Development Management Committee

Members of the Development Management Committee:

<table>
<thead>
<tr>
<th>Conservatives</th>
<th>Liberal Democrats</th>
<th>South Norfolk Independent Grp</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr J Mooney (Chairman)</td>
<td>Dr M Gray</td>
<td>Mr J Herbert</td>
</tr>
<tr>
<td>Mr D Blake (Vice-Chairman)</td>
<td></td>
<td></td>
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<tr>
<td>Mrs Y Bendle</td>
<td></td>
<td></td>
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<tr>
<td>Mrs F Ellis</td>
<td></td>
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<tr>
<td>Mr C Gould</td>
<td></td>
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<tr>
<td>Mr L Hornby</td>
<td></td>
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<tr>
<td>Dr C Kemp</td>
<td></td>
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<tr>
<td>Dr N Legg</td>
<td></td>
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<tr>
<td>Mrs L Neal</td>
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</tr>
</tbody>
</table>

Pool of Substitutes

<table>
<thead>
<tr>
<th>Mr L Dale</th>
<th>Mrs V Bell</th>
<th>Mr K Weeks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr C Foulger</td>
<td></td>
<td></td>
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<tr>
<td>Mr B Riches</td>
<td></td>
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<tr>
<td>Mr R Savage</td>
<td></td>
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<tr>
<td>Mr G Walden</td>
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</tr>
</tbody>
</table>

Pre-Committee Members’ Question Time

9.00 am Blomefield Room

Agenda

Date
Wednesday 1 April 2015

Time
10.00 am

Place
Council Chamber
South Norfolk House
Swan Lane
Long Stratton Norwich
NR15 2XE

Contact
Sue Elliott tel (01508) 533943

South Norfolk District Council
Swan Lane
Long Stratton Norwich
NR15 2XE

Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

PLEASE NOTE that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee’s attention.

The order of the agenda may change at the discretion of the Chairman, so it is advisable to arrive at the commencement of the meeting if you are intending to speak.

If you have any special requirements in order to attend this meeting, please let us know in advance

Large print version can be made available

24/03/2015
The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare Local Plan Documents to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk. The Strategy is broadly consistent with the National Planning Policy Framework (NPPF) and accompanying technical guidance and was adopted by South Norfolk Council in March 2011 (with amendments to the JCS being adopted in January 2014). It is the starting point in the determination of planning applications and as it is adopted, policies within the plan can be given full weight when determining planning applications.

The remaining ‘saved’ policies of the South Norfolk Local Plan (2003) also carry full weight in the determination process, unless officers specifically advise otherwise.

South Norfolk Council is also in the process of preparing various Local Plan Documents: the Site Specific Allocations and Policies Document, Area Action Plans for Wymondham and Long Stratton and the Development Management Policies Document. These documents will allocate specific areas of land for development, define settlement boundaries and provide criteria based policies giving a framework for assessing planning applications. None of these emerging Local Plan documents have yet been submitted for independent examination, and so the weight to be afforded to emerging policies and allocations is assessed on a case-by-case basis.

A further document which also forms part of the South Norfolk Development Plan is the Cringleford Neighbourhood Development Plan. The CNDP was formally ‘made’ (adopted) on 24 February 2014, and full weight can now be given to the policies of the CNDP when determining planning applications in Cringleford parish.

In a number of instances the Council has produced Supplementary Planning Documents which expand upon the policies of the Development Plan; these documents do not change policy or create new policy, but they are a material consideration in the determination of planning applications.

In accordance with legislation, planning applications must be determined in accordance with the policies of the Development Plan, unless material considerations which are relevant to planning indicate otherwise.

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan-led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets
The factors to be used in determining applications will relate to the effect on the “public at large” and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

THEREFORE we will:

- Acknowledge the strength of our policies,
- Be consistent in the application of our policy, and
- If we need to adapt our policy, we will do it through the Local Plan process.

Decisions which are finely balanced, and which contradict policy will be recorded in detail, to explain and justify the decision, and the strength of the material planning reasons for doing so.

LOCAL COUNCILS

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.
AGENDA

1. To report apologies for absence and identify substitute voting members (if any);

2. To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972; [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]

3. To receive Declarations of Interest from Members;
   (Please see flowchart and guidance attached, page 7)

4. Minutes of the meetings of the Development Management Committee held on 4 February 2015;
   (attached – page 9)

5. Planning Applications and Other Development Control Matters;
   (attached – page 16)
   To consider the items as listed below:

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Planning Ref No.</th>
<th>Parish</th>
<th>Site Address</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2013/0963/F</td>
<td>KESWICK AND INTWOOD</td>
<td>Land South Of Railway And East Of Intwood Road Intwood Norfolk</td>
<td>16</td>
</tr>
<tr>
<td>2</td>
<td>2015/0095/F</td>
<td>TIBENHAM</td>
<td>Land South Of The Poplars Low Road Tibenham Norfolk</td>
<td>22</td>
</tr>
</tbody>
</table>

6. Sites Sub-Committee;
   Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. Enforcement Reports
   (attached – page 27 )

8. Planning Appeals (for information)
   (attached – page 31)

9. Date of next scheduled meeting – Wednesday 29 April 2015
1. GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

(i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;

(ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;

(iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;

(iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
  - The town or parish council - up to 5 minutes for member(s) or clerk;
  - Objector(s) - any number of speakers, up to 5 minutes in total;
  - The applicant, or agent or any supporters - any number of speakers up to 5 minutes in total;
  - Local member
- Member consideration/decision.

TIMING: In front of you there are two screens which tell you how long you have left of your five minutes. After four minutes the circle on the screen turns amber and then it turns red after five minutes, at which point the Chairman will ask you to come to a conclusion.

MICROPHONES: In front of you there is a microphone which we ask you to use. Simply press the button to turn the microphone on and off.

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

3. FILMING AT COUNCIL MEETINGS: GUIDANCE

Members of the public and press are permitted to film or record meetings to which they are permitted access in a non-disruptive manner and only from areas designated for the public. No prior permission is required, however the Chairman at the beginning of the meeting will ask if anyone present wishes to record proceedings. We will ensure that reasonable facilities are made available to the public and press to assist filming or recording of meetings.

The use of digital and social media recording tools, for example Twitter, blogging or audio recording is allowed as long as it is carried out in a non-disruptive manner.
HEALTH AND SAFETY INFORMATION

<table>
<thead>
<tr>
<th>Fire alarm</th>
<th>If the fire alarm sounds please make your way to the nearest fire exit. Members of staff will be on hand to escort you to the evacuation point</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile phones</td>
<td>Please switch off your mobile phone or put it into silent mode</td>
</tr>
<tr>
<td>Toilets</td>
<td>The toilets can be found on your right and left of the lobby as you enter the Council Chamber</td>
</tr>
<tr>
<td>Break</td>
<td>There will be a short comfort break after two hours if the meeting continues that long</td>
</tr>
<tr>
<td>Drinking water</td>
<td>A water dispenser is provided in the corner of the Council Chamber for your use</td>
</tr>
</tbody>
</table>

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

<table>
<thead>
<tr>
<th>A</th>
<th>Advert</th>
<th>G</th>
<th>Proposal by Government Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>AD</td>
<td>Certificate of Alternative Development</td>
<td>H</td>
<td>Householder – Full application relating to residential property</td>
</tr>
<tr>
<td>AGF</td>
<td>Agricultural Determination – approval of details</td>
<td>HZ</td>
<td>Hazardous Substance</td>
</tr>
<tr>
<td>C</td>
<td>Application to be determined by County Council</td>
<td>LB</td>
<td>Listed Building</td>
</tr>
<tr>
<td>CA</td>
<td>Conservation Area</td>
<td>LE</td>
<td>Certificate of Lawful Existing development</td>
</tr>
<tr>
<td>CU</td>
<td>Change of Use</td>
<td>LP</td>
<td>Certificate of Lawful Proposed development</td>
</tr>
<tr>
<td>D</td>
<td>Reserved Matters</td>
<td>O</td>
<td>Outline (details reserved for later)</td>
</tr>
<tr>
<td></td>
<td>(Detail following outline consent)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EA</td>
<td>Environmental Impact Assessment – Screening Opinion</td>
<td>RVC</td>
<td>Removal/Variation of Condition</td>
</tr>
<tr>
<td>ES</td>
<td>Environmental Impact Assessment – Scoping Opinion</td>
<td>SU</td>
<td>Proposal by Statutory Undertaker</td>
</tr>
<tr>
<td>F</td>
<td>Full (details included)</td>
<td>TPO</td>
<td>Tree Preservation Order application</td>
</tr>
</tbody>
</table>

Key to abbreviations used in Recommendations

<table>
<thead>
<tr>
<th>CNDP</th>
<th>Cringleford Neighbourhood Development Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>J.C.S</td>
<td>Joint Core Strategy</td>
</tr>
<tr>
<td>LSAAP</td>
<td>Long Stratton Area Action Plan – Pre Submission</td>
</tr>
<tr>
<td>N.P.P.F</td>
<td>National Planning Policy Framework</td>
</tr>
<tr>
<td>P.D.</td>
<td>Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified)</td>
</tr>
<tr>
<td>S.N.L.P</td>
<td>South Norfolk Local Plan 2003</td>
</tr>
<tr>
<td>S.A.S</td>
<td>Site Specific Allocations and Policies Document – Pre Submission</td>
</tr>
<tr>
<td>WAAP</td>
<td>Wymondham Area Action Plan – Pre Submission</td>
</tr>
</tbody>
</table>
DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

<table>
<thead>
<tr>
<th>Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the interest directly:</td>
</tr>
<tr>
<td>1. affect yours, or your spouse / partner’s financial position?</td>
</tr>
<tr>
<td>2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?</td>
</tr>
<tr>
<td>3. Relate to a contract you, or your spouse / partner have with the Council</td>
</tr>
<tr>
<td>4. Affect land you or your spouse / partner own</td>
</tr>
<tr>
<td>5. Affect a company that you or your partner own, or have a shareholding in</td>
</tr>
<tr>
<td>If the answer is “yes” to any of the above, it is likely to be pecuniary.</td>
</tr>
<tr>
<td>Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.</td>
</tr>
<tr>
<td>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</td>
</tr>
<tr>
<td>If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</td>
</tr>
<tr>
<td>Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.</td>
</tr>
<tr>
<td>Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</td>
</tr>
</tbody>
</table>

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.
PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE
DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

What matters are being discussed at the meeting?

Do any relate to an interest I have?

A Have I declared it as a pecuniary interest?

