Development Management Committee 4 March 2015
Minute No 192

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 : 2014/2322/F
   Parish : HINGHAM

   Applicants Name : Mr Paul Legrice
   Site Address : Land South Of Norwich Road Hingham Norfolk
   Proposal : Erection of 88 new homes plus associated roads and landscaping

   Decision : Members voted unanimously for APPROVAL

   Approved with conditions

   1. Full time limit
   2. In accordance with amended plans
   3. Details of the future management and maintenance of the streets within the development
   4. Detailed plans of the roads and footways
   5. Standard construction specification for highways
   6. Scheme for on-site parking for construction workers
   7. Detailed scheme for re-located field access and pedestrian refuges
   8. Detailed surface water scheme to be agreed
   9. Removal of permitted development (PD) rights for rear first floor windows plots 15, 16, 22, 23, 24 and 25
   10. Materials to be agreed
   11. Ecology mitigation in-line with submitted report
   12. Tree protection
   13. Hedge planting
   14. Detailed planting proposals
   15. Management plans for new and existing planting and vegetation
   16. Sustainable Construction, Code Level 4 for water conservation compliance and 10% on site renewable energy
   17. Reporting of expected contamination
   18. Surface treatment of public footpaths within the open space areas to be agreed
   19. No alterations to lose garage
   20. Hard surfaces in accordance with plans
   21. Foul water as per submitted plan
   22. Fire hydrants to be provided

Updates

Paragraph 4.4 refers to 5 properties being for shared ownership.

Correction: Officers have agreed this intermediate tenure can include both shared ownership and shared equity.

For clarification under para 3.14 the Open Space officer referred to is the Council’s Play and Amenities Officer.

Verbal update – officer confirmed two additional conditions:
- Foul water as submitted plan
- Fire hydrant
2 Appl. No : 2014/2590/F
Parish : BAWBURGH

Applicants Name : Dr Stephen Rawsthorne - John Innes Centre
Site Address : Land South Of Bawburgh Road Bawburgh Norfolk
Proposal : 1. Field trials building to provide storage, seed processing, preparation, research rooms and staff facilities with associated on-site parking, service yards and electrical sub-station accessed via Bawburgh Road.
2. Specialist crop scanning and measuring equipment (phenotyping) and 2 polytunnels in adjacent agricultural field.

Decision : Members voted 8-3 for REFUSAL (contrary to officer recommendation)
Refused

Reasons for Overturning Officer Recommendation

Members considered that although the proposal is requisite for agricultural, the scale and design of the proposed building did not respect the setting of the landscape, contrary to policy ENV8.

Updates

Policy EMP4 of the South Norfolk Local plan should be included in paragraph 1.3 as it is referred to in the assessment.

Cllr Wheatley has confirmed that he wishes for the application to be determined by the Committee as it appears to be contrary to saved policy ENV8 and that there are traffic and neighbour amenity considerations.

Bawburgh Parish Council has confirmed the following in response to the submitted acoustic report:
“whilst the noise concerns appear to have been addressed the Council wishes to re-emphasise that the application should be refused for the previous reasons given: waste of agricultural land, the length of access roads is inappropriate, the scanning and measuring installation will be sited near six residential properties, the building is unsightly, the webcam will impinge on privacy, traffic movements on Sparrows Hill will increase.”

Condition no. 6 as recommended relates to the provision of lighting as in submitted plan. By way of clarification, this does not make any provision for lighting of the phenotyping equipment/compound. All proposed lighting is confined to the building and its associated curtilage e.g. parking area.

An e-mail has been received from a local resident requesting that the application deferred to allow greater time to assess the submitted additional information in relation to the site selection process. The Council gave due consideration to this request and confirmed that it did not consider that this was reasonable in planning terms. All other issues raised in this e-mail in relation to noise and that the site is not a B1 designated location have been addressed in the report.
### Other Applications

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<th>3</th>
<th>Appl. No</th>
<th>2014/2200/F</th>
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<tbody>
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<td></td>
<td>Parish</td>
<td>LODDON</td>
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<td>Applicants name</td>
<td>Mr Andrew Pennington</td>
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<td></td>
<td>Site Address</td>
<td>1 Church Plain Loddon Norwich NR14 6LX</td>
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<tr>
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<td>Proposal</td>
<td>To convert an existing grade 2 listed former Butchers Shop with additional land to the rear into an Opticians with 2 separate housing accommodation units including a flat and a semi-detached house.</td>
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<td>Decision</td>
<td>Members voted 6-4 for APPROVAL</td>
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<td>Update</td>
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<td>2 In accord with submitted drawings</td>
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<td>3 Specific details to be agreed</td>
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<td>4 Provision of parking, service</td>
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<td>5 No generators, air handling plant</td>
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<td>6 Water efficiency</td>
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<td>7 Surface water drainage to be agreed</td>
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<td>Members voted 5-1 (with 3 abstentions) for APPROVAL</td>
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5 Appl. No : 2014/2331/CU
Parish : COSTESSEY
Applicants name : Mr M Ashby
Site Address : Aldreds Yard The Loke Longwater Lane Costessey Norfolk NR5 0TB
Proposal : Retrospective change of use of yard from manufacture/vehicle storage to storage and distribution including vehicle storage.
Decision : Members voted 10-0 for REFUSAL
Refused
1. Impact on residential amenity
Members authorised appropriate enforcement action to be taken

6 Appl. No : 2014/2482/F
Parish : HINGHAM
Applicants name : Mr & Mrs Jeremy Dore
Site Address : 38 - 39 Market Place Hingham Norfolk NR9 4AF
Proposal : Change of Use of part of ground floor of premises from A1 retail to residential
Decision : Members voted 10-0 for APPROVAL
Approved with conditions
1 Full planning permission
2 In accordance with submitted drawings