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.

Applications referred back to Committee

<table>
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<tr>
<th>1</th>
<th>Appl. No</th>
<th>2014/0096/O</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Parish</td>
<td>WYMONDHAM</td>
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<td></td>
<td>Applicants Name</td>
<td>Mr T Skitmore</td>
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<td></td>
<td>Site Address</td>
<td>Land South East of 9 Spinks Lane Spinks Lane Wymondham</td>
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<td></td>
<td>Proposal</td>
<td>Erection of five new dwellings and garages with associated works to existing highway</td>
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Decision : Members voted 9-2 and AGREED:

that the scheme is now acceptable in planning terms and consequently to agree that officers confirm to the Planning Inspectorate that the Council do not wish to contest the current appeal, subject to the following suggested conditions:

1. Time limit
2. Provide details of appearance, scale, landscaping, layout and external materials as part of reserved matters application
3. Tree protection plan
4. Inclusion of swift boxes and sparrow terraces within development
5. Landscaping scheme to be submitted and agreed
6. Vehicular access to be provided as in plan
7. Visibility splays at 2.4m X 43m in both directions
8. Parking and turning to be provided in accordance with approved plans
9. Off-site highway works to be agreed based upon those in agreed plan
10. Off-site highway works to be implemented prior to first occupation
11. Water efficiency
12. Foul water drainage system to be submitted and agreed
13. Surface water drainage strategy to be submitted and agreed

Informative Notes for S106 and CIL

Updates
4 neighbour additional objections have been received. A summary of these is as follows:

The Council should continue to contest the appeal, do not agree with the highways report in respect of visibility, the large oak will be compromised by road widening, concern in respect of noise raised by Environmental Protection Team, drainage issues exist, destroy the rural nature of the lane, detrimental to wildlife, outside of development limit for Wymondham, provision of 5 houses will not be a significant benefit in housing terms when seen against the negative impact in architectural and environmental terms.
The following list of conditions are recommended to be forwarded to the Planning Inspectorate as well as the need to complete the requisite S106 for affordable housing and confirmation of CIL payment:

1. Time limit
2. Provide details of appearance, scale, landscaping, layout and external materials as part of reserved matters application
3. Tree protection plan
4. Inclusion of swift boxes and sparrow terraces within development
5. Landscaping scheme to be submitted and agreed
6. Vehicular access to be provided as in plan
7. Visibility splays at 2.4m X 43m in both directions
8. Parking and turning to be provided in accordance with approved plans
9. Off-site highway works to be agreed based upon those in agreed plan
10. Off-site highway works to be implemented prior to first occupation
11. Water efficiency
12. Foul water drainage system to be submitted and agreed
13. Surface water drainage strategy to be submitted and agreed

Informative Notes for S106 and CIL

2 Appl. No : 2014/1642/O
Parish : SWARDESTON

Applicants Name : Jenkinson Properties Ltd
Site Address : Land off Bobbins Way Swardeston Norwich NR14 8DT
Proposal : Outline application with all matters reserved except for access for demolition of existing buildings, residential redevelopment and ancillary works

Decision : Members voted 9-2 and AGREED:

that the scheme is now acceptable in planning terms and consequently to agree that officers confirm to the Planning Inspectorate that the Council do not wish to contest the current appeal, subject to the following suggested conditions:

1. Time limit
2. Provide details of appearance, scale, landscaping, layout and external materials as part of reserved matters application
3. Surface water drainage strategy to be submitted and agreed
4. Detailed scheme of roads, footways and associated drainage to be agreed
5. Works shall be carried out in accordance with agreed details from condition 4
6. Roads shall be constructed to binder course prior to first occupation
7. Visibility splays at 2.4m X 59m in both directions shall be provided
8. Parking for construction workers to be submitted and agreed
9. Qualified ecologist to be present for demolition of piggery building
10. Qualified ecologist to be present for searching and removal of material from site
11. No external lighting unless details are agreed
12. Unknown contamination
13. Foul water drainage system to be submitted and agreed
14. No removal of trees
15. 10% renewable energy to be provided as part of the scheme
16. Times for construction work to be agreed

Note S106 and CIL
Updates
The following list of conditions are recommended to be forwarded to the Planning Inspectorate as well as the need to complete the requisite S106 for affordable housing and confirmation of CIL payment:

