Development Management Committee

Members of the Development Management Committee:

Conservatives        Liberal Democrats
Mr V Thomson         Dr M Gray
(Chairman)           (Vice-Chairman)
Mrs L Neal
Mrs Y Bendle
Mr B Duffin
Mr C Gould
Mrs F Ellis
Mr J Mooney
Mrs A Thomas

Pool of Substitutes

Mr L Dale
Mr D Goldson
Mr J Hornby
Dr N Legg
Mr G Wheatley

Pre-Committee Members’ Question Time
9.00 am Blomefield Room

Agenda

Date
Wednesday 8 November 2017

Time
10.00 am

Place
Council Chamber
South Norfolk House
Cygnet Court
Long Stratton, Norwich
NR15 2XE

Contact
Sue Elliott tel (01508) 533869
South Norfolk House
Cygnet Court
Long Stratton Norwich
NR15 2XE

Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

PLEASE NOTE that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee’s attention. Please note that where you submit your views in writing to your District Councillor, this is described as “lobbying” and the District Councillor will be obliged to pass these on to the planning officer, where they will be published on the website.

This meeting may be filmed, recorded or photographed by the public; however, anyone who wishes to do so must inform the Chairman and ensure it is done in a non-disruptive and public manner. Please review the Council’s guidance on filming and recording meetings available in the meeting room.

If you have any special requirements in order to attend this meeting, please let us know in advance

Large print version can be made available
SOUTH NORFOLK COUNCIL – DEVELOPMENT MANAGEMENT COMMITTEE

Please familiarise yourself with this information if you are not in receipt of the agenda.

If the meeting room is busy, please use the upstairs public gallery until such time as your application is heard. You will need to be in the main meeting room if you wish to speak in regard to an application. Please be aware that the Committee can over-run, and if your application is later on the agenda it may be some time before your application is heard.

GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT

The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare a Local Plan to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk. The Strategy is broadly consistent with the National Planning Policy Framework (NPPF) and accompanying technical guidance and was adopted by South Norfolk Council in March 2011, with amendments adopted in 2014. It is the starting point in the determination of planning applications and as it has been endorsed by an independent Planning Inspector the policies within the plan can be given full weight when determining planning applications.

South Norfolk Council adopted its Local Plan in October 2015. This consists of the Site Specific Allocations and Policies Document, the Wymondham Area Action Plan, the Development Management Policies Document. The Long Stratton Area Action Plan was also adopted in 2016. These documents allocate specific areas of land for development, define settlement boundaries and provide criterion based policies giving a framework for assessing planning applications. The Cringleford Neighbourhood Development Plan was also ‘made’ in 2014 and Mulbarton Neighbourhood Development Plan made in 2016, and full weight can now be given to policies within these plans when determining planning applications in the respective parishes. Some weight can also be given to the policies in the emerging Neighbourhood Development Plan for Easton. In accordance with legislation planning applications must be determined in accordance with the policies of the Development Plan, unless material considerations which are relevant to planning indicate otherwise.

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan-led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets

The factors to be used in determining applications will relate to the effect on the “public at large” and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

THEREFORE, we will:

- Acknowledge the strength of our policies
- Be consistent in the application of our policy, and
- If we need to adapt our policy, we will do it through the Local Plan process.

Decisions which are finely balanced and contradict policy will be recorded in detail to explain and justify the decision and the strength of the material planning reasons for doing so.
OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.
1. **To report apologies for absence and identify substitute voting members (if any);**

2. **To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972;** [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]

3. **To receive Declarations of Interest from Members;**
   
   (Please see flowchart and guidance attached, page 7)

4. **Minutes of the Meeting of the Development Management Committee held on 11 October 2017;**
   
   (attached – page 9)

5. **Planning Applications and Other Development Control Matters;**
   
   (attached – page 17)

   To consider the items as listed below:

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Planning Ref No.</th>
<th>Parish</th>
<th>Site Address</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2017/1957/F</td>
<td>DICKLEBURGH AND RUSHALL</td>
<td>Airfield Lakes Common Road Dickleburgh IP21 4PH</td>
<td>17</td>
</tr>
<tr>
<td>2</td>
<td>2017/2218/CU</td>
<td>HETHERSETT</td>
<td>23 Buckingham Drive Hethersett Norfolk NR9 3HT</td>
<td>23</td>
</tr>
</tbody>
</table>

6. **Sites Sub-Committee;**
   
   Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. **Enforcement Report;**
   
   (attached – page 28)

8. **Planning Appeals (for information);**
   
   (attached – page 31)

9. **Date of next scheduled meeting** – Wednesday 6 December 2017
1. GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

(i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
(ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
(iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
(iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
  - The town or parish council - up to 5 minutes for member(s) or clerk;
  - Objector(s) - any number of speakers, up to 5 minutes in total;
  - The applicant, or agent or any supporters - any number of speakers up to 5 minutes in total;
  - Local member

- Member consideration/decision.

**TIMING:** In front of you there are two screens which tell you how much time you have used of your five minutes. After four minutes the circle on the screen turns amber and then it turns red after five minutes, at which point the Chairman will ask you to come to a conclusion.

**MICROPHONES:** In front of you there is a microphone which we ask you to use. Simply press the left or right button to turn the microphone on and off

**WHAT CAN I SAY AT THE MEETING?** Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

3. FILMING AT COUNCIL MEETINGS: GUIDANCE

Members of the public and press are permitted to film or record meetings to which they are permitted access in a non-disruptive manner and only from areas designated for the public. No prior permission is required, however the Chairman at the beginning of the meeting will ask if anyone present wishes to record proceedings. We will ensure that reasonable facilities are made available to the public and press to assist filming or recording of meetings.

