1535/H</td>
<td>LODDON</td>
<td>Mrs Esther Thomas</td>
<td>2 Elm Close Loddon Norfolk NR14 6LG</td>
<td>Two storey side extension and alterations to existing windows</td>
<td>Members voted 9-0 for APPROVAL</td>
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<td>Approved with conditions</td>
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<td>1 Full Planning permission time limit</td>
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<td>2 In accordance with amendments</td>
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<td>3 Matching Materials</td>
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<td>Parishes Council comments received – Approved</td>
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#### Updates

1.Full Planning permission time limit
2.In accordance with amendments
3.Matching Materials

### Updates

Parish Council comments received – Approved

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<tbody>
<tr>
<td>2014/1469/RVC</td>
<td>MORNINGTHORPE AND FRITTON</td>
<td>Mrs Sabrina Windridge</td>
<td>Fritton Cottage The Common Fritton Norfolk NR15 2QS</td>
<td>To vary condition 4 attached to planning permission 2001//0515/H (Single storey extension and alterations to dwelling) - to permit the occupation of the annexe by a lodger or tenant, while retaining the main dwelling and annexe in common ownership</td>
<td>Members voted 10-0 for APPROVAL</td>
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<td>Approved with conditions</td>
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<td>1 Approved plans</td>
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<td>2 Annexe restricted use</td>
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### Updates

Parish Council comments received – Approved

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<td>2014/0856/F</td>
<td>LODDON</td>
<td>Mr Justin Fenwick</td>
<td>The Swan Inn 23 Church Plain Loddon Norfolk NR14 6LX</td>
<td>Erection of one-and-a-half storey building to provide four letting rooms and associated landscaping</td>
<td>Members voted unanimously for REFUSAL</td>
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<td>Refused</td>
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<td>1 Unacceptable harm to residential amenity, contrary IMP9; DM3.14</td>
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#### Updates

**Environmental Services** – Recommend standard conditions in respect of lighting, drainage and contamination.
Development Management Committee  
17 September 2014

8  
Appl. No  : 2014/0993/F  
Parish  : LODDON  

Applicants name  : Mr Justin Fenwick  
Site Address  : The Swan Inn 23 Church Plain Loddon Norfolk NR14 6LX  
Proposal  : Demolition of existing store rooms (retrospective) and erection of replacement building to provide four letting rooms. Erection of lean-to maids store  

Decision  : Members voted unanimously to DEFER (to a future meeting of this Committee) for a Sites Sub-Committee visit  
Note: The Committee indicated the reason for the Sites Sub-Committee visit was to assess all the issues raised concerning the application

9  
Appl. No  : 2014/0994/F  
Parish  : LODDON  

Applicants name  : Mr Justin Fenwick  
Site Address  : The Swan Inn 23 Church Plain Loddon Norfolk NR14 6LX  
Proposal  : Demolition of existing store rooms (retrospective) and erection of replacement building to provide four letting rooms. Erection of lean-to maids store  

Decision  : Members voted unanimously to DEFER (to a future meeting of this Committee) for a Sites Sub-Committee visit  
Note: The Committee indicated the reason for the Sites Sub-Committee visit was to assess all the issues raised concerning the application

10  
Appl. No  : 2014/0209/F  
Parish  : ALBURGH  

Applicants name  : Mr Nigel Bond  
Site Address  : South Farm Tunbeck Road Alburgh Norfolk IP20 0BS  
Proposal  : Continued use of the property for:(i) wood processing, storage and creation of wood products and sales of finished products online or by telephone but excluding wood planing of a continuous nature (blue on plan) (ii) food preparation and creation (purple on plan) (iii) long-term storage and occasional movement of stored items (green on plan)  

Decision  : Members voted 8-3 for APPROVAL  
Approved with conditions  
1 In accordance with amendments  
2 Specific Uses  
3 Implementation of noise report  
4 Limited Hours of Use  
5 Boundary noise level
Updates

Local Member

- Note previous unauthorised developments/retrospective applications. Letter to applicant?
- No problem with items (ii) and (iii) but the wood processing (i) has been very noisy and has disturbed residents for several months.
- Wood planing caused high pitched screaming noise, this has now stopped but could resume, hence need for noise level condition.
- However, agree with objectors, this would be better located on industrial estate rather than in quiet rural area.
- Recommend part (i) of the application is refused unless the Committee feels that the noise can be controlled adequately and the conditions enforced in a timely manner to avoid protracted disturbance to residents who have already suffered enough.

NCC: Highways
No objections

11 Appl. No : 2011/1539/CU
Parish : MORLEY
Applicants name : Mrs Annie Smith
Site Address : Primrose Paddocks Low Road Morley St Botolph NR18 9BU
Proposal : Use of land to stand 2 static caravans and 1 touring caravan for occupation by a single family

Decision : Members voted 10-0 for APPROVAL

Approved with conditions

1. Occupation by Gypsies and Travellers only
2. Maximum 3 caravans (2 static, 1 tourer)
3. No caravans permitted in Flood Zone 3