OR

B Does it directly affect me, my partner or spouse’s financial position, in particular:
   • employment, employers or businesses;
   • companies in which they are a director or where they have a shareholding of more than £25,000 face value or more than 1% of nominal share holding
   • land or leases they own or hold
   • contracts, licenses, approvals or consents

The interest is pecuniary – disclose the interest, withdraw from the meeting by leaving the room. Do not try to improperly influence the decision

If you have not already done so, notify the Monitoring Officer to update your declaration of interests

Yes

The interest is related to a pecuniary interest. Disclose the interest at the meeting. You may make representations as a member of the public, but then withdraw from the room

Does the matter indirectly affects or relates to a pecuniary interest I have declared, or a matter noted at B above?

No

The interest is not pecuniary nor affects your pecuniary interests. Disclose the interest at the meeting. You may participate in the meeting and vote

Have I declared the interest as an other interest on my declaration of interest form? OR

Does it relate to a matter highlighted at B that impacts upon my family or a close associate? OR

Does it affect an organisation I am involved with or a member of? OR

Is it a matter I have been, or have lobbied on?

No

You are unlikely to have an interest. You do not need to do anything further.
DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday 4 March 2015 at 10.00 am.

Committee Members Present: Councillors J Mooney (Chairman), Y Bendle, D Blake, F Ellis, C Gould, M Gray, J Herbert (for part of the meeting), L Hornby, C Kemp, N Legg and L Neal

Apologies: Councillor Y Bendle and F Ellis

Substitute Members: Councillor B Riches (for F Ellis) and R Savage (for Y Bendle)

Officers in Attendance: The Development Manager (H Mellors), the Place-Shaping and Major Projects Team Leader (J Hobbs), the Senior Planning Officers (C Raine, R Webb and T Lincoln)

(19 members of the public were in attendance)

190. DECLARATIONS OF INTEREST

The following members declared interest in the matters listed below. Unless indicated otherwise, they remained in the meeting.

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Councillor</th>
<th>Declaration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item 2</td>
<td>BAWBURGH</td>
<td>All</td>
<td>Local Planning Code of Practice Lobbied by Local Member</td>
</tr>
<tr>
<td>2014/2590/F</td>
<td></td>
<td>C Kemp</td>
<td>Local Planning Code of Practice Lobbied by Applicant and Objector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>N Legg</td>
<td>Other interest – the Applicant is known to the member</td>
</tr>
<tr>
<td>Item 3</td>
<td>LODDON</td>
<td>All</td>
<td>Local Planning Code of Practice Lobbied by Objector</td>
</tr>
<tr>
<td>2014/2200/F</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Item 4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014/2201/LB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Item 6</td>
<td>HINGHAM</td>
<td>M Gray</td>
<td>Other interest – the Applicant is a former political colleague of the member</td>
</tr>
<tr>
<td>2014/2482/F</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enforcement</td>
<td>CARLETON RODE</td>
<td>All</td>
<td>Local Planning Code of Practice Lobbied by the developer</td>
</tr>
<tr>
<td>2009/8199</td>
<td></td>
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</tr>
</tbody>
</table>
191. MINUTES

The minutes of the Development Management Committee dated 4 February 2015 were confirmed as a correct record and signed by the Chairman.

192. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Growth and Localism. The officers presented applications listed in the report and representatives from Parish/Town Councils and members of the public addressed the Committee on the following:

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Speaker(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item 1</td>
<td>HINGHAM</td>
<td>Mr J Dore, Parish Council, Mr G McQueen, Objector, Mr T Abel, Applicant, Mr M Hodgson, for Applicant, Mr M Wood, for Applicant</td>
</tr>
<tr>
<td>Item 2</td>
<td>BAWBURGH</td>
<td>Mr D Goodman, Bawburgh Parish Council, Cllr G Wheatley (on behalf of Little Melton PC), Mrs J Wheatley, Objector, Dr S Rawsthorne, Applicant, Cllr G Wheatley, Local Member</td>
</tr>
<tr>
<td>Items 3 &amp; 4</td>
<td>LODDON</td>
<td>Mr D Hiseman, Objector, Mr D Pennington, for Applicant</td>
</tr>
<tr>
<td>Item 5</td>
<td>COSTESSEY</td>
<td>Mrs V Bell, Parish Council</td>
</tr>
<tr>
<td>Item 6</td>
<td>HINGHAM</td>
<td>Mr J Dore, Applicant</td>
</tr>
</tbody>
</table>

The Committee made the decisions indicated in the Appendix to these minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Growth and Localism.

193. ENFORCEMENT ACTIONS

Arising from consideration of application no 2014/2331/CU at Costessey – retrospective change of use of yard – following the refusal of the application

It was RESOLVED that appropriate enforcement action be taken

194. ENFORCEMENT REPORT

The Committee was given an update by the officer confirming that the Council’s Solicitor had advised amendment to the wording of the Enforcement Notice.

An email from Mr Chetwynd was circulated to members, prior to the Committee meeting.
Members considered the report of the Director of Growth and Localism regarding the enforcement case at Carleton Rode (ref: 2009/8199)

It was RESOLVED that

The Council serve an Enforcement Notice as follows:

Cease to occupy the caravan (or any replacement or additional caravan on the land) for residential purposes except for the occupation of one caravan by a person solely or mainly employed or last employed in the recreational fishery business on the land or a widow or widower of such person or any resident dependants of such person and furthermore and in any event to cease to occupy the caravan for residential purposes upon the first occupation of the dwelling approved under references 2007/0167 and 2009/0260 (or any planning permission or approval replacing the same) and to remove the caravan from the land unless it is used only for other ancillary or incidental uses to the recreational fishery not involving residence

194. **PLANNING APPEALS**

Members noted the Planning Appeals.

