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

   Parish : REDENHALL WITH HARLESTON
   Applicants Name : Mendham Lane Ltd
   Site Address : (Phase 3) Land South Of Mendham Lane Harleston Norfolk
   Proposal : Redevelopment of former employment land for residential development (up to 35 dwellings), access and associated works
   Decision : Members voted unanimously for APPROVAL

   Approved with conditions

   1. Outline time limit
   2. Submission of reserved matters
   3. In accordance with plans (access)
   4. Highway conditions to be advised
   5. Provision of widening cycle/footpath
   6. Contaminated land - submit scheme
   7. Reporting of unexpected contamination
   8. Landscaping scheme to be submitted
   9. Landscaping management plan
   10. Management of open space
   11. Surface water details to be submitted
   12. Foul drainage details to be submitted
   13. Renewable energy – decentralised source
   14. New water efficiency
   15. External materials to be agreed
   16. Scheme to mitigate noise from industrial units
   17. Slab level to be agreed
   18. Details of fire hydrant
   19. Pedestrian access secured between Phase 2 and this development
   20. Pedestrian access secured on to Mendham Lane

   Subject to S106 to include affordable housing and provision of public open space and commuted sums for toddler and older children’s equipment

Updates

Town Council – Additional comments: pleased to see the inclusion of a larger area of space central to the development as well as footpath access between the two sites.
Officer response: Comments noted.

NCC Highways – Support with conditions

   • Conditions relate to details and implementation of:
     o Standard estate road construction for roads, footways, cycleways and drainage (including widening of cycleway/footpath along Mendham Lane).
- Visibility splay to specified standard
- Details of on-site construction worker parking
- Details to be agreed of Traffic Regulation Order

- Raised the following issues:
  - Traffic calming measure not needed
  - The adopted highway doesn’t reach the site boundary in phase 2 could be an issue with public access, red line needs to be extended.
  - Pedestrian link to Mendham Lane through a parking court would not be accessible to public in current form
  - No visitor parking for 1 bed units, could result on-street parking on Mendham lane, which is unacceptable
  - Garages should have minimum dimensions
  - Limited development visible on the frontage to Mendham Lane is likely to have a detrimental effect on the compliance with the extended 30mph speed limit.

Officer response:
- Additional condition to secure pedestrian access between phase 2 and this application site. Applicant has confirmed rights to access over land in question.
- Additional condition proposed to secure pedestrian link onto Mendham Lane.
- Other issues highway issues are design issues which can be considered at reserved matters stage.

**Ecologist** - site low ecological value, need to protect nesting birds during construction and replant with native species.
Officer response: Comments noted.

**Design Officer** - Building for Life Assessment has been submitted and agrees with findings. The development achieves nine greens and three ambers. Satisfied that the scheme is compliant with Policy 2 in the JCS.
Officer response: Comments noted.

**Environmental Services** – Accept recommendation of acoustic report and do not wish to raise any objection.
Officer response: Comments noted.

**Environment Agency** – Underground storage tanks location suggested in original report now have dwellings proposed on them. Content that this can be resolved when condition is discharged as long as Council are content storage can be achieved on site.
Officer response:
Comments noted and confirmation received from applicant that both surface and foul water disposal achievable on site.

5 additional letters of objection raising no new issues than those already covered in the committee report.
Officer response: To confirm in relation to open space, the management of the open space has not been agreed at this stage.

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2 **Appl. No**: 2014/1302/O
**Parish**: CAISTOR ST EDMUND

- **Applicants Name**: Mrs Val Hope
- **Site Address**: Land North Of Heath Farm Caistor Lane Caistor St Edmund Norfolk
- **Proposal**: Erection of 16 dwellings (5 affordable, 11 market) and proposed access to the south of Caistor Lane.

**Decision**: This item was DEFERRED to a future meeting of the development Management Committee

**Updates**
Application deferred due to consideration over land supply.
3 Appl. No : 2014/1342/D
Parish : FRAMINGHAM EARL

Applicants name : Charles Church Ltd
Site Address : Land North-west Of Pigot Lane Framingham Earl Norfolk
Proposal : Submission of Reserved Matters for the construction of 100 dwellings including access, roads, open space, landscaping and associated works following outline planning permission 2011/1284/O

Decision : This item was DEFERRED to a future meeting of the development Management Committee

Updates
Application deferred at the request of the applicant in order to address the observations of the Landscape Officer.

4 Appl. No : 2014/1440/D
Parish : COSTESSEY

Applicants Name : Bennett PLC
Site Address : Land At Townhouse Road Costessey Norfolk
Proposal : Application seeks Reserved Matters approval for appearance, landscaping, layout and scale for 62 dwellings and associated works.

Decision : This item was DEFERRED to a future meeting of the development Management Committee

Updates
Application deferred in order to provide local residents additional time to consider the most recent additional and amended information.

