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

1
Appl. No : 2015/0075/F
Parish : KETTERINGHAM

Applicants Name : Mr M 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 10 – 0 (with 1 abstention) for REFUSAL (contrary to officer recommendation)

Refused

Members also RESOLVED that enforcement action be taken to remove all residential caravans and associated items which have been brought onto the site within 6 months.

Updates

Further letters of objection from local residents maintaining objections mostly already summarised in agenda report, but additionally:

- Ketteringham Lane too dangerous to walk so bus stop on Norwich Road is not accessible.
- Hethersett does not have full range of services so need to access Wymondham 7km away.
- Site is back land not infill
- Site is greenfield not brownfield

Reasons for overturning officer recommendation

- Harm to character and appearance of area
- Harm to neighbour amenities
- Harm outweighs limited benefits
- Insufficient foul drainage information

Major applications or applications raising issues of significant precedent

2
Appl. No : 2015/1422/D
Parish : STOKE HOLY CROSS

Applicants Name : Ingram Homes Ltd
Site Address : Land north of Long Lane Stoke Holy Cross Norfolk
Proposal : Reserved Matters for application 2014/2409/RVC - appearance and scale of houses, site layout and soft and hard landscaping

Decision : Members voted unanimously to authorise the Director of Growth and Localism to APPROVE
Approved with conditions

1. In accordance with submitted drawings
2. Retention trees and hedges

Subject to no new material planning issues being raised in remaining consultation period.

Updates

Comments from Design Officer (summarised):
- Building for Life Assessment demonstrated all green scorings. The one area that should stay amber is no. 11 (Public and Private Spaces) as the buffer to the south will not be well overlooked
- There needs to be some commitment to managing the various spaces over a period of time.
- Final submitted plans are fine, affordable units now have cedar boarding on plots 11 to 14 and cedar doors on plots 11 to 18 to tie design cues to market housing.
- Detail of the dormer window details should be conditioned as they will be quite visible elements in the roofline

Comments from the Landscape Officer (summarised):
Final plans are fine now, the woodland buffer strip is a single entity to be managed as such and trees now have strimmer guards.

3  
Appl. No : 2015/1678/F
Parish : BAWBURGH

Applicants Name : Solarcentury
Site Address : Land adj A47 and North of New Road Bawburgh Norfolk
Proposal : Development of ground mounted solar photovoltaic panels and associated works including transformer substations, storage container, switchgear, DNO Cabin, access tracks, underground cabling, security measures and other ancillary equipment and landscaping

Decision : Members voted 10 – 1 to authorise the Director of Growth and Localism to APPROVE

Approved with conditions

1. Temporary time limit of 25 years
2. Decommissioning plans to be submitted
3. In accordance with plans
4. Visibility splay protection
5. Parking/turning provision
6. Construction traffic management to be agreed
7. Archaeology reports to be submitted
8. Ecology mitigation to be secured
9. Surface water details to be agreed
10. Noise management plan to be agreed
11. Dust control to be agreed
12. Hours of construction to be agreed
13. Loud speakers restricted on site
14. In accordance with landscape scheme
15. In accordance with landscape management review
16. Retention trees and hedges on site
17. Tree protection to be agreed
18. External lighting to be agreed
19. CCTV to be agreed
20. Wheel washing (verbally updated at meeting)

Subject to outstanding highways and archaeology matters being resolved.

Updates

Comments from Norwich City Council – No objections or comments to make

Comments from NCC Highways on amended plans/details (summarised):
- The revised Construction traffic management plan includes for some traffic management of the delivery vehicles.
- Accept that with the low average level of construction traffic movements of about 5 per day and that the applicants are willing to complete a wear and tear agreement, that there is not a need for the provision of additional informal passing places.
- The vision splay details from the new entrance are acceptable as is the construction signing.
- There are no objections to the Construction Traffic Plan
- There is some disagreement regarding the appropriate surfacing of the new entrance and as such these details need to be agreed either before permission is granted or by condition together with the details for the maintenance access, updated details of wheel washing and road sweeping.
- Overall no objection to the amended details subject to securing details of the above point by condition.

Environmental Services
- No objections to submitted noise report subject to boundary noise level condition and condition restricting hours of deliveries to the site and machinery operation on the site.

Historic Environment Services
- Further report submitted and content that condition for surface-mounted panels and cable ducts required for north east section of the site to avoid ground disturbance.

