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 back to Committee

<table>
<thead>
<tr>
<th></th>
<th>Appl. No</th>
<th>Parish</th>
</tr>
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<tr>
<td>1</td>
<td>2014/1440/D</td>
<td>COSTESSEY</td>
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Applicants Name: Bennett PLC
Site Address: Land at Townhouse Road, Costessey
Proposal: Application seeks Reserved Matters approval for appearance, landscaping, layout and scale for 62 dwellings and associated works.

Decision: Members voted 8-0 (with two abstentions) to authorise the Director of Growth and Localism to APPROVE subject to no new material issues being raised in the remainder of the outstanding consultation period which expires on the 4 February 2015.

Approved with conditions:
1. In accord with submitted drawings
2. Details of pumping station to be agreed
3. Landscaping scheme and external materials to be submitted as indicated
4. Boundary treatment to be agreed (including around pumping station)
5. Renewable Energy - Implementation
6. Provision of parking, service as approved
7. Tree protection as approved
8. Secure deed of variation to S106 to amend the affordable housing figure to 32% from 33%
9. Siting of garage to be agreed

Updates
The Environment Agency, Anglian Water, SNC’s Environmental Protection Team have all confirmed that they have no objection to the revised proposal to re-locate the pumping station.

Costessey Town Council has confirmed that they are satisfied with the re-siting of the pumping station, but still object to the off-site highways works and wider drainage scheme not being shown. Although SNC wishes to deal with these at a later date by discharge of condition, Costessey TC still considers that they should be dealt with together or at least have plans provided as the off-site works will impact on the layout on-site. The application should be treated holistically with all elements included, otherwise piecemeal consideration could lead to issues being missed or the cumulative effect of drainage / layout / highways works being underestimated. Garages at Plots P18 & P17 are too close to the living quarters at Crane Hill. This is detrimental to the landscape character as the developers have wrongly drawn the residential boundary.

They have claimed to preserve boundary treatments, but at this location existing hedge will be removed and two garages built just over the boundary from Crane Hill’s living room. This area should be reconsidered as it is detrimental to the existing landscape character. The large house with separate garage on Plot 1 should be reduced to bungalow with garage on site, rather than with a separate garage. There is no location shown for the proposed bunds. The various Management plans have not been submitted.
Objections have been received from the occupiers of Crane Hill and Beech House, both of Townhouse Road.

Crane Hill continues to express concern at the close proximity of the garage block serving plots 17 & 18 to their boundary and dwelling and lack of space to plant any screening between the garage and their boundary. This issue is covered in the original committee report at paras 4.34 to 4.35 which is attached as appendix 2 of the current cttee report.

Beech House continue to object on the grounds of the applicant changing their mind on drainage issues and now seeking to deal with this at a later date, when the current scheme cannot fulfil the expectations of the Inspector. Approval would make a decision on the drainage proposals for the site. Protected species issues raised in the Environment Agency’s holding objection are the responsibility of the committee. Lifetime maintenance of the surface water drainage scheme is required in accordance with the wishes of the Inspector. The Inspector did not consider the proposed ditch in the Tud system which does not include soakaways. The applicant’s new drainage assessment some plots are suitable for soakaways but there is no indication of which plots. SuDS maintenance access and lifetime management must be incorporated into design stage. The original Bidwells FRA is considered to continue to be valid. Bidwells were aware of their being no construction within 15m of Carrs Hill Wood.

With regard to those matters related to surface water drainage, including future maintenance and management. The original committee report (appendix 2 of the current report) makes it clear that the relevant planning conditions are worded in such a way as they can be dealt with “prior to commencement of works” rather than as part of this reserved matters application. Furthermore, the report also makes it clear that the Council are not making a decision on matters related to drainage on the basis of the drainage details submitted to date and this will via a subsequent formal discharge of condition application which will involve input from the relevant technical bodies including the Env Agency. With regard to the ecological buffer zone, there is to be no construction within the ecological buffer zone as part of this scheme.

Major applications or applications raising issues of significant precedent

2 Appl. No : 2014/1824/O
Parish : WYMONDHAM
Applicants Name : Mr Eric Warnes
Site Address : Elm Farm Norwich Common Wymondham Norfolk
Proposal : Proposed extension to Business Park for B1, B2, B8 and D1 uses
Decision : Members voted unanimously for APPROVAL

Approved with conditions

1 Outline Permission Time Limit
2 In accordance with submitted drawings
3 Standard estate road construction – details to be agreed
4 Cycle parking provision to be agreed
5 Construction traffic parking
6 Wheel cleaning facilities to be agreed
7 Wheel cleaning facilities to be retained
8 Off-site highway works – 3m wide footway/cycleway
9 Off-site highway works - road markings on B1172
10 Completion of off-site highway works in condition 9
11 Renewable energy – 10% from decentralised source
12 Details of foul water disposal – management and maintenance to be agreed
Development Management Committee  4 February 2015