5 Appl. No : 2014/1874/F
Parish : STOKE HOLY CROSS

Applicants name : Mr Jack Summers
Site Address : Land North East Of Hillcrest Long Lane Stoke Holy Cross Norfolk
Proposal : Provision of 3 houses, garaging and access

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accordance with plans and drawings
3 Materials to be agreed
4 Highways detailed plans
5 Highways constructed to binder course
6 Garages and carports shall be retained
7 Detailed landscaping scheme to be submitted
8 Foul water details
9 Surface water details
10 Reporting of unexpected contamination
11 Proposed access, on-site car parking and
12 Renewable or low carbon energy supply
13 Garages minimum internal dimensions
14 Water efficiency to be submitted and agreed
15 Ecology watching brief for European Protected Species
Updates
Further clarification of the purpose of conditions 5 and 14:
Condition 5: Highways constructed to binder course.
Intermediate course between the foundation and the surfacing material, to enable access for vehicles, pedestrians and cyclists from the dwelling to the adjoining County road. (South Norfolk Local Plan Policy IMP8)
Condition 14: Water efficiency to be submitted and agreed.
Details of water efficiency to be submitted and agreed to ensure that all new housing is water efficient, and reaches Code for Sustainable Homes level 4 for water (JCS Policy 3: Energy and water)

6 Appl. No : 2014/1143/CU  
Parish : BRESSINGHAM  
Applicants name : Mr & Mrs M Knox-Johnston  
Site Address : The Chequers Inn Low Road Bressingham Norfolk IP22 2AG  
Proposal : Change of Use from Public House to Boutique B&B  
Decision : Members voted unanimously for REFUSAL  

Refused
1 Loss of community facility contrary to national and local planning policy

7 Appl. No : 2014/1144/LB  
Parish : BRESSINGHAM  
Applicants name : Mr & Mrs M Knox-Johnston  
Site Address : The Chequers Inn Low Road Bressingham Norfolk IP22 2AG  
Proposal : Internal and external alterations  
Decision : Members voted 9-0 (with one abstention) for APPROVAL  

Approved with conditions
1 In accordance with approved plans.
2 Details of windows
3 Approval of boundary treatments

Updates
Representation from objector suggesting Listed Building Consent should also be refused due to adverse impact on character of the building.
8 Appliance No: 2014/1729/F
Parish: BROCKDISH
Applicants Name: Mr Joseph Read
Site Address: 2 Stable Cottage The Street Thorpe Abbotts Norfolk IP21 4JB
Proposal: Demolition of single storey rear extension, removal of chimney, refurbishment and conversion to one dwelling for holiday accommodation. Erection of entrance porch and erection of rear covered walkway.

Decision: Members voted 9-0 for APPROVAL
Approved with conditions
1. Full Planning permission time limit
2. In accordance with submitted details
3. External materials to be agreed
4. Window/door details to be agreed
5. Reporting of unexpected contamination
6. Foul drainage to be agreed
7. No development before Natural England Licence

Updates
Correction – paragraphs 3.8 to 3.11 are duplications of previous paragraphs.

9 Appliance No: 2014/1760/F
Parish: LONG STRATTON
Applicants Name: Mr Grenville Cooper
Site Address: El Greco The Street Long Stratton Norfolk NR15 2XG
Proposal: Demolition of existing kebab takeaway building and removal of existing tree. Erection of new replacement building with ground floor retail and a residential flat on the first floor.

Decision: Members voted 9-0 for APPROVAL (contrary to officer recommendation)
Approved with conditions
(Officers authorised to decide conditions)

Reasons for Overturning Officer Recommendation
Members considered that any harm to the Conservation Area resulting from the loss of the tree would be outweighed by the benefits of the proposal.

Updates
- Correction – Para. 2.1 Listed Building application 2014/1761 has not yet been determined and should not include reference to removal of the tree.
- Parish Council comments received – Approve subject to conditions regarding parking and new planting (shame to lose tree).
- E-mail from Cllr Blowfield (circulated to members)
  - No reasons given in report for 2 letters of support;
  - Extra shop is needed in this growing village;
o Provide employment and new business opportunity;
o Additional business Rates;
o Tree has undermined sewers and made paths uneven;
o Conservation Area will look better if the existing building is replaced.

10  
Appl. No : 2014/1903/F  
Parish : WYMONDHAM

Applicants name : Mr Julian Freeman  
Site Address : Little Dial Farm Station Road Spooner Row Wymondham NR18 9SP  
Proposal : Change of use of Land for Self Storage Purposes (B8 usage) and the siting of Storage Containers

Decision : This item was DEFERRED to a future meeting of the development Management Committee

Updates
Deferred at applicant's request to enable submission of additional information about alternative sites and agricultural diversification