4 Appl. No : 2015/0974/RVC
Parish : PORINGLAND

Applicants Name : Mr Alastair Gourlay
Site Address : Land rear of 14 to 22 Stoke Road Poringland Norfolk NR14 7JL
Proposal : Variation of condition 2 of planning permission 2011/1706/F - Revised layout of the access road

Decision : Members voted unanimously for APPROVAL

Approved with conditions

1. Re-imposition of all conditions on 2011/1706
2. Fencing to be erected
3. Fencing to be retained and maintained at the agreed height
4. Planting and works to bank to be completed within 3 months of permission

Updates

Neighbour response
- Additional correspondence from 14 Stoke Road – concern about landscaping being implemented as weeds are destroying the fence already installed and surface water
draining under fence into garden. Also comment on approved oak tree planting not appropriate when the existing oak tree has caused problems relating to fence height.

Officer response

- The matter of financial compensation is covered in the committee report (4.25), and not a matter that can be considered as a material planning consideration. Surface water matter is covered in paragraph 4.23 of report. Existing approved landscaping of the new oak tree is not a matter that is being considered in this application.

5 Appl. No : 2015/1023/F
Parish : PORINGLAND
Applicants Name : Mr Alastair Gourlay
Site Address : Land rear of 14 to 22 Stoke Road Poringland Norfolk NR14 7JL
Proposal : Turning head at the end of the health centre access road
Decision : Members voted unanimously for APPROVAL

Approved with conditions

1. Retained in accordance with approved plans
2. Fencing to be erected within 3 months of permission
3. Fencing to be retained and maintained at the agreed height
4. Planting and works to bank to be completed within 3 months of permission

Updates

Neighbour response
- Additional correspondence from 14 Stoke Road – concern about landscaping being implemented as weeds are destroying the fence already installed and surface water draining under fence into garden. Also comment on approved oak tree planting not appropriate when the existing oak tree has caused problems relating to fence height.

Officer response

- The matter of financial compensation is covered in the committee report (4.25), and not a matter that can be considered as a material planning consideration. Surface water matter is covered in paragraph 4.23 of report. Existing approved landscaping of the new oak tree is not a matter that is being considered in this application.

6 Appl. No : 2015/1027/F
Parish : BARNHAM BROOM
Applicants Name : New Boundaries Group
Site Address : Beggars Roost 89 Norwich Road Barnham Broom Norfolk NR9 4BU
Proposal : Conversion of vacant existing residential property to provide four studio self-contained flats.
Decision : Members voted unanimously for APPROVAL

Approved with conditions

1. Full Planning permission time limit
2. In accordance with amendments
3. Replacement hedge
4. Provision of parking and turning area
Development Management Committee
14 October 2015

7 Appl. No : 2015/1036/F
Parish : WRENINGHAM
Applicants Name : Mr William Lockwood
Site Address : Land West Of All Saints Church Church Road Wreningham Norfolk
Proposal : Erection of 1 No. (Code5) dwelling using innovative Solar based technology and wildlife enhancing landscape proposal.

Decision : Members voted 10 – 0 (with 1 abstention) for REFUSAL

Refused

1. Development in the countryside contrary to policy ENV 8 and paragraph 55 of the NPPF
2. Harm to setting of Grade I listed church
3. Insufficient information to assess archaeological impact

Updates
Officer
- The applicant has asked for it to be clarified that letters of support have been received from the following:
  o Carbon Zero, the inventor and supplier of EEB (Earth Energy Bank)
  o The PHD Project Leader from DeMontfort University whom developed the EEB
  o East Anglia Apples and Orchard project
- The applicant has also requested that the following benefits of the proposal be made clear:
  o the building would be carbon negative (will produce more energy than it uses)
  o will be the first of its kind in East Anglia to use EEB
  o The scheme would also provide a community orchard

8 Appl. No : 2015/1266/F
Parish : HETHERSETT
Applicants Name : Mrs Jane Levers
Site Address : Ashgate House Ketteringham Lane Hethersett Norfolk
Proposal : Retention of existing mobile home and change of use of land from paddock to residential use

Decision : Members voted unanimously for REFUSAL

Refused

1. Outside of development boundaries and contrary to JCS Policies 2 and 17 and Policy ENV8

Members also RESOLVED that enforcement action be taken to remove mobile home and cease use within 6 months.

Updates
Objection from Ketteringham Residents Group
- Outside development boundary
- Not in keeping with character of the area
- Single unit does not significantly contribute to housing supply
- Not sustainable or high quality
E-mail from applicant to Members

- Should be presumption in favour in view of lack of 5 year land supply and assessed in light of para 14 of NPPF.
- Note location is not considered to be unsustainable in terms of transport and access to services.
- Access is already in existence.
- Caravan is not visible from outside site
- Note economic benefit supports reason to approve
- There is clear social benefit
- Close to other caravan site in Ketteringham which is similar and officers support
- Would not be reliant on car. Use bike.
- Suitable adaptation and re-use of the existing plot of land.