(The meeting closed at 1.00 pm)

__________________________
Chairman
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

<table>
<thead>
<tr>
<th></th>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
<th>Approved with conditions</th>
</tr>
</thead>
</table>
| 1 | 2014/2322/F | HINGHAM | Mr Paul Legrice | Land South Of Norwich Road Hingham Norfolk | Erection of 88 new homes plus associated roads and landscaping | Members voted unanimously for APPROVAL | 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
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

3  Appl. No : 2014/2200/F  
Parish : LODDON  
Applicants name : Mr Andrew Pennington  
Site Address : 1 Church Plain Loddon Norwich NR14 6LX  
Proposal : 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.

Decision : Members voted 6-4 for APPROVAL

Approved with conditions

1  Full Planning permission time limit  
2  In accord with submitted drawings  
3  Specific details to be agreed  
4  Provision of parking, service  
5  No generators, air handling plant  
6  Water efficiency  
7  Surface water drainage to be agreed

Updates

The owners of the adjoining property, no. 3 Church Plain, have raised concerns regarding a section of the proposed roof which they believe would overhang their property. After speaking to the Applicant there is a level of dispute/uncertainty regarding the boundary of the land ownership.

Given this uncertainty, the issue is considered to be a civil matter that may need to be resolved by the Applicant. It does not affect the planning merits of the proposal or the Officers recommendation.

4  Appl. No : 2014/2201/LB  
Parish : LODDON  
Applicants Name : Mr Andrew Pennington  
Site Address : 1 Church Plain Loddon Norwich NR14 6LX  
Proposal : 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.

Decision : Members voted 5-1 (with 3 abstentions) for APPROVAL

Approved with conditions

1  Listed Building Time Limit  
2  In accord with submitted drawings  
3  Specific details to be agreed

Updates

The owners of the adjoining property, no. 3 Church Plain, have raised concerns regarding a section of the proposed roof which they believe would overhang their property. After speaking to the Applicant there is a level of dispute/uncertainty regarding the boundary of the land ownership.
Given this uncertainty, the issue is considered to be a civil matter that may need to be resolved by the Applicant. It does not affect the planning merits of the proposal or the Officers recommendation.

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
Other Applications

1. **Appl. No**: 2013/0963/F
   **Parish**: KESWICK AND INTWOOD
   **Applicants Name**: Mr T Donena
   **Site Address**: Land South Of Railway And East Of Intwood Road Intwood Norfolk
   **Proposal**: Retrospective application for Pole Barn for wood storage and beehives for maintenance and repair, and retention of caravan, and sheds.

   **Recommendation**: Approval with conditions
   1. Retained in accordance with submitted drawings
   2. No commercial activities on site

1. **Planning Policies**

1.1 National Planning Policy Framework
   NPPF 11: Conserving and enhancing the natural environment

1.2 Joint Core Strategy
   Policy 1: Addressing climate change and protecting environmental assets
   Policy 16: Other Villages

1.3 South Norfolk Local Plan 2003
   ENV 6: Areas which contribute to maintaining the landscape setting
   ENV 8: Development In The Open Countryside
   ENV 14: Habitat protection
   ENV 15: Species protection
   IMP 2: Landscaping
   IMP 8: Safe and free flow traffic

1.4 Emerging South Norfolk Local Plan
   Please note that these policies are not yet part of the Development Plan. They were submitted to the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage. Full weight cannot be given to them until final adoption which is likely to be Spring 2015. In line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be applied to the emerging policies as they advance through their preparation.

1.5 Development Management Policies
   DM2.8 Equestrian and other small rural land based activities
   DM3.12 Road safety and the free flow of traffic
   DM3.14 Amenity, noise and quality of life
   DM4.6 Landscape Character Areas and River Valleys
   DM4.9 Protection of Trees and Hedgerows

1.6 Cringleford Neighbourhood Plan
   ENV1 Provision of landscape corridors
2. **Planning History**

2.1 2011/0159 Re-instatement of abandoned road access to woodland site and installation of farm gate and vehicle hard-standing

3. **Consultations**

3.1 Keswick and Intwood Parish Council

Original comments: Refuse:
- Already environmental damage on the site and approval is likely to lead to further damage.
- Many vehicles entering and leaving the site with poor visibility and access onto a potentially dangerous piece of road.
- Application is potentially misleading in terms of size and extent of the intended development.
- Previous permission in 2011 not fully complied with.
- Quality of plans and documents misleading.
- If permission is granted conditions should be implied which protect the woodland area and prevent any further development.

Comments on additional information:
- Endorse the comments of Mr Ed King submitted on 26 February 2015.

Cringeford Parish Council: No views or comments.

3.2 District Member

To be determined by Committee
In view of the possible impact on this application by the potential enforcement issues.

3.3 Norfolk Wildlife Trust

No comments received

3.4 Ecologist

Given the use of the site there are no Ecology constraints.

3.5 SNC Flood Defence Officer

Noted that a perforated land drain is to be constructed adjacent to the track serving the site and discharging to a drainage ditch also within the site. It would appear that the site ground conditions offer little opportunity for infiltration drainage and therefore the proposals are likely to increase flows to the ditch. The applicant has responsibility to ensure adequate provision for drainage of the site but should ensure that sufficient capacity exists within the receiving watercourse so as not to contribute to flooding elsewhere and / or road safety issues.