The use of digital and social media recording tools, for example Twitter, blogging or audio recording is allowed as long as it is carried out in a non-disruptive manner.
HEALTH AND SAFETY INFORMATION

| Fire alarm | If the fire alarm sounds please make your way to the nearest fire exit. Members of staff will be on hand to escort you to the evacuation point |
| Mobile phones | Please switch off your mobile phone or put it into silent mode |
| Toilets | The toilets can be found on the right of the lobby as you enter the Council Chamber |
| Break | There will be a short comfort break after two hours if the meeting continues that long |
| Drinking water | A water dispenser is provided in the corner of the Council Chamber for your use |

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

| A | Advert | G | Proposal by Government Department |
| AD | Certificate of Alternative Development | H | Householder – Full application relating to residential property |
| AGF | Agricultural Determination – approval of details | HZ | Hazardous Substance |
| C | Application to be determined by County Council | LB | Listed Building |
| CA | Conservation Area | LE | Certificate of Lawful Existing development |
| CU | Change of Use | LP | Certificate of Lawful Proposed development |
| D | Reserved Matters (Detail following outline consent) | O | Outline (details reserved for later) |
| EA | Environmental Impact Assessment – Screening Opinion | RVC | Removal/Variation of Condition |
| ES | Environmental Impact Assessment – Scoping Opinion | SU | Proposal by Statutory Undertaker |
| F | Full (details included) | TPO | Tree Preservation Order application |

Key to abbreviations used in Recommendations

| CNDP | Cringleford Neighbourhood Development Plan |
| J.C.S | Joint Core Strategy |
| LSAAP | Long Stratton Area Action Plan – Pre Submission |
| N.P.P.F | National Planning Policy Framework |
| P.D. | Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified) |
| S.N.L.P | South Norfolk Local Plan 2015 |
| | Site Specific Allocations and Policies Document |
| | Development Management Policies Document |
| WAAP | Wymondham Area Action Plan |
DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:
1. affect yours, or your spouse / partner’s financial position?
2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is “yes” to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.
PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE
DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

What matters are being discussed at the meeting?

Do any relate to an interest I have?

A. Have I declared it as a pecuniary interest?

OR

B. Does it directly affect me, my partner or spouse’s financial position, in particular:
   - employment, employers or businesses;
   - companies in which they are a director or where they have a shareholding of more than £25,000 face value or more than 1% of nominal share holding
   - land or leases they own or hold
   - contracts, licenses, approvals or consents

YES

The interest is pecuniary – disclose the interest, withdraw from the meeting by leaving the room. Do not try to improperly influence the decision.

NO

The Interest is related to a pecuniary interest. Disclose the interest at the meeting. You may make representations as a member of the public, but then withdraw from the room.

YES

Does the matter indirectly affects or relates to a pecuniary interest I have declared, or a matter noted at B above?

NO

The Interest is not pecuniary nor affects your pecuniary interests. Disclose the interest at the meeting. You may participate in the meeting and vote.

YES

Have I declared the interest as an other interest on my declaration of interest form? OR

Does it relate to a matter highlighted at B that impacts upon my family or a close associate? OR

Does it affect an organisation I am involved with or a member of? OR

Is it a matter I have been, or have lobbied on?

NO

You are unlikely to have an interest. You do not need to do anything further.
DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday 11 October 2017 at 10.00 am.

Committee Members Present: Councillors: L Neal (Vice Chairman), Y Bendle (except for applications 6 and 7), B Duffin, F Ellis, C Gould, C Kemp, G Minshull and J Mooney

Apologies: Councillors: V Thomson, M Gray and A Thomas

Substitute Members: Councillors: N Legg (for applications 1 to 3) for V Thomson V Bell for M Gray J Hornby for A Thomas

Officers in Attendance: The Director of Planning and Environment (T Horspole), the Development Management Team Leader (R Collins), the Senior Planning Officers (C Curtis and C Raine) and the Planning Technician (L Smith)

24 members of the public were also in attendance

356. DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Councillor</th>
<th>Declaration</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/2781/F</td>
<td>LONG STRATTON</td>
<td>ALL</td>
<td>Local Planning Code of Practice Lobbied by Applicant</td>
</tr>
<tr>
<td>(Item 2)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017/1828/RVC</td>
<td>ALDEBY</td>
<td>C Kemp</td>
<td>C Kemp wished it to be recorded that he had not discussed the application with W Kemp, the Local Member for Aldeby</td>
</tr>
<tr>
<td>(Item 5)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017/1876/F</td>
<td>WYMONDHAM</td>
<td>Y Bendle</td>
<td>Local Planning Code of Practice As a Cabinet Member, Cllr Bendle left the room whilst this item was considered</td>
</tr>
<tr>
<td>(Item 6)</td>
<td></td>
<td>J Hornby and J Mooney</td>
<td></td>
</tr>
</tbody>
</table>

Other Interest
Both are members of Wymondham Town Council but did not take part in discussions regarding this application
357. MINUTES

The minutes of the Development Management Committee meeting dated 13 September 2017 were confirmed as a correct record and signed by the Chairman.

358. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Planning and Environment, which was presented by the officers. The following speakers addressed the meeting with regard to the applications listed below.

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>PARISH</th>
<th>SPEAKER</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/1614/F</td>
<td>BURSTON AND SHIMPLING</td>
<td>Mr N Frankland – Parish Council</td>
</tr>
<tr>
<td>(Item 1)</td>
<td></td>
<td>Ms W Ormes – Objector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mr J Gowing – Agent for the Applