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 : 2014/0993/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 7-3 for APPROVAL

Approved with conditions
1  Full Planning permission time limit
2  In accord with submitted drawings
3  Accommodation ancillary to PH
4  Specific details to be agreed

(Add informative note regarding no use as dwelling)

Updates
District Member –additional comments
- Note, the works of demolition and new building have been undertaken without permission.
- The increase in height and increased roof area of the new building (compared to that previously approved) is very un-neighbourly and affects the amenity of the neighbour.
- The two story element of the new build detracts from the aesthetics of the buildings in the area, making it over dominant, a 1 ½ storey building would have been more in keeping and less intrusive.
- I still have reservations about the provision of parking for the holiday lets and to rely on the provision of a pay & display car park opposite is not the correct approach.
- Whilst I accept the building is of a high standard and incorporates some nice features, it is too large and is therefore detrimental to the amenity of the neighbour and should be refused.

2  Appl. No : 2014/0994/F
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Approved with conditions
Development Management Committee
15 October 2014

1. Full Planning permission time limit
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4. Specific details to be agreed

Updates

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- Note, the works of demolition and new building have been undertaken without permission.
- The increase in height and increased roof area of the new building (compared to that previously approved) is very un-neighbourly and affects the amenity of the neighbour.
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Major applications or applications raising issues of significant precedent

3. **Appl. No**: 2014/0562/F
   **Parish**: TASBURGH

   **Applicants name**: Mr Mark Dickinson
   **Site Address**: Land South Of Hall Farm Bungay Road Tasburgh Norfolk
   **Proposal**: Installation of a solar PV array plus ancillary development.

   **Decision**: Members voted 7-3 for APPROVAL

   Approved with conditions

   1. Temporary permission for 30 years removal of all equipment from site before expiry of time period. Not less than 12 months prior to the expiry or within 3 months of the cessation of electricity production a decommissioning plan shall be submitted. Decommissioning shall be in accordance with a decommissioning statement.
   2. In accordance with plans
   3. Construction worker parking to be agreed
   4. Construction traffic management and access route to be submitted and agreed.
   5. Wheel washing to be agreed
   6. Hours of construction
   7. Submission of construction management plan (noise and dust)
   8. Details and provision of swales including cross section and submission of a management plan
   9. Ecology mitigation to be agreed
   10. Landscaping details to be agreed
   11. Submission of landscape biodiversity management plan to be agreed
   12. Implementation of landscaping
   13. Replacement of dead or defective landscaping within 30 year time period.
   14. Retention of trees and hedges
   15. No external lighting unless agreed
   16. Details CCTV to be agreed
17. No loud speakers or warning devices
18. Scheme of archaeological work and mitigation
19. Tree protection

Updates

Officer: Two additional letters of objection received raising no new issues other than alternative sites appear to be notional.

Tasburgh Parish Council: No further comments

Historic Environment Service:
Some areas need further investigation suggest a condition which will allow the option of either no panels in these areas, use of concrete rather than pile foundations or further archaeological investigation prior to the provision of panels.

4 Appl. No : 2014/0981/O
Parish : TROWSE WITH NEWTON

Applicants Name : Trustees Of The Arminghall Settlement
Site Address : Land South Of Devon Way And Hudson Avenue Trowse Norfolk
Proposal : Outline planning permission for residential development, associated external works and amenity areas (with an area of land set aside for future primary school use). Demolition of all buildings on the site.

Decision : Members voted 9-1 for APPROVAL

Approved with conditions

1. Time limit
2. Submitted plans
3. Full details of roads, footways, cycleways, drainage and access to western boundary to be agreed, which shall include the principle access from White Horse Lane
4. Agree and deliver provision of continuous 1.5m wide footpath on south side of Hudson Avenue
5. Foul and surface water drainage details to be agreed including future management arrangements
6. Submit and agree updated design code
7. 10% renewable energy on-site
8. Water efficiency standard to be met
9. Landscaping to be agreed
10. Tree and hedgerow protection
11. Ecological mitigation measures to be implemented
12. Positions of fire hydrants to be agreed
13. Gas membrane to be agreed
14. Any topsoil brought in for garden areas must be tested and results agreed with SNC
15. Noise control measures to be agreed
16. Air quality testing to be undertaken and measures for safeguarding air quality to be agreed.
17. Contamination found during ground works
18. Programme of archaeological work required