3.6 Other Representations

Comments on original application:
- 2 Letters of objection
  - Roadway which has been constructed not in accordance with 2011 plans.
  - Hardstanding not provided as approved plan of 2011 indicates.
  - Application does not refer to change of use of land.
  - Concern regarding the need for the building to store the logs which have been felled on the site.
• Concern of the scale of activity associated with the apiary, but description of repair and maintenance suggests a larger scale operation.
• Structure on site appears excessive for proposed development.
• Access to the site is dangerous and close to the railway line.
• Impact on the wildlife since the clearing works have commenced.
• Site is some considerable distance from applicants home address and question if it would not be better placed closer to his home to enable management/care of the bees.

Comments received as a result of additional information received.

• A Flood Risk Assessment is required as part of the site is within Flood Zones 2 and 3 but has not been submitted.
• Submitted plans not to scale, number of buildings on the site excessive for proposed use of the site.

4 Assessment

4.1 The application seeks the permission for the retention of a pole barn, caravan and three small sheds on the site. The site is outside the Development Limits of Cringleford and is a mature area of woodland adjacent to the railway line on Intwood Road Keswick.

4.2 The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remain consistent / part consistent with the published National Planning Policy Framework.

Background

4.3 Enforcement investigation took place in April 2013, since then ongoing discussions have taken place seeking sufficient information to make this recommendation to committee.

A site meeting took place with the applicant in July 2014 to enable me to fully understand the purpose of the buildings on site, how these were used and the level of activities on the site. Following this meeting, the description of the application was changed to reflect the structures on the site.

Main issues

4.4 The issues to consider are the principle of the use of the site, loss of trees, the standing of associated structures, highway safety, impact on neighbours and drainage.

The use of the caravan and other structures on the site

4.5 In terms of structures on the site, Policy ENV8 restricts new development to those required for agricultural or forestry or that require or is justified to sustain economic and social activities in rural communities and demands a rural location. The pole barn as constructed on the site measures 10.8 metres wide, 7.20 metres deep and a height of 3.35 metres at the front dropping to 3.1 metres at the rear. The barn is used for the storage of wood generated from felling damaged trees, the construction and maintenance of beehives, and storage of associated tools and equipment for keeping of bees and general woodland maintenance. The use is maintenance of the woodland and bee keeping which is considered suitable for this location. The use is not at a commercial level.

4.6 These buildings are grouped together and are small and unobtrusive within the woodland and the surrounding landscape. Given the nature of the site and associated activities, I do not consider the scale or number of buildings to be excessive for the required purpose and that they accord with policy ENV8.
4.7 The Parish Council and a neighbouring property have raised the issue of commercial activities on the site. However, from my site visit and the subsequent follow up visit and from discussions with the applicant, I can find no evidence that any wood stored on the site is for commercial purposes.

4.8 The other activity on the site is that of bee keeping. This is a hobby of the applicant, and while individual colonies are started on the site for colleagues or friends, this is not on a commercial scale and does not result in high levels of activity on the site.

4.9 In addition to the caravan which is used as a tea room and for the storage of equipment associated with bee keeping. Two sheds are also on the site, one of which is used for storage, the second (small blue shed) is used for the storage of a BBQ. On occasions, the applicant and some friends or colleagues, will meet at the site, but this only occurs occasionally, if this frequency of use should change a further permission could be needed for a leisure use on the land. From the information submitted and from my observations during my site visit, I am satisfied that the use of the site and associated activities are for maintenance and bee keeping purposes only, which demands a rural location. The structures on the site therefore accord with the purposes of policy ENV8 of the South Norfolk Local Plan 2003.

Loss of Trees

4.10 The site has historically been woodland. Concern has been raised regarding the felling of trees within the site. I have discussed the works with the Landscape Officer who has confirmed, that if the works which have been carried were only to remove storm damaged or dead/dying trees as advised by the applicant then this would comply with normal woodland maintenance and no permission would be required.

Highways

4.11 The most recent application was in 2011 to re-instate an abandoned road access to the woodland and installation of farm gate and vehicle hard-standing. The access has not been constructed in accordance with the 2011 approved plan in relation to the visibility splay. However, while the splays do not meet the 45 degree angle as conditioned, the access is considered acceptable by the Highways Authority. The fencing is of post and rail style and is under 1 metre in height. Therefore, the visibility in both directions is acceptable and no further action is required.

4.12 The surface of the access has been laid with crushed concrete or hardcore over a geotextile, which the Highways Authority have confirmed in writing by way of e-mail is acceptable bearing in mind that the drive is within a woodland. The turning area just inside the access shown on the plans for the 2011 permission, have not been constructed. However, there is adequate space within the site for all vehicles to turn and leave the site in a forward gear. While I accept the access has not been re-instated in accordance with the approved plans, the breach has been discussed with the Highways Authority, who confirm that no further action is necessary. The scheme as implemented, albeit not in accordance with the 2011 approved plans accords with the purposes of IMP8 of the South Norfolk Local Plan 2003.

Drainage

4.13 The existing vehicle track which already existed within the site is on land which is prone to retaining water as the site is within Flood Zones 2 & 3. The applicant has laid some small perforated drainage pipes along the access track and into an internal drain within the site to ensure the track is usable throughout the year. The diameter of the pipes laid is 20cm. The trench has been dug to 0.5 metre deep filled with 50mm sand on which the pipes have
been laid, and then filled with aggregate then top soil. The Council's Flood Defence Officer has been consulted on the drainage which has been installed on the site and the potential impact. No objection is raised but the applicant's attention is drawn to the fact that it is his responsibility to ensure there is capacity in the receiving watercourse so as not to contribute to flooding elsewhere. I acknowledge the neighbour has concern with regard to the drainage, but the work is minor and not considered to raise issue with flooding in the vicinity. No Flood Risk Assessment is required for the work as carried out.