13 Surface water – management and maintenance to be agreed
14 Contaminated land - submit scheme
15 Implement of approved remediation for contamination
16 Full details of external lighting to be agreed
17 Landscaping scheme to be agreed

3 Appl. No : 2014/2429/F
Parish : HETHERSETT
Applicants name : Mr Jamie Bird
Site Address : Land Between Queens Road And Jaguar Road Hethersett Norfolk
Proposal : Erection of 22 new homes plus associated roads, landscaping and public open space

Decision : Members voted 7-4 for REFUSAL (contrary to officer recommendation)

Reasons for Overturning Officer Recommendation
It was not considered to be sustainable development due to the extent of the loss of open space. The benefits of housing, affordable housing, open space provided and biodiversity enhancements do not outweigh the harm of the extent of loss of open space.

Updates
5 further letters of objection received on same/similar grounds already set out in the report.

Correction at para 4.9 page 62. 5 dwellings would be served from Queens Road. The remaining 17 from an extension to Jaguar Road.

In regards to affordable housing, members will note that 33% of the 22 dwellings would equate to 7.26 dwellings. As is set out in policy 4 of the JCS, numbers of affordable units will only be rounded upwards after 0.5 as such in this instance at 7.26 in accordance with policy the number is rounded down and the 7 affordable dwellings proposed complies with the policy.

4 Appl. No : 2014/2642/RVC
Parish : LONG STRATTON
Applicants Name : Mr Mark Dickinson
Site Address : Land South Of Hall Farm Bungay Road Tasburgh Norfolk
Proposal : Variation of conditions 3 and 17 of permission 2014/0562/F - Installation of a solar PV array plus ancillary development changes to arboricultural assessment as a result of minor changes to layout.

Decision : Members voted 10-0 (with one abstention) to authorise the Director of Growth and Localism to APPROVE subject to no new material issues being raised in the remainder of the consultation period which expires on 5 February 2015.

Approved with conditions
1  Temporary 30 year permission
2  Decommissioning scheme
3  In accordance with plans
4  Construction worker parking
5  Construction Traffic Management and access plan
6  Wheel washing
Development Management Committee 4 February 2015

7 Hours of construction
8 Construction Management Plan Noise and Dust
9 Surface Water Drainage
10 Landscaping details to be agreed
11 Landscape habitat management and maintain
12 Retention of trees and hedges
13 No external lighting unless agreed
14 Details of CCTV to be agreed
15 No loud speakers or warning devices
16 Scheme of archaeology
17 Tree protection

Updates
One additional letter received making no comment
Application number on site location plan incorrect should read 2014/2642

Other Applications

5 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 : Members voted 10-1 for REFUSAL

1 Unsustainable location of development
2 Inappropriate form and design of development in open countryside

Updates
Letter handed to all members from agent in support of the proposal

6 Appl. No : 2014/2359/F
Parish : HETHERSETT

Applicants name : Mrs Alison Clarke
Site Address : Buildings At Twin Barn Farm, Ketteringham Lane, Hethersett Norfolk
Proposal : Demolish Barn 1 and replace with new dwelling. Conversion of existing Barn 2 to workshop, garage, machinery store and boiler room associated with the adjacent proposed new dwelling. Conversion of existing agricultural cart-sheds to 4 small scale workshops / starter units, for local trades and crafts (mixture of B1 and B8, see planning statement for more details).

Decision : Members voted 10-1 for REFUSAL

1 Contrary to policy ENV8 of SNLP and NPPF para. 55

Updates
Highway Officer:
No objections subject to conditions

Letter from agent sent to all members in support of the proposal
Development Management Committee  
4 February 2015

7 Appl. No : 2014/2378/RVC
Parish : FORNCETT

Applicants name : Orchard Developments
Site Address : Fourways Long Stratton Road Forncett St Peter Norfolk
Proposal : Variation of condition 5 of planning permission 2012/1615/F - Boundary Treatment and Removal of condition 13 of planning permission 2012/1615/F - Junction of Norwich Road with long Stratton Road. (Seeking approval of specific details for visibility splays and boundary treatments as shown on the submitted drawings in lieu of the conditions)

Decision : Members voted 8-2 (with one abstention) for APPROVAL

Approved with conditions

1 In accordance with approved details
2 External materials
3 Tree planting
4 Boundary treatment
5 Retention trees and hedges
6 Tree protection Plan
7 Access Gates - Configuration
8 Provision of parking, service
9 Surface Water Drainage
10 Foul sewage connection
11 No alterations to lose garage

Updates
Officer:
Amended plan submitted reducing the length of the fence line and the height of the fence from 2.1m to 1.8m