Note S106 for affordable housing, open space, land for new primary school

Updates

Additional condition
- Additional condition required in respect of the need for a programme of archaeological work to be undertaken as requested by Historic Environment Services.
Letter from Richard Bacon MP

- Confirmed that he has been contacted by local residents in 1 and 4 The Paddock expressing concern that the flood risk assessments in relation to 2014/0981 and 2013/0463 (Norfolk Homes site on the adjacent land) have not sufficiently considered the effect of the projects on flood risk to existing properties as surface water will inevitably run downhill towards White Horse lane and the Paddock. The MP is concerned that these applications may represent another mismatch between desktop studies and the superior knowledge of local resident with South Norfolk Council caught in the middle, as was demonstrated in a case at Eastleigh Gardens in Barford. The same elements are in place to occur here.
- I would be grateful if you could ensure that surface water and soakaways from 2014/0981 do not add to the flood risk on White Horse Lane, taking into account that from 2013/0463.

Additional comments from Trowse with Newton Parish Council

- Confirm their objection to the scheme on the following grounds, in addition to those highlighted in the report:
  - We feel that the significant change to the application should mean that it is treated as a “new” application and sufficient time given for consultation. The timescales for this amendment have not been sufficient, and to recommend approval with no formal consultation is unacceptable. The amendments were not received before the last Parish Council meeting and most villagers are not aware of the changes.
  - The applicant has produced a last minute proposal which contradicts the previously inferred position that it was not financially viable to renovate the YMCA building. It is not clear who is paying for these renovations, or the timeframes involved.
  - Car parking at the YMCA is to be reduced, despite there being more housing proposed in Trowse and the facilities being refurbished point towards increased use.
  - Floodlighting to the relocated MUGA would have a direct impact on neighbour amenity, as would additional noise disturbance.
  - As raised previously, there are still major concerns over the access from Hudson Avenue in respect of housing and increased use of the YMCA.
  - Likewise, there are still concerns regarding flood risk.

Other Applications

5 Appl. No : 2014/0935/H
Parish : SHELFANGER

Applicants name : Mr Andrew Corbyn
Site Address : The Barn High London Farm High London Lane Shelfanger Norfolk IP22 2EG
Proposal : Erection of two storey extension to existing dwelling
Decision : Members voted 8-2 for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accord with submitted amended drawings
### Development Management Committee

**15 October 2014**

| 6 | **Appl. No**: 2014/1305/O  
**Parish**: TIVETSHALL ST MARY |
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<tbody>
<tr>
<td>Applicants name</td>
<td>Mrs Elaine Peacock</td>
</tr>
<tr>
<td>Site Address</td>
<td>Land South East Of Shangri-la The Street Tivetshall St Mary Norfolk</td>
</tr>
<tr>
<td>Proposal</td>
<td>Outline application for the erection of 2 No. 3 or 4 bedroom dwellings</td>
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<tr>
<td>Decision</td>
<td>Members voted unanimously to <strong>DEFER</strong> the item to a future meeting of the Development Management Committee.</td>
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**Reason for Deferral** – to clarify statements made by the Parish Council and an objector with regard to the local plan consultation process.

| 7 | **Appl. No**: 2014/1396/O  
**Parish**: STOKE HOLY CROSS |
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<tr>
<td>Applicants name</td>
<td>Ms S Butters</td>
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<tr>
<td>Site Address</td>
<td>Land South Of Petersfield Farm Valley Farm Lane Stoke Holy Cross Norfolk</td>
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<tr>
<td>Proposal</td>
<td>Outline planning permission (with all matters reserved) for one detached four bedroom self-build dwelling.</td>
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<tr>
<td>Decision</td>
<td>Members voted 8-2 for <strong>APPROVAL</strong></td>
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Approved with conditions

1. Outline Permission Time Limit
2. Standard outline requiring reserved matters
3. In accord with submitted drawings
4. Surface Water drainage detail
5. Foul drainage to main sewer
6. Reporting of unexpected contamination
7. Retention trees and hedges
8. Landscaping scheme to be submitted
9. Tree protection
10. External materials to be agreed
11. Water Efficiency standard to be met
12. Boundary treatment to be agreed
13. New Access Construction over verge
14. Visibility splay, approved plan
15. Provision of parking, not on plan
16. Access Gates – Configuration

(subject to deletion of reference to ‘two storey’ from the description)

**Updates**

**Officer**: Agent for applicant has agreed to delete the wording ‘two storey’ from the description of the proposal.
8  **Appl. No**: 2014/1507/RVC  
**Parish**: LODDON  
  **Applicants name**: Dawson Brown  
  **Site Address**: 4 Mill Road Loddon Norfolk NR14 6DR  
  **Proposal**: Variation of Condition 2, approved plans, of permission 2011/0886/F - Redevelopment of site with 3 houses and garages and ancillary works. Revised plan changes permeable paved driveways to traditional block sets, and for the retention of the 1.8 timber fence on the west and south boundaries of the site.

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

Approved with conditions

1. In accordance with amendments  
2. External materials to be agreed  
3. No additional windows at first floor  
4. No PD for Classes ABCDE & G  
5. No alterations to lose garage  
6. Tree protection  
7. Implement boundary treatment  
8. Water Efficiency standard to be met  
9. Windows to be obscure glazed  
10. Vehicular access  
11. Vehicle and pedestrian access  
12. Visibility splays  
13. Provision of parking, service  
14. Landscaping scheme to be submitted and implemented next planting season  
15. Retention trees and hedges  
16. Details for surface water drainage for driveways to be agreed  
17. Treatment to fence to be agreed

**Oral Updates**

**Officer**: Additional condition required requiring details for surface water drainage for driveways to be agreed.  
**Environmental Protection Officer** – No objections provided additional condition (above) is included.

9  **Appl. No**: 2014/1566/F  
**Parish**: PORINGLAND  
  **Applicants name**: Trustees Of Poringland Village Hall  
  **Site Address**: Poringland Village Hall, 65 The Stree,t Poringland, Norfolk NR14 7RE  
  **Proposal**: Demolition of existing village hall. Erection of new All Saints Centre, incorporating a dedicated nursery unit, car parking, soft and hard landscaping and all associated works.

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

Approved with conditions

1. Full Planning permission time limit  
2. In accord with submitted drawings  
3. External materials to be agreed
4 Surface Water to be carried out in accordance with submitted details
5 Full details of external lighting to be agreed
6 Slab level to be agreed
7 Demolish existing buildings on site before new use
8 Boundary treatment to be agreed
9 Reporting of unexpected contamination
10 Limited Hours of use 07:30hrs – 23:00hrs
11 New Access Construction over verge
12 Provision of parking and turning area
13 Highway Improvements - Offsite
14 Noise level restriction
15 No provision of generators, air handling plant without written agreement
16 Provision of a bat box
17 Retention of existing trees and hedging
18 Landscaping scheme to be agreed

Updates
Officer
Additional 2 letters of objection
- Position of the new hall
- Large size, concept and design
- Lack of screening at the rear and loss of view
- Apparent lack of health and safety, regarding parking and pedestrianisation
- Loss of green space used by children to play in
- How does this fit in with the community centre
- Is there really a demand for another hall of this size in Poringland
- The building is heavily used by children and should think about indoor and outdoor activities for them and make the most of the plot that is available

Architectural Liaison Officer recommends:
- A aesthetically pleasing perimeter fence is erected
- Doors and windows should comply with Secured by Design guide
- Security lighting low level

Applicants have requested that Condition 7 is revised to allow the building to be continued to be used, particularly by the pre-school, nursery and after school groups, during the build works. I would raise no objection to this.

Officer - Proposed hours of use 07.30hrs – 23.00hrs