Ecology

4.14 No ecology survey has been submitted. The works as carried out did not require an ecology survey. The County Ecologist was consulted, as part of the site is within a County Wildlife Site, however, no objections have been raised. I do not consider any works carried out have had an adverse impact on the wildlife habitat of the site. Indeed, the works which include the planting of a new hedge on the south boundary will make provision for improved habitat. I therefore consider the scheme accords with ENV14 and ENV15 of the South Norfolk Local Plan 2003.

Financial considerations

4.15 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.16 This application is not liable for Community Infrastructure Levy (CIL) due to the floor area created being under 100 sq metres.

5 Conclusion

5.1 The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policies 1 and 16 of the Joint Core Strategy and ENV6, ENV14, ENV15, IMP2 and IMP8 of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remain consistent / part consistent with the published National Planning Policy Framework.

5.2 The use of the site remains as woodland and is used for leisure purposes including the standing of a few beehives and associated buildings. There is no commercial activity associated with the site. The works which have already been carried out to the trees and the overall site are maintenance to ensure the future of the woodland. The planting of the southern boundary has enhanced the landscape and benefits the area ecology. The application as submitted and conditioned accords with policies ENV8, ENV14, ENV15, IMP8 and IMP9 of the South Norfolk Local Plan 2003.

Contact Officer, Telephone Number: Jacqui Jackson 01508 533837
and E-mail: jjackson@s-norfolk.gov.uk
2. **Appl. No**: 2015/0095/F  
**Parish**: TIBENHAM

Applicants Name: Mr & Mrs Declan Lohan  
Site Address: Land South Of The Poplars Low Road Tibenham Norfolk  
Proposal: New residential dwelling

Recommendation: Refusal

1. Development in the countryside contrary to policy ENV 8
2. Unsustainable location contrary to JCS 6 and NPPF
3. Insufficient information to assess ecological impact contrary to policy ENV15

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality homes  
NPPF 07: Requiring good design  
NPPF 11: Conserving and enhancing the natural environment

1.2 Joint Core Strategy  
Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 6: Access and Transportation  
Policy 17: Small rural communities and the countryside

1.3 South Norfolk Local Plan 2003  
ENV 8: Development in the open countryside (Part Consistent)  
ENV 15: Species protection  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity

1.4 Emerging South Norfolk Local Plan  
Please note that these policies are not yet part of the Development Plan. They were submitted to the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage. Full weight cannot be given to them until final adoption which is likely to be Spring 2015. In line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be applied to the emerging policies as they advance through their preparation.

1.5 Development Management Policies  
Policy 4: Housing delivery  
DM1.3 Sustainable location of development  
DM3.9 Design Principles  
DM3.12 Road safety and the free flow of traffic

2. **Planning History**

2.1 **2014/1423**  
New dwelling on site with existing dwelling and retention of the existing dwelling  
Refused

3. **Consultations**

3.1 Parish Council  
No comments received
3.2 District Member  
To be determined by committee  
The proposed new dwelling is of outstanding design and the scheme will allow a unique opportunity to provide a splendid house that will contribute both to the local community and landscape for future generations. The retention of the existing dwelling makes sound sense based on the desperate pressure to provide new homes in the South Norfolk region.

3.3 SNC Flood Defence Officer  
No objection subject to conditions.

3.4 NCC Highways  
Object - the proposal is remote from local service centre provision conflicting with the aims of sustainable development, contrary to NPPF.

3.5 SNC Environmental Services (Protection)  
No objection - condition recommended regarding contaminated land.

3.6 Other Representations  
3 letters of support  
- the proposal would enhance the area and help meet housing need.

4 Assessment

4.1 The application proposes the erection of a new detached dwelling to the rear of an existing house, The Poplars, within Tibenham. Additional works include the creation of a new pond, manege, and new access road. A previous application was refused due to the site being outside of development limits, not being a sustainable location, and not being of an exceptional standard to meet the requirements of paragraph 55 of the NPPF. The application seeks to overcome the previous reasons for refusal, however the only change to the previous proposal is an amendment which shows the retention of the existing site access off Low Road.

Principle of development

4.2 The site lies within open countryside as designated by the South Norfolk Local Plan. In the context of the Council having a 5 year housing land supply in the rural area of the district, and in the absence of any special justification in terms of being required for the purposes of agriculture/forestry, the proposal for a new dwelling in this location is contrary to policy ENV 8 of the South Norfolk Local Plan and paragraph 55 of the NPPF.

Design

4.3 The applicant has stated that the outstanding design and layout of the proposal should be considered a material consideration. Paragraph 55 of the NPPF supports proposals for isolated new dwellings where the design is of an exceptional quality or innovative nature. The tests for such proposals are stringent and require the design to:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture
- significantly enhance its immediate setting
- be sensitive to the defining characteristics of the area.
4.4 The design features a two storey dwelling with natural grey slated roofing, colour washed rendered walls, stone parapets and painted timber windows. In addition a number of energy efficiency measures are proposed. The design is considered to be of a good standard, is sensitive to the characteristics of the area and would enhance its setting. However its appearance would not unlike many other houses in the countryside and is not considered to be truly outstanding or innovative. In addition the dwelling would be positioned between a number of existing equestrian buildings and an existing house. It would therefore not have a particularly impressive setting that would be expected for a truly exceptional country house. For these reasons the proposal therefore does not meet the very high standard required by paragraph 55 of the NPPF.

Impact on residential amenity

4.5 The two closest dwellings are The Poplars, which is owned by the applicant and directly to the north of the proposed house, and Lilac Cottage, to the north east. Lilac Cottage is well screened by an existing tree belt and would not be particularly affected. The Poplars would be more affected, however the distance between the proposed and existing house would be in excess of 40 metres and is sufficient to ensure no material harm would occur, subject to suitable boundary treatments.

Impact on highways

4.6 The site is well outside development boundaries and is remote from the local services and transport connections that are available. The nearest local facilities are in New Buckenham, and the closest bus stops are in New Buckenham and Tibenham, both of which are a distance of about 3km distance from the site. These are well beyond the recognised acceptable walking distance of 800m for people to walk to a bus stop within a rural area. Even if pedestrians attempted to reach local services and bus connections by foot they would have no option but to walk along sections of narrow unlit carriageway. Given the lengths involved and lack of suitable pedestrian provision the site is regarded as being inaccessible for pedestrians - especially those with a disability.

4.7 Given the site’s rural location and lack of alternative access methods it is likely that approval of the application would render the occupiers reliant on the use of the motorised vehicles. It is the view of the Highway Authority that the proposed development would therefore conflict with the aims of sustainable development as required by the NPPF and also local Policy 5 of Connecting Norfolk - the 3rd Local Transport Plan for Norfolk (LTP3) 2011 – 2026. The proposal is considered to conflict with guidance in paragraph 34 of the NPPF and policy 6 of the Joint Core Strategy, each of which promote sustainable patterns of development close to essential services and public transport.

Ecology

4.8 The application involves the demolition of a number of buildings which may have the potential to provide habitat for protected species. No ecology survey has been provided and therefore it has not been possible to assess the ecological impact of the proposal. As a result the proposal is contrary to policy ENV 15 of the Local Plan, policy 1 of the Joint Core Strategy and guidance within paragraphs 109 and 118 of the National Planning Policy Framework.

Other matters

4.9 The proposal raises no issues in relation to land contamination or floor and surface water management that could not be dealt with by conditions.
4.10 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

If approved, the application would be liable for Community Infrastructure Levy (CIL).

Conclusion

4.11 The proposal would make a small contribution to meeting local housing need and is of a good design. However it would be located outside of any development boundary, and as such there is a presumption against new housing development except in exceptional circumstances. The applicant has stated the proposal meets the requirements of paragraph 55 of the NPPF, however the design proposed is not truly outstanding or innovative and does not meet the very high standard required by national policy. In addition the site is remote from local services and public transport and does not represent a sustainable location for new development. No details have been provided with regard to the potential for protected species within the buildings that are to be demolished.

4.12 The proposal therefore conflicts with policy ENV 8 of the South Norfolk Local Plan, policy 1 of the Joint Core Strategy, and guidance within paragraphs 14, 34, 55, 109 and 118 of the NPPF, and is recommended for refusal.

5 Reasons for Refusal

5.1 The principle of residential development on this site is not acceptable, by virtue of the site being outside existing and emerging development boundaries, there being a five-year land supply within the Rural Policy Area as identified in the South Norfolk Local Plan (2003) and the development therefore not constituting ‘sustainable development’. In the absence of an exception justification relating to agriculture, forestry or sustaining economic or social activity in the surrounding area or enhance or maintain the vitality of rural communities the proposed development is not considered to be a sustainable form of development. As such the development would be contrary to saved policy ENV8 of the adopted South Norfolk Local Plan (2003), policy 17 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, amended in 2014) and paragraphs 14 and 55 of the National Planning Policy Framework (2012).

5.2 The development of the application site with housing would be in a remote location from local services leading to an increase in reliance on private car use. As such the development would be contrary to policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, amended in 2014) and paragraph 34 of the National Planning Policy Framework (2012).

5.3 Insufficient information has been received by the local planning authority to adequately assess the merits of the scheme with regard to ecological impact. In particular, there is an absence of information relating to the potential presence of protected species within the buildings to be demolished. The proposal therefore conflicts with policy IMP 15 of the South Norfolk Local Plan, policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, amendments adopted 2014) and guidance within paragraphs 109 and 118 the National Planning Policy Framework.

Contact Officer, Telephone Number Robert Webb 01508 533681

and E-mail: rwebb@s-norfolk.gov.uk
1. **Enforcement Report**

   **1.** **Enforcement Ref :** 2014/8218  
   **Parish :** SWAINSTHORPE

   **Site Address :** Land To Rear Of Sugar Beat Norwich Road Swainsthorpe Norfolk NR14 8PU
   **Development :** Laying of Hard Standing/Roadway on Agricultural Land  
   **Developer :** Mr Simon Cruickshank

1. **Planning Policies**

1.1 National Planning Policy Framework
   - NPPF 03: Supporting a prosperous rural economy
   - NPPF 07: Requiring good design
   - NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy
   - Policy 2: Promoting good design
   - Policy 17: Small rural communities and the countryside

1.3 South Norfolk Local Plan 2003
   - IMP 8: Safe and free flow traffic
   - IMP 9: Residential amenity
   - IMP 15: Setting of listed buildings
   - EMP 5: Agricultural development

1.4 Emerging South Norfolk Local Plan
   Please note that these policies are not yet part of the Development Plan. They were submitted to the Planning Inspectorate on 17th April 2014 but have not yet completed the Examination stage. Full weight cannot be given to them until final adoption which is likely to be Spring 2015. In line with paragraph 216 of the National Planning Policy Framework (2012) some weight can be applied to the emerging policies as they advance through their preparation.