1. Time limit
2. Provide details of appearance, scale, landscaping, layout and external materials as part of reserved matters application
3. Surface water drainage strategy to be submitted and agreed
4. Detailed scheme of roads, footways and associated drainage to be agreed
5. Works shall be carried out in accordance with agreed details from condition 4
6. Roads shall be constructed to binder course prior to first occupation
7. Visibility splays at 2.4m X 59m in both directions shall be provided
8. Parking for construction workers to be submitted and agreed
9. Qualified ecologist to be present for demolition of piggery building
10. Qualified ecologist to be present for searching and removal of material from site
11. No external lighting unless details are agreed
12. Unknown contamination
13. Foul water drainage system to be submitted and agreed
14. No removal of trees
15. 10% renewable energy to be provided as part of the scheme

Note S106 and CIL

Major applications or applications raising issues of significant precedent

3 Appl. No : 2015/0436/O
Parish : SCOLE
Applicants Name : Mr B Tunmore
Site Address : Land West of Norwich Road Scole Norfolk
Proposal : Construction 17 no. dwellings and access road, village hall and parking, open space recreation and wildlife areas

Decision : Members voted 8-2 (with 1 abstention) for REFUSAL:

and delegated authority to Director of Growth and Localism to refuse upon expiry of consultation period for amended/additional information/details and subject to no significant new planning related issues being raised.

Refusal:
1 Outside settlement boundary, harmful to the open countryside
2 Does not represent sustainable development
3 Harmful to setting of a listed building (St Andrews Church) whereby there are insufficient public benefits to outweigh the harm
NPPF test
4 Harmful to setting of Conservation Area and Listed building (St Andrews Church)
5 Insufficient information in respect of archaeology
6 Insufficient information in respect of trees
7 Highway safety concerns
Updates
Description of development should read “18 dwellings” rather than “17”.

Paragraph 4.32 indicates that basic build costs have not been provided, however, as confirmed in paragraph 4.4 this estimated to be £750000.

Revised reason for refusal wording is suggested as follows:

The separate reason for refusal in respect of there being no affordable housing should be deleted and this incorporated into the reason relating to it representing an unsustainable development as the lack of delivery of any affordable housing is a negative component of the scheme when the lack of its delivery does not result in the delivery of the village hall. This does not change the substantive reasons for refusal:

Amend recommendation to “Delegate authority to Director of Growth and Localism to refuse upon expiry of consultation period for amended/additional information/details and subject to no significant new planning related issues being raised."

SNC Senior Conservation and Design Officer comments:
The revised location with the buffer strip and parking set back is better than previous proposals. Although parking remains to the front, it is re-planned so that it not such a large unrelieved surface area, and with additional tree planting and buffer strip, will have a reduced impact on the setting of the church, the character of the settlement in terms of retaining the feel of open space between houses, and views along Norwich Road. The central pedestrian access to the street through the car park provides good pedestrian access…although if progressed it would be good to know how this is planned to be separate from the parking, so that you do not just get the feel of walking through a car park. This plan also retains some interaction with the recreational space at the rear which was lost with proposal to have the car parking to the rear.
I still have strong concerns from an urban design point of view about the outline plan for the residential element and open spaces – which have not been addressed with these revisions.

SNC Landscape Officer comments:
A plan has been submitted that appears to illustrate the existing trees’ Root Protection Areas but there has been no assessment of the potential impacts of the proposed development. None of the existing trees are shown on the Proposed Block Plan drawing. From a quick comparison, it is clear that the proposed hall building will breach the RPA of T5 Sycamore (a B category specimen) by a significant degree and therefore is not acceptable as indicated. Elsewhere there are some lesser breaches. No shading assessment is made, but it appears that there may only be issues at plot 17. The best tree on the site is the Oak pollard at Low Road. My main concern is the suggestion of allotments near to this tree. I can envisage conflicts if this were to go ahead (completion from roots, falling leaves/acorns etc.) and this could lead to pressure to reduce or remove the tree in the future. I am afraid that the additional information has only confirmed that the proposed scheme has implications for protected trees in the Conservation Area.