9 Appl. No : 2015/1427/H
Parish : HETHERSETT
Applicants Name : Mr John Barrett
Site Address : Land north of Priory Road Hethersett Norfolk
Proposal : Erection of single new dwelling
Decision : Members voted 10 – 0 (with 1 abstention) for REFUSAL

Refused

1. Harm to character of site and likely loss of trees in conflict with NPPF 11; JCS Policy 2; SNLP Policy ENV19; emerging policies DM 1.4 and DM 4.9

Subject to expiry of site notice consultation period

Updates

- Parish Council maintain their objection despite amendments.
- Objection letter from resident re-iterating objections plus concern at disruption from construction phase
- Letter from agent with revised Arboricultural Impact Assessment confirming development can proceed without unacceptable harm to trees.
- Note from landscape Officer maintaining objection due to likely future pressure to remove trees from residents.

10 Appl. No : 2015/1458/F
Parish : WYMONDHAM
Applicants Name : Mr Paul Rochford
Site Address : Land North Of Suton Street Suton Norfolk
Proposal : Erection of a new 5 bedroomed dwelling with double garage.
Decision : This item was DEFERRED to a future meeting of the Development Management Committee at applicant’s request

11 Appl. No : 2015/1810/RVC
Parish : BAWBURGH
Applicants Name : Mr B Kemp
Site Address : Villa Farm Watton Road Bawburgh Norfolk NR9 3LQ
Proposal : Variation of conditions 2 (Approved Plans), 9 (Landscaping), 10 (Earth
Decision : Members voted 5 – 4 for DEFERRAL
Deferred

Reasons for Deferral
To enable Members to consider the previous appeal decision in greater detail.

Updates
Further objections from local residents already summarised in report

12 Appl. No : 2015/1811/F
Parish : BAWBURGH
Applicants Name : Mr B Kemp
Site Address : Villa Farm Watton Road Bawburgh Norfolk NR9 3LQ
Proposal : Retention of the change of use of land to a car sales display area, associated staff and customer parking area and vehicle turning area, access, retention of and re-profile of existing earth bunds and amended Landscaping Scheme.
Decision : Members voted 5 – 4 for DEFERRAL
Deferred

Reasons for Deferral
To enable Members to consider the previous appeal decision in greater detail.

Updates
Further objections from local residents already summarised in report

13 Appl. No : 2015/1812/F
Parish : BAWBURGH
Applicants Name : Mr B Kemp
Site Address : Villa Farm Watton Road Bawburgh Norfolk NR9 3LQ
Proposal : Retention of use of land for agricultural storage purpose (e.g. sugar beet, cereals, straw and agricultural Fertilisers); retention and re-profiling of existing earth bunds and amended landscape scheme
Decision : Members voted 5 – 4 for DEFERRAL
Deferred
### Reasons for Deferral

To enable Members to consider the previous appeal decision in greater detail.

### Updates

Further objections from local residents already summarised in report

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<tr>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
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<tbody>
<tr>
<td>14</td>
<td></td>
<td>Mr Stephen White</td>
<td>32 Main Road Swardeston Norfolk NR14 8DF</td>
<td>Retention of climbing frame in back garden &amp; proposed bike storage to front of house</td>
<td>Members voted 5 – 4 (the Chairman exercised his casting vote) for <strong>REFUSAL</strong> of the application to retain climbing frame in back garden and for <strong>APPROVAL</strong> of the erection of a bike storage in front of the house</td>
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<td>Refused - retention of climbing frame in back garden</td>
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<td>1. Adverse effect on neighbours privacy and amenities</td>
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<td>Approved with conditions - bike storage to front of house</td>
<td>1. Standard outline time limit</td>
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<td>2. In accordance with approved plan</td>
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### Updates

1 letter of support:
- Children have the right to play within the boundaries of their own garden for their safety and parents peace of mind

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<td>15</td>
<td></td>
<td>Wilkinson Builders Reepham</td>
<td>40 The Street Poringland Norfolk NR14 7JT</td>
<td>Elevational treatment to incorporate render with brickwork features &amp; oak cladding to gables of existing bungalow. Amendment to garage previously approved to include extension to provide store to rear.</td>
<td>Members voted 8 – 0 for <strong>APPROVAL</strong></td>
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<td>3. Matching materials</td>
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</table>
Applicants Name : Wilkinson Builders (Reepham) Ltd
Site Address : 36 The Street Poringland Norfolk NR14 7JT
Proposal : Proposed fence on road frontage

Decision : Members voted 8 – 0 to authorise the Director of Growth and Localism to APPROVE

Approved with conditions

1. Full planning permission time limit
2. In accord with amended plans

Subject to the expiry of the re-consultation period