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

1  Appl. No : 2014/2041/F
Parish : BROOKE

Applicants Name : Mr Anthony Spurgeon
Site Address : 49 High Green Brooke Norwich NR15 1JA
Proposal : Demolition of piggery buildings and erection of 13 dwellings, extension and alterations to 49 High Green, alterations to 49a High Green and replacement outbuilding serving 49 and 49a High Green.

Decision : Members voted unanimously to authorise the Director of Growth and Localism to Approve:

Approved with conditions
1  Full Planning permission time limit
2  In accordance with amendments
3  External materials to be agreed
4  Standard Estate Road - Details of roads
5  Standard Estate Road - management
6  Standard Estate Road - implement design
7  Standard Estate Road - timing of work
8  Visibility splay dimension in condition
9  Construction Traffic (Parking)
10  Wheel Cleaning Facilities
11  Restrict garage to ancillary use
12  Surface Water
13  European Protected Species Licence reqd
14  In accordance with Ecology mitigation
15  Contaminated land - submit scheme
16  Water efficiency
17  Renewable Energy - Decentralised source
18  Landscaping scheme to be submitted
19  Retention trees and hedges
20  Tree protection
21  Boundary treatment to be agreed
22  Scheme to ensure ditch is not affected
23  Remove P.D. for the erection of buildings in the garden area of plot 10 which lies outside of the development limit

Subject to securing S106 for affordable housing
Updates

**Minor revisions to the layout submitted** – plots 5 and 13 moved 3m back (west); plot 7 moved back 5m (east); plot 6 moved back 2m (east)

**SNC Landscape Officer** comments on amended plans and details:
- Plot 6 should be set back by 2m to avoid a root protection area
- There is no objection subject to further information by condition including clear and joined-up arboricultural information in the form of a revised tree constraints drawing and arboricultural impact assessment to reflect the agent’s comments in respect of the direction of root growth; a full tree protection plan; and details of any proposed arboricultural works.

**The Red line plan** submitted with the application includes land which is not required for the proposed development and which is not included within the site allocations boundary. Officers will be seeking an amended red line plan to accurately reflect the site allocations boundary and the proposed development boundary.

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2

**Appl. No** : 2014/2380/F

**Parish** : BIXLEY

**Applicants Name** : IGP Solar Plant Number 5 Limited

**Site Address** : Land East Of White Horse Lane Trowse Norfolk

**Proposal** : Development of a ground mounted solar farm including associated infrastructure which includes inverters and transformers and a substation.

**Decision** : Members voted 10-1 for **Approval**

Approved with conditions

1. Temporary permission for 25 years removal of all equipment from site before expiry of time period. Not less than 12 months prior to the expiry or within 3 months of the cessation of electricity production a decommissioning plan shall be submitted. Decommissioning shall be in accordance with a decommissioning statement.
2. In accordance with plans
3. Construction traffic management plan
4. Visibility splay dimension in condition
5. New access – construction details and specifications
6. Construction Traffic (Parking)
7. Traffic Regulation Orders
8. Private Access Road – details of upgrade
9. Measures to protect and enhance the Scheduled Ancient Monument
10. Archaeological work to be agreed
11. Ecology Mitigation
12. Submission of Construction Environment Management Plan
13. Surface Water Noise control management plan
14. Dust control management plan
15. Restrict hours of construction
16. No loud speakers or warning devices
17. Landscaping scheme to be submitted
18. Landscaping management plan
19. Replacement of dead or defective landscaping within 25 year time period.
20. Retention trees and hedges
21. Tree protection
Development Management Committee

22 July 2015

22. No external lighting unless agreed
23. Details CCTV to be agreed including colour finish of poles

Updates

Local Member Cllr Lewis – comments have been circulated to Members in advance of the meeting

Correction – Para 4.38 of the report refers to the original agricultural land report. An updated report was submitted as part of the amended documents which included a further 3km search in the Norwich City direction and a 10km search in the South Norfolk direction. Also rooftops were assessed. Officers conclusion remains the same that there are not presently any previously developed sites that are available and free from planning constraints.

Correction – Para 4.39 states best and most versatile as 3b but should read 3a.

3 Appl. No : 2015/0130
Parish : WYMONDHAM
Applicants Name : Mr Charles Spooner
Site Address : 1A - 1B Farrier Close Wymondham Norfolk NR18 0WF
Proposal : 2015/0130 - Variation of condition 1 of planning permission 2014/0840 - to reduce the number of restricted items.

