Development Management Committee

Members of the Development Management Committee:

Conservatives                  Liberal Democrats  South Norfolk Independent Grp
Mr J Mooney (Chairman)          Dr M Gray         Mr J Herbert
Mr D Blake (Vice-Chairman)      Mrs Y Bendle
Mrs F Ellis                      Please note that planning application Item Nos 1 - 7 will be heard from 10.00 am
Mr C Gould                      Planning application Item Nos 8 - 16 will be heard from 1.30 pm onwards
Mr L Hornby
Dr C Kemp
Dr N Legg
Mrs L Neal

Pool of Substitutes
Mr L Dale  Mrs V Bell  Mr K Weeks
Mr C Foulger
Mr B Riches
Mr R Savage
Mr G Walden

Pre-Committee Members’ Question Time
9.00 am  Kett Room

Agenda

Date
Wednesday 29 April 2015

Time
10.00 am

Place
* Cavell & Colman Rooms
South Norfolk House
Swan Lane
Long Stratton Norwich
NR15 2XE

Contact
Caroline Heasley  tel (01508) 533685
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 on items 1 to 7, and arrive at 1.30pm if you intend to speak on items 8 to 16.

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
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.
A G E N D A

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 8)

4. Minutes of the meetings of the Development Management Committee held on 1 April 2015;
   (attached – page 10)

5. Planning Applications and Other Development Control Matters;
   (attached – page 12)

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>2014/1969/D</td>
<td>WYMONDHAM</td>
<td>Land North-west of Carpenters Farm Norwich Common Wymondham Norfolk</td>
<td>12</td>
</tr>
<tr>
<td>2</td>
<td>2014/2042/D</td>
<td>WYMONDHAM</td>
<td>Land Between The A11 Spinks Lane And Norwich Road Wymondham Norfolk</td>
<td>21</td>
</tr>
<tr>
<td>3</td>
<td>2015/0331/RVC</td>
<td>PULHAM ST MARY</td>
<td>Old Maltings Station Road Pulham St Mary Norfolk IP21 4QT</td>
<td>35</td>
</tr>
<tr>
<td>4</td>
<td>2015/0075/F</td>
<td>KETTERINGHAM</td>
<td>Land North of High Street Ketteringham Norfolk</td>
<td>40</td>
</tr>
<tr>
<td>5</td>
<td>2013/1630/F</td>
<td>HEMPNALL</td>
<td>Springwood Spring Lane Hempnall Norfolk NR15 2NT</td>
<td>49</td>
</tr>
<tr>
<td>6</td>
<td>2014/2239/F</td>
<td>FORNCETT</td>
<td>Land North Of 12 Bentley Road Forncett St Peter Norfolk</td>
<td>56</td>
</tr>
<tr>
<td>7</td>
<td>2014/2634/F</td>
<td>WRENINGHAM</td>
<td>Land East of Snowdrop House Top Row Wreningham Norfolk NR16 1AR</td>
<td>62</td>
</tr>
<tr>
<td>8</td>
<td>2015/0111/F</td>
<td>ROCKLAND ST MARY</td>
<td>The Old Hall 132 The Street Rockland St Mary Norfolk NR14 7HL</td>
<td>68</td>
</tr>
<tr>
<td>9</td>
<td>2015/0167/F</td>
<td>BURGH ST PETER</td>
<td>Land North East Of Staithe Road Burgh St Peter Norfolk</td>
<td>74</td>
</tr>
<tr>
<td>10</td>
<td>2015/0447/F</td>
<td>CARLETON RODE</td>
<td>Plot Adj To Greenways Farm Flaxlands Carleton Rode Norfolk</td>
<td>80</td>
</tr>
<tr>
<td>11</td>
<td>2015/0605/H</td>
<td>WINFARTHING</td>
<td>Arum Hall Road Winfarthing Norfolk IP22 2EJ</td>
<td>85</td>
</tr>
<tr>
<td>12</td>
<td>2015/0518/F</td>
<td>WYMONDHAM</td>
<td>Unit 406 Copper Smith Way Wymondham Norfolk NR18 0WY</td>
<td>88</td>
</tr>
<tr>
<td>13</td>
<td>2015/0615/A</td>
<td>WYMONDHAM</td>
<td>Unit 406 Copper Smith Way Wymondham Norfolk NR18 0WY</td>
<td>88</td>
</tr>
<tr>
<td>14</td>
<td>2015/0581/F</td>
<td>WYMONDHAM</td>
<td>Wymondham Leisure Centre Norwich Road Wymondham Norfolk NR18 0NT</td>
<td>92</td>
</tr>
<tr>
<td>15</td>
<td>2015/0631/RVC</td>
<td>PORINGLAND</td>
<td>Land North Of Shotesham Road Poringland Norfolk</td>
<td>97</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. **Planning Appeals (for information);** (attached – page 107)

8. **Date of next scheduled meeting** – Wednesday 3 June 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 much time you have used 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 left or right 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

| **Fire alarm** | 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 |
| **Mobile phones** | Please switch off your mobile phone or put it into silent mode |
| **Toilets** | The toilets can be found on your right and left of the lobby as you enter the Council Chamber |
| **Break** | There will be a short comfort break after two hours if the meeting continues that long |
| **Drinking water** | A water dispenser is provided in the corner of the Council Chamber for your use |

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

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

Key to abbreviations used in Recommendations

| CNDP | Cringleford Neighbourhood Development Plan |
| J.C.S | Joint Core Strategy |
| LSAAP | Long Stratton Area Action Plan – Pre Submission |
| N.P.P.F | National Planning Policy Framework |
| P.D. | 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) |
| S.N.L.P | South Norfolk Local Plan 2003 |
| WAAP | Wymondham Area Action Plan – Pre Submission |
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>
</tbody>
</table>

If the answer is “yes” to any of the above, it is likely to be pecuniary.

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.

<table>
<thead>
<tr>
<th>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
<tbody>
<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

YES

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

NO

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.

YES

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.

YES

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.

YES

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

NO

What matters are being discussed at the meeting?

Pecuniary Interest

Related pecuniary interest

Other Interest
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 1 April 2015 at 10.00 am.

Committee Members Present: Councillors J Mooney (Chairman), Y Bendle, D Blake, C Gould, C Kemp, N Legg and L Neal

Apologies: Councillor F Ellis, M Gray and L Hornby

Substitute Members: Councillor B Riches (for L Hornby), V Bell (for M Gray) and R Savage (for F Ellis)

Officers in Attendance: The Development Manager (H Mellors), the Senior Planning Officer (R Webb) and the Planning Officer (J Jackson)

(11 members of the public were in attendance)

195. MINUTES

Subject to a slight amendment, the minutes of the Development Management Committee dated 4 March 2015 were confirmed as a correct record and signed by the Chairman.

196. 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 2013/0963/F</td>
<td>KESWICK AND INTWOOD</td>
<td>Mr J Fuller – For objector Cllr G Wheatley – Local Member</td>
</tr>
<tr>
<td>Item 2 2015/0095/F</td>
<td>TIBENHAM</td>
<td>Mr D Lohan – Applicant Cllr B Spratt – Local Member</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.
197. **ENFORCEMENT REPORT**

Members considered the report of the Director of Growth and Localism regarding the enforcement case at Swainsthorpe (ref: 2014/8218).

It was **RESOLVED** that

Appropriate enforcement action be taken to secure the removal of the track.

198. **PLANNING APPEALS**

Members noted the Planning Appeals.

(The meeting closed at 11.15 am)

_____________________

Chairman
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Growth and Localism

Major applications or applications raising issues of significant precedent

1. **Appl. No**: 2014/1969/D  
   **Parish**: WYMONDHAM

   **Applicants Name**: Persimmon Homes Anglia  
   **Site Address**: Land North-west of Carpenters Farm Norwich Common  
   Wymondham Norfolk

   **Proposal**: Reserved matters application (following outline planning permission 2012/0839/O) for residential development of 217 dwellings, including details of appearance, landscaping, layout and scale.

   **Recommendation**: Approval with conditions:
   1. In accordance with plans
   2. In accordance with external materials schedule
   3. Boundary treatments to be agreed
   4. Construction site management plan to be agreed

   **NOTE** – Applicant’s attention is drawn to the need to comply with the outstanding conditions attached to the outline planning permission for the site 2012/0839

1. **Planning Policies**

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

1.2 Joint Core Strategy
   - **Policy 2**: Promoting good design
   - **Policy 4**: Housing delivery
   - **Policy 10**: Locations for major new or expanded communities in the Norwich Policy Area

1.3 South Norfolk Local Plan 2003
   - **ENV 2**: Areas of open land which maintain a physical separation between settlements within the Norwich Area (Part Consistent)
   - **ENV 8**: Development in the open countryside (Part Consistent)
   - **ENV 15**: Species protection
   - **IMP 2**: Landscaping
   - **IMP 3**: Protection of important spaces (Part Consistent)
   - **IMP 8**: Safe and free flow traffic
   - **IMP 9**: Residential amenity
   - **TRA 1**: Provision of pedestrian links

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
   DM1.1 Ensuring Development Management contributes to achieving sustainable
development in South Norfolk
   DM3.1 Housing Quality
   DM3.2 Meeting housing requirements and needs
   DM3.12 Road safety and the free flow of traffic
   DM3.13 Provision of vehicle parking
   DM3.14 Amenity, noise and quality of life
   DM3.15 Pollution, health and safety
   DM4.9 Protection of Trees and Hedgerows
   DM4.10 Incorporating landscape into design

1.6 Supplementary Planning Document
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2014/2093 Discharge of condition 5 of planning permission
    Approved
    2012/0839/O - Masterplan

2.2 2012/0839 Proposed residential development (Class C3)
    Approved
    up to 350 dwellings with associated access on
    Land at Carpenters Barn, Norwich Common,
    Wymondham. To include the infrastructure
    associated with the residential development,
    public open space and new vehicular and
    pedestrian access routes.

2.3 2010/1241 Proposed residential development (Class C3)
    Refused and
    subsequent appeal
    withdrawn
    up to 350 dwellings with associated access on
    Land at Carpenters Barn, Norwich Common,
    Wymondham. To include the infrastructure
    associated with the residential development,
    public open space and new vehicular and
    pedestrian access routes.

2.4 2010/0103 Screening opinion for proposed residential
    Environmental
    development (C3 Use), access and open space
    Statement Required

3. Consultations

3.1 Wymondham Town Council No objection.

3.2 District Member To be determined by Committee
   • Given the level of local interest in the site.

3.3 Anglian Water Services Ltd No comments received

3.4 SNC Design Officer No objections – 9 greens and 3 ambers as part of the Buildings for
   Life Assessment.

3.5 Environment Agency Details in respect of surface water drainage should be provided.

3.6 SNC Environmental Services (Protection) No objection subject to a condition requiring the agreement of a site
   management plan to cover noise, vibration, dust, fumes, odours, mud on roads.
<table>
<thead>
<tr>
<th>3.7</th>
<th>NCC Highways</th>
<th>No objection</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.8</td>
<td>SNC Affordable Housing Enabling &amp; Strategy Manager</td>
<td>Generally the property types and sizes are acceptable, they meet local need. 12 of the Hanbury house types should be substituted for a more suitable 3 bed 5 person dwelling type.</td>
</tr>
<tr>
<td>3.9</td>
<td>SNC Landscape Officer</td>
<td>To be reported.</td>
</tr>
<tr>
<td>3.10</td>
<td>Police Architectural Liaison Officer</td>
<td>No objection, recommend suitably robust lockable gate to rear gardens, suitable security lighting to each dwelling.</td>
</tr>
<tr>
<td>3.11</td>
<td>SNC Flood Defence Officer</td>
<td>The current application for reserved matters including appearance, landscaping, layout and scale does not include the surface water drainage strategy for discharge of condition 9. This Service would suggest that it is relevant to include the surface water drainage strategy at this stage in order to ensure that sufficient land is available to accommodate the proposed scheme and the detail of the condition can be met prior to approval of the layout and landscaping.</td>
</tr>
<tr>
<td>3.12</td>
<td>Natural England</td>
<td>No objection.</td>
</tr>
<tr>
<td>3.13</td>
<td>NCC Public Rights Of Way</td>
<td>No objection.</td>
</tr>
<tr>
<td>3.14</td>
<td>NCC Planning Obligations Officer</td>
<td>No comments to offer as it is a reserved matters application.</td>
</tr>
<tr>
<td>3.15</td>
<td>Sport England</td>
<td>No objection.</td>
</tr>
<tr>
<td>3.16</td>
<td>Wymondham Heritage Society</td>
<td>No comments received</td>
</tr>
<tr>
<td>3.17</td>
<td>Highways England</td>
<td>No objection</td>
</tr>
<tr>
<td>3.18</td>
<td>Historic Environment Service</td>
<td>No objection subject to a condition requiring the implementation of a programme of archaeological evaluation to be agreed and mitigation where required.</td>
</tr>
<tr>
<td>3.19</td>
<td>Representations</td>
<td>19 letters of objection have been received and a petition has also been received. A summary of the concerns raised is as follows:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Unacceptable impacts brought about by construction traffic in terms of being undertaken at unsociable hours, mud on the road, pollution, danger to pedestrians, people being blocked in their driveways. Debris on the road has also caused punctured tyres.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Alternative construction traffic route must be found.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Rats have been seen on-site</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Told by developers that a park would be provided when site finished</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Roads need to be &quot;made up&quot; to finished specification.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Site office should be moved to an alternative location</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Where are the facilities in Wymondham to support this development eg schools</td>
</tr>
</tbody>
</table>
• The developer has not always given correct information to local residents/buyers.
• Detrimental to planned community centre
• No street lighting
• Existing residents have not been fully considered by developer
• There is already enough housing in Wymondham

4 Assessment

Site description and proposal

4.1 The site consists of 7.14 hectares of agricultural land located on the north-eastern edge of Wymondham. It also lies immediately to the rear (north) of a residential development known as Becket's Grove currently being constructed (app no 2011/0374). The site rises slightly from south to north with the vegetation delineating the northern, eastern and western boundaries. To the east is a public/permissive footpath, and a small number of residential dwellings. To the south-east is a parcel of land which benefits from consent for the re-location of the Wymondham Rugby Club (2012/1833).

4.2 The site benefits from outline planning permission for upto 350 dwellings with associated infrastructure including open space, vehicular and pedestrian routes granted under 2012/0839. This reserved matters application seeks planning permission for 217 dwellings, consisting of the following dwellings:

Market Housing
- 38 x 2 bed dwellings, of which 32 are two storey and 7 are three storey flats.
- 66 x 3 bed dwellings, of which 46 are two storey and 20 are two and a half storey.
- 43 x 4 bed dwellings, of which 32 are two storey and 11 are two and a half storey.
- 4 x 5 bed dwellings, all of which are two storey.

Affordable Housing
- 21 x 1 bed dwellings, of which 9 are two storey and 12 are three storey flats.
- 23 x 2 bed dwellings, all of which are two storey,
- 20 x 3 bed dwellings, all of which are two storey,
- 2 x 4 bed dwellings, both of which are two storey.

Affordable housing consists of 30% of the units hereby provided on this phase.

4.3 The site is accessed via two accesses from the adjacent residential scheme under construction, these are Carpenter Close and Jeckyl Road. These in turn adjoin Norwich Common (B1172) and also Tuttles Lane via the Whispering Oaks Development. By way of clarification, it should be noted that this reserved matters does not cover the entire parcel of land granted permission under 2012/0839 and as such this only form part of the land consented under the aforementioned outline approval. The remainder of the consented site will come forward under a separate planning application.

4.4 The site benefits from outline planning permission granted under 2012/0839 and as such the principle of residential development on the site is established. This approval also agreed the means of access to the site, namely via Carpenter close and Jeckyl Road from the adjacent residential development currently under construction.

4.5 This outline approval also required any future developer to agree a masterplan for the site, which would cover phasing, dwelling mix including an element of single storey dwellings, structural landscaping, principal roads, footpaths and cycleways, open space and play areas.

4.6 This was submitted under app no. 2014/2093 and following negotiations with the developer was duly agreed by the Council earlier this year. This has formed the basis for developing the current reserved matters application.
4.7 It is considered that the following are the key planning issues to be considered under this reserved matters application:

- Compliance with agreed masterplan
- Design, including the impact upon the character and appearance of the area
- Neighbour amenity
- Highway safety
- Landscaping

Compliance with agreed masterplan

4.8 This reserved matters application is consistent with the two phased approach agreed under the masterplan.

4.9 The dwelling mix proposed is consistent with the details contained within the masterplan. It should be noted that the current reserved matters application does not propose any single storey dwellings on the basis that it is more appropriate to include these in the subsequent phase given that this will be lower density than the current scheme given its relationship to the rural landscape beyond the site. This is considered to be an appropriate approach.

4.10 The proposed landscaping is consistent with the details contained within the masterplan and proposes appropriate planting in the two public open spaces within the reserved matters site, along the primary and secondary access roads and in amongst the parking areas.

4.11 The infrastructure hierarchy is consistent with the masterplan in providing the primary road via Carpenter Close and the secondary road via Jeckyl Road. The footpaths and cycleways are also appropriately provided so as to create facilities suitable to meet the sustainability aims of promoting walking and cycling. The Highway Authority has confirmed that it has no fundamental objection to the infrastructure as proposed subject to the detailed design specification being agreed via condition.

4.12 The masterplan proposed that the majority of the open space be focused in the south-western corner of the site which in turn wraps around the western and northern perimeters of the site. These areas are not covered by this reserved matters and as such will provided in the subsequent phase. The masterplan does however highlight that open space will be provided across this reserved matters site in two areas, the position of these are considered to be acceptable in the context of the masterplan requirements and help to minimise travel distances to areas of open space for the future residents of this phase as opposed to if all open space provision was only provided around the perimeter of the site.

Design, including the impact upon the character and appearance of the area

4.13 The site lies on the edge of the rural landscape, and as such it is important that this characteristic is respected. Consequently, the masterplan envisages lower density development on the remaining parcel of land covered by the outline approval (what will be phase 2) given its relationship with the adjacent rural landscape. This aim of lower density around the perimeter of the site is also aided by providing the majority of the open space and Sustainable Urban Drainage Scheme (SUDS) components in the later phase of development, and also by providing some single storey dwellings.

4.14 Whilst this phase represents the higher density component of the site covered by the outline approval, given the above aim of having lower density adjacent to the rural edge of the site, the scheme has kept the use of rear parking courts to a minimum and it is considered that these do not significantly detract from the design quality of the scheme. The scheme does include areas of on street parking, however, where these are proposed the scheme does include pockets of planting to soften the impact within the streetscene,
alternative rood surfacing in some areas and they have also been located immediately adjacent to the dwellings they serve rather than being remote from the dwelling they serve.

4.15 The layout proposes a main square in the north-eastern part of the site, which is framed by dwellings, a small area of planting and a change of road surface. This is considered to represent a focal point within this phase, which does add overall interest to the site and was highlighted within the masterplan. The layout would also cater for this to be replicated in some form in the north-western corner of this phase, subject to the exact design and layout of the next phase, this is considered to represent a positive option for the next phase and is again consistent with the aims of the masterplan. The present layout has evolved from the original submission following significant discussions between the Council and the developer and is considered to represent an improvement on the originally submitted scheme.

4.16 In summary, the current layout represents a broadly uniform pattern of development which would relate well to the less structured and lower density development that will come forward in the next phase of development.

4.17 The design of the dwelling types are considered appropriate in the context of the site, including having due regard for those on the adjacent site. The design of the units provide for both contemporary looking and more traditional looking properties and it is considered that these have been successfully integrated with one another. The palette of external materials proposed is largely traditional, comprising brick, render, tiles. This is considered appropriate in this instance. A full schedule has been provided and this will be duly reflected in a suitably worded planning condition.