SNC Housing Enabling Officer comments:
Object, housing need at a parish level is not relevant as set out in policy 4 of the JCS, concern at the submission in suggesting that affordable housing would attract residents from outside of the community some of which the village may not be equipped to deal with and there could be issues surrounding anti-social behaviour.

Highway Authority comments:
The Highway Authority are pleased that the principle of providing a pedestrian crossing has been accepted by the applicant. Of the recommended crossing types the developer has shown a zebra crossing and the Highway Authority are accepting of its principle. Irrespective of the crossing type ultimately progressed detailed drawings would need to be submitted demonstrating the crossing can be designed to current standards.
The Highway Authority remain of the opinion Low Road is inadequate to cater for further
development by reason of its restricted width, lack of passing and lack of pedestrian provision. The whole development should be served via Norwich Road and no vehicular access should be taken from Low Road.

Whilst it is appreciated layout is not marked for consideration the amount of proposed estate road could be reduced and a number of the plots served by private drives. On the indicative layout a size 3 turning head provided adjacent plot 3 and plots 4-15 served by two separate private drives, each serving no more than 8 dwellings.

Between the Norwich Road and the access to the village hall the carriageway should measure 5.5m in width. Beyond this it can narrow down to 4.8m. For the footway through the site to be adopted it should be 2m in width and suitable pedestrian refuge be provided where it meets Low Road.

2 further letters of support have been received which highlight that Scole should have a modern village hall to support the community, there is support for the proposal, the proposal would not harm the countryside, it will make good use of a derelict site, the Church supports the scheme, the land and financial contribution are significant.

1 objection re-iterating previous concerns covered in the report.

4 Appl. No : 2015/1221/F
Parish : MULBARTON
Applicants Name : Lightsource SPV 27 Ltd
Site Address : Land South of Brick Kiln Lane Mulbarton Norfolk
Proposal : Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar farm.

Decision : Members voted 10-0 for APPROVAL and authorised the Director of Growth and Localism to approve pending no further substantive issues being raised:

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.
2. Decommissioning shall be in accordance with a decommissioning statement.
3. In accordance with plans
4. Construction traffic management plan
5. Construction Traffic (Parking)
6. Archaeological work to be agreed
7. Ecology mitigation to be agreed
8. Submission of Construction Environment Management Plan
9. Surface Water
10. Noise control management plan
11. Dust control management plan
12. Restrict hours of construction
13. No loud speakers or warning devices
14. Landscaping scheme to be submitted
15. Landscaping management plan
16. Replacement of dead or defective landscaping within 25 year time period.
17. Retention trees and hedges
18. Tree protection
19. No external lighting unless agreed
20. Details CCTV to be agreed including colour finish of poles
Updates
Change recommendation to:
"Delegated Authority to Director of Growth and Localism to Approve with Conditions pending no further substantive issues being raised".

This is to enable the landscape management plan to be agreed before any decision is issued to ensure an appropriate landscaping strategy is secured.

Revise temporary time limit from 25 years to 30 years as requested by the applicant. This is considered acceptable in planning terms and does not affect the assessment provided in the report. It should be noted that 30 years was recently given at Yelverton (reference 2014/0411).

Historic Environment Services has confirmed that the archaeological geophysical survey has now been carried out and consequently a condition is recommended.

5 Appl. No: 2015/1233/RVC 
Parish: LITTLE MELTON
Applicants Name: Abel Homes Ltd
Site Address: Land South East Of The Gardens Mill Road Little Melton Norfolk
Proposal: Variation of conditions 3 - Off-site works & revised surface water drainage, 5 - revised drainage strategy & 11 - Highway Authority agreed adopted roadway of planning permission 2013/0086/O

Decision: Members voted 8-1 (with one abstention) for APPROVAL

Approved with conditions
1 Compliance with original Outline Permission time limit
2 Standard outline requiring reserved matters
3 In accordance with amendments
4 External materials to be agreed
5 Surface water drainage amount as agreed
6 Boundary treatment to be agreed
7 Water efficiency
8 Slab level to be agreed
9 Provision of fire hydrants
10 Landscaping management plan to be agreed
11 Highway Improvements – revised works
12 Implementation of highway improvements
13 Highways scheme – management and maintenance of roads
14 Tree protection to be agreed
15 Ecology management plan to be agreed
16 Full details of external lighting
17 Construction work noise scheme to be agreed