Decision : Members voted unanimously for Approval:

Approved with conditions
1. Restriction of sales to specified goods
2. Restriction of opening hours
3. Provision of parking and turning areas

4 Appl. No : 2015/0132
Parish : WYMONDHAM
Applicants Name : Mr Charles Spooner
Site Address : 1A - 1B Farrier Close Wymondham Norfolk NR18 0WF
Proposal : The erection of a new retail unit attached to the northern side of 1 Farrier Close (631sqm net sales area) to facilitate the relocation of Poundstretcher from 1 Farrier Close. This would be the subject of the same restrictive conditions that presently exist at 1 Farrier Close including that of condition 1 of 2014/0840.

Decision : Members voted unanimously for Approval

Approved with conditions
1. Standard time limit
2. Restriction of sales to specified goods
3. Restriction of opening hours
4. Material to be agreed
5. Landscaping to be agreed
6. Boundary treatments to be agreed

5 Appl. No : 2015/0436/O
Parish : SCOLE
Applicants Name : Mr B Tunmore
Site Address : Land West Of Norwich Road Scole Norfolk
Development Management Committee

22 July 2015

Proposal: Construction of 17 no. dwellings and access road, village hall and parking, open space recreation and wildlife areas

Decision: This item was **deferred** to a future meeting of the Development Management Committee

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**6**

**Appl. No**: 2015/0595/F

**Parish**: BRESSINGHAM

Applicants Name: Mr Des Aves

Site Address: Deal Farm Kenninghall Road Bressingham Norfolk IP22 2HG

Proposal: Construction of a farm agricultural anaerobic digestion facility

Decision: Members voted 10-0 (with one abstention) for **Approval**

Approved with conditions

1. Full Planning permission time limit
2. Submitted drawings
3. External materials to be agreed
4. Landscaping scheme to be submitted
5. Landscaping management plan
6. Construction Traffic Management approval
7. Construction Traffic Management provision
8. Wheel Cleaning Facilities approval
9. Wheel Cleaning Facilities provision
10. Provision of new access drive
11. Pipeline details
12. Ecology survey and mitigation
13. Surface Water Run-off provision to be agreed

Subject to completion of S106 agreement to prevent implementation of extant consents for anaerobic digestion facilities adjacent to application site. Delegate authority to Director of Growth and Localism to refuse should no S106 be successfully entered into.

**Updates**

Bressingham Parish Council: No reason to change its recommendation for refusal, concerns re suitability of local roads and environmental and safety considerations

Landscape Officer: Clearer plan has been submitted, confirmation of detail and management plan still required but can be conditioned

1. **Further neighbour objection**: Raising concerns to the negative impact on the soil of growing feed for Anaerobic Digesters

Environmental Services: No further comment but support that other planning applications will not be used

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**7**

**Appl. No**: 2015/0707/F

**Parish**: ALPINGTON

Applicants Name: Alpington Development Land Ltd

Site Address: Land South Of Wheel Road Alpington Norfolk

Proposal: Erection of 10 residential units (Class C3) and school car parking area (Class Sui Generis) with associated landscaping and highway works
Decision : Members voted 10-0 for Approval:

Approved with conditions

1 Full permission time limit
2 In accordance with submitted details
3 Visibility splays
4 Provision of on-site parking, access
5 Construction worker parking
6 Off-site highway works
7 Ecological mitigation
8 Western boundary hedgerow
9 Retention of trees and hedgerows
10 Planting scheme to be agreed
11 Hedge heights
12 Tree and hedgerow protection
13 External lighting details
14 Contaminated land
15 Remediation scheme
16 Unexpected contamination
17 Air Source Heat Pump Specifications
18 Archaeological works
19 Discharge rates of surface water
20 Water efficiency
21 Renewable/ low carbon energy
22 Materials to be agreed
23 PD removal for southern boundary
24 Surface Water Drainage

Other Applications

8 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)

Decision : Members voted 8-1 for Approval

Approved with conditions

1 In accordance with submitted plans
2 Personal permission linked to charcoal burning
3 No additional lighting without details being agreed

Updates
Officer – most recent letter of objection from Freeths circulated to members.
9  Appl. No  :  2015/0084/F  
Parish     :  WORTWELL

Applicants Name  :  Mr Tony Sprake  
Site Address  :  Land To Rear Of 133 High Road Wortwell Norfolk  
Proposal  :  Erection of single storey dwelling with attached garage and provision of vehicle access to no. 133 High Road.

Decision  :  Members voted 10-0 for Approval  

Approved with conditions  

1  Time limit  
2  In accordance with submitted plans  
3  External materials to be agreed  
4  Provision of parking/manoeuvring space  
5  Visibility splays  
6  Slab levels to be agreed  
7  Boundary treatment to be agreed and at the rear  
8  Landscaping scheme to be submitted  
9  Existing trees on site  
10  Separate access to be in place before dwelling occupied  
11  Block / No access to bypass

10  Appl. No  :  2015/0321/F  
Parish     :  BROCKDISH

Applicants Name  :  Mr Baskerville  
Site Address  :  Land South West Of Red Barn Farm Brockdish Needham Bypass Brockdish Norfolk  
Proposal  :  Erection of a Country House and associated Landscaping work

Decision  :  Members voted 9-1 for REFUSAL  

Refused  

1  Does not satisfy the requirements of paragraph 55 and therefore contrary to policy

Updates  
Applicant has circulated a letter in support of his application to members.

11  Appl. No  :  2015/0582/F  
Parish     :  CHEDGRAVE

Applicants Name  :  Mr Matthew Hubbard  
Site Address  :  Church Of All Saints  Hardley Road Chedgrave Norfolk NR14 6NQ  
Proposal  :  To erect a lych-gate on the boundary of All Saint's church Chedgrave.
Decision : Members voted 10-0 for Approval

Approved with conditions

1 Full Planning permission time limit
2 In accordance with amended details
3 Brick and flint panel
4 External materials to be agreed
5 Archaeological work to be agreed

Updates
Satisfactory amended plans received – Recommendation now for approval.

12 Appl. No : 2015/0712/F
Parish : REDENHALL WITH HARLESTON

Applicants Name : Mr John Renaut & Others
Site Address : Hill Farm Redenhall Road Harleston Norfolk IP20 9QN
Proposal : New single storey building (with a 150 square-metre footprint) to serve as a farm shop and cafe.

Decision : Members voted 9-0 (with one abstention) to authorise the Director of Growth and Localism to Approve (contrary to officer recommendation)

Approved with conditions

Reasons for overturning an officer recommendation

1 Not harmful to vitality and viability of Harleston centre
2 Acceptable form of farm diversification

Updates
Environmental Services: No comments
Two additional letters of support
- Support application minor concern on speed of traffic on Redenhall Road
- Alterations and design fit well within the landscape
- Support farm shop on a working farm
- Support educating on food chain and the importance of traceability
- Educating young and old

(Officers authorised to negotiate suitable conditions including control of retail use as a farm shop)

13 Appl. No : 2015/0901/F
Parish : LODDON

Applicants Name : Mr Richard & Mrs Britt Kittle
Site Address : Land North East Of Bush Farm Stubbs Green Loddon Norfolk
Proposal : Erection of a new 4-bedroomed house with garaging.
Members voted 9-0 (with one abstention) for **REFUSAL**

Refused

1. Harm to landscape setting, contrary to paragraph 55 of the NPPF and JCS policy 2
2. Does not meet the criteria for an agricultural workers dwelling, contrary to policies HOU 8 and ENV 8 of the South Norfolk Local Plan.

### Updates

**Appl. No**: 2015/0961/F  
**Parish**: COSTESSEY

**Applicants Name**: Mr Stephen Lee  
**Site Address**: Unit 1 - 3 78, 80 And 82 Dr Torrens Way Costessey Norfolk NR5 0GB  
**Proposal**: Change of use from 3 Nr healthcare units to 4 Nr wheelchair accessible ground floor flats.

Members voted 6-0 for **Approval**

Approved with conditions

1. Time limit
2. In accordance with amended plans
3. Boundary screening to be implemented prior to first occupation
4. Parking to be implemented prior to first occupation
5. Water efficiency

Subject to securing the S106 for the affordable provision

**One letter of comment with the following comments:**

- Want to ensure this will have adequate parking
- Regard needs to be had to ensure adequate drainage
- Concern with additional noise to existing residents of the flats

Would be good if it were a small convenience shop

### Major Applications submitted by SNC

**Appl. No**: 2015/0385/D  
**Parish**: LONG STRATTON

**Applicants Name**: Mrs Renata Garfoot  
**Site Address**: Cygnet House Swan Lane Long Stratton Norfolk NR15 2UY  
**Proposal**: Reserved Matters Application of appearance, landscaping, layout and scale for 50 dwellings (Class C3), 800sq.m. of Office (Class B1(a)), together with the discharge of conditions 2, 3, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 22, 23, 25, 26, and 30 relating to outline consent 2014/2278

Members voted 7-0 to delegate authority to the Director of Growth and Localism for **Approval** with conditions, subject to negotiating final details in respect of discharge of conditions, and negotiating any minor amendments that may be required to the scheme.
Approved with conditions

1. In accordance with amended plans
2. Change of use of land to north within blue line to residential garden
3. Safeguarding and construction details of pedestrian link to north
4. Management and maintenance of roads
5. Construction traffic parking

Updates

SNC Flood Officer – no objection to surface water management and maintenance scheme – relevant condition can be discharged.

Further amended plans are expected to increase buildings heights of plots 12, 16, 17 and 18 by between 200 and 500mm. Authority to delegate the satisfactory detail and design of this by officers is requested. Subject to appropriate details of levels and design impacts, Officers consider that this would not result in any adverse harm to the character and appearance of the development nor neighbouring amenity.