4.18 A Buildings for Life assessment has been completed by the Developer, this has been assessed and verified by the Council’s Design Officer, with the scheme achieving 9 Greens and 3 Ambers within the 12 point scoring system.

4.19 The scheme is considered to comply with the requirements of Policy 2 of the JCS and section 7 of the NPPF and emerging policy DM3.1 in securing a suitably high quality layout and design.

Neighbour amenity

4.20 Significant concern has been expressed by local residents as to the impacts of construction traffic, with local residents currently experiencing significant concerns in relation to unsociable hours of working, mud on the road, pollution, danger to pedestrians, people being blocked in their driveways. These concerns have acknowledged by the Environmental Protection Officer who has requested that a management plan for this scheme in respect of noise, vibration, dust, fumes, odours and mud on roads be agreed with the Council so as to avert this issue from arising on the site which is the subject of this application.

4.21 It is evident that the majority of the objections raised relate to issues with the site currently being constructed, and as such it is not appropriate to control these via this application. Any breaches of the approved scheme for the adjacent site would need to be considered in accordance with the planning approvals for that site.

4.22 In terms of the impacts of the proposed scheme on existing residents, the scheme has been designed so as to avoid any significant impact in terms of loss of light, outlook or privacy. Furthermore, the relationships between the proposed dwellings are sufficient that future owners will each have adequate levels of amenity in terms of outlook, privacy and light and have suitable sized and private amenity spaces.

4.23 The scheme is considered to comply with the requirements of Policy IMP9 of the South Norfolk Local Plan and emerging Policy 3.14.
Highway Safety

4.24 The main points of access were established via the outline approval and these have been reflected in the current submission. In terms of the road layout within the site and the parking arrangements, the Highway Authority has confirmed that it has no objection to the proposal.

4.25 The proposal is considered to comply with the requirements of Policy IMP8 of the South Norfolk Local Plan and emerging policies DM3.12 and DM3.13.

Landscaping

4.26 It is acknowledged that landscaping will be a more prominent feature within the next lower density phase, given that this will incorporate the vegetated edge of the site. Nevertheless the Landscape Officer has confirmed that they have no objection to the proposal subject to a condition, and having due regard to the agreed masterplan.

4.27 The proposal is considered to comply with the requirements of Policy IMP2 of the South Norfolk Local Plan and emerging policy DM4.10.

Drainage

4.28 It is evident that the outline approval for the site contains conditions requiring the agreement of a detailed scheme for both foul water drainage and surface water drainage. This is acknowledged in the response of the Flood Defence Officer, however, they have suggested that it would be beneficial if a surface water drainage strategy was submitted at this stage in order to ensure that sufficient land is available to accommodate the proposed scheme and the detail of the condition can be met prior to approval of the layout and landscaping. The Environment Agency have also highlighted a preference for details to be provided at this time. Whilst no such details have been provided by the developer, they have confirmed that they are satisfied that a detailed scheme can be worked up which can adequately deal with surface water and that this continues to be agreeable through the relevant condition. On balance, it is considered that this can be reasonably dealt with through the condition rather than it being necessary to agree it through the reserved matters application.

Affordable Housing

4.29 The Council’s Affordable Housing Enabling and Strategy Officer has confirmed that the property types and sizes are acceptable, and they meet need subject to the change of one of the three bed units to an alternative. The developer has duly provided the necessary revised house type to address this point. It should be noted that the affordable housing contributions for the site were secured via the S106 agreement linked to the outline planning permission for the site.

Other issues

4.30 The request for an archaeological related condition form Historic Environment Services is noted, however, this is already included as condition 8 of the outline planning permission for the site. This continues to be applicable, and as such it is not necessary to re-impose it.

4.31 It is evident that the outline planning permission for the site contained a number of planning conditions for the submission of details prior to commencement of development, and with the exception of that relating to the agreement of a masterplan, they are all still to be formally discharged by the Council. These outstanding conditions cover the following:

- water consumption rates,
- hard and soft landscaping,
• archaeology,
• surface water drainage,
• contamination,
• pollution control,
• highway infrastructure (including roads, footways, cycleways, visibility splays, parking provision, turning areas, off-site highway improvements),
• wheel cleaning facilities,
• travel plan,
• tree and hedge protection plan,
• finished floor levels of dwellings,
• 10% of energy requirements via renewable sources,
• foul water drainage strategy,
• ecological mitigation scheme, and,
• provision of fire hydrants.

4.32 It should be noted that it is not necessary re-impose conditions which require the agreement of these as part of any reserved matters approval.

4.33 The outline planning permission also secured a number of contributions via a S106 legal agreement, these relate to education, library facilities, recreation space, affordable housing, travel plan contribution obligations, community facility contributions. The current reserved matters scheme is acceptable in the context of the terms of this agreement.

4.34 Given that the principle for residential development has been established for the site, it is not possible to consider the issue of the capacity of local services or whether there is sufficient housing already in Wymondham as raised through the consultation process.

4.35 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.

This application is not liable for Community Infrastructure Levy (CIL)

5. Conclusion

5.1 The proposed reserved matters application has due regard for the contents of the outline planning permission for the site and has been designed so as to comply with the previously agreed masterplan for the site. This results in a scheme which has adequate regard for its surroundings including the rural landscape which lies immediately beyond the site and the adjacent residential development. Furthermore, the scheme will not significantly compromise neighbour amenity or highway safety and for the reasons outlined in this report is in accordance with national and local plan policies.

5.2 On this basis the scheme is considered to be acceptable in planning terms and is therefore recommended for approval.

Contact Officer, Telephone Number Contact Officer, Telephone Number Chris Raine 01508 533841
and E-mail: craine@s-norfolk.gov.uk
2. **Appl. No**: 2014/2042/D  
**Parish**: WYMONDHAM

Applicants Name: Persimmon  
Site Address: Land Between The A11 Spinks Lane And Norwich Road Wymondham Norfolk  
Proposal: Reserved matters application (following outline planning permission 2012/1385/O) for residential development - Access, appearance, landscaping, layout and scale.

Recommendation: Approval with conditions  
1. In accordance with submitted drawings (amended plans)  
2. Landscaping scheme – planting schedules and management  
3. Details of acoustic fencing and bunding to be agreed  
4. Secure a deed of variation to Section 106 agreement to vary the affordable housing from 33% to 32%  
5. Water efficiency  
6. Renewable energy

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design  
NPPF 10: Meeting the challenge of climate change, flooding and coastal change  
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 4: Housing delivery  
Policy 6: Access and Transportation  
Policy 7: Supporting Communities  
Policy 8: Culture, leisure and entertainment  
Policy 9: Strategy for growth in the Norwich Policy Area  
Policy 10: Locations for major new or expanded communities in the Norwich Policy Area  
Policy 20: Implementation

1.3 South Norfolk Local Plan 2003  
ENV 8: Development in the open countryside (Part Consistent)  
ENV 14: Habitat protection  
ENV 15: Species protection  
IMP 2: Landscaping  
IMP 5: Streetscape  
IMP 6: Visual impact of parked cars (Part Consistent)  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
LEI 7: Open space provision in new development  
TRA 1: Provision of pedestrian links  
TRA 3: Provision of cycling facilities  
TRA 17: Off site road improvements  
TRA 19: Parking standards
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
DM1.1 Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.2 Requirement for infrastructure through planning obligations
DM1.3 Sustainable location of development
DM1.4 Environmental Quality and local distinctiveness
DM3.1 Housing Quality
DM3.2 Meeting housing requirements and needs
DM3.9 Design Principles
DM3.11 Promotion of sustainable transport
DM3.12 Road safety and the free flow of traffic
DM3.13 Provision of vehicle parking
DM3.16 Outdoor play facilities and recreational space
DM4.1 Building Fabric Energy Efficiency, Carbon Compliance and Allowable Solutions
DM4.3 Sustainable drainage and water management
DM4.4 Facilities for the collection of recycling and waste
DM4.9 Protection of Trees and Hedgerows

1.6 Supplementary Planning Document
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2012/1385 Outline application for residential development with all matters reserved Approved

2.2 2012/1374 Screening opinion for proposed residential development EIA Not Required

3. Consultations

3.1 Parish Council
Original comments:
• Approve with the following comments:
• Would like confirmation that the play equipment for age 0-5 will be provided and consideration of a pedestrian crossing over to the Waitrose side of the road.
Comments on amended details:
• No objection subject to the following comment:
• A landscaping and maintenance plan for the green open areas should be agreed with the developer.

3.2 District Member
To be reported if appropriate.

3.3 Anglian Water Services Ltd
No comments received

3.4 Ecologist
No objection, condition on outline requires further strategy to be submitted.

3.5 SNC Environmental Services (Protection)
No objection
Development Management Committee

3.6 SNC Design Officer

Original comments: (summarised)
- Stronger character areas required
- Better groupings of properties need to create character
- Further consideration to the Place Making guide needs to be had
- More detail regarding the integration of the green network and how the rural edge will be defined.
- Car parking needs to be looked at in respect of the domination of the street scene and courts need to be broken down
- Further details required in respect of the feature squares

Comments on amended plans:
Building for Life Score: 8 Greens and 4 ambers

An analysis of the form, layout and character of Wymondham has been carried out that helps to create a set of design principles, which aim to give the proposals a defined identity based on a set of proposed residential character areas that include traditional and more contemporary house types. The analysis has also looked beyond the core of Wymondham to consider how the proposals can be informed by the surrounding land uses, landscape setting and movement network. This includes information about how the site responds to its surrounding land uses, for example its relationship between Spinks Lane, which forms the boundary to the north east of the site, and edges of Norwich Road and the A11. The overall design concept brings together landscape and ecology, through a network of swales and landscape corridors that help to provide a positive transition between the countryside and built up areas of Wymondham. Whilst the design proposals aim to create a defined identity, we feel that the landscape strategy and proposed network of swales and SuDS features currently require further detailed information to demonstrate how these will contribute to an otherwise distinctive character. House types have been further developed following discussions with SNC, enhancing the details, proportion and character of the properties. The position of house types and building lines have also been re-configured into more coherent groups, which relate better to one another and help to the overall design of the street scene.
Further detailed information on the bunding and landscaping to the south is required.

3.7 SNC Environmental Waste Strategy

No comments received

3.8 SNC Flood Defence Officer

Comments on revised details: No objection. Further details are required and note that the future management of the surface water drainage system and land drainage system has not yet been clarified. A condition on the outline requires further information to be agreed and this can be resolved at this stage.

3.9 NCC Planning Obligations Co Ordinator

No objection

3.10 NWT Wymondham Local Members Group

No comments received
3.11 SNC Landscape Officer

Original comments:
Further information required – need AIA in reference to the detailed layout and tree constraints, need a worked up landscape plan, details of bunding and swales.

Comments on amended plans:
No objection however further information required in respect of bund and acoustic fencing in terms of its design and planting, need a wider planting strip on the western boundary, further detail on the design of the retention pond to the west required, further details of the swales required, updated AIA required.

3.12 SNC Housing Enabling & Strategy Manager

The applicants propose 83 affordable homes within a total of 259. This equates to 32% affordable housing. Although the target in JCS Policy 4 is 33%, 32% is acceptable for this application because the proposal includes 2 wheelchair-standard 2 bedroom bungalows which increase the cost of the affordable housing provision.

This mix is:
- 28 one bedroom two person flats
- 2 two bedroom four person bungalows
- 38 two bedroom four person houses
- 13 three bedroom five person houses
- 1 four bedroom six person house
- 1 five bedroom eight person house

The S106 Agreement signed when Outline planning consent was granted sets out the mix of affordable homes in percentage terms, and I am satisfied that the above mix will deliver that intention.

The same Agreement specifies up to 15% of the affordable housing as being houses for shared ownership or shared equity. I am satisfied that the mix proposed in this application complies with that requirement.

The internal layouts and space standards of all the affordable homes are acceptable.

On the basis of the above I have no objection to this application.

3.13 Natural England

No objection

3.14 NCC Highways

Original comments:
Additional information s required in respect of visibility splays, location of the toucan crossing to be shown, further details around the proposed footpath to Norwich Road, details of swales required, slight amendments required to the technical highway design specifications, the footpath to the south-west corner of the site at the roundabout is not a safe route, sizing of car parking spaces and garages need addressing.

Comments on amended plans:
No objection to the overall approach but further amended plans required in respect of details of swales, further technical highway design specifications.
3.15 SNC Play and Amenities Officer
No objection.
- Details of play equipment and management and maintenance secured through the S106 at outline.

3.16 Wymondham Heritage Society
No comments received

3.17 Highways England
No objection

3.18 Historic Environment Service
A programme of archaeological work has been completed on the site and a final report received and approved. Consequently we do not wish to comment on the reserved matters application.

3.19 Environment Agency
Original comments: object – further information required in respect of surface water drainage attenuation ponds and calculations etc
Comments on amended details
- Withdraw previous objection:
- The Drainage Design Statement submitted included a plan showing the revised location of the attenuation basins, and modelling to show that the basins and ditches have been correctly sized to contain the 1 in 100 year climate change event as required, with the previously agreed Greenfield runoff rates of 10 l/s in the 1 in 1 year, and 28 l/s in the 1 in 30 year and 1 in 100 year events. Consequently we can remove our objection to the reserved matters application.

3.20 Representations
16 letters of objection on the following grounds:
- The current infrastructure if insufficient to support the increased level of traffic
- Concern with the proximity of vehicular access points to the insufficiently sized roundabout
- Concern with impact on GP, schools and pharmacy
- Question if any developer contribution is sought towards school, road, doctors and pharmacy
- Request tree planting not hedging along Spinks Lane to provide privacy but not block light.
- Request a green area between the housing and Spinks lane and significant additional hedging to provide screening.
- Would not want construction traffic or parking on Spinks Lane
- Request that construction hours are socially acceptable, various hours suggested by various objectors Monday to Friday.
- Drainage is an issue and so would like to see that the existing ditch on the site side of Spinks Lane will be retained and maintained.
- There is considerable light pollution from the police headquarters so would want to ensure that this development street lighting is kept to a minimum.
- Drainage positions need to ensure no impact on the pumped sewage from the top of Spinks Lane to Norwich Common.
- The designs of the properties facing Spinks lane should be in keeping with Spinks Lane and should feature flint.
- Advise that the some of the existing drainage ditches show on the submitted plan on Spinks Lane are not accurate. There is no drainage ditch to the front of 7 Spinks Lane.
- Those properties bordering Spinks Lane should be single storey.
- Lack of detail regarding surface water drainage and clay soils with little infiltration.
• Considers the 4 pedestrian access points on to Spinks Lane to be excessive and conflict with highway safety along Spinks Lane.
• Considers the vehicular access should be on to the roundabout opposite the police headquarters not on to Norwich Road.
• Concern regarding three storey buildings adjacent to Norwich Road and the loss of light that would result to properties opposite on Norwich Road.
• Lots of development already in Wymondham.
• Will devalue properties.
• Disruption during construction.
• Retaining the green field as the gateway to Wymondham is preferable to housing.
• Loss of view.
• Location of accesses on Norwich Road will result in headlights shining into properties on the opposite side of Norwich Road.
• Trees and hedgerow for wildlife should be maintained on Norwich Road.
• The house designs are not in-keeping with Spinks Lane.
• One pedestrian link to the south on to Spinks Lane is fine. Object to the other three.

4 Assessment

The site

4.1 The application site comprises some 9.44 Ha of agricultural land between Norwich Road, Spinks Lane and the A11 and is located adjacent to the Waitrose supermarket.

4.2 The site is relatively flat and is surrounded by existing development on all sides. Residential properties lie to the north and east and commercial to the west and further beyond to the south. The site is very open with some existing trees and hedging delineating the northern, southern and eastern boundaries.

The proposal

4.3 The application is for the erection of 259 dwellings. The application is a reserved matters application following outline consent 2012/1385/O which approved the principle of the development up to 275 dwellings. This application seeks approval of those matters reserved at the outline stage which include access, appearance, landscape, layout and scale.

4.4 The proposed housing development would comprise a mix of 1, 2, 3, 4 and 5 bedroom properties. These would include a combination of detached, semi-detached and terraced dwellings, plus some small apartment buildings. There is a mix of 2.5 storey, two storey and single storey.

4.5 There are 83 dwellings proposed to be affordable and these are located in two main areas on the site. A total of 15,860 sqm of recreation and play space is proposed which is largely located around the edge and to the south of the site.

4.6 The application as amended proposes two main vehicular access points to serve the estate development on to Norwich Road in addition to three small shared driveways off Norwich Road each serving between four and seven dwellings.

4.7 Off-site highway works secured by condition at outline stage include the provision of a Toucan crossing on Norwich Road as well as a foot/cycleway along its frontage.
4.8 A S106 legal was secured with the outline consent for the site and this secured a number of obligations, including contributions for education, libraries, securing the quantum of play and recreation space and the future management and maintenance of those spaces, affordable housing at 33% and a travel plan contribution.

4.9 Amended plans have been submitted through the course of this application which include revisions to highway specifications, the addition of three shared driveways directly off Norwich Road, the deletion of two of the four pedestrian access on to Spinks Lane, changes to groupings and layout of some of the dwellings, reduction in the scale of the proposed apartment buildings in the North-east corner of the site, changes to the layout in respect of parking arrangements, additional information in respect of proposed landscaping.

4.10 The main issues for consideration are the principle; highways and access issues; landscaping; layout, appearance and scale; open space; ecology; residential amenity; drainage; affordable housing; and sustainable construction.

**Principle**

4.11 The principle of residential development was established by outline consent 2012/1385. This had regard to the absence of a 5 year land supply in the Norwich Policy Area and the sustainability of the development. This outline permission established the principle of up to 275 dwellings. As such the principle is established for residential development and the lesser number of dwellings now proposed at 259 dwellings is acceptable. It is only the details reserved at that outline which are now for consideration and these are access, appearance, landscaping, layout and scale.

**Highways issues**

4.12 The principle of the development being served off Norwich Road was considered acceptable at outline stage subject to off-site highway works which are detailed above.

4.13 This reserved matters application seeks to agree the precise access details in line with those principles set at the outline stage. The application as amended proposes two main vehicular access points to serve the estate development on to Norwich Road in addition to three small driveways directly off Norwich Road serving a small number of dwellings.

4.14 The scheme has been amended to address comments of the Highway Authority which required a number of minor amendments including amendments to the road layout and design to comply with highway standards, further information on the swales and their design, provision of the footpath and bus stop along Norwich Road; further consideration of parking provision in respect of sizes and locations.

4.15 Comments are awaited from the Highway Authority as to the acceptability of the proposed amendments to overcome their request for further minor amendments, however the Highway Authority has confirmed there is no objection to the scheme subject to these matters being resolved. An oral update will be presented to Members at Committee on this matter.

4.16 In respect of parking, policy compliant levels of parking has been provided across the site. Garage sizes are 6m x 3m and whilst these are a reduced size compared to the County’s standard of 7m x 3m (which are sized to ensure sufficient storage space in addition to parking), on this occasion as the garages would still be suitable to accommodate the parking, the Highway Authority raise no objection in this respect.

4.17 Car parking is proposed in a variety of different forms throughout the development including on plot parking and small rear parking courts. The combination of different parking types proposed, integrated streets, swales and ditches alongside ensures that the streetscenes are not overly dominated by car parking and helps create varied character across the site. This has led to tandem parking in some instances, but this is required to remove cars from the street scene.
which is considered to be a positive factor in design terms. Where parking courts are proposed to help strengthen the street character, these have been kept as small as possible, are well overlooked and are broken down with landscaping and built form.

4.18 The layout of the development in respect of parking is therefore on balance considered acceptable, ensuring that the scheme achieves an appropriate mix of on plot and parking courts.

