PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

NOTE: Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Growth and Localism’s final determination.

Major applications or applications raising issues of significant precedent

<table>
<thead>
<tr>
<th>No</th>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2014/1969/D</td>
<td>WYMONDHAM</td>
<td>Persimmon Homes Anglia</td>
<td>Land North-west of Carpenters Farm Norwich Common Wymondham</td>
<td>Reserved matters application (following outline planning permission 2012/0839/O) for residential development of 217 dwellings, including details of appearance, landscaping, layout and scale.</td>
</tr>
</tbody>
</table>

Decision: Members voted 9-1 for APPROVAL

Approved 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 was drawn to the need to comply with the outstanding conditions attached to the outline planning permission for the site 2012/0839

Updates
Natural England, NCC Public Rights of Way Officer and Sport England all confirmed that they had no further comments to make.

7 further letters of objection had been received which re-iterate the concerns expressed in the committee report in respect of the continued concerns surrounding the implications of the construction of the current development (construction traffic, mud on roads, the state of the site compound, hours of operation etc) and how the proposed scheme will impact upon these, concern that the current problems are prevented on the proposed next phase.

Concern had also been expressed at the ability of infrastructure to cope with more development in Wymondham and potential removal of vegetation in the south-east corner of the site.
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.

Decision : Members voted 9-0 (with 1 abstention) to authorise the Director of Growth and Localism to APPROVE

Approved 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
7. Construction Site Environment Management Plan to be agreed

Updates
Change recommendation to Delegated Authority for the Director of Growth and Localism to approve subject to remaining matters relating to highways and landscaping to be satisfactorily resolved.

3 further letters of objection received on the same and similar grounds to those reported in the committee report or covered by condition on the Outline consent. Also note that further planting in addition to the existing hedgerow on Spinks Lane should be proposed to strengthen the hedge, in addition to that the maintenance access at the south end of Spinks Lane should be gated and locked to prevent access by pedestrians, play areas would only be for under 6 years old, the proposed pond on site would sometimes have no water in it, and lighting and the precise location of the Toucan crossing has not been identified.

Amended plans and details received in respect of the design of the SUDS which demonstrate they can be accommodated on the site without the need for safety fencing. Highways have confirmed no objection subject to the resolution of the final technical highways specification matters.

The SNC Landscape Officer had made further comment with no objection to the amended landscape plan subject to further clarification in respect of root protection areas for some of the existing trees.

Oral Update – Officer confirmed that they had received an email from Environmental Services requesting the inclusion of a condition requiring the submission of a Construction Site Environment Management Plan
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

Decision : Members voted 7-0 for APPROVAL

Approved 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

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.

Decision : Members voted unanimously for DEFERRAL

Deferred to a future meeting of the Development Management Committee

Reason for Deferral
Members requested additional information regarding the Applicant's status.

Updates

Corrections to the report
Paragraph 4.2: The residential properties adjacent to the site are identified as being within open countryside by the adopted South Norfolk Local Plan. The residential properties are within the proposed development boundary for Ketteringham as identified by the Site Allocations and Policies Development Plan Document (Submission Version). The proposed site is adjacent to, but outside of this boundary.

Paragraph 4.4: Policy HOU 23 is not a saved policy and therefore is not a consideration in the determination of this application.

Paragraph 4.16: The 4th sentence which begins "Concerns have also been raised..." relates to general objections received from neighbours and does not relate to objections from the occupiers of the property known as “Amathus”. The occupiers of “Amathus” did not raise an objection on the ground of loss value to property.

Further correspondence
A further letter of objection has been received raising concerns that the proposal does not comply with criteria within the South Norfolk Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA), published in 2014. This document has not been finalised and was published for consultation purposes. It relates to the identification of sites
through the local plan process. The current application must be assessed on its merits under relevant planning policies and this document is not a material consideration in the assessment of the application.

**Flooding and Drainage**
The Council's Flood Defence Officer has provided additional comments following the receipt of further information in relation to drainage from an objector and a subsequent response on behalf of the applicant.

The information submitted by the objector was based on percolation tests carried out within the grounds of no. 5 High Street, an adjoining property and information regarding previous flooding events in the area. Concern is raised that adequate drainage of surface and waste water would not be possible during wet winters due to the geology of the site.

The Flood Defence Officer has reviewed the further submissions that have been made and concludes that although existing flooding and drainage issues have been identified at no. 5 The High Street, the proposal would not increase flood risk at the site or elsewhere. If the proposed hard standing area were to be constructed of permeable material this would not change the existing drainage regime of infiltration to ground. Alternatively the hard standing area and the roof water from the proposed day room could be discharged to a soakaway within the meadow area to the east where it is unlikely to impact on No 5 High Street and may reduce the volume of water entering the ground behind No 5. Likewise the proposed package sewage treatment plant and tail drains could also be located in the meadow to disperse the discharge over a wider area.

General drainage in the area may be improved by ditch maintenance in High Street which may enable water to clear from the higher land and roads more efficiently but this is outside of the remit of this application. If the Council is minded to approve this application a suitable condition to ensure that detailed surface water and foul drainage arrangements for the site were submitted and approved by the local planning authority prior to any development taking place is requested.

**Additional condition requiring:**
- details of any hard surfacing to be approved by the local planning authority, and a requirement that the hard surfacing be permeable so as not to increase flood risk
- removal of permitted development rights relating to the provision of hard surfacing within the site unless it is permeable.

