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 : 2015/1810/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 Bunding) and 22 (Access, Parking and Vehicle Turning) of planning permission 2009/0910/F

Decision : Members voted 8 – 1 for APPROVAL

Approved with conditions
1. In accordance with approved plans
2. No occupation of piggery until 40% of the proposed employment floorspace is available for employment use
3. No more than one dwelling shall be occupied on the site and once the piggery is occupied as a dwelling Villa Farm House shall no longer be occupied as such
4. No more than 60% (747 sq m ) of the total floor space shall be occupied for B1(a) and B1(b) purposes
5. Removal of pd rights on piggery conversion
6. Landscaping Management Plan and implementation
7. Retention of existing trees
8. No external storage of goods or materials
9. External lighting
10. Retention of staff parking and turning for that specific use

Updates

Further objections from local residents already summarised in report.
Letter from agent 28/10/2015 sent to Members

- Note Appeal decision to grant permission 2009/0910 despite Highway Authority objection and SNC refusal.
- Note NCC Highways raise no objection to the current applications.
- Note new tree planting proposed as part of the new landscaping scheme compensates for loss of trees previously on site.
- Crushed concrete and asphalt planings previously piled on site were used to form access and parking/circulation areas on site.
- Earth bund on frontage is to be removed as part of current proposals.
- Accident at access referred to was not caused by visitor to the site but a vehicle using the access to turn round.
- Accept existing bunds have been incorrectly formed and are to be re-formed as part of proposal.
Further letter of objection received from Cllr G Wheatley. Objections already summarised in report.

2

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 (with 1 abstention) (the Chairman exercised his casting vote) for APPROVAL

Approved with conditions
1. Full permission
2. In accordance with approved plans
3. Staff parking and turning areas not to be used for car sales.
4. Landscaping Management Plan and implementation
5. External lighting
6. Hours of use restricted to between the hours of 08:00 to 17:00
7. Monday to Friday and 08:00 to 13:00 Saturday. The use shall not take place on Sundays or public holidays.

Updates

Further objections from local residents already summarised in report.
Letter from agent 28/10/2015 sent to Members

- Note Appeal decision to grant permission 2009/0910 despite Highway Authority objection and SNC refusal.
- Note NCC Highways raise no objection to the current applications.
- Note new tree planting proposed as part of the new landscaping scheme compensates for loss of trees previously on site.
- Crushed concrete and asphalt planings previously piled on site were used to form access and parking/circulation areas on site.
- Earth bund on frontage is to be removed as part of current proposals.
- Accident at access referred to was not caused by visitor to the site but a vehicle using the access to turn round.
- Accept existing bunds have been incorrectly formed and are to be re-formed as part of proposal

3

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 (eg sugar beet, cereals, straw and agricultural Fertilisers); retention and re-profiling of existing earth bunds and amended landscape scheme

Decision : Members voted 5 – 2 (with 2 abstentions) for APPROVAL

Approved with conditions
1. Full permission  
2. In accordance with approved plans  
3. Landscaping management plan and implementation  
4. Agricultural produce storage only.

**Updates**

Further objections from local residents already summarised in report.  
Letter from agent 28/10/2015 sent to Members

- Note Appeal decision to grant permission 2009/0910 despite Highway Authority objection and SNC refusal.  
- Note NCC Highways raise no objection to the current applications.  
- Note new tree planting proposed as part of the new landscaping scheme compensates for loss of trees previously on site.  
- Crushed concrete and asphalt planings previously piled on site were used to form access and parking/circulation areas on site.  
- Earth bund on frontage is to be removed as part of current proposals.  
- Accident at access referred to was not caused by visitor to the site but a vehicle using the access to turn round.  
- Accept existing bunds have been incorrectly formed and are to be re-formed as part of proposal.