Landscaping

4.19 In respect of landscaping, a landscape masterplan has been submitted with the application. This indicates that existing trees and hedging along the northern, eastern and southern boundaries are largely to be retained save that required for the visibility splay. Further landscaping is proposed around the site.

4.20 New hedgerow planting as a continuation of the existing hedge on Norwich Road is proposed along the northern boundary along with further tree planting and landscaping.

4.21 A hedge interspersed with trees and further structural landscaping is proposed along the western boundary. This hedge would also continue into the open space to the south of the site to define the southern edge of the built form.

4.22 To the eastern boundary the hedge and trees are to be retained and existing gaps to be infilled.

4.23 To the southern boundary of the site a bund with an acoustic fence on top, trees and landscape planting are proposed to provide appropriate landscaping to the site. The overall approach is considered acceptable. Precise details of the profile of the bund and planting specifications will need to be agreed by condition.

4.24 The Committee will note that at the time of writing the report, whilst the Landscape Officer has confirmed no objection to the landscape approach there are outstanding matters relating to landscaping in respect of details of the bunding and landscape planting to the south of the site; clarification of the approach to the retention pond to the north-west corner of the site; details of swales in terms of their profile, appearance and planting; updated AiA information in respect of existing trees. These matters are subject to ongoing discussion but a solution is considered feasible and members will be updated at committee.

4.25 Overall in respect of the landscape impact and landscaping, the approach to the landscaping is considered acceptable, the landscape planting, use of open space around the site and careful consideration of building heights, scale, grouping and massing ensures that the proposal would have no adverse landscape impact to the wider area and would be appropriately screened to its immediate context. It is therefore considered that, subject to resolving the further information in regards to the landscaping matters set out above, the proposal would accord with the aims of Policy JCS 1, Saved Local Plan policy IMP2 and NPPF section 11. Precise planting schedules, and management and maintenance details will need to be secured by condition.

Layout, appearance and scale

4.26 Policy 2 of the JCS and section 7 of the NPPF requires all development to achieve good design.

4.27 The general layout of the site, which has been subject to considerable discussions with Officers following the application being submitted, is considered acceptable. It has been designed to incorporate different character areas, which would assist in creating some variety and interest through the development with an overall contemporary traditional concept. The development will be defined by landscape features and corridors throughout the site, including a strong central circuit of wet vegetation associated with a sustainable drainage network.

4.28 The linear nature of Norwich Road is respected with a linear pattern of development, fronting onto Norwich Road and of a two storey scale.
4.29 The majority of the properties proposed along the eastern boundary of the site with Spinks Lane are bungalows and it is considered that the limited scale of the properties here in addition to the proposed green lane, and retention of re-enforcement of the existing hedge will ensure that the rural character of Spinks Lane is retained.

4.30 Two no. two storey properties are proposed to the north-east corner of the site adjacent to Spinks Lane, these are sufficiently set into the site and are screened by existing hedgerow and a mature tree, this coupled with the varied character, house type and size on Spinks Lane ensures that the two, two storey dwellings proposed would not be out of character with Spinks Lane.

4.31 The development also tries to capitalise on its role as an ‘entrance/gateway’ to the town, by creating an attractive urban edge along its boundaries by positioning buildings strategically to create an interesting street scape along the B1135 and A11 as well as providing glimpses into and out of the site.

4.32 Two and a half storey apartment buildings are proposed in the south-west corner of the site facing the B1135 and these have been appropriately broken down in their scale and massing to ensure that they are appropriate for their context on the edge of the site. Two and a half storey properties are used on those properties to the south of the site fronting on to the open space and it is considered that the scale of these helping create enclosure to the public open space is acceptable.

4.33 House types have been further developed through the course of the application, enhancing the details, proportion and character of the properties. The position of house types and building lines have also been re-configured into more coherent groups, which relate better to one another and help to the overall design of the street scene.

4.34 Public open spaces provide a strong focus on the edges of the site as well as green space at the entrances to the development on Norwich Road. A network of pedestrian routes link these green spaces around and through the site and these and the open spaces are well overlooked.

4.35 The overall design concept brings together landscape and ecology, through a network of swales and landscape corridors that help to provide a positive transition between the countryside and built up areas of Wymondham. Precise details of the swale design and planting will need to be secured by condition to ensure that this is a positive enhancement to the streetscene.

4.36 A retention pond is proposed in the north-west corner of the site inline with the indicative plans submitted to support the drainage principles at the outline application stage. Whilst this is a prominent corner of the site, it is considered with the enhanced structural now proposed, the planting of the wetland plants which would form an attractive ecological area, low level fencing only around the pond area, that this area will form an attractive landscape and ecological area to the development.

4.37 Car parking is proposed in a combination of garages, on-plot parking, and car parking courts. The combination of different parking types proposed, integrated streets, swales and ditches alongside roads and landscape treatments help to minimise the impact of cars on the streetscene and create a safe and attractive environment for pedestrians and cyclist. Further amendments to the layout have been made to break up mews courts and move car parking away from the street scene. Car parking in key locations has been moved to the rear, in these instances car parking courts are small are well overlooked and further robust landscaping has been included to help further minimise the impact.

4.38 Overall, the scheme, as amended, results in a development with its own distinctive character with a strong green network reinforced by the proposed swales, that relates positively to its surroundings and Wymondham. It is therefore considered that the requirements of Policy 2 of the JCS, section 7 of the NPPS and the South Norfolk Place-Making Guide SPD have been met.
Open space

4.39 The amount of open space required was set out in the S106 which formed part of the outline consent. The application proposes a total of 15,860 sqm of recreation and play space which is in excess of the policy requirements.

4.40 The areas of open space are largely located along the south and east of the site however these are also linked all around the site by a series of footpaths and linear green spaces.

4.41 There are also small pockets of additional green space throughout the site which include grassed areas, two drainage lagoons and swales and ditches on some of the main routes through the development (which would be planted with wetland wildflower seed), which will contribute to the green character of the development.

4.42 Two main formal play areas are proposed within the open space, one within the large open space area to the south and one to the east of the development. Precise details of the play are required to be agreed prior to their construction and this is already secured through the S106 as part of the outline consent.

4.43 Overall it is considered that the use of a green swathe to the south of the development and pocket to the east, with smaller areas of open space in other parts of the development and the use of swales through a large area of the development will provide an attractive and well defined green network and open space around the site. The future management and maintenance of the open space and play areas is to be agreed through the S106 which was completed as part of the outline consent.

Ecology

4.44 Existing trees and hedgerows are to be retained as part of the development and further landscaping proposed. This coupled with the use of open space around the site to create a buffer to the development would help create a green infrastructure network and habitat corridor which should result in a net enhancement to biodiversity.

4.45 An ecological survey was submitted with the outline application which include mitigation including buffer strips to perimeter hedges, replacement hedgerow planting and bird and bat boxes placed on retained mature trees around the edge of the site.

4.46 The County ecologist has confirmed no objection to the reserved matters condition, advising that the condition imposed on the outline requires full details of ecology mitigation to be submitted and approved and the masterplan submitted as part of the reserved matters does not conflict with any requirements that are likely to be included in the future ecological management plan.

4.47 Therefore subject to a satisfactory ecological management plan to be agreed by condition, the proposal is considered to be acceptable in this respect and would accord with saved Local Plan policies ENV14 and ENV15, the aims of NPPF section 11, conserving and enhancing the natural environment and JCS Policy 1, addressing climate change and protecting environmental assets.

Residential amenity

4.48 Policy IMP9 of the SNLP requires development to have regard to the impacts on residential amenity.

4.49 Potential impacts on residential amenity of existing properties largely relate to those properties to the east and north of the site. Those properties to the east of the site are separated from the proposed development by Spinks Lane, existing and augmented trees and landscaping and a proposed strip of open space. Dwellings proposed adjacent to the eastern boundary are largely single storey, except for two, two storey dwellings on the northern end of Spinks Lane which are
set back from the boundary by approx. 18m. This coupled with the separation by the road and landscaping ensures that the proposal would not result in any adverse impact in the amenities of those existing properties on Back Lane in respect of overlooking, loss of light or any overbearing impacts.

4.50 Those existing dwellings on the northern side of Norwich Road are of sufficient distance and would be screened by both the existing and proposed hedge and tree planting to prevent any undue loss of privacy. Apartment buildings in the north-west corner of the site have been reduced to 2.5 storey and are of a sufficient distance to ensure no significantly adverse impact on those existing properties on Norwich Road in respect of overlooking or overshadowing. In respect of the amenities of existing nearby properties, it is therefore considered that the proposal is acceptable.

4.51 In terms of the amenities of the future residents of the proposed dwellings, the relative position of the proposed dwellings is acceptable ensuring no adverse impact on amenity. Furthermore gardens of sufficient size and shape for their intended purpose are proposed and adequate space for on-site parking.

4.52 The impacts on the proposed dwellings in respect of noise from the A11 is a key consideration. The layout and design of the scheme has responded to this, ensuring sufficient distance from the A11 slip is achieved and that bunding, acoustic fencing and planting is proposed along the southern boundary to ensure that the noise levels are acceptable. Subject to a further condition to agree the technical specification of the acoustic bunding and fencing and specifications of planting, the proposal is therefore considered acceptable in this respect.

Drainage

Surface water drainage

4.53 The application proposes a combination of attenuation lagoons, swales, permeable paving and rainwater harvesting to drain the surface water from the site. This approach was proposed at outline stage and was supported by both the Environment Agency and the Council’s flood risk officer. Further details of the drainage proposed has been submitted with the reserved matters application. Both the Environment Agency and the Council’s Flood Officer confirm no objection to the proposed strategy.

4.54 Detailed designs of the swales in respect of their profile are still outstanding and concern has been raised by the Highway Authority that as there is limited width available for the swales that the profile of the swale will likely be steep and that this would require protective fencing along the swales. Depending on the type of fence required, this could have a detrimental impact on the street scene and as such may not be an acceptable solution. Further information in respect of the swales is therefore awaited and members will be updated at committee in this respect.

Foul water

4.55 The principle of the development in relation to the foul water capacity was considered at the outline stage. It was acknowledged that the existing local sewerage network was either at or nearing capacity and that there was sufficient capacity at the sewage treatment works to process the sewage from the development. To overcome the concerns with the capacity, as agreed with Anglian Water, a condition was imposed on the outline consent which restricted the commencement of development until the full details of the proposed off-site sewage network improvement works have been submitted and approved and secondly restricting occupation of the dwellings until those works have been implemented in full. Therefore subject to compliance with this condition the impacts on the foul network are considered acceptable.
Affordable Housing

4.56 Policy 4 of the Joint Core Strategy (JCS) requires 33% affordable housing with a mix of house types and tenure which meets local need. The percentage, mix and tenure which was secured by S106 as part of the outline consent.

4.57 The application as amended proposes 83 affordable dwellings, two of which would be wheelchair bungalows. The Committee will note that whilst this equates to only 32% of the total dwellings, the Council’s Affordable Housing Strategy and Enabling Officer has confirmed this is acceptable on this occasion because of the inclusion of the two wheelchair-standard 2-bedroom bungalows which increase the cost of the affordable housing provision and so it is considered reasonable to be 1% below the policy requirement.

4.58 On balance therefore and subject to a formal variation of the S106 obligation in this respect, the proposed quantum of affordable housing is considered acceptable.

4.59 The Council’s Strategic Housing and Enabling Officer has also confirmed that the proposed mix and tenure is acceptable. The location of the affordable dwellings is in two areas and it is considered that the location and distribution of affordable units is acceptable.

4.60 The proposal is therefore on balance, considered to comply with JCS policy 4.

Sustainable construction/renewable energy

4.61 Policy 1 and 3 of the JCS require the sustainable construction of the building, the compliance with Code Level 4 for water conservation in addition to requiring 10% of the predicted energy requirements to be delivered by on site decentralised and renewable or low carbon energy. Precise details and compliance with the policy will need to be secured by condition.

Screening Opinion

4.62 An Environmental Impact Assessment screening has been undertaken through the course of the application. This concluded that there would not be significant impacts to require a full Environmental Statement to accompany the application.

Financial considerations

4.63 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.

4.64 This application is not liable for Community Infrastructure Levy (CIL) as is a reserved matters pursuant to an outline which was granted prior to the introduction of CIL.

Conclusion

5.1 The principle and number of dwellings have already been established by the grant of outline consent 2012/1385. A lesser number if now proposed to ensure a better quality layout and design and this is acceptable.

5.2 The scheme as amended would deliver a distinctive development at this gateway site to Wymondham which would be well landscaped and have the feature of swales along key routes through the site which is a positive drainage and design enhancement.
5.3 Detailed discussions in respect of highways specifications and landscaping are still outstanding and comments from consultees in this respect are still awaited.

5.4 Subject to the satisfactory resolution of the outstanding matters in respect of highways technical specifications, details of the proposed swales and further landscaping information and the imposition of a number of conditions as detailed in the report, it is considered that the landscape, layout, appearance and scale and other relevant issues are appropriate and that the proposed development accords with the NPPF, JCS, SNLP and any relevant emerging local plan policies.

Contact Officer, Telephone Number and E-mail: Tracy Lincoln 01508 533814 tlincoln@s-norfolk.gov.uk
3. **Appl. No**: 2015/0331/RVC  
**Parish**: PULHAM ST MARY

Applicants Name: Areas Estate Ltd  
Site Address: Old Maltings Station Road Pulham St Mary Norfolk IP21 4QT  
Proposal: Variation of condition 5 following planning application 2008/1189 - landscaping

Recommendation: Approval with Conditions  
1. In accordance with approved drawing  
2. No permitted development rights for walls, fences  
3. No permitted development rights for extensions, ancillary buildings

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 07: Requiring good design  
NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy  
Policy 2: Promoting good design

1.3 South Norfolk Local Plan 2003  
IMP 2: Landscaping  
IMP 18: Development in Conservation Areas.

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  
DM3.9 Design Principles  
DM3.16 Outdoor play facilities and recreational space  
DM4.10 Incorporating landscape into design  
DM4.11 Heritage Assets

**Statutory duties relating to Conservation Areas:**

S72 Listed Buildings Act 1990 provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

2. **Planning History**

2.1 2008/1640: Creation of natural habitat area for wildlife, including retention of some existing site spoil  
Refused

2.2 2008/1189: Formation of residential gardens to adjoining dwellings and amended car parking layout  
Approved

2.3 2008/0157: Alteration to existing approval for 2 dwellings  
Approved

2.4 2007/1560: Proposed residential conversion of former maltings/warehouse to 30 residential units  
Approved
3. **Consultations**

3.1 **Parish Council**
Recommend refusal - the developer should be held responsible for the completion of the landscaping as originally outlined.

3.2 **District Member**
To be determined by committee.
- Freehold of the site has been sold by the developer. The developer is trying to save money by not doing as much work as possible.

3.3 **SNC Landscape Officer**
No strong views as the original proposals were an embellishment of the site during transition from commercial to residential.

3.4 **SNC Conservation Officer**
No objections.
- Does not make a significant change to the wider scheme and would preserve the character and appearance of the conservation area.

3.5 **Representations**
7 letters comprising 1 no. comment, 5 no. letters of objection and 1 no. support (but with no comments)
(NOTE: One respondent has indicated support but provided comments objecting to the proposal)
- In March 2015 a group of residents completed the purchase of the freehold of the site. Area Estates no longer have an interest in the site.
- No objection to the variations specified; in most cases Area Estates are seeking not to do something that they had previously advised they would do.
- Draw attention to the architect's plans and area shown at the top with the words 'area laid out to meadow grass'. During purchase of property in 2009 the building project manager advised that the meadow area would be laid to grass as amenity for use by residents, especially children. Only about 25% of The Maltings properties have gardens.
- The meadow has been left full of builder's rubble and is utterly unusable in its current state.
- I hope the LPA will ensure that Area Estates is not allowed to evade its responsibilities with regard to the meadow. At the very least they should be compelled to move the rubble and leave the area in a usable state.
- Landscaping of the area was a condition when planning permission was granted and the developer should be made to fulfil his obligations.
- The original developer and Area Estates have left the meadow in an appalling state which as 'green space' is unusable.
- As a resident with two young children I am disappointed this area is not going to undergo any landscaping.
- The land should at least be tidied so that it can be left to meadow that residents of The Maltings can enjoy.
- It is a beautiful area of land that runs down to 'The Beck' and should not be left derelict.
- Hastoe is leaseholder for 8x properties at The Maltings none of which have private garden facilities.
- Hastoe were advised by the developer that the meadow area would be laid out to native meadow grass made available for all residents to use and Hastoe has therefore let some of these properties to families.
- The meadow area is a valuable asset to the residents, particularly those without private gardens.
- It has always been our expectation that Area Estates would provide communal facilities once the development was completed.
- Hastoe recommend that the application is refused with a deadline given for Area Estates to make good the meadow area and prompt enforcement action taken thereafter should this work not be completed.

4 Assessment

4.1 The application site is largely located within the defined development limits of Pulham St Mary. Private residential amenity space and an area of car parking to the south and the west of the application site lie outside the development boundaries. The converted maltings are set back from the road frontage and have two vehicular access points along Station Road. The site lies in part within a Conservation Area.

4.2 Residential properties are adjacent to the north, east and west of the site. To the south of the site a parcel of land extends towards a watercourse.

4.3 Full planning permission was granted in 2007 for the conversion of The Maltings to create 30 dwellings (2007/1560). That planning consent was approved by planning committee in 2007. A subsequent application was approved by officers under delegated powers in 2008 for revisions to the car parking layout on the site as well as the formation of some additional private garden areas for a small number of properties at the south side of the development (2008/1189). Planning condition 5 of that planning consent required the approval of a landscaping scheme for the site prior to the commencement of works on site. The proposals for the soft landscaping of the site were agreed in March 2009.

4.4 The current proposal seeks to amend the approved landscaping scheme in accordance with the details shown on the submitted drawing. The alterations would result in the planting of two individual trees as shown in Areas 4 and 5 and the retention of existing land in its current form in Areas 1, 2, 3 and 6. Areas 2 - 6 are within a car parking court located within the site and in an area that mainly comprises hardstanding. At present there is minimal planting in these areas. Area 1 is to the south-west of the site and abuts the strip of car parking noted as being visitor car parking.

4.5 The National Planning Policy Framework promotes a high standard of design, including landscaping features within new development, and seeks to protect heritage assets (which include Conservation Areas) from inappropriate development. In particular Policy IMP2 of the Local Plan requires suitable landscaping to ensure that development is well integrated into its surroundings whilst paragraphs 56 and 57 of the NPPF emphasise the importance of good design and the positive contribution that design makes to ensuring better places for people.

4.6 The agent has been contacted regarding the provision of the 4 trees proposed for Area 1 on the site however at the time of preparing this committee report a commitment to planting these trees has not been received. The application is therefore being progressed in its current form without the planting of these trees.

4.7 The planting of the 2 additional trees in Areas 4 and 5 will soften the appearance of the internal car parking area and will improve the outlook for those occupiers whose properties are orientated towards this area. Whilst the additional planting that was proposed would have enhanced the remainder of this area further, the retention of the hardstanding without provision of the additional small planted beds and 3 further trees is not considered to be so detrimental to the appearance of the overall site as to justify the refusal of planning permission.
Both the Conservation Officer and the Landscape Officer have reviewed the proposal. Neither officer has raised an objection to the revised landscaping scheme and it has been noted by the Conservation Officer that as the alterations proposed will not affect the wider scheme they will not impact upon the character or setting of the Conservation Area. For this reason it is considered that the provisions under Section 72 of the Listed Buildings and Conservation Area Acts are met.

As an additional note, during the course of the application the freehold ownership of the site has transferred from Area Estates Ltd (the applicant) to a group of residents of The Maltings. Compliance with the planning permission will be the responsibility of the freeholder of the site although how this is secured will be a civil matter to be pursued outside the planning system.