1.5 Development Management Policies
   - DM 2.7 Agricultural and forestry development
   - DM 3.9 Design principles
   - DM 3.12 Road safety and free-flow of traffic
   - DM 4.11 Heritage Assets

2. **Planning History**

2.1 2013/0249
   Retrospective application for: rebuild of 2 no chimneys, rebuild of top of both parapet walls to main roof, Re-location of bar counter top, re-new broken tiles to front main roof surface, repair of front dormers, windows and doors and replacement of windows and doors
   **Approved**

2.2 2013/0419
   2 no single storey rear extensions, new 3 bay garage, car park and garden lighting, erection of wall and railings to front, resurface carpark, earth works to grass bank at rear, garden works, landscaping, photo voltaic panels to roof and provision of extract system flue
   **Approved**


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<tr>
<th></th>
<th>Application Number</th>
<th>Description</th>
<th>Decision</th>
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<td>2.3</td>
<td>2013/0420</td>
<td>2 no single storey rear extensions, photo voltaic panels to roof and provision of extract system flue</td>
<td>Approved</td>
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<td>2.4</td>
<td>2013/1169</td>
<td>Change of use of first floor from residential to bed and breakfast. New entrance porch extension. Retention of garage. Single storey covered catering area.</td>
<td>Approved</td>
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<td>2013/1170</td>
<td>Alterations to first floor from residential to bed and breakfast. New entrance porch extension. Single storey covered catering area.</td>
<td>Approved</td>
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<td>2.6</td>
<td>2013/2056</td>
<td>Proposed agricultural machinery storage building</td>
<td>Withdrawn</td>
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<td>2.7</td>
<td>2014/0005</td>
<td>Change of Use of agricultural land to extend curtilage of the public house. Relocation of LPG cylinder and provide enclosure, alterations to soil stacks, provide new boiler house and wood pellet silo, demolish chimney stack, revised door and window positions in kitchen extension, renew no 9 spot lights to front and gables, renew sign post and lights, cladding to bbq building, alterations to fence layouts and provide 1 no lights to garage and no 1 to kitchen gable</td>
<td>Approved</td>
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<td>2.8</td>
<td>2014/0031</td>
<td>Change of Use of agricultural land to extend curtilage of the public house. Relocation of LPG cylinder and provide enclosure, alterations to soil stacks, provide new boiler house and wood pellet silo, demolish chimney stack, revised door and window positions in kitchen extension, renew no 9 spot lights to front and gables, renew sign post and lights, cladding to bbq building, alterations to fence layouts and provide 1 no lights to garage and no 1 to kitchen gable</td>
<td>Approved</td>
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<td>2.9</td>
<td>2014/2159</td>
<td>Retrospective application for hard standing and track to access livestock</td>
<td>Refused</td>
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3. **Assessment**

3.1 In August 2014 it was brought to our attention that that an access track made of hardstanding had been formed within a field immediately to the west of the Sugar Beat pub/restaurant, which is a grade II listed building (formerly The Dun Cow) located on the A140 in Swainsthorpe. The applicant was invited to submit a planning application, an application was submitted, however planning permission was refused under the Council’s Scheme of Delegation, under application 2014/2159 on 12 December 2014.

3.2 The application originally stated that the track was required to access livestock within the field. However concerns about this were raised at a Parish meeting and the Applicant subsequently advised the Council that he intended to grow crops in the field, and use the track to access the crops.
3.3  The track is not considered necessary for crop production within such a small field, nor would it be necessary for livestock. The application was therefore refused on the basis that insufficient justification was made for the track, the appearance of which causes some harm to the setting of the listed building. The development is contrary to policy 2 of the Joint Core Strategy and paragraph 134 of the NPPF in this regard.

3.4  In addition the County Highway Officer objected on the grounds that the access track would increase the likelihood of an undesirable vehicular access directly onto the A140 being used. There was concern that the access gates are next to the bus layby and any vehicles that wished to use the entrance would need to wait in the layby whilst the gates were being opened or closed, which would obstruct any buses seeking to pull into the layby.

3.5  The A140 in this location is a stretch of classified highway where the principle use is that of carrying traffic freely and safely between centres of population. The Highway Officer was concerned that the resulting slowing, stopping and turning movements access would lead to the deterioration in the efficiency of the through road as a traffic carrier and be detrimental to highway safety.

3.6  As a result of these concerns the application was considered contrary to IMP 8 of the Local Plan and also refused on highways grounds. The track has not been removed following the refusal of the application.

4.  Recommendation

4.1  That appropriate enforcement action be taken to secure the removal of the track.

Contact Officer, Telephone Number  Martin Burrows 01508 533
and E-mail:  mburrows@s-norfolk.gov.uk
**Planning Appeals**  
*Appeals received from 24/02/2015 to 23/03/2015*

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<th>Proposal</th>
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| 2014/9999 | Denton  
Grove Farm Middle Road Denton  
Norfolk IP20 0AH | Mr Christopher Elliott | Conversion of barn to dwelling  
(Appeal relates to the Council’s refusal to register the application) |

**Appeals decisions from 24/02/2015 to 23/03/2015**

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