**Major application 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>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>2015/1058/DC</td>
<td>HETHERSETT</td>
<td>Miss Laura Townes</td>
<td>Land North Of Hethersett Village Centre Little Melton Road Hethersett Norfolk</td>
<td>Discharge of condition 4 following planning permission 2011/1804/O – a site-wide masterplan and design code for each phase of development.</td>
<td>Members voted unanimously and <strong>AGREED</strong> that the site-wide Masterplan and Design Code can be approved pursuant to condition 4 of planning permission 2011/1804</td>
</tr>
<tr>
<td>5</td>
<td>2015/1766/D</td>
<td>WYMONDHAM</td>
<td>Mr Jordan Last</td>
<td>Land North of the A11 Silfield Road Wymondham Norfolk</td>
<td>Reserved matters application following outline planning permission 2011/0505/O for road layout</td>
<td>Members voted unanimously for <strong>APPROVAL</strong></td>
</tr>
</tbody>
</table>

Approved with conditions

1. In accordance with approved plans  
2. Tree species, locations and pit details required  
3. Highways – technical highway design to be approved  
4. Highways – roads to binder course prior to occupation
<table>
<thead>
<tr>
<th>No</th>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>2015/1280/D</td>
<td>WYMONDHAM</td>
<td>Mr John Dale</td>
<td>Land North of the A11 Phase 1 Silfield Road Wymondham Norfolk</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Phase 1 development for 10 dwellings including site Infrastructure, drainage</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>and green infrastructure following outline planning permission 2011/0505.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Proposal</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Members voted unanimously to authorise the Director for Growth and Localism to</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>APPROVE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Approved with conditions</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1. In accordance with submitted drawings</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Subject to further information being provided in respect to the surface</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>water drainage strategy and confirmation from the Lead Local Flood Authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>that they are satisfied that a detailed scheme can be agreed to adequately</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>deal with surface water.</td>
</tr>
<tr>
<td>7</td>
<td>2015/1649/D</td>
<td>WYMONDHAM</td>
<td>Mr Jordan Last</td>
<td>Land North of the A11 Silfield Road Wymondham Norfolk</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Residential development of 129 dwellings with details for appearance,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>landscape, layout and scale</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Proposal</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Members voted unanimously to authorise the Director of Growth and Localism to</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>APPROVE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Approved with conditions</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1. In accordance with submitted drawings</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2. Details of acoustic fencing to be agreed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Subject to further information being provided in respect to the surface</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>water drainage strategy and confirmation from the Lead Local Flood Authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>that they are satisfied that a detailed scheme can be agreed to adequately</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>deal with surface water.</td>
</tr>
<tr>
<td>8</td>
<td>2015/1131/F</td>
<td>BARFORD</td>
<td>Mr V and Mrs J Rodda</td>
<td>Land at Sayers Farm Watton Road Barford Norfolk</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Proposed residential development for two dwellings (conversion of cart</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>shed to one dwelling and demolition of existing commercial workshop building</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>and replacement with a single storey dwelling)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Proposal</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Members voted 6 – 1 (with 1 abstention) for REFUSAL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Refused</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1. New dwelling outside of development boundaries</td>
</tr>
</tbody>
</table>

Updates
No objections to the residential development of the dwellings, but any extra works which could lead to the increase in the number of vehicle movements on the site are not suitable. The Parish Council have ongoing concerns about traffic on this section of the B1108.

9 Appl. No : 2015/1614/F
Parish : HETHERSETT
Applicants Name : Mr Mark Levers
Site Address : Land West of Ketteringham Lane Hethersett Norfolk
Proposal : Erection of a new 4 bedroom house meeting the criteria of paragraph 55 of the National Planning Policy Framework.

Decision : Members voted 8 – 0 for REFUSAL

Refused
1. Outside of development boundaries
2. Does not satisfy the requirements of paragraph 55 and therefore contrary to policy
3. Harm the landscape setting contrary to JCS Policy 2 and DM4.5

Updates

Agent:
- We would like to point out that this is a self-build project. As the government has chosen South Norfolk Council to be one of eleven authorities to work on the Right to Build pilot project, to identify and test various approaches to enable custom build housing in their area, this is one potential case. As you know it is the latest government backed initiative designed to help aspiring custom or self-builders get their project off the ground. We would ask that you determine this application with this in mind. The above application to be considered under and also in support of, the following Paragraphs of the NPPF 2012: Para 7, Para 14 and Para 50.

Officer:
- Para 7 – The 3 dimensions to sustainable development have been assessed in the Committee Report.
- Para 14 – Presumption in favour of sustainable development has been assessed in the Committee Report.
- Para 50 – Deliver a wide choice of high quality homes etc. I believe the agent is referring to the ‘People wishing to build their own homes’. The proposal for the application to be considered as self-build was submitted after the Committee Report was written. I would comment that self-building is a material consideration when determining a planning application but in the instance of this application the other material planning considerations detailed in the committee report are of greater significance.

10 Appl. No : 2015/1754/F
Parish : BEDINGHAM
Applicants Name : The Executors of the 11th Duke of Grafton Deceased
Site Address : Lodge Farm School Road Bedingham Norfolk NR35 2DB
Proposal : Demolition of an existing dwelling / outbuildings and the residential
development of 1 replacement dwelling, cartshed garage and associated external works.

Decision : Members voted 8 – 0 for APPROVAL

Approved with conditions
1. Full Planning permission time limit
2. In accord with submitted drawings
3. Provision of parking, service
4. Surface Water
5. Foul drainage to sealed system
6. New Water Efficiency
7. Materials to be agreed
8. Ecology Mitigation as set out in the Ecology report
9. Boundary hedges to be retained
10. Replacement dwelling
11. Slab level to be agreed

11 Appl. No : 2015/1835/F
Parish : HINGHAM
Applicants Name : Mr A Shayes
Site Address : Little Ellingham Airfield New Road Hingham Norfolk
Proposal : Retrospective application for the change of use of land for two aircraft runways. Proposed portacabin, small aircraft hangar, 2 large hooped polytunnel hangars, access road and car park

Decision : Members voted 6 – 2 for REFUSAL
Refused

1. The benefits from the proposal are outweighed by the harm contrary DM2.9; DM3.13
2. Harm highway safety contrary DM2.9 and DM3.11

Members also RESOLVED that enforcement action be taken to ensure the removal of the porta cabin within 6 months

Updates

Applicant wishes to amend application as follows:
- Because of the negative comments that have been made about the planning that all seem to relate around UFly4Fun and paramotors, the land owner has said that there is not going to be any paramotoring from this site at all ever, that means that there will only be a few microlight aircraft that will be based here.
- We would like to remove planning permission for one of the polytunnels, the access road and the carpark, these where only going to be gravel tracks and not tarmac with drainage and curb stones.
- With regards to new road and car access, there hasn’t been any accidents on the junction of New Road and Attleborough road and when you consider its used by slow moving tractors all the time that must say a lot.
- If the committee feel it necessary we can move the access to the bottom right in the middle of the main field and access straight onto Attleborough road where visibility is best, anyone leaving the site can clearly see about half a mile in either direction with no obstructions.
- With regards to a blot on the landscape I’m sure nothing is more a blot on the landscape than a LIGHT GRAY Farm building with a big RED door that has recently be granted planning permission at Chestnut Farm, Money Hill, Hingham, Norfolk, NR9
4NJ, (Photo Below) This is in clear view of New Road and Attleborough Road, how can our Green polytunnel and small Green Hangar be classed as a blot on the landscape when they are less likely to be seen.
- If the committee decline the application for planning on the runways then we would revert back to the 28 Day rule, we probably wouldn’t use anywhere near the 28 days a year anyway but we would still like the small hangar, 1 polytunnel and the portacabin to stay.

12

Appl. No : 2015/1967/H
Parish : PORINGLAND

Applicants Name : Mr Roy Barnes
Site Address : 1 Church Close Poringland Norfolk NR14 7LB
Proposal : Removal of hedge and erection of 1.8m fence to side and rear of property (retrospective application)

Decision : Members voted 4 – 3 (with 1 abstention) for REFUSAL
Refused

1. Adverse impact on character of area

Members also RESOLVED that enforcement action be taken with 1 year for compliance

13

Appl. No : 2015/2145/RVC
Parish : GISSING

Applicants Name : Mr K Greenacre
Site Address : Crown Bungalow Lower Street Gissing Norfolk
Proposal : Removal of condition 6 of planning permission 2003/1418 to allow the sale of the annexe

Decision : Members voted 5 – 2 for REFUSAL
Refusal

1. Unacceptable level of amenity and potential to affect the viability of the public house

14

Appl. No : 2015/2244/RVC
Parish : WYMONDHAM

Applicants Name : Mrs Debbie Lorimer
Site Address : Wymondham Leisure Centre Norwich Road Wymondham Norfolk NR18 0NT
Proposal : Removal of condition 2 following planning application 2015/0581/F - The surround to the external escape stairs which is not a general circulation stairs is to be removed due to no requirement under building regulations this will create a less intrusive visual elevation from neighbouring properties

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

1. Full Planning permission time limit
2. In accord with submitted drawings
3. Materials to accord with agreed details
4. Hours of use