Members will also note that a number of comments have been received during the consultation process referring to the provision of amenity land on site as part of the landscaping for the development. These comments refer to the land that extends both to the west and the south of the development site. For clarification purposes this application does not include this parcel of land as it was not included within the soft landscaping scheme for the site. This issue relates to the ongoing compliance with the approved landscaping scheme, which is not a matter being regularised through this application. That matter if appropriate will be pursued through separate enforcement action. The current proposal relates solely to the non-compliance with the planting specifications shown in Areas 1 - 6.

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 consideration. This application is not liable for Community Infrastructure Levy (CIL) as it creates no new floorspace.

In conclusion, whilst a number of issues have been raised in relation to this application, the matters for consideration relate to the final landscaping of Areas 1 - 6 only and on balance the changes to the approved scheme represent minor alterations only and would not result in detriment to the overall appearance of the scheme that would be sufficient to justify the refusal of planning permission.

Even without the previously agreed planting the landscaping scheme is considered to accord with the policy framework of the NPPF and the JCS in terms of the overall design of the site and in particular with Policy IMP2 of the South Norfolk Local Plan and have no adverse impact on the character or setting of the conservation area according with Section 72 of the Planning and Listed Buildings Act, and therefore it is considered that the application is acceptable in planning terms and is recommended for approval.

Contact Officer, Telephone Number: Kate Fisher 01508 533960 and E-mail: kfisher@s-norfolk.gov.uk
Other Applications

4. **Appl. No**: 2015/0075/F  
**Parish**: KETTERINGHAM

Applicants Name : Mr Michael Austin  
Site Address : Land North of High Street Ketteringham Norfolk  
Proposal : Use of land for equine and residential purposes, including a concrete pad for standing one residential caravan, erection of day room, and retention of existing gates.

Recommendation : Approval with Conditions
1. Full planning permission
2. In accordance with approved plans
3. Materials to be approved prior to commencement of development
4. Residential occupation of the site restricted to 1 pitch for occupier who is able to demonstrate gypsy/traveller status and family.
5. Keeping of horses for personal use only not commercial use.
6. Upgrading of access
7. Provision of turning area
8. Boundary treatments to be approved and installed prior to first occupation for residential purposes.
9. Foul sewage system to be installed prior to the first occupation of the site for residential purposes.
10. Surface water drainage details to be approved and installed prior to first occupation of the site for residential purposes.

Subject to the confirmation from the Flood Defence Officer that the development would not increase flood risk and can accommodate the foul drainage method proposed.

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality homes  
National Planning Policy for Traveller Sites

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 4 : Housing delivery  
Policy 17 : Small rural communities and the countryside  
Policy 16 : Other Villages

1.3 South Norfolk Local Plan 2003  
Policy ENV 8: Development in the open countryside  
Policy IMP 2: Landscaping  
Policy IMP 8: Safe and free flow of traffic  
Policy IMP 9: Residential amenity  
Policy LEI 14: Keeping of horses for leisure purposes  
Policy HOU 22: Mobile homes

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 Summer 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
   DM1.3 Sustainable location of development
   DM1.4 Environmental Quality and local distinctiveness
   DM3.4 Gypsy and Travellers sites
   DM3.9 Design Principles
   DM3.12 Road safety and the free flow of traffic
   DM3.14 Amenity, noise and quality of life

2. Planning History

2.1 1980/3524 2 Stables and Tack Room and Adjoining 3 Hay Stores Approved 21/1/81

2.2 1981/1854 Erection of Loose Box Range for Horses (Application To Relax ‘Temporary’ Condition)

2.3 1986/1035 Residential Development Refused 11/6/86

2.4 1989/1027 Erection of 3 or 4 dwellings Refused 20/7/89

3. Consultations

3.1 Parish Council Object:
   • Location outside of development boundary
   • The proposal would increase flood risk
   • Impact on local water supply
   • Concern about the visual impact of the [original] gates.
   • No development sites have been allocated within the local plan process due to the lack of public transport and infrastructure
   • Concern about horses escaping from the site
   • The planning application is not in accordance with the LDF process through which East Carleton and Ketteringham Parish Council agreed to consider affordable housing developments. The site was not considered as part of this process.
   • Ketteringham has its fair share of heavy traffic
   • Concern at the future intention for the land

   If the application is to be approved, a number of conditions should be added, including:
   • Sewage treatment not to be via septic tank
   • Drainage ditches to be reinstated on the site
   • No further development allowed on the site in the future and the site should be restricted to a single, personally named pitch
   • Restrictions on external lighting
   • Gates to be replaced with traditional five-bar gates
   • Site to have no business use
   • Electricity supply to be upgraded
   • Installation of electric fence to control horses
3.2 District Members

Cllr Legg:
The proposal is outside the village development boundary. It will be visible from the adjacent public footpath. There are important principles to be addressed regarding development in the open countryside.

Cllr Herbert:
This must be determined by the committee because of numerous issues including public concern, development outside defined boundaries, not in accordance with Gypsy and Traveller policy.

3.3 Highways England
No objection.

3.4 Network Rail
No comments.

3.5 Anglian Water Services Ltd
No comments received

3.6 NCC Ecologist
Given the scale and nature of the application, ecological impacts are likely to be minimal. The existing hedgerows should be maintained.

3.7 Environmental Services
No objections

3.8 Flood Defence Officer
No objection to the use of a package sewage treatment plant for foul drainage disposal. Condition requiring implementation of system prior to the first occupation of the site advised.

Further comments have been sought from the Flood Defence Officer following the receipt of a detailed report carried out by an objector relating to drainage. The comments will be reported orally to the Development Management Committee.

3.9 NCC Highways
No objection to the use of the site for equine purposes. The existing access should however be upgraded.

With regard to the proposed residential use, the site is considered to be remote from local services which would render the residents reliant on the use of motorised vehicles. This aspect of the proposal conflicts with guidance in the Local Transport Plan for Norfolk and the NPPF.

3.10 Representations
39 letters of objection. Concerns regarding:

- Poor drainage at the site / increased flood risk
- Increased traffic on narrow country lanes
- Visual impact of development
- Site is outside of development boundary
- Impact on private water pipelines
- Out of character with the village
- Concern applicant is not a bona fide traveller
- Site unsuitable due to lack of public transport, local services, no footpaths or street lighting
- Concern that it will develop into a larger traveller site
- Concern about overlooking, loss of privacy and intervisibility
Non planning reasons include:

- Concern over loss of value to properties and impact on village hall
- Concern regarding horses escaping from site

Further letter of objection received from Ketteringham Residents Group. Concerns regarding:

- the accuracy of the description of development
- status of applicant
- development in open countryside
- proximity to neighbouring properties
- concern regarding drainage
- proposal does not constitute sustainable development
- the Highway Authority has objected to the residential use of the site in terms of its location
- In the event that permission is granted, conditions should be attached including: temporary permission only, personal permission only, landscaping scheme to be implemented, fencing to be erected, appropriate measures agreed for surface water drainage and sewage treatment

4. **Assessment**

**Proposal**

4.1 The application is for the change of use of land previously used for equestrian purposes to the use for equine and residential purposes for a gypsy/traveller, including a concrete pad for the standing of one residential caravan, erection of a day room and the erection of gates.

4.2 The site is a field which is accessed from High Street and has a stable block on the land. To the south and west are a number of residential properties which are within the development boundary of Ketteringham as identified by the South Norfolk Local Plan and the proposed site is adjacent to, but outside of this development boundary. To the north is a railway line and beyond that is the A11 dual carriageway. To the east is agricultural land and beyond that there are further residential properties. The site is opposite the village hall and there is also a war memorial adjacent to the southern boundary of the site. A public right of way runs north-south adjacent to the eastern boundary of the site.

**Principle of Development**

4.3 The application states that the applicant has gypsy/traveller status. Although the site is outside of a designated development boundary, the Council currently does not have a 5 year land supply of deliverable sites for travellers and this, in accordance with national planning policy for traveller sites, is a material consideration in the determination of the application. Policy 4 of the Joint Core Strategy sets targets for permanent traveller residential pitches, although the numbers have been superseded by the Gypsy and Traveller Accommodation Assessment published in 2014. This sets a target of 35 traveller pitches between 2014 and 2031. Within the first five years (2014-2019) the target is 8 pitches. At the time of writing only 1 pitch has been permitted therefore there is a clear shortfall in pitches.

4.4 Policy ENV 8 of the South Norfolk Local Plan strictly controls development within the open countryside. However Policy HOU 23 allows for sites for gypsies and travellers outside of development boundaries subject to a number of criteria. In addition policy DM 3.4 of the emerging Development Management Policies document sets out criteria for the consideration of the application.
4.5 The main issues to be considered are: the gypsy/traveller status of the applicant, the suitability of
the location for the proposed use, the impact on residential amenity, the visual impact of the
proposal, highways impact, the impact on flood risk, the management of foul water and the impact
on the public right of way.

The status of the applicant

4.6 The status of the applicant is an important consideration because it is on this basis that the
principle of development is being justified by the applicant. To verify this a supporting statement
has been provided by Candy Sheridan of the Gypsy Council verifying that Ms Sheridan is of the
firm understanding that Mr Austin is a Romany Gypsy who was raised as a Gypsy. It is stated that
Mr Austin owns and runs a car dealership business which is located in Felthorpe. It is further
stated that Mr Austin takes part in Gypsy horse drives, and travels for cultural reasons to horse
fairs.

4.7 The Council’s Housing Access and Standards Manager has spoken to Mr Austin and Mr Austin
has confirmed that he has Gypsy ancestry. The names provided to the Housing Access and
Standards Manager by Mr Austin are known by the Council to be Gypsy families, and elders
within the Gypsy community have confirmed in discussion with the Housing Access and
Standards Manager the family connection and the relationship between those families and Mr
Austin. Based on this information, the Housing Standards and Access Manager is of the opinion
that Mr Austin does have a Gypsy heritage. The planning definition of gypsies and travellers set
out in the National Planning Policy for Travellers refers to “persons of a nomadic habit of life
whatever their race or origin”. It has been stated within the application that the applicant travels to
attend horse fairs.

Concerns have been raised by objectors that the applicant does not fulfil gypsy/traveller status.
The Housing Access and Standards Manager has had regard to the evidence provided by the
objectors and has spoken with a representative of the objectors. However he is satisfied that Mr
Austin has demonstrated traveller status. Taking all of this into account, the traveller status of Mr
Austin is accepted.

The suitability of the proposed location for residential and equine use

4.8 Ketteringham is identified as an ‘Other Village’ by the adopted Joint Core Strategy for Broadland,
Norwich and South Norfolk (JCS). It has a development boundary and under policy 16 of the JCS
the village is to accommodate infill or small groups of dwellings and small-scale business or
services, subject to form and character considerations.

4.9 Policy HOU 23 of the Local Plan requires traveller sites to be well related to the primary road
network and conveniently located for schools and other community facilities. Policy DM 3.4 of the
emerging Development Management Policies document states that the site should not be so
isolated from settlements that the occupiers cannot gain convenient access to schools and
facilities to meet their daily needs.

4.10 Concerns have been raised by local residents and the County Highway Authority that the site is
remote from local services and public transport. The closest bus stops are on Norwich Road,
1.8km from the site. Other facilities, such as the Infants and Junior School in Hethersett are
approximately 2.6km away. The Highway Authority considers that the proposed occupiers would
be reliant on transport by private motor car which would be contrary to the provisions of the
National Planning Policy Framework and Local Transport Plan.

4.11 Whilst it is recognised that there are very limited services within the village itself, the site is well
related to the existing built up area of the village which has been designated as suitable for infill
and small scale residential development within the JCS. For this reason it would be difficult to
substantiate a reason for refusal on sustainability grounds.
4.12 In terms of equine use the site already benefits from permission for equestrian use. Permission is sought to keep horses for recreational purposes and the applicant has confirmed that no business use is proposed. Policy LEI 14 supports the use of land for the keeping of horses for recreational purposes providing there are no adverse impacts on the character of the landscape, important wildlife habitats, highway safety and residential amenity. The site is considered suitable for continued use for the keeping of horses for recreational purposes.

Impact on residential amenity

4.13 Concerns have been raised that the development would harm the amenity of neighbouring occupiers. The main objections relate to the potential for overlooking and loss of privacy and the potential for increased flood risk to neighbouring properties. The houses in closest proximity that have the potential to be affected are the three immediately to the south and west of the site, no’s 4 and 5 High Street, and ‘Amathus’.

4.14 The proposed site plan shows that the concrete slab for the siting of the residential caravan and day room would be positioned to the north of the existing stable building, and the garden area would be to the west of this area. The day room and caravan would therefore be approximately 30 metres from the boundary with no’s 4 and 5 and 15 metres from the boundary with Amathus. The day room and caravan would be approximately 50 metres from the houses at no’s 4 and 5, whilst being approximately 47 metres from the house at Amathus. These are considered to be adequate separation distances, with the stable block providing a physical buffer that would further reduce the impact.

4.15 The site benefits from a degree of existing fencing and hedgerows that provide some privacy however these are not considered sufficient on their own. A condition is recommended to ensure that a 2 metre high close-boarded fence is erected between the application site and the neighbouring occupiers to ensure adequate privacy.

4.16 Concern has been raised by the occupier of Amathus that the proposed development would be visible from that property. However given the distances involved, it is considered that no material harm would occur. The fact that a view has altered is not a reason to refuse planning permission. Concerns have also been raised about the potential impact on a private water supply to the surrounding properties and on the values of surrounding properties. These are not planning matters and cannot be considered as part of the assessment of the application.

4.17 Subject to the imposition of conditions, the proposal accords with policy IMP 9 of the Local Plan in that it would not have a materially adverse impact on the amenities of neighbouring occupiers.

Design and visual impact on the character of the area

4.18 Initially, a set of large solid wooden gates 2.16 metres high had been installed by the applicant at the site access. These were not sympathetic to the character of the rural area and during the course of the application have been replaced with a traditional 5 bar wooden gate which is in keeping with the character of the area. The other main physical changes are the erection of the day room, the laying of the concrete slab and the siting of a residential caravan. The day room would accommodate a kitchen, shower room and laundry room and would be 16 square metres in size. It would be single storey with a pantile roof and feather edge boarded walls.

4.19 The building, pad and caravan would be sited further into the site, away from the road and would be partly screened by the stable building. For these reasons, and given the size and scale of development proposed, the design and appearance and impact on the character of the area is considered acceptable and in accordance with policy 2 of the JCS, policy HOU 23 of the South Norfolk Local Plan, and emerging policy DM 3.4 and 3.9 of the Development Management Policies Document.
Highway impact

4.20 Vehicle and pedestrian access would be via the access onto High Street. The Highway Officer has stated that the visibility at the access is acceptable. There is room on the site for four parking spaces which is sufficient for a development of the size proposed. Conditions regarding the upgrading of surface of the existing access and the provision of a suitable turning area within the site are recommended. The proposal accords with policy IMP 8 in that it would not impede the safe and free flow of traffic within the vicinity of the site.

Impact on flood risk.

4.21 The site lies within the Environment Agency flood zone 1 which is the area of lowest flood risk, where residential development is considered compatible. However concerns have been raised by local residents that the site is subject to localised flooding, and there are concerns at both the suitability of the site for residential use and the potential for it to increase flood risk. The application advises that sustainable drainage systems will be used for the disposal of water from roofs and hard surfaces. The Council’s Flood Defence Officer initially raised no objection on the grounds of Flood risk. However further detailed information from a local objector has been received. The Flood Defence Officer is currently considering the additional information, and her response on this will be reported via the committee update sheet and orally to the Development Management Committee.

4.22 Foul drainage

The applicant has stated that foul drainage will be dealt with via a package treatment plant which is the preferred method of treatment under Environment Agency guidelines. The results of percolations tests have been submitted to demonstrate that the site can accommodate this method of foul drainage. The Flood Defence Officer has assessed this information and raises no objection to the proposal. A condition is recommended securing the provision of the package treatment plant prior to the first occupation of the site for residential purposes and its retention for the duration of the use.

4.23 Impact on public right of way

The right of way is on the opposite side of the field from where the residential area is proposed. Given that the path is approximately 70 metres away from this area, there would be no materially adverse impact on the public right of way.

Other matters

4.24 Concerns have been raised about the position of the site in the middle of the village, and the fact the site is close to the village hall. The location of residential and equestrian uses in this location within the village is considered acceptable. Given the small scale of development proposed, the existing presence of other residential properties in close proximity to the village hall, and the separation distance between the village hall and the residential part of the site proposed, it is considered no adverse impacts would occur.

4.25 Objectors have requested that a condition be added restricting the development to a named person/family. There is not considered to be a valid planning reason to restrict permission in such a way, however a condition is recommended restricting the residential occupation of the site to an occupier who is able to demonstrate gypsy/traveller status and also restricting it to 1 pitch. It has been further raised by objectors that the permission should be for a temporary period of time; however if the proposal complies with relevant planning policies there is considered to be no grounds to reasonably require this.
4.26 Concerns have been raised that approving the application would set a precedent for further similar development. However such proposals would require a planning application and would be assessed on their planning merits. Concerns have been raised regarding potential business use, however no business use is proposed and a condition is recommended preventing any commercial equestrian activities.

4.27 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. Non-planning matters, such as loss of value to property and potential impacts on private water supplies are not planning matters which can be taken into account in the consideration of the application.

4.28 This application is liable for Community Infrastructure Levy (CIL).

5. Conclusion

5.1 In considering the application, weight has been attached to the lack of a 5 year land supply within the District for gypsy and traveller sites, and the location of the site adjacent to a village development boundary. Subject to the imposition of conditions and confirmation from the Flood Defence Officer that the development would not increase flood risk and can accommodate the foul drainage method proposed, the proposal is considered to be in accordance with relevant development plan policies and national guidance and is recommended for approval.

Contact Officer, Telephone Number and E-mail: Robert Webb 01508 533681
rwebb@s-norfolk.gov.uk
5. **Appl. No**: 2013/1630/F  
**Parish**: HEMPNALL

Applicants Name: Mr John Hollis  
Site Address: Springwood Spring Lane Hempnall Norfolk NR15 2NT

Proposal: Retrospective application for change of use of land to retain existing forestry accommodation (2 no caravans)

Recommendation: Approval with conditions

1. In accordance with submitted plans
2. Personal permission
3. No additional lighting without details being agreed

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality home  
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 5: The Economy

1.3 South Norfolk Local Plan 2003  
HOU 8: Agricultural and forestry dwellings  
ENV 8: Development in the open countryside (Part Consistent)  
ENV 14: Habitat protection  
ENV 15: Species protection  
HOU 22: Mobile homes  
IMP 2: Landscaping  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
UTL 14: Waste collection and recycling  
UTL 15: Contaminated land

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  
DM2.11 Agricultural and other occupational dwellings in the Countryside  
DM2.1 Employment and business development  
DM1.3 Sustainable location of development  
DM2.7 Agricultural and forestry development  
DM3.1 Housing Quality  
DM3.12 Road safety and the free flow of traffic  
DM3.14 Amenity, noise and quality of life  
DM3.15 Pollution, health and safety  
DM3.9 Design Principles  
DM4.9 Protection of Trees and Hedgerows
1.6 Supplementary Planning Document
South Norfolk Place Making Guide 2012

2. Planning/Appeal History

2.1 2009/1336 Retention of two temporary residential caravans for a temporary period of 3 years for a forestry worker and family

2.2 2009/0004 Retention of two temporary residential units for on-site forestry worker and family

2.3 2005/1493 Retention of 2no caravans for a temporary period of 3 years for a forestry worker and family

2.4 2004/0334 Retention of 2no residential caravans

3. Consultations

3.1 Hempnall Parish Council Refusal
- As site lies outside the Development Area.
- Impact on protected species particularly important bat populations
- Impact on County Wildlife Site (CWS)

Topcroft Parish Council Refusal
- Planning Policy for Traveller sites states that LPA should restrict new traveller site development in the open countryside that is away from existing settlements or outside areas allocated in the development plan
- As site lies outside the Development Area
- Site is also outside SNC traveller’s site locations.
- Concerns in respect of impact of the activity will have on CWS and on protected species

3.2 District Member Objection
- Due to location outside the development area
- Requests that the application is referred to Planning Committee for consideration if minded to approve

3.3 SNC Flood Defence Officer No objections subject to conditions

3.4 Norfolk Wildlife Trust
- Confirms that site is within County Wildlife Site (CWS)
- Contacted the applicant in the past and the wood appears to have been relatively well managed with respect to wildlife, with some restoration of the ancient woodland taking place
- Following a site visit, NWT concluded that further ecological assessments as previously requested, were no longer required as the proposed development is unlikely to impact on the ecology of the wood. Equally the wood appears to have been managed in accordance with submitted management plan and no reason to believe this will not continue
- Similar levels of activity happen in many other CWS woodlands, without detrimental ecological impact
- The areas within the red line are either on or immediately adjacent to existing hard-standing and loss of vegetation will be minimal in relation to CWS as a whole
- If approval given conditions in relation to protected species and enhancement in agreement with NCC Ecologist

3.5 Woodland Trust
No comments received

3.6 NCC Ecologist
To the original scheme
- No objections subject to conditions in respect of protected species
To the amended scheme
- As no additional works will now be undertaken the conditions previously suggested are not necessary, an advisory note in respect of bats on site and suggested enhancements is requested

3.7 NCC Highways
- No objection to retention of two caravans for use by forestry workers.
- However, an objection is raised to the additional traveller pitches on the grounds of the site being in an unsustainable location.

3.8 SNC Environmental Services (Protection)
No comments received

3.9 Gypsy Liaison Officer
No comments received

3.10 Representations
24 letters of objection have been received from local residents on the following grounds;
- Impact on surrounding businesses, particularly in respect of security.
- Outside development area and SNC traveller site locations.
- Undesirable precedent for further development/caravans on the site.
- Unsustainable location for a traveller’s site and remoteness from local services.
- Applicant has failed to demonstrate that business is financially viable and that there is a functional need for accommodation on the site.
- Planning history for site and conflict with previous refusals for the caravans.
- Detrimental impact on a County Wildlife Site (CWS), Ancient Woodland, biodiversity, trees and protected species particularly Bats and Great Crested newts.
- Safety concerns due to close proximity to airstrip.
- Detrimental impact on residential amenities of nearby properties.
- Impact on the character of the area.
- Due to the implications regarding the proposal in terms of criminal law and planning policy, we believe the Council has no alternative other than to refuse the application. Furthermore due to the unlawful nature of the application site and being inhabited by the applicant without necessary planning permission consents, enforcement action should be taken and the applicant removed from the land
3 letters of support have also been received from local residents on the following grounds:
- Benefits of supporting a local family/business which has operated from the site for many years.
- Business provides a local sustainable source of charcoal whilst managing the woodland.
- Scheme would have a minimal impact in the surrounding landscape.

4 Assessment

4.1 This application seeks retrospective planning permission for the change of use of land to retain existing forestry accommodation in the form of two residential caravans on land at Springwood on Spring Lane in Hempnall. The site comprises 16 hectares (40 acres) of woodland owned and managed by the applicant. The site is in a remote position located outside the development boundaries of any of the surrounding villages. The applicant and his family have been living at the site since 2003.

4.2 Whilst the original application also included the creation of four affordable travellers pitches to enable the stationing of a maximum of 8 no. caravans and the erection of an amenity building on the land, this element has been withdrawn from the application, and therefore the only matter being considered is the retention of the two residential caravans for occupation by a forestry worker.

4.3 The application is accompanied by a management plan and supporting statement, with additional information provided in respect of the financial situation of the business and how the business has operated over recent years.

4.4 The main issues in this case are; the principle of development in this location, design, scale and visual impact, highway safety, residential amenity and biodiversity/trees.

Principle of development

4.5 The site lies outside of the development boundaries of any surrounding villages, in an area designated as countryside where new residential dwellings would normally be contrary to Policy ENV8 of the South Norfolk Local Plan (SNLP). Policy HOU22 of the SNLP classifies mobile homes including residential caravans as permanent housing in planning policy terms. Notwithstanding this, Policy HOU8 of the SNLP supports forestry worker accommodation in the countryside where it has been demonstrated that no other accommodation is available locally, there is a clear functional need for a forestry worker to be available on the site on a full time basis and there is clear evidence that the enterprise is financially viable and sustainable in the long term.

4.6 The site has a lengthy history, beginning in 2003 for the retention of the mobile homes for occupation by the applicant’s family which was refused and subsequently dismissed on appeal due to there not being clear evidence at the time of the applicant’s ability to develop the enterprise in order to justify the need to live at the site. In 2005 temporary planning permission was granted for the retention of the two residential caravans for forestry worker occupation for a temporary period of three years, which was subsequently renewed for a further three years in 2009. These permissions were based on the functional need for the accommodation to serve the charcoal burning operations undertaken on the site and the business plan and financial information from 2006 to 2009 demonstrating that the business was operating on a sound financial basis.

4.7 The additional information provided in support of the current application demonstrates that the charcoal burning use is still being undertaken on site to meet the functional need under Policy HOU8, with a continued increase from 2010 onwards in the revenue generated through charcoal sales, as well as other income generated through the sale of fire wood.
and wood products. Whilst it is acknowledged that the applicant’s income is also supported through the undertaking of contract work in connection with forestry and tree surgery in the local area, it is considered that the applicant has demonstrated that he meets the functional and financial tests in respect of Policy HOU8 of the SNLP to justify the retention of the two caravans in this location. Conditions are however suggested in respect of restricting the occupation of the caravans to the applicant and his dependants in connection with the forestry use of the site. It is also considered that, as required by Policy HOU8, the applicant has demonstrated that the enterprise is sustainable in the long term, and therefore permanent (as opposed to temporary) permission should be granted in this instance.

Design, scale and visual impact

4.8 NPPF Section 7 and JCS Policy 2 (promoting good design) seeks to ensure that development proposals respect local distinctiveness, including landscape setting and character and use of sustainable materials. Additionally, design guidance is also provided through the South Norfolk Place Making Guide SPD.

4.9 The residential caravans to be retained are considered acceptable in terms of their design, scale, siting and would not be significantly visible or cause detriment to the character of the surrounding landscape. On this basis, it is considered that the scheme would accord with Policy 2 of the JCS, Section 7 of the NPPF and Policy DM3.9 of the emerging SNLP.

Highway safety

4.10 Access to the site would remain as at present off Spring Lane. The application has been assessed by the Highway Authority who have raised no objection to the retention of the forestry worker accommodation on the grounds it would not adversely affect highway safety. As such, it is considered that the amended scheme would accord with Policies IMP8 and TRA19 of the SNLP and emerging Policy DM3.12.

Residential amenity

4.11 Whilst there are a number of neighbouring properties in the vicinity of the site, it is considered that the nature of the development, combined with the significant separation between the proposed caravans and existing dwellings is such that the scheme would not result in any significant loss of privacy or amenities of other properties in the area. As such, it is considered that the scheme would accord with Policy IMP9 of the South Norfolk Local Plan 2003 and emerging Policy DM3.14.

Biodiversity/trees

4.12 Concerns have been raised by local residents and by the Norfolk Bat Group that the scheme would cause detriment to local wildlife including protected species. During the determination of this application there has been a strong element of disagreement over the impact of the development on protected species, in particular bats.

4.13 The application has been assessed by the NCC Ecologist and Norfolk Wildlife Trust who have both visited the site. The preliminary ecological survey has concluded there is a low risk for great crested newts. A Natural England EPS licence is not needed, as neither a breeding site nor resting place will be affected. It was suggested that mitigation is handled through a method statement for great crested newts as some low risk remains.

4.14 Following the site visit, it was apparent that no surveys for bats were necessary for two reasons. The first was that within the development footprint, no potential roosts will be removed or disturbed. The trees within 20m of the development footprint were immature pine, with low bat roost potential. The second factor was that features that are capable of accommodating bat roosts, the disused concrete bunkers, would be unaffected by the
development proposed. No licence will need to be applied for, in terms of planning matters, in this case. Those who carry out woodland practices, including charcoal burning should be aware of the law. The applicant is aware of the bats using one building and seeks to enhance the second building making it suitable for hibernating bats. This enhancement coupled with the biodiversity benefits of the woodland management plan are in line with local policy, under policy 1 of the Joint Core Strategy, as Spring Wood is a County Wildlife Site.

4.15 Since the above comments were made the applicant has withdrawn the traveller pitches and the NCC Ecologist view has been sought again, who confirms that as the application is now only for the retention of the existing forestry accommodation, which has been on the site for over 10 years, the previous conditions requested are no longer necessary as no additional works/development will be undertaken. On this basis, it is considered that the scheme would accord with Policy 1 of the JCS, Section 11 of the NPPF and polices ENV14 and ENV15 of SNLP.

4.16 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. This application is not liable for Community Infrastructure Levy (CIL).

5. Conclusion

5.1 The applicant has demonstrated that he meets the functional and financial tests in respect of Policy HOU8 of the SNLP to justify the retention of the two caravans in this location. The proposal does not give rise to a situation detrimental to the amenities of the nearby residential properties; highway safety or protected species. The proposal is considered to accord with the aims of the Joint Core Strategy, NPPF and the South Norfolk Local Plan 2003 and is recommended for approval subject to conditions.

Contact Officer, Telephone Number    Claire Curtis 01508 533788
and E-mail:                        ccurtis@s-norfolk.gov.uk
6. **Appl. No**: 2014/2239/F  
**Parish**: FORNCETT

Applicants Name : Mr & Mrs B Kennard  
Site Address : Land North Of 12 Bentley Road Forncett St Peter Norfolk  
Proposal : Erection of a two storey dwelling

Recommendation : Refusal

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design  
NPPF 11: Conserving and enhancing the natural environment  
NPPF 12: Conserving and enhancing the historic 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 4 : Housing delivery  
Policy 16 : Other Villages

1.3 South Norfolk Local Plan 2003  
IMP 2: Landscaping  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
IMP 15: Setting of Listed Buildings  
TRA 19: Parking standards

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  
DM4.11 Heritage Assets  
DM3.1 Housing Quality  
DM3.12 Road safety and the free flow of traffic  
DM3.13 Provision of vehicle parking  
DM3.14 Amenity, noise and quality of life  
DM3.15 Pollution, health and safety  
DM3.9 Design Principles  
DM4.11 Heritage Assets  
DM4.10 Incorporating landscape into design  
DM4.9 Protection of Trees and Hedgerows

1.6 Supplementary Planning Document  
South Norfolk Place Making Guide 2012
Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S66(1) Listed Buildings Act 1990 provides: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

2. Planning History

2.1 1990/0558 Erection of one dwelling Refused
     Dismissed at Appeal

3. Consultations

3.1 Parish Council Approve.

3.2 District Member To be determined by committee
     • due to the various issues involved and history of the site.

3.3 SNC Environmental Services (Protection) No objections subject to the imposition of a contaminated land condition.

3.4 NCC Highways No objections, subject to imposition of conditions.

3.5 SNC Conservation Officer Objection on the grounds of the impact on the setting and character of the adjacent listed buildings.

3.6 SNC Flood Defence Officer No objection subject to advisory note.

3.7 Representations 6 letters of objection have been received from the occupants of neighbouring properties on the following grounds;
     • Overdevelopment.
     • Increase in traffic and detrimental impact on highway safety.
     • Site subject to legal covenant restricting new development.
     • Impact on wildlife and trees.
     • Planning history including previous refusal for a new dwelling.
     • Detrimental impact on residential amenity of nearby properties in respect of light, privacy and noise and disturbance.
     • Impact on character and setting of surrounding listed buildings.
     • Loss of important open space and detriment to the character of the area.
     • Incorrect labelling of plans in respect of lane.
     • Localised drainage issues.

4 Assessment

Proposal

4.1 This application seeks full planning permission to construct a two-storey detached dwelling on a parcel of land which currently forms part of the garden of a grade II 17th century timber framed thatched house known as The Old Beams, 12 Bentley Road in Forncett St Peter. The proposed 4 bedroom dwelling would be constructed in clay pantiles and painted render set on a brick plinth. The proposed dwelling would be accessed via a new access off Bentley Road, with an existing access retained to serve 12 Bentley Road to the south. Onsite parking and turning would be provided within the plot to serve the proposed dwelling.
4.2 Policies within the Joint Core Strategy, South Norfolk Local Plan and requirements of the National Planning Policy Framework seek to ensure that development in appropriate locations are of good design, do not adversely affect the character of existing dwellings or the wider street scene, have an adverse impact on the residential amenities of neighbouring properties or cause detriment to highway safety. The assessment of this application gives due weight to the saved policies in the SNLP referred to above, because those policies remain consistent/part consistent with the published National Planning Policy Framework.

4.3 The main issues in this case are; the principle of development, design, scale and character of the proposed development, impact on the setting of listed buildings, residential amenity, highway safety and drainage.

Principle of development

4.4 The site falls within the development boundary for Fornsett St Peter and the village is identified as an Other Village under Policy 16 of the Joint Core Strategy (JCS). The policy allows for the principle of infill or small groups of dwellings. As such, there is a principle in favour of residential development in this location and the proposal would accord with Policy 16 of the JCS.

Design and impact on the setting of the listed buildings

4.5 Concerns have been raised locally that the scheme is unacceptable in design terms, constitutes overdevelopment and would be detrimental to the character of the area. Amended plans have been submitted to vary the design of the proposed dwelling due to concerns raised in respect the impact of the proposed dwelling on the residential amenities of neighbouring properties.

4.6 The site is set within a small cluster of grade II listed buildings set back from the road, which includes No.10 immediately to the rear of The Old Beams, and No’s 14 and 18 Bentley Road to the north-east. Existing mature hedgerows along the east boundary of Bentley Road currently screens these buildings but there is a key view of this group of properties when viewed from the access of Bentley Road.

4.7 In terms of the general pattern of residential development the new dwelling at the proposed location would not look out of place in views looking along Bentley Road, the design, with some further minor amendments, being generally sympathetic to the scale and traditional character of dwellings in this part of the village. However, an important consideration is the impact the proposal will have on the setting of the Old Beams and other adjacent listed buildings, which form an important group within this part of the village.

4.8 The existing tall hedgerow along Bentley Road largely hides views of buildings to the east side but the view along Pippin Grove does provide a particularly attractive view of this listed group, the natural character of the open setting beyond the boundary hedgerow very much enhancing the historic character of buildings and contrasting with the more urban character of views along the road. This contrast between the later urban character of views along the street and more historic open natural character of views beyond the hedgerow boundary at the east side of Bentley Road is an important feature of the character of this part of the village.

4.9 Taking this into consideration, and in consultation with the Council’s Listed Buildings Officer, the level of adverse impact the siting of a new dwelling would have on the character and appearance of existing views would result in an unacceptable level of harm to the significance of this important group of listed buildings in this part of the village. With regard to the impact on the Old Beams site the new building would result in the loss of an important part of the buildings setting to the north side thus adversely impacting on existing views from within the site.
Whilst the scale and architectural style of the new dwelling is generally in keeping with the character of existing views from along Bentley road, its proposed location would result in a detrimental impact on views beyond the eastern boundary of Bentley Road, with this view forming an important part of the setting of the existing listed buildings. This would result in an unacceptable level of harm to their significance, which is not outweighed by any benefits of the scheme. For these reasons the proposal does not accord with the requirements of Section 66 of the Act or with the requirements of paragraphs 132 and 133 of the NPPF, policy IMP15 of the South Norfolk Local Plan, and policy 2 of the Joint Core Strategy.

Residential amenity

Concerns have also been raised that the proposed dwelling would cause detriment to the residential amenities of the existing properties surrounding the site, particularly in respect of loss of privacy, light and increased noise and disturbance.

The design of the proposed dwelling has been amended in order to address these some of these concerns, particularly in respect to the positioning of windows to minimise overlooking. Furthermore, the distance of separation between the proposed and neighbouring properties is such that it is not considered that the scheme would result in significant loss of light, overshadowing, disturbance or loss of privacy, and therefore would not result in significant detriment to the residential amenities in respect of noise and disturbance. The scheme is therefore considered to accord Policy IMP9 of the SNLP and Policy DM3.14 of the emerging Local Plan.

Highway safety

The proposed dwelling would be accessed via a new access off Bentley Road, with the existing access retained to serve No.12. The application has been assessed by the Highways Authority who has raised no objections subject to the imposition of conditions on the grounds that the scheme would adequately protect highway safety in accordance with Policies IMP8 and TRA19 of the South Norfolk Local Plan.

Drainage

Whilst drainage concerns have been raised by local residents, the Flood Defence Officer has raised no objection to the scheme on drainage grounds subject to advisory advice in respect of surface water drainage.

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. This application would be liable for Community Infrastructure Levy (CIL).

Conclusion

In conclusion, it is considered that the siting of the proposed dwelling in this location would cause harm to the setting of the surrounding listed buildings, and is therefore contrary to Section 66 of the Listed Buildings Act 1990, paragraph 132 of the NPPF, Policy IMP15 of the South Norfolk Local Plan and Policy DM4.11 of the emerging South Norfolk Local Plan and is recommended for refusal.
6. Reasons for Refusal

6.1 The siting of the proposed dwelling on land within the grounds of a grade II listed property would result in the loss of an important part of the setting of The Old Beams, thus adversely impacting on existing views from within the site. It would also result in a detrimental impact on views beyond the eastern boundary of Bentley Road, which plays an important part in the setting of the group of grade II listed buildings in the vicinity of the site. The proposal would therefore result in an unacceptable level of harm to the significance of this group of listed buildings, which would not be outweighed by any benefits of the scheme.

6.2 The proposal is therefore considered contrary to the requirements of Section 66 of the Listed Buildings Act 1990, the requirements of paragraphs 132 and 133 of the National Planning Policy Framework (NPPF), policy IMP15 of the South Norfolk Local Plan 2003 and policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk.

Contact Officer, Telephone Number and E-mail: Robert Webb 01508 533681 rwebb@s-norfolk.gov.uk
7. **Appl. No**: 2014/2634/F  
**Parish**: WRENINGHAM

Applicants Name: Mr & Mrs Page  
Site Address: Land East of Snowdrop House Top Row Wreningham Norfolk NR16 1AR  
Proposal: New detached dwelling

Recommendation: Approval with conditions

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design  
NPPF 12: Conserving and enhancing the historic 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 15: Service Villages

1.3 South Norfolk Local Plan 2003  
IMP 2: Landscaping  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
IMP 15: Setting of Listed Buildings  
TRA 19: Parking standards  
ENV 8: Development in the open countryside (Part Consistent)  
UTL 14: Waste collection and recycling  
UTL 15: Contaminated land  
ENV 14: Habitat protection

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  
DM3.1 Housing Quality  
DM3.12 Road safety and the free flow of traffic  
DM3.14 Amenity, noise and quality of life  
DM3.9 Design Principles
DM3.15 Pollution, health and safety
DM4.11 Heritage Assets
DM3.13 Provision of vehicle parking

1.6 Supplementary Planning Document
South Norfolk Place Making Guide 2012

**Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:**

S66(1) Listed Buildings Act 1990 provides: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

2. Planning History

2.1 2012/2341 Proposed extensions with associated alterations including demolition of detached garage Approved

3. Consultations

3.1 Parish Council To the original consultation:
- No objections raised subject to the scheme being in keeping with the grade II listed buildings opposite.
- However, it is considered that a street scene drawing should be provided and the Parish Councils wish for smaller dwellings is re-iterated as written in the Parish Plan.

To additional plan showing the street scene:
- No comments received

3.2 District Member The application should be approved

3.3 Conservation Officer No objection

3.4 SNC Flood Defence Officer No objections subject to conditions

3.5 SNC Environmental Services (Protection) No objection subject to conditions

3.6 NCC Highways No objection subject to conditions

3.7 Representations 1 letter of support
3 letters of objection:
- Loss of hedgerow/trees already happened
- Detrimental impact on local wildlife
- Potential flooding issues
- Clarification regarding access arrangements
- Impact on the character of the area and loss of views
- Increase parking on the highway
- Outside the development boundary
4 **Assessment**

4.1 This application seeks full planning permission to construct a new detached one-and-a-half-storey dwelling and detached double cart-shed style garage on land to the east of an existing property known as Snowdrop House on Top Row in Wreningham. The dwelling would be constructed in red brick and red clay pantiles and would comprise of a lounge, dining room, kitchen, utility, garden room, study and wc at ground floor level, with four bedrooms, bathroom and ensuite at first floor. Access to the site would be an existing access off Top Row. Two Grade II listed buildings known as The Old Homestead and Glastonbury Cottage are situated directly to the north of the site. The site lies outside the defined Development Boundary for the village of Wreningham.

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

4.3 The main issues in this case are: the principle of development, the design, scale and character of the development, residential amenity, highway safety, impact on the setting of the adjacent listed buildings and drainage/flood risk.

**Principle of development**

4.4 Policies in the Joint Core Strategy (JCS) South Norfolk Local Plan (SNLP) and the National Planning Policy Framework (NPPF) seek to ensure that new dwellings are within sustainable locations, are of a good design and do not adversely affect residential amenity of surrounding properties.

4.5 The site lies outside the existing designated settlement boundary for Wreningham and as such the principle of residential development would be contrary to policy ENV8 of the South Norfolk Local Plan. Notwithstanding this, Policy 15 of the Joint Core Strategy identifies Wreningham as being suitable for further residential development. Furthermore, the emerging Local Plan has identified the site for inclusion within the preferred settlement boundary for Wreningham and no objections have been raised to the site as part of the consultation process which should be given material weight in the consideration of this application. The principle of a residential dwelling in this location is considered acceptable in this instance.

**Design, scale and character**

4.6 NPPF Section 7 and JCS Policy 2 (promoting good design) seeks to ensure that development proposals respect local distinctiveness, including landscape setting and character and use of sustainable materials. Additionally, design guidance is also provided through the South Norfolk Place Making Guide SPD.

4.7 The proposed one-and-a-half-storey dwelling is considered acceptable in terms of its design, scale and relationship to the surrounding properties. Furthermore, its scale would reflect the character of the existing development in the vicinity of the site and is in keeping with the established linear pattern of development along this section of Top Row. Conditions are however recommended in respect of materials, slab levels, boundary treatments and landscaping in the interest of protecting visual amenity and character. On this basis, it is considered that the scheme would accord with Policy 2 of the JCS and Section 7 of the NPPF.
Residential amenity

4.8 Saved Policy IMP9- Residential amenity directs that development should not be approved if it would have a significant adverse impact on nearby residents through overlooking and/or overshadowing of habitable rooms, damage to the setting of existing buildings or damaging impacts on the privacy or amenity of nearby dwellings.

4.9 Notwithstanding that the application is for a one-and-a-half storey dwelling, it has been designed in a manner which minimises overlooking to nearby properties, with its siting such that it is not considered that the dwelling would have any significantly detrimental impacts on the residential amenities of the neighbouring properties in respect of privacy, light and noise. As such, the scheme would accord with the requirements of Policy IMP9 of the South Norfolk Local Plan and emerging Policy DM3.14.

Highway safety

4.10 Saved Policy IMP8 of the South Norfolk Local Plan states that planning permission will not be granted for development which would endanger highway safety or prejudice the free flow of traffic on the highway network.

4.11 The application proposes use of an existing access to serve the proposed dwelling, with on-site parking and turning proposed to serve the dwelling. The Highways Authority has assessed the proposal and, subject to conditions, raised no objection to the development. As such, it is considered that the scheme would accord with Policies IMP8 and TRA19 of the South Norfolk Local Plan and emerging Policies DM3.12 and DM3.13.

Impact on the adjacent listed building

4.12 The setting of listed buildings requires consideration under the development management policies and S66(1) Listed Buildings Act 1990, which requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The site lies opposite to two grade II listed properties, which are separated from the application site by the highway. The application has been assessed by the Conservation Officer who has raised no objection to the scheme on the grounds that it would not have any harmful impact on the setting of the Listed Buildings. As such, it is considered that the scheme would accord with section 12 of the NPPF, Policy IMP15 of the SNLP and emerging Policy 4.11. Equally in consideration of the Council’s duties under the Ac it is considered that for the reasons set out above that the proposal would not adversely affect the setting of the Listed Buildings.

Flood risk/drainage

4.13 Concerns have been raised by the occupant of a neighbouring property in respect of the impact of the scheme on local drainage systems and flooding issues. The application has also been assessed by the Flood Defence Officer who has raised concerns that whilst the site of the dwelling lies outside the fluvial flood zone, it is within an area subject to surface water flooding resulting in flood risk affecting a large area of the site. Following the submission of a Flood Risk Assessment, the Flood Defence officer has raised no objections subject to the imposition of a condition requiring the mitigation measures set out in the FRA are adhered to.
4.14 Concerns have been raised by local residents as set out above. Whilst these are fully appreciated, I consider the proposal would not adversely affect the character of the area. The removal of hedging/tree prior to the application and the adverse impact this has had and would have on local wildlife would not be an adequate reason to refuse the planning application. The impact on the highway in respect of the access and parking has been assessed by the highway officer and no objections have been raised. The loss of a view is equally not a reason to refuse planning permission.

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. This application is liable for Community Infrastructure Levy (CIL)

5 Conclusion

5.1 The site is located in a sustainable location and has been identified for inclusion within the preferred boundary for Wreningham within the emerging South Norfolk Local Plan. It is therefore considered that the requirements of the NPPF and the presumption in favour of sustainable development can therefore be accepted as a departure from local saved plan policy ENV8.

5.2 The design, scale and layout of the scheme are also considered appropriate for its context. The development will not adversely affect the character of the area, will not have a significantly detrimental impact on the residential amenities of neighbouring properties, the setting of the nearby listed buildings or highway safety. The scheme would therefore accord with sections 6, 7 and 12 of the NPPF, Policies ENV8, ENV14, UTL14, UTL15, IMP2, IMP8, IMP9 and IMP15 of the South Norfolk Local Plan and Policies 1, 2, 3 and 15 of the Joint Core Strategy. The development equally does not adversely affect the setting of the Listed Buildings and therefore the requirements of S66(1) of the listed Building Act has been satisfied. On this basis the application is recommended for approval subject to the imposition of conditions.

Contact Officer, Telephone Number Claire Curtis 01508 533788
and E-mail: ccurtis@s-norfolk.gov.uk
8. **Appl. No**: 2015/0111/F  
**Parish**: ROCKLAND ST MARY

**Applicants Name**: Mr & Mrs Richardson  
**Site Address**: The Old Hall 132 The Street Rockland St Mary Norfolk NR14 7HL  
**Proposal**: New detached four bed house including new cart shed

**Recommendation**: Approval with conditions

1. Full Planning permission time limit  
2. In accordance with amendment  
3. External materials to be agreed  
4. Tree protection  
5. Retention trees and hedges  
6. Slab level to be agreed  
7. Details of foul water disposal  
8. Reporting of unexpected contamination  
9. Visibility splay, approved plan  
10. Provision of parking  
11. No additional first floor area in entrance hall  
12. New Water Efficiency

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design  
NPPF 12: Conserving and enhancing the historic 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 15: Service Villages

1.3 South Norfolk Local Plan 2003  
IMP 2: Landscaping  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
IMP 15: Setting of Listed Buildings  
TRA 19: Parking standards  
ENV 8: Development in the open countryside (Part Consistent)  
UTL 14: Waste collection and recycling  
UTL 15: Contaminated land

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
DM3.1 Housing Quality
DM3.12 Road safety and the free flow of traffic
DM3.14 Amenity, noise and quality of life
DM3.9 Design Principles
DM3.15 Pollution, health and safety
DM4.11 Heritage Assets
DM3.13 Provision of vehicle parking

1.6 Supplementary Planning Document
South Norfolk Place Making Guide 2012

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S66(1) Listed Buildings Act 1990 provides: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

2. Planning History

2.1 No relevant history

3. Consultations

3.1 Parish Council No objections

3.2 District Member Can be delegated

3.3 SNC Conservation Officer Following the submission of a Heritage Statement - No objections

3.4 SNC Landscape Officer No objections subject to conditions

3.5 NCC Highways No objections subject to conditions

3.6 SNC Flood Defence Officer No objections subject to conditions

3.7 SNC Environmental Services (Protection) No objections subject to conditions

3.8 Representations 1 letter received
Not very happy to see a house nearly 30 feet high in our vicinity
Will be more aware of traffic along the side of our bungalow
Light pollution from the house at night
Understand some trees are to be removed to give more light to new property
If the applicant agrees to the removal of the overhanging trees along the side of our bungalow and any trees which prevent sunlight in the morning we will reluctantly agree to the proposed building
4  

Assessment

4.1 This application seeks full planning permission to construct a new detached, 4 bedroomed, two-storey dwelling and detached 3 bay cartlodge on land to the east of an existing bungalow, 128 The Street, and to the south of a Grade II listed building, Old Hall. To the east and south of the site is farmland. The dwelling is to be constructed in a mix of red stock brick and black stained timber cladding, and terracotta clay pantiles. Access to the site would be an existing access from The Street, currently serving The Old Hall. The site lies outside the Development Limits for Rockland St Mary as currently defined in the South Norfolk Local Plan 2003.

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

4.3 The main issues in this case are; the principle of development, the design, scale and character of the development, residential amenity, highway safety, impact on the setting of the adjacent listed building, and tree protection.

Principle of development

4.4 Policies in the Joint Core Strategy (JCS) South Norfolk Local Plan (SNLP) and the National Planning Policy Framework (NPPF) seek to ensure that new dwellings are within sustainable locations, are of a good design and do not adversely affect residential amenity of surrounding properties.

4.5 The site lies outside the existing designated settlement boundary for Rockland St Mary and as such the principle of residential development would be contrary to policy ENV8 of the South Norfolk Local Plan. Notwithstanding this, Policy 15 of the Joint Core Strategy identifies Rockland St Mary as being suitable for further residential development. Furthermore, the emerging Local Plan has identified the site for inclusion within the preferred settlement boundary for Rockland St Mary and no objections have been raised to the inclusion of the site during the consultation process. This should be given material weight in the consideration of this application. As such, the principle of a residential dwelling in this location is considered acceptable in this instance.

Design, scale and character

4.6 NPPF Section 7 and JCS Policy 2 (promoting good design) seeks to ensure that development proposals respect local distinctiveness, including landscape setting and character and use of sustainable materials. Additionally, design guidance is also provided through the South Norfolk Place Making Guide SPD.

4.7 The proposed two storey dwelling and cart-lodge, although not of exceptional design, are, considered, on balance, acceptable in terms of its scale, siting, use of local, traditional materials and relationship to the adjacent properties. In addition, the scale and design somewhat reflects that of the Old Hall and its buildings, albeit with contemporary interpretation. Conditions are, however, recommended in respect of materials, slab levels, and landscaping in the interest of protecting visual amenity and character. On this basis, it is considered that the scheme would accord with Policy 2 of the JCS and Section 7 of the NPPF.

Residential amenity

4.8 Saved Policy IMP9- Residential amenity directs that development should not be approved if it would have a significant adverse impact on nearby residents through overlooking and/or overshadowing of habitable rooms, damage to the setting of existing buildings or damaging impacts on the privacy or amenity of nearby dwellings.
4.9 The principle elevation of the dwelling faces the eastern side boundary of the rear garden serving the adjacent bungalow, number 128, The Street. As part of the application it is proposed to remove some trees along this boundary, with a section opposite the double height, glazed entrance hall of the proposed dwelling. This has a first floor gallery set back approximately 5.5 metres in the room. 2 other first floor windows are proposed in this elevation, although, these serve a dressing room and an ensuite bathroom. Given the distance to the boundary, the location of the gallery, and an element of screening provided along the boundary, it is not considered that the dwelling would have any significantly detrimental impacts on the residential amenities of the neighbouring properties in respect of overlooking. However, the imposition of a condition is recommended for no additional first floor within the entrance hall.

4.10 The occupiers of number 128 have concerns regarding the height of the proposed dwelling. It is acknowledged that number 128 is only single storey, however, given that the proposed dwelling is set back some distance from number 128, I do not consider the residential amenities of the occupiers of number 128 will be affected by overshadowing or dominance from the proposed dwelling.

4.11 Although I acknowledge the concerns of the neighbours in terms of light pollution, given that there are existing dwellings in the vicinity, it is not considered that the addition of a single dwelling will result in such a significant increase in light pollution to result in an unacceptable impact on the occupiers of the neighbouring dwellings.

4.12 With regards to concerns from the neighbours in terms of disturbance from vehicles accessing the site. Although it is acknowledged that the access driveway is long and to the side of the adjacent bungalow, given the proposal is for a single dwelling, the level of traffic movement would be limited. It is therefore considered that provided a condition is imposed for the driveway surfacing to be agreed, it would be hard to justify refusal on noise disturbance in this instance.

4.13 I conclude that the scheme would accord with the requirements of Policy IMP9 of the South Norfolk Local Plan and emerging Policy DM3.14.

Highway safety

4.14 Saved Policy IMP8 of the South Norfolk Local Plan states that planning permission will not be granted for development which would endanger highway safety or prejudice the free flow of traffic on the highway network.

4.15 The application proposes to utilise an existing access to serve the proposed dwelling, with onsite parking and turning proposed. The Highways Authority has assessed the proposal, and subject to conditions has raised no objection to the development. As such, it is considered that the scheme would accord with Policies IMP8 and TRA19 of the South Norfolk Local Plan and emerging Policies DM3.12 and DM3.13.

Impact on the adjacent listed building

4.16 The site lies adjacent to a grade II listed property. The application has been assessed by the Conservation Officer who initially could not support the application as the design and access statement did not cover what is significant about the hall, what contribution the setting makes to that and what impact the proposal would have on that setting. A Heritage Statement was subsequently submitted stating that the hall and its former outbuildings are closely grouped near the street and make a positive contribution to it although the hall itself is largely hidden away. The Conservation Officer commented that the application site will not be seen from the road and with the retention of natural boundaries and trees would not impact upon the setting of the hall and therefore would not raise an objection in relation to section 66(1) of the 1990 Act nor paragraphs 128 or 129 of the NPPF. As such, it is considered that the scheme would accord with section 12 of the NPPF, Policy IMP15 of the SNLP and emerging Policy 4.11.
Tree protection

4.17 The site contains a number of trees of varying species, quality and value. However, there are some trees protected by Tree Preservation Orders at the entrance to the site. An Arboricultural Impact Assessment was submitted as part of the application and the Landscape Officer was consulted. He has not raised any objections to the proposal, subject to the imposition of conditions, he is, however, concerned with the overhead clearance for construction-related deliveries, therefore, any crown-raising/branch removal of the protected trees will need to be specifically agreed.

4.18 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.

4.19 This application is liable for Community Infrastructure Levy (CIL)

5 Conclusion

5.1 The site is located in a sustainable location and has been identified for inclusion within the preferred boundary for Rockland St Mary within the emerging South Norfolk Local Plan. It is therefore considered that the requirements of the NPPF and the presumption in favour of sustainable development can therefore be accepted as a departure from local saved plan policy ENV8.

5.2 The design, scale and layout of the scheme are also considered appropriate for its context. The development will not adversely affect the character of the area, will not have a significantly detrimental impact on the residential amenities of neighbouring properties, the setting of the nearby listed buildings or highway safety. The scheme would therefore accord with sections 6, 7 and 12 of the NPPF, Policies ENV8, UTL14, UTL15, IMP2, IMP8, IMP9 and IMP15 of the South Norfolk Local Plan and Policies 1, 2, 3 and 15 of the Joint Core Strategy. On this basis, the application is recommended for approval subject the imposition of conditions.

Contact Officer, Telephone Number Rachel Flaxman 01508 533985
and E-mail: rflaxman@s-norfolk.gov.uk
9. **Appl. No**: 2015/0167/F  
**Parish**: BURGH ST PETER

Applicants Name: Mr W Graham  
Site Address: Land North East Of Staithe Road Burgh St Peter Norfolk  
Proposal: New Grain Store incorporating Solar Panels on roof and associated access

Recommendation: Refusal

1. Adverse impact on landscape.  
2. Adverse impact on neighbour amenity.  
3. Adverse impact on highway safety.

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 01: Building a strong competitive economy  
NPPF 03: Supporting a prosperous rural economy  
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 5: The Economy  
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 21: Protection of land for agriculture  
EMP 5: Agricultural development  
IMP 9: Residential amenity  
IMP 10: Noise

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  
DM2.1 Employment and business development  
DM2.7 Agricultural and forestry development  
DM3.12 Road safety and the free flow of traffic  
DM3.14 Amenity, noise and quality of life  
DM4.3 Sustainable drainage and water management  
DM4.10 Incorporating landscape into design

2. **Planning History**

2.1 No recent relevant planning history
3. Consultations

3.1 Parish Council
   • Aldeby
     Object
     - Insufficient information given regarding noise and vehicle
       movements, will have significant impact in Aldeby.
   • Burgh St Peter
     Object:
     - Scale of building potential for building to be used as transit store
     - Roads are poor
     - Hedge will need to be removed for visibility splay, visual and
       ecological damage
     - Dominate landscape
     - Environmental issues, light pollution, noise, dust

3.2 District Member
To be determined by committee
   • Raises significant issues of road safety, environmental impact,
     amenity issues balanced against economic benefits.

3.3 Historic Environment Service
If planning permission granted, request a condition be imposed
   requiring a programme of archaeological work.

3.4 NCC Highways
Object
   • Siting of new store will result in all vehicle movements
     converging.
   • Existing buildings will be redundant and alternative uses could
     generate increased traffic.
   • Any revised location will need to incorporate future intentions for
     surplus existing buildings.
   • Existing roads inadequate due to restricted width, lack of
     passing provision and substandard construction.

3.5 SNC Environmental Services (Protection)
Recommend imposition of a condition to require approval of any
   generators, compressors fans etc prior to installation.

3.6 Ecologist
Some likelihood of great crested newts in nearby pond. If
   recommended for approval, suggest a condition be imposed re
   timing of work.

3.7 Broads Authority
Object
   • Sizeable building in prominent location, little to mitigate visual
     impact and building does not relate to other buildings within
     vicinity.

3.8 Representations
Objections have been received from 25 local residents, summarised as
   follows:

   Neighbour impact
   • Noise from fans, vehicle movements within and accessing the site,
   • Light pollution
   • Dust pollution
   • Increase in vermin

   Highway safety
   • The immediate highway is a narrow single track with limited passing
     places, high verges, no footpaths or lighting,
   • Unsuitable for HGVs now will be worse with potential increase
• Applicants statement that increase in traffic will equate to a few additional journeys a week misleading as will be concentrated during short periods of harvest or sale
• Building will obscure visibility
• Increase in heavy traffic through village, past playing field, village hall, bus stop and bowling green is a traffic risk
• Increased traffic during tourist season when pedestrians and other road users have limited local knowledge

Visual impact
• Due to size and location will be an eyesore, destroy a beautiful and peaceful landscape

10 comments received in support, summarised as follows:
• More suitable location alongside existing farm complex where adequate electricity supply and better roads
• The existing buildings are inadequate and not fit for purpose, causing spoiling to produce through inadequate drying/storage
• New larger building required for increased capacity as a result of improved and efficient farming
• Should support young farmers, farming family for many generations
• Siting opposite bungalow most appropriate, shame to spoil setting of beautiful Victorian brick and timber barns at farm complex

4 Assessment

Site Description

4.1 The site consists of part of an agricultural field, used for crop production located to the north east of Staithe Road a narrow country lane and to the south west of the centre of the village of Burgh St Peter. The existing boundary to the field is comprised of some mixed hedging but predominantly an open grassy bank. The nearest building is a residential dwelling to the south west, fronting Staithe Road on the opposite side of the highway in an elevated position facing due east towards the site. There are additional dwellings to the north-west. The surrounding land falls away to the south east, with an overall impression of a gently rolling rural landscape.

Proposal

4.2 The application seeks full planning permission for a new grain store incorporating Solar Panels on the roof, improving an existing access with stone track and concrete aprons, in addition to a bund with planting adjacent to the highway.

4.3 The proposed building has a gross internal ground floor area of 818 square metres, is rectangular in shape, is in excess of 11 metres high with an eaves height of 8 metres. The building is to be a steel portal framed structure, the walls are to be pre-cast concrete panels with steel profile sheeting above finished in olive green and the roof is to be black corrugated fibre cement roof sheets. The south west plane of the roof is to be covered with 245 photovoltaic panels.

4.4 The building would be accessed by a newly constructed stone track with an improved access onto Staithe Road, north west of the site, requiring the removal of a stretch of hedgerow to provide visibility splays. Surface water drainage is to be to the adjacent pond.
Principle of development

4.5 The site occupies a rural location outside of any defined settlement limit or employment allocation, but is for agricultural development on an established farm. In view of the age, scale and design of the existing farm buildings on the holding, it is accepted that the erection of a new grain store at some location on the holding can be justified in principle. Policy EMP5 of the SNLP is particularly relevant and, as well as the need for the building, requires an assessment of the siting, design and scale of the building together with its impact on the character of the landscape and adequacy of its access.

4.6 Having established that the principal of development is acceptable, the following are a list of the key planning issues, and these will be addressed in turn:

- Neighbour amenity
- Highway safety
- Visual impact upon the character and appearance of the countryside
- Ecology

Neighbour amenity

4.7 Concern has been expressed at the impact the scheme would have on neighbour amenity, primarily in terms of noise pollution from equipment, vehicle movements, light and dust pollution. The Council’s Environmental Protection Team have recommended that should consent be granted, a condition requiring approval of any generators compressors or fans be approved prior to installation. Similarly a condition can be imposed restricting the use of lighting thereby limiting the impact of noise and light pollution upon the amenities of the neighbouring occupiers. However, in view of the current isolated, peaceful situation of the bungalow, surrounded by open fields, the scale, and siting directly opposite the dwelling, the grain store will have an overbearing effect and significantly compromise neighbour amenity contrary to policy IMP9 of the South Norfolk Local Plan 2003 and policy DM3.14 of the emerging Development Management Policies Proposed Submission Document November 2013.

Highway safety

4.8 Concern has been expressed at the ability of the local highway network to cope with the number and size of the vehicle movements associated with the development. The Highway Authority objects to the proposal due to the inadequacies of the adjacent highway network being too narrow, lack of passing provision and of substandard construction to service a grain store of this size in the location proposed. It will engender significant vehicular movements of commercial vehicles on unsuitable roads.

Visual impact upon the character and appearance of the locality

4.9 With regard to the building, it is of a significant size in a prominent location and will be highly visible within the open and gently rolling landscape. There is limited woodland and few low buildings within the vicinity to mitigate the visual impact. It is considered that the introduction of a large building within this sensitive location would have a significant adverse impact on the character of the surrounding landscape and wider protected area of the Broads contrary to the requirements of paragraph 115 of the NPPF, Policy 2 of the Joint Core Strategy, ENV8 of the South Norfolk Local Plan and policy DM3.9 of emerging Development Management Policies Proposed Submission Document.

Ecology

4.10 An ecology assessment has been undertaken and the County Ecologist consulted. He has recommended a condition is imposed limiting the timing of the development as a precaution to prevent harm to protected species that may be within the vicinity.
4.11 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. This application would be liable for Community Infrastructure Levy (CIL) as the floor area exceeds 100 square metres.

Conclusion

4.12 The principle of development for the erection of the agricultural building is considered acceptable but its location and scale is considered to adversely affect the landscape setting and wider protected area of the Broads. Furthermore it will have an adverse impact upon the residential amenity of the neighbouring occupiers and highway safety.

5 Reasons for Refusal

5.1 Whilst the principle of development for the erection of an agricultural building is considered to be acceptable, by virtue of its prominent location, having regard to the significant overall height, scale and mass of the building, the proposed grain store does not sufficiently respect the character and appearance of the rural landscape or represent a form of development which is sensitively integrated into its rural surroundings.

5.2 The development would be detrimental to the residential amenities of adjacent occupiers by reason of noise and general disturbance and the overbearing effect of a large prominent building in an otherwise open landscape.

5.3 The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width/ lack of passing provision/ substandard construction.

5.4 In view of the above the proposal fails to comply with the requirements of criterion iv) and v) Policy ENV8 and criterion ii) of policy EMP5 of the Adopted South Norfolk Plan (2003); is not considered to represent a sustainable form of development as required by paragraph 14 or of the National Planning Policy Framework 2012 (NPPF); causes significant harm to the landscape and scenic beauty of the character of the Broads contrary to paragraph 115 of the NPPF, is harmful to the residential amenity of neighbouring occupiers contrary to policy IMP9 of the South Norfolk Local Plan 2003 and detrimental to highway safety contrary to policy IMP8 of the South Norfolk Local Plan 2003.

Contact Officer, Telephone Number and E-mail: Helen Cox 01508 533832 hcox@s-norfolk.gov.uk
1. Planning Policies

1.1 National Planning Policy Framework
NPPF 06: Delivering a wide choice of high quality home
NPPF 07: Requiring good design
NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy
Policy 1: Addressing climate change and protecting environmental assets
Policy 2: Promoting good design
Policy 6: Access and Transportation
Policy 15: Service Villages

1.3 South Norfolk Local Plan 2003
ENV 8: Development in the open countryside (Part Consistent)
IMP 8: Safe and free flow traffic
IMP 9: Residential amenity
IMP 15: Setting of Listed Buildings
ENV 14: Habitat protection
ENV 15: Species protection

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
DM1.1 Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.3 Sustainable location of development
DM3.9 Design Principles
DM3.12 Road safety and the free flow of traffic
DM3.13 Provision of vehicle parking
DM3.15 Pollution, health and safety
DM4.11 Heritage Assets

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S66(1) Listed Buildings Act 1990 provides: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
2. **Planning History**

2.1 2005/1923 Proposed dwelling Refused

3. **Consultations**

3.1 Parish Council No comments received

3.2 District Member To committee if the officers can't agree the application. The plot is an infill plot and the development would go towards relieving the pressure to provide new homes in South Norfolk.

3.3 SNC Flood Defence Officer No objection subject to surface and foul water disposal details

3.4 NCC Highways Existing access is well below the recommended standard. Most notably to the east, owing to the tall conifer hedging to the frontage of the farm house. Visibility is currently approximately 25 metres as opposed to a minimum standard of 43 metres for a 30 mph traffic speed. It is therefore requested that the proposed drawings be revised to show the required visibility to the east from a setback distance of 2 metres. This will affect the existing hedging.

3.5 SNC Environmental Services (Protection) Support subject to contaminated land during construction, surface water and foul water disposal conditions.

3.6 Ecologist No ecology report submitted, however, there appears to be 2 ponds within 90 metres of the site as such consideration on impact on great crested newt should be given. However, given the nature and scale of the proposed works, the position of the application site and access not being in the path of the ponds, potential impacts on newts are considered unlikely.

3.7 SNC Conservation Officer Refuse as submitted: Poor design which is unsympathetic to the character of the adjacent Listed Building – a sensitive design could be achieved on this plot.

3.8 Representations 1 letter received raising no objection to the development of the plot, but raising concern regarding the line of the footpath on the eastern edge of the plot and its retention. Clear plan needs to show how this will be retained and accessed.

4. **Assessment**

4.1 The proposal seeks permission for the construction of a two storey dwelling adjacent to Greenways Farm House a detached two storey farmhouse set gable end onto Flaxlands Road and which is a Grade II listed building. Properties in the immediate area comprise a mix of two storey and single storey detached and semi-detached but all have a street frontage.

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.
4.3 Carleton Rode is defined in the JCS as a Service Village. The application site is outside the current development limits but is within the proposed development limits of the emerging South Norfolk Local Plan. While not as yet approved, no alteration to the development boundary is required by the Inspector, for this reason the proposed development boundary is a material consideration for the principle of development. In this instance the site is considered to be an infill plot and from discussions with the Conservation Officer with sensitive design it may be possible to accommodate a modest dwelling which would respect the character and setting of the adjacent listed building and the amenities and privacy of the adjacent properties.

Character of the area

4.4 The existing site forms part of the curtilage of Greenways Farm. A separate vehicular access point serves the main dwelling further to the east of the application site. The plot, which is mainly grass, is screened from the neighbouring property on the west boundary by a close board fence and from the main dwelling by a conifer hedge. A public footpath runs the length of the eastern boundary leading to the paddock to the rear of the site. With the exception of the stables which are situated to the rear of Greenways Farm House the rear gardens of Flaxlands Road remain undeveloped and overlook open farmland/paddocks.

4.5 The existing dwellings to the west of the site form a pair of semi-detached dwellings, with Evergreen recently benefiting from a two storey side extension.

Design

4.6 The application has been considered against Section 66 of the Listed Buildings Act 1990 in relation to impact on the special historic and architectural interest of listed buildings, and Policy IMP15 (Setting of Listed Buildings) of the South Norfolk Local Plan 2003. Other relevant policies are identified above.

4.7 The scheme as submitted is a two storey ‘T’ shaped dwelling which has been located close to the existing side boundary of Evergreen. The plot at this point is narrow, and while the scheme has been shown to fit within the site boundaries, the scale and design of the resulting dwelling appears cramped, especially when compared to the adjacent listed building which sits comfortably within its larger plot.

4.8 A further point of concern is the expanse of the wall along the west boundary. While there are no windows to result in loss of privacy, the physical expanse of wall in such close proximity to the neighbouring boundary would result in a significant overbearing feature and poor appearance which would have an adverse impact on the amenities of the neighbouring property. The scale and design of the scheme has been discussed with the agent and while the footprint has been slightly reduced and the windows in the west elevation removed, the revisions do not address the issues of overall scale and design. For these reasons the design of the scheme as submitted and amended is not considered to be of high quality and conflicts with the Section 7 and 12 of the NPPF; Policy 2 of the JCS; Policy IMP15 of the South Norfolk Local Plan 2003 and the above sections of the Act.

Highways

4.9 The plan submitted does show the access to the site and there is adequate space on the site for parking and turning, however, comments received from the Highways Authority require amended plans to demonstrate an increased visibility splay to the east of 43 metres, this will impact on the existing conifer hedge which forms the highway boundary. This plan has not been requested at this stage as the application is recommended for refusal on design grounds. In the event of the scheme being approved/approved in principle but seeking a revised scheme an amended plan would be sought to meet the highway requirements and to accord with policy IMP8 of the South Norfolk Local Plan 2003.
Neighbouring residential amenity

4.10 As set out in paragraph 4.9 the expanse of the wall on the west boundary is close to the neighbouring property. The eaves height measures 3.8 metres with a length of 11.6 metres. Roof lights in the west elevation have been removed to prevent any perception of overlooking, however the expanse of wall in close proximity to the boundary of the site will be overbearing to the neighbouring property and is therefore in conflict with Policy 2 of the JCS and IMP9 of the South Norfolk Local Plan 2003.

Financial considerations

4.11 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.

4.12 The dwelling would generate CIL, but the above considerations raise significant concerns which must be weighed against the benefits of CIL monies.

5. Conclusion and Reason for refusal

5.1 Paragraph 49 of the NPPF confirms that housing applications should be considered in the context of the presumption in favour of sustainable development. With this in mind, it is necessary to establish whether the development represents sustainable development in the context of the NPPF. The NPPF confirms that there are 3 roles within sustainable development, economic, social and environmental. The scheme is considered to not represent a sustainable development by virtue of the design, cramped form of development and its impact on the setting of the adjacent listed building and is therefore in conflict with the NPPF, Policies the JCS and the South Norfolk Local Plan 2003. Furthermore insufficient information has been submitted to assess the highway impacts of the development.

Contact Officer, Telephone Number and E-mail: Jacqui Jackson 01508 533837 jjackson@s-norfolk.gov.uk
11. **Appl. No**: 2015/0605/H  
**Parish**: WINFARTHING

Applicants Name: Mr D Negus  
Site Address: Arum Hall Road Winfarthing Norfolk IP22 2EJ  
Proposal: Retrospective application for erection of 1.35 metre fence

Recommendation: Approval with no conditions

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 07: Requiring good design

1.2 Joint Core Strategy  
Policy 2: Promoting good design

1.3 South Norfolk Local Plan 2003  
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  
DM3.9 Design Principles  
DM3.12 Road safety and the free flow of traffic

2. **Planning History**

2.1 2015/0043 Installation of a UPVC Conservatory to the rear of property Approved

2.2 2000/0496 Single storey extension to dwelling Approved

3. **Consultations**

3.1 Parish Council  
Objects - Fence is not in keeping with the local area and the fence should only be 1 metre high, the style of the fence is also inappropriate.

3.2 District Member  
Can be delegated if Officers minded to refuse otherwise to Committee.  
The fence is of a design quite alien in this setting. There are 20 properties on this short length of a rural lane. The front boundary treatments are 8 Dwarf walls, 10 have neatly trimmed hedges and 1 has a picket fence and now one environmental monstrosity.

3.3 NCC Highways  
No objection.

3.4 Representations  
1 Letter in support  
Fence looks absolutely lovely.
Assessment

4.1 The application is retrospective and seeks the retention of a fence on the highway boundary which replaces a hedge. The fence measures 1.3 at the highest parts which is 0.3 of a metre above the height which would be Permitted Development. Other properties in the immediate area benefit from dwarf walls, or picket fencing along the highway boundary. The site is within the Development Limits of Winfarthing but outside the Conservation Area.

4.2 Policies in the Joint Core Strategy, Local Plan and the requirements of the National Planning Policy Framework seek to ensure that the proposal is of a good design and does not adversely affect the residents through damaging the setting of the existing buildings. The assessment of this application gives due weight to the saved policy in the South Norfolk Local Plan referred to above as the policy remains consistent with the published National Planning Policy Framework.

4.3 Consideration is given to the character of the area and the impact the retention of the fence would have on the existing character. At present the street scene comprises of a mix of dwarf walls, hedges and one picket fence. The Parish Council and Local Member have both objected to the fence raising issue with the character of the fence in this locality. While the fence is more ornate that the other solid boundary treatments in the immediate area it does not result in such harm to the character of the area to justify refusal. It should also be noted that any fence which does not exceed 1 metre in height can be constructed as Permitted Development without consent from the Council.

4.4 Although the fence is adjacent to the public footpath it is set back from the highway and I do not consider there is any significant increase or adverse impact on the safe and free flow of traffic along the highway. No objections are raised by the Highways Authority and I consider the application accords with policy IMP8 of the South Norfolk Local Plan 2003.

4.5 I therefore conclude that although this is a retrospective application and permission should have been sought before its constriction, the fence is of a high standard of design which respects the character of the locality as required by Policy 2 of the Joint Core Strategy.

Financial considerations

4.6 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.

4.7 This application is not liable for Community Infrastructure Levy (CIL) as there is no floor space generated by the proposal.

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 Policy 2 of the Joint Core Strategy and IMP9 of the South Norfolk Local Plan.

5.2 The retention of the fence is acceptable in terms of design and does not result in harm to the safe and free flow of traffic and for these reasons the application is considered to accord with the above policies.

Contact Officer, Telephone Number and E-mail: Jacqui Jackson 01508 533837 jjackson@s-norfolk.gov.uk
Applications submitted by South Norfolk Council

12. **Appl. No**: 2015/0518/F  
**Parish**: WYMONDHAM

Applicants Name: South Norfolk Council  
Site Address: Unit 406 Copper Smith Way Wymondham Norfolk NR18 0WY  
Proposal: Change of use from an industrial unit to a temporary fitness facility to include additional car parking spaces

**Recommendation**: Approval with Conditions
1. Full Planning permission time limit
2. In accordance with approved plans
3. Temporary permission – 2 years

13. **Appl. No**: 2015/0615/A  
**Parish**: WYMONDHAM

Applicants Name: South Norfolk Council  
Site Address: Unit 406 Copper Smith Way Wymondham Norfolk NR18 0WY  
Proposal: Proposed 2 x non-illuminated signs to be displayed on front elevation

**Recommendation**: Approval with Conditions
1. In accordance with approved plans
2. Standard advertisement conditions

1. **Planning Policies**

1.1 National Planning Policy Framework
NPPF 07: Requiring good design  
NPPF 08: Promoting healthy communities

1.2 Joint Core Strategy
Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 8: Culture, leisure and entertainment  
Policy 13: Main Towns

1.3 South Norfolk Local Plan 2003
LEI 4: Indoor leisure facilities - sequential test (Part Consistent)  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
IMP 19: Advertisements  
EMP 6: Alterations and extensions to existing business premises

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
DM2.1 Employment and business development
DM3.12 Road safety and the free flow of traffic
DM3.13 Provision of vehicle parking
DM3.14 Amenity, noise and quality of life
DM3.17 Improving the level of local community facilities

Wymondham Area Action Plan

2. Planning History

2.1 No relevant planning history

3. Consultations

3.1 Town Council No objections.

3.2 District Member To be reported if appropriate.

3.3 NCC Highways No objections.

3.4 SNC Environmental Services (Protection) No objections

3.5 Representations Two letters received - one making no comment, the other from the adjacent business stating that they have no objections but wish to point out that they have allocated parking spaces which should not be used during business hours. In addition they have pointed out that the unloading/loading of goods takes place at certain times throughout the day.

4 Assessment

Site and Proposal

4.1 The site is a commercial unit on Copper Smith Way, within an industrial estate on the edge of Wymondham. Norfolk Police Headquarters is to the north-west of the site, with the A11 dual carriageway to the south-east. The proposal is to change the use of the building which had previously been used for storage purposes to use it as a temporary fitness facility whilst Wymondham Leisure Centre is being redeveloped. It is anticipated that the works will be complete by March 2016 however a two year permission is sought to allow flexibility. Advertisement consent is also sought for external signage. No external changes are proposed to the building apart from the installation of signage. The main issues are the principle of development, the impact on neighbouring occupiers and the impact on highways, and the visual impact of the signage.

Principle of development

4.2 The site is within the development boundary of Wymondham and also within a designated employment area as defined by the adopted South Norfolk Local Plan. The building is currently vacant and the building and location is considered suitable for the use as a fitness centre on a temporary basis. In principle, the proposal accords with policies 8 and 13 of the Joint Core Strategy in terms of providing accessible leisure facilities within a main town, and policy LEI 4 in terms of being a suitable location for a leisure facility. It is also in accordance with policy 8 of the emerging Wymondham Area Action Plan.
Impact on neighbouring occupiers and highway impact

4.3 The adjoining neighbouring units are occupied by Stauff Anglia Limited, a pipeline supplier, and Carillion, a company who provide support services to the construction industry. There are no residential properties within the vicinity of the site. No objections have been received; however a representative of Stauff Anglia Limited has stated that their designated parking spaces should not be used by fitness centre users between the hours of 7.30am and 6pm. There are 10 spaces outside of the facility and a further 12 available, although these are at the other end of the industrial estate. At peak time, during the evenings, users would be able to use the vacant parking spaces normally reserved by the surrounding units. No objection is raised by the Highway Authority and it is considered sufficient parking is available. The proposal complies with Local Plan policy IMP 8 with regard to highway impact, policy IMP 9 in relation to impact on neighbouring occupiers, and policy EMP 6 in relation to alterations to existing business premises.

Visual impact of the signage

4.4 Two signs are proposed to be fitted to the front of the building, both at a height of 3 metres. One would be 9.15 metres wide and 0.92 metres tall, with blue lettering on a white background. The second would be 1.83 metres wide and 0.92 metres tall, with the South Norfolk Council logo on a white background. The signs would not be illuminated. The design and appearance of the signage is acceptable, given the location within an industrial area. The proposal accords with policy IMP 19 of the Local Plan policy 2 of the Joint Core Strategy in terms of advertisement design.

Other matters

4.5 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.

4.6 This application is not liable for Community Infrastructure Levy (CIL) because no increase in floor space is proposed.

5. Conclusion

2015/0518/F

5.1 The proposal would lead to the change of use of an existing storage unit on an industrial estate to provide a fitness centre for a temporary period of time while Wymondham Leisure Centre is being redeveloped. The building and location are considered suitable for the proposed use, and no material harm would be caused to neighbouring occupiers or highway safety. It is recommended that a temporary permission for 2 years is granted.

2015/0615/A

5.2 The appearance of the proposed signs is considered to be acceptable. The proposals accord with local and national planning policies and guidance as outlined in the report and it is recommended that advertisement consent be granted.

Contact Officer, Telephone Number and E-mail: Robert Webb 01508 533681 rwebb@s-norfolk.gov.uk
14. **App. No**: 2015/0581/F  
   **Parish**: WYMONDHAM

Applicants Name: South Norfolk Council  
Site Address: Wymondham Leisure Centre, Norwich Road, Wymondham, Norfolk NR18 0NT

Proposal: External - Extension to reception creating new cafe and larger reception area, extension to sports hall to create a new two storey fitness area. Internal - General refurbishment to all areas, new spa, separation to swimming pool & new soft play.

**Recommendation**: Approval with Conditions

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 07: Requiring good design  
NPPF 08: Promoting healthy communities

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 8: Culture, leisure and entertainment  
Policy 13: Main Towns

1.3 South Norfolk Local Plan 2003  
LEI 4: Indoor leisure facilities - sequential test (Part Consistent)  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
EMP 6: Alterations and extensions to existing business premises

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 17<sup>th</sup> 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  
DM2.1 Employment and business development  
DM3.9 Design Principles  
DM3.12 Road safety and the free flow of traffic  
DM3.13 Provision of vehicle parking  
DM3.14 Amenity, noise and quality of life  
DM3.17 Improving the level of local community facilities  
South Norfolk Place Making Guide 2012

1.6 Site Specific Allocations and Policies

Wymondham Area Action Plan
2. Planning History

2.1 2010/0700 Erection of external signage Approved

3. Consultations

3.1 Town Council No objections.

3.2 District Member To be reported if appropriate

3.3 NCC Highways No objections.

3.4 SNC Environmental Services (Protection) To be reported

3.5 Environment Agency No comments received

3.6 Representations 4 letters of support received:

- Welcome the enhancements to local community facility

4 Assessment

Site and Proposal

4.1 The site is Wymondham Leisure Centre, a public facility on Norwich Road in Wymondham which is owned and operated by South Norfolk Council. The Leisure Centre is within the development boundary of the town, with Wymondham High School to the north-west and north-east, and residential development to the south-west and south-east. The application is for extensions to the Leisure Centre as part of a scheme to refurbish the facility and allow for the creation of a new cafe, fitness centre, larger reception area, new spa and other improvements.

4.2 The application is being reported to Development Management Committee because the applicant is South Norfolk Council. The main issues to be considered are the principle of development, design and visual impact, impact on neighbouring occupiers, and highway impact.

Principle of development

4.3 The site lies within the development limits of Wymondham and is for a leisure and community use. The principle of development in this location is therefore in accordance with policies 8 and 13 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS), and policy 8 of the emerging Wymondham Area Action Plan.

Design and Visual Impact

4.4 The main changes externally are to the front (south-east) elevation. A two storey extension to the existing sports hall is proposed to create additional space for a new fitness suite, free weights area and evacuation staircase. The extension would have three flat roof elements of slightly different heights and the materials would combine light grey panel cladding and glazed aluminium curtain walling to the walls, with a fixed brise soleil system to allow light in but to protect the privacy of the neighbouring residential properties. A further extension would provide a new entrance reception and cafe. This would be single storey, with a pitched roof and feature a rendered wall with new signage and a large area of glazed aluminium curtain walling. Also proposed at the front of the building is the insertion of new full height glazed windows to the swimming pool.
A further single storey extension is proposed within the rear courtyard of the building, to provide a new link corridor and office. This would be brick with aluminium windows and because would be surrounded by the existing building it would not be particularly visible from the public domain. There would be a new storage area on the south-west corner of the building, which would be enclosed within a 2m high close boarded fence, and a number of existing windows would be made obscure glazed or bricked up. A number of internal changes which do not require planning permission are also planned.

The proposals would significantly enhance the main frontage of the building, modernising its appearance and creating a more active frontage, and are a key part of the redevelopment proposals. The design accords with policy 2 of the JCS and guidance within the National Planning Policy Framework.

Impact on Neighbouring Occupiers

There are a number of residential properties on Norwich Road, Orchard Way and Rothbury Road which are in close proximity to the site. The rear gardens of these properties back on to the application site. Although the proposed extensions would bring the main building closer to the properties on Norwich Road, the scheme has been carefully designed to minimise its impact. The distance between the extended building and existing houses would be sufficient to ensure the building would not be over bearing or cause overshadowing. There would be no overlooking, due to the use of the brise soleil which has been designed to prevent direct views into neighbouring gardens from the first floor windows. In addition the applicant undertook early consultation with local residents to help address their concerns and no objections have been received to the proposal. Four letters of support have been received. The proposal complies with Local Plan policy IMP 9 in that it will safeguard residential amenity.

Highways Impact

There are 118 parking spaces with a further 6 spaces for blue badge holders, 4 motor cycle spaces and 30 cycle spaces. Detailed information regarding the anticipated usage by customers has been provided within the supporting planning statement, with it being anticipated that the improvements will lead to an increase in visitor numbers. To deal with this it is intended that the current day time parking by sixth formers from the adjacent school will be stopped, which will ensure that the extra numbers visiting the leisure centre will be accommodated comfortably. An online booking system will reduce the number of speculative visits, and some classes will be programmed in such a way to avoid clashing with peak times. In addition the centre will have the use of an overflow car park at the adjacent high school to deal with peak demand in the evenings and weekends.

The Highway Officer has reviewed the application and no objections are raised. It is therefore considered that the proposal complies with policy IMP 9 of the Local Plan.

Flood risk and Drainage

The site is within flood zone 1 which is the zone of lowest flood risk. The extensions proposed would not materially increase the risk of surface water flooding. It is anticipated that the foul drainage would be via mains sewer.

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.

This application is liable for Community Infrastructure Levy (CIL).
5. Conclusion

5.1 The scheme to redevelop Wymondham Leisure Centre would greatly improve the sporting and leisure facilities available to the local community, with associated benefits to health and quality of life. The extensions proposed are of a good design, and will enhance the appearance of the building, whilst minimising the impact on the surrounding residential area and the highway network. The proposal complies with all relevant national and local planning policies and guidance, and is recommended for approval, subject to conditions.

Contact Officer, Telephone Number  Robert Webb 01508 533681
and E-mail:                   rwebb@s-norfolk.gov.uk
15. **Appl. No**: 2015/0631/RVC  
**Parish**: PORINGLAND

**Applicants Name**: South Norfolk Council  
**Site Address**: Land North Of Shotesham Road Poringland Norfolk  
**Proposal**: Variation of Condition 2 following planning application 2014/0393/D  
- Material change to windows and doors for the residential units  
- and external changes to the materials for the commercial units

**Recommendation**: Approval with Conditions

1. Conditions on previous permission  
2. In accord with submitted drawings  
3. Reporting of unexpected contamination  
4. Ecological management plan  
5. Provision of Bat and Bird boxes to accord with agreed details  
6. Tree protection to accord with agreed details  
7. No dig in root protection  
8. Implement landscaping scheme  
9. Retention trees and hedges  
10. Water efficiency to be achieved  
11. Slab levels to accord with agreed details  
12. Restrict office use to B1 use only

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 03: Supporting a prosperous rural economy  
NPPF 06: Delivering a wide choice of high quality home  
NPPF 07: Requiring good design  
NPPF 10: Meeting the challenge of climate change, flooding and coastal change

1.2 Joint Core Strategy  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 4: Housing delivery  
Policy 5: The Economy  
Policy 14: Key Service Centres  
Policy 20: Implementation

1.3 South Norfolk Local Plan 2003  
POR 1: Housing allocation, west of The Street, Poringland (Continued)  
ENV 14: Habitat protection  
ENV 15: Species protection  
IMP 2: Landscaping  
IMP 8: Safe and free flow traffic  
IMP 9: Residential amenity  
IMP 10: Noise

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
DM1.2 Requirement for infrastructure through planning obligations
DM1.3 Sustainable location of development
DM1.4 Environmental Quality and local distinctiveness
DM3.1 Housing Quality
DM3.2 Meeting housing requirements and needs
DM3.9 Design Principles
DM3.11 Promotion of sustainable transport
DM3.12 Road safety and the free flow of traffic
DM3.13 Provision of vehicle parking
DM3.14 Amenity, noise and quality of life
DM3.15 Pollution, health and safety
DM3.16 Outdoor play facilities and recreational space
DM4.1 Building Fabric Energy Efficiency, Carbon Compliance and Allowable Solutions
DM4.2 Renewable Energy
DM4.3 Sustainable drainage and water management
DM4.4 Facilities for the collection of recycling and waste
DM4.10 Incorporating landscape into design

1.6 Supplementary Planning Document
South Norfolk Place Making Guide 2012

2. Planning History

2.1 2014/0319 Residential layout including all house details and landscaping for next phase following planning permission 2011/0476/O Approved

2.2 2014/0393 Reserved Matters application for 57 dwellings and 3539m² (GIA) office accommodation, associated parking and green spaces Approved

2.3 2014/0498 Variation of conditions 2 and 3 of planning permission 2011/0661/F- (Construction of Spine Road (Carr Lane to Shotsham Road), surface water lagoon and associated works) - construction in accordance with submitted drawings and construction of drainage lagoon Approved

2.4 2014/0714 Discharge of conditions 9 and 10 of planning permission 2011/0476/O- detailed schemes for speed limits, foot/cycleway and works to Carr Lane Approved

2.5 2014/0991 Discharge of condition 12 of planning permission 2011/0476- Speed limit Approved

2.6 2014/1107 Discharge of conditions 3, 4, 7, 8, 13, 15, 16 & 17 of planning permission 2011/0476/O - Drainage, Highways, traffic management, wheel cleaning, foul and surface water, landscaping, tree protection and boundary treatment Approved
2.7 2014/1772 Discharge of conditions 5, 7 & 11 of planning permission 2014/0393/D - Provision of bat and bird boxes, root protection areas and existing ground/proposed floor levels & boundary treatments Approved

2.8 2014/1856 Discharge of condition 3 of planning permission 2014/0319/D - Hard and soft landscaping details Approved

2.9 2014/1967 Non material amendment to planning permission 2014/0393/D - Reposition of the electricity sub station, amendments to commercial units 3 & 4 elevations with the introduction of plant room extractor grilles and amendments to the residential facing bricks schedule. Approved

2.10 2014/2011 Discharge of conditions 3, 4, 7, 8, 11, 13, 14, 15, 16 and 17 of Norfolk Homes and Badger Building phases of planning permission 2011/0476 Approved

2.11 2014/2150 Discharge of condition 11 of planning permission 2011/0476/O - Travel Plan Approved

2.12 2014/2470 Revision to plot no1 - Facing bricks and roof tiles. Approved

2.13 2014/2568 Non material amendment to planning permission 2014/0393/D - Revisions to plots 11 and 16, external finishes. Approved

2.14 2011/0661 Construction of Spine Road (Carr Lane to Shotesham Road), surface water lagoon and associated works Approved

2.15 2011/0476 Residential & Commercial (office) Development Approved

3. Consultations

3.1 Parish Council To be reported

3.2 District Members To be reported if appropriate

3.3 SNC Design Officer Verbally advised no objections

3.4 Representations No comments received

4 Assessment

4.1 This application proposes variation of Condition 2 of the reserved matters submitted by South Norfolk Council for their part of the site given outline consent under 2011/0476, referred to as Area D, to change to windows and doors for the residential units and external changes to the materials for the commercial units
4.2 The application site is located off Shotesham Road which leads to The Street (B1332). Carr Lane is located to the east and Bellamy Way to the west. Part of the site was previously developed with prefabricated dwellings and the remainder of the site being agricultural. Works have commenced on site.

4.3 This application seeks to change the approved materials only. On the commercial units the changes are:
- Render from White to Buff
- Facing brick from Tera Forum Charcoal to Tera Aldbury Multi Stock
- Replacement of the Rock panel Chameleon Rainscreen panels (orange, green, brown) to the north elevation with a rendered Buff finish and also the same to the entrance canopy to the north elevation

On the residential units
- Replacement of timber windows and doors to UPVC for residential units 1-16.

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

4.5 The approved reserved matters application was for:
- 57 dwellings of which 14 are affordable dwelling
- 6 blocks of commercial units
- Children's play space and open space
- Landscaping

4.6 The main consideration is the impact of the change of the materials on the overall design concept and if they are of an acceptable appearance.

4.7 The commercial units have been developed using a linear building form and a contemporary design. The form and design approach was to create a modern contemporary commercial development using standing seam metal roofing, feature cladding panels (orange) and grey brickwork and white render. The change to the material in respect of the render colour and bricks and the removal of the cladding on the northern elevation does not materially affect the design approach and retains the more modern feel architecturally. The proposed commercial units represent a high quality design in accordance with the NPPF and Policy 2 of JCS.

4.8 Equally the change of window and door materials from timber to UPVC on the residential units 1 to 16 is considered acceptable and will not adversely impact on the overall design concept for the residential development. The proposed residential units represent a high quality design in accordance with the NPPF and Policy 2 of JCS.

4.9 The proposed changes will not adversely affect the amenities of the neighbouring residential properties nor highway safety.

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.

4.11 This application is not liable for Community Infrastructure Levy (CIL)
5 Conclusion

5.1 The appearance, scale, landscaping, and layout of the development are considered appropriate for its context and are of a high standard of design. The development will not adversely affect the character of the area or the bio-diversity/ecology and will not have a significantly detrimental impact on the residential amenities of neighbouring properties or highway safety. As such the proposed development accords with the NPPF, JCS and SNLP.

Contact Officer, Telephone Number Claire Curtis 01508 533788
and E-mail: ccurtis@s-norfolk.gov.uk
16. **Appl. No** : 2015/0703/A  
Parish : DISS

Applicants Name : South Norfolk Council  
Site Address : Diss Swim & Fitness Centre 106 Victoria Road Diss Norfolk IP22 4JG  
Proposal : Replacement of existing facia and roadside signs.

Recommendation : Approval with conditions  
1. In accord with submitted drawings  
2. Standard advert conditions  

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 03: Supporting a prosperous rural economy  
NPPF 07: Requiring good design  
NPPF 08: Promoting healthy communities  
NPPF 12: Conserving and enhancing the historic environment

1.2 Joint Core Strategy  
Policy 2 : Promoting good design  
Policy 5 : The Economy  
Policy 7 : Supporting Communities

1.3 South Norfolk Local Plan 2003  
IMP 18: Development in Conservation Areas.  
IMP 19: Advertisements (Part Consistent)

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  
DM3.10 Advertisements and signs  
DM4.11 Heritage Assets

**Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:**

S72 Listed Buildings Act 1990 provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

2. **Planning History**

2.1 2010/0699 Erection of external signage  
Approved

2.2 2000/0727 Erection of extension to existing changing rooms and new front entrance canopy  
Approved

**Appeal History**

2.3 No appeal history
3. Consultations

3.1 Diss Town Council To be reported

3.2 District Member To be reported if appropriate

3.3 NCC Highways No objection.

3.4 SNC Conservation Officer The new road side sign is better designed and with more suitable colours while the lettering on the main building is a better option than the current large sign board. I feel this would comply with section 72 of the 1990 Act as preserving, if not enhancing the character and appearance of the conservation area.

3.5 Representations To be reported

4 Assessment

4.1 The application relates to Diss Swim and Fitness Centre currently a dark red steel clad building with panel signage on the front elevation. The building is to the rear of the site with the associated car park to the front accessed off Victoria Road. The site is within the Development Limits of Diss and within the Conservation Area. The proposal seeks the replacement of existing signs on the front elevation of the existing swimming pool building, and for the replacement of the sign to the side of the vehicular entrance.

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.

4.3 The scheme is assessed against the principles of policy IMP19 which supports signage provided the materials and the design of the sign is appropriate for the building and its use and positioned so as to preserve or enhance the overall appearance of the building and does not have an adverse impact on highway safety. Also relevant is policy IMP18 which permits development in Conservation Areas subject to the scale and design being appropriate.

4.4 Both of the proposed signs will be blue background with white text and logo. The colour and materials are acceptable for the building in this location. The advertisement on the building will be illuminated by external lights positioned above the sign, the level of illumination will not change from the existing arrangement and therefore the new signage will have no additional impact on highway safety or the amenities of neighbouring properties opposite the site. The replacement sign at the entrance to the car park is not illuminated.

4.5 The application has been considered with regard to section 72 of the Listed Buildings Act 1990 in respect of the character and appearance of the conservation area. The proposed replacement signage is considered to be a significant improvement to the existing signage and will not result in harm to the Conservation Area. The scheme therefore accords with policies IMP13 and IMP18 of the South Norfolk Local Plan 2003, and the above section of the Act.

4.6 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.

4.7 This application is not liable for Community Infrastructure Levy (CIL) as there is no additional floor space.
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 2 and 5 of the Joint Core Strategy and IMP18, and IMP19 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 replacement of the signage both on the building and at the entrance to the car park will result in a significant improvement to the appearance of the site and the building, therefore the scheme accords with the above policies.

Contact Officer, Telephone Number Jacqui Jackson 01508 533837
and E-mail: jjackson@s-norfolk.gov.uk
### Planning Appeals

#### Appeals received from 24 March 2015 to 17 April 2015

<table>
<thead>
<tr>
<th>Ref</th>
<th>Parish / Site</th>
<th>Appellant</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/1327</td>
<td>Caistor St Edmund Land East of French Church Farm and Paddock Barn, Caistor Lane Caistor St Edmund, Norfolk</td>
<td>Mr Andrew and Jill Halsey</td>
<td>Outline planning permission (all matters reserved) for one, four bedroom, single storey bungalow dwelling.</td>
</tr>
</tbody>
</table>

### Planning Appeals

#### Appeals decisions from 24 March 2015 to 17 April 2015

<table>
<thead>
<tr>
<th>Ref</th>
<th>Parish / Site</th>
<th>Appellant</th>
<th>Proposal</th>
<th>Decision Maker</th>
<th>Final Decision</th>
<th>Appeal Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/2009</td>
<td>Poringland 49 Howe Lane Poringland, Norfolk NR14 7LH</td>
<td>Ms Jill Finnie</td>
<td>Storm porch, ground and first floor extension</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal dismissed</td>
</tr>
</tbody>
</table>