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**5**

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<thead>
<tr>
<th>Appl. No</th>
<th>2013/1630/F</th>
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<tbody>
<tr>
<td>Parish</td>
<td>HEMPNALL</td>
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<tr>
<td>Applicants Name</td>
<td>Mr John Hollis</td>
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<tr>
<td>Site Address</td>
<td>Springwood Spring Lane Hempnall Norfolk NR15 2NT</td>
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<td>Proposal</td>
<td>Retrospective application for change of use of land to retain existing forestry accommodation (2 no caravans)</td>
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**Decision**
The item was **DEFERRED** to a future meeting of the Development Management Committee.
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
Decision : Members voted 8-1 (with 1 abstention) for REFUSAL

Refused

1 Impact on the setting of listed buildings

Updates
A report had been sent by the applicant to the members of the Development Management Committee.

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
Decision : Members voted 8-0 for APPROVAL

Approved with conditions

1 Full Planning permission time limit
2 In accordance with submitted amendments
3 External materials to be agreed
4 Boundary treatment to be agreed
5 Landscaping scheme to be submitted
6 Slab level to be agreed
7 Details of foul water disposal
8 Provision of parking areas
9 Development to accord with water efficiency levels
10 Reporting of unexpected contamination
11 Measures in FRA to be adhered to
12 Retention of trees and hedges
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<tr>
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<tbody>
<tr>
<td>2015/0111/F</td>
<td>ROCKLAND ST MARY</td>
<td>Mr &amp; Mrs Richardson</td>
<td>The Old Hall 132 The Street Rockland St Mary Norfolk NR14 7HL</td>
<td>New detached four bed house including new cart shed</td>
<td>Approved with conditions</td>
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<td>1 Full Planning permission time limit</td>
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<td>2 In accordance with amendment</td>
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<td>3 External materials to be agreed</td>
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<td>4 Tree protection</td>
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<td>5 Retention trees and hedges</td>
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<td>6 Slab level to be agreed</td>
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<td>7 Details of foul water disposal</td>
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<td>8 Reporting of unexpected contamination</td>
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<td>9 Visibility splay, approved plan</td>
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<td>10 Provision of parking</td>
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<td>11 No additional first floor area in entrance hall</td>
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<td>12 New Water Efficiency</td>
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<td>2015/0167/F</td>
<td>BURGH ST PETER</td>
<td>Mr W Graham</td>
<td>Land North East Of Staithe Road Burgh St Peter Norfolk</td>
<td>New Grain Store incorporating Solar Panels on roof and associated access</td>
<td>Refused</td>
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<td>1 Adverse impact on landscape.</td>
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<td>2 Adverse impact on neighbour amenity.</td>
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<td>3 Adverse impact on highway safety.</td>
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<tr>
<td>2015/0447/F</td>
<td>CARLETON RODE</td>
<td>Mrs Foulds</td>
<td>Plot Adj To Greenways Farm Flaxlands Carleton Rode Norfolk</td>
<td>Proposed dwelling</td>
<td>Refused</td>
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<td>1 Unacceptable design</td>
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<td>2 Unacceptable neighbour amenity impact</td>
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<td>3 Insufficient information to assess highway impacts</td>
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<td>Appliance No</td>
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<td>11 2015/0605/H</td>
<td>WINFARTHING</td>
<td>Mr D Negus</td>
<td>Arum Hall Road Winfarthing Norfolk IP22 2EJ</td>
<td>Retrospective application for erection of 1.35 metre fence</td>
<td>Members voted 8-0 for APPROVAL. Approved with no conditions.</td>
</tr>
</tbody>
</table>

**Applications submitted by South Norfolk Council**

<table>
<thead>
<tr>
<th>Appliance No</th>
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<th>Applicants Name</th>
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</thead>
<tbody>
<tr>
<td>12 2015/0518/F</td>
<td>WYMONDHAM</td>
<td>South Norfolk Council</td>
<td>Unit 406 Copper Smith Way Wymondham Norfolk NR18 0WY</td>
<td>Change of use from an industrial unit to a temporary fitness facility to include additional car parking spaces</td>
<td>Members voted 7-0 for APPROVAL. Approved with conditions. 1 Full Planning permission time limit 2 In accordance with approved plans 3 Temporary permission – 2 years</td>
</tr>
<tr>
<td>13 2015/0615/A</td>
<td>WYMONDHAM</td>
<td>South Norfolk Council</td>
<td>Unit 406 Copper Smith Way Wymondham Norfolk NR18 0WY</td>
<td>Proposed 2 x non-illuminated signs to be displayed on front elevation</td>
<td>Members voted 7-0 for APPROVAL. Approved with conditions. 1 In accordance with approved plans 2 Standard advertisement conditions</td>
</tr>
</tbody>
</table>
14 Appl. 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.

Decision : Members voted 7-0 for APPROVAL
Approved with conditions

1 Full Planning permission time limit
2 In accordance with approved plans
3 External materials to be agreed

Updates
Two letters of objection received raising concerns that the proposed soft play area would take business away from private operators providing this facility in the locality. This is not considered to be a planning matter as planning permission would not be required for this change alone. Concern also raised about the parking provision at the site – this matter is addressed in the Officers report.

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

Decision : Members voted 7-0 for APPROVAL
Approved with conditions

1 Conditions on previous permission
2 In accordance 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
Updates
Parish Council:
Supports approval of this application and requests that the UPVC windows maintain their reveals on the domestic housing
1 letter of support
Would improve existing windows

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.

Decision : Members voted 7-0 for APPROVAL

Approved with conditions

1  In accordance with submitted drawings
2  Standard advert conditions