Updates
Additional letter received from Anglian Water – no comments to make on surface water strategy as surface water will be pumped into an open watercourse which is not an Anglian Water asset.
6
Appl. No : 2015/1281/RVC
Parish : MULBARTON
Applicants Name : Mr Chris Smith
Site Address : Land East of Long Lane Mulbarton Norfolk
Proposal : Variation of Condition 2 - Revised Dwelling types and/or siting to those previously approved upon Plots 4-8; 10-21; 103; 114-122 & 127-132 of permission 2014/0487/D

Decision : Members voted 10-0 for APPROVAL and authorised the Director of Growth and Localism to approve pending no further substantive issues being raised:

- 1 Conditions on outline planning permission to be met
- 2 In accordance with approved details
- 3 Landscape management plan to be agreed
- 4 Ecology management plan to be agreed

Updates
Change recommendation to:
“Delegated Authority to Director of Growth and Localism to Approve with Conditions pending no further substantive issues being raised”.

The application has been identified as being a departure from policy as it is an emerging site allocation. As this application was not advertised as a departure in the press or on site it has been re-advertised in the press and on site notices so that this requirement is clearly met. The committee report recommendation has therefore been updated to enable the application to be re-advertised for 21 days.

Other Applications

7
Appl. No : 2015/0290/F
Parish : HETHERSETT
Applicants Name : Mr David Local
Site Address : Former Allotment Land Canns Lane Hethersett Norfolk
Proposal : One bedroom single storey residential unit and access.

Decision : Members voted 9-0 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 Boundary treatment to be agreed
6 Tree protection during development
7 New water efficiency
8 Unexpected contamination
<table>
<thead>
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<th>Appl. No</th>
<th>Parish</th>
<th>Applicant Name</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Decision</th>
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<tbody>
<tr>
<td>2015/0744/F</td>
<td>MUNDHAM</td>
<td>Mr &amp; Mrs Paul Cullum</td>
<td>Land North West of Birchview Mundham Common Road Mundham Norfolk</td>
<td>Construction of a new zero-carbon eco house</td>
<td>Members voted 7-2 for REFUSAL</td>
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<td>Refused</td>
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<td>1. Does not satisfy the requirements of paragraph 55 and therefore contrary to policy</td>
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<td>2. Harm the landscape setting contrary to JCS Policy 2 and IMP2 of SNLP</td>
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**Updates**
Landscape Officers: All four tests of the NPPF have not been met
Revised landscaping plan received and reviewed by officers but it is still not felt that the requirements of paragraph 55 have been met.

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<tr>
<td>2015/1051/H</td>
<td>COSTESSEY</td>
<td>Mr Affsor Ali</td>
<td>7 Silvo Road Costessey Norfolk NR8 5EL</td>
<td>Retrospective conversion of car port to living accommodation.</td>
<td>Members voted 8-0 for REFUSAL</td>
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<td>Refused</td>
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<td>1 Unacceptable loss of off-street parking</td>
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It was agreed:
To authorise enforcement action to secure conversion of the living accommodation back to use as a car port

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<tr>
<td>2015/1289/H</td>
<td>HINGHAM</td>
<td>Mr &amp; Mrs Smith</td>
<td>Hillfields, Hardingham Road, Hingham Norfolk NR9 4LX</td>
<td>Single storey rear extension.</td>
<td>Members voted 7-0 for APPROVAL</td>
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<td>Approval with conditions</td>
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<td>1 Full Planning permission time limit</td>
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<td>2 In accordance with amendments</td>
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<td>3 No additional windows in the east elevation</td>
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Appl. No : 2015/1619/H
Parish : HEMPNALL

Applicants Name : Mr & Mrs Paul Scott
Site Address : Cydonia Field Lane Hempnall Norfolk NR15 2PB
Proposal : Proposed vehicle and pedestrian access. Existing access to be stopped up and infilled with hedging.

Decision : Members voted 8-0 for APPROVAL

Approved with conditions
1 Full Planning permission time limit
2 In accordance with submitted drawings
3 New Access Construction over verge
4 New Access Gates, Doors, Inward Open
5 Provision of parking, service
6 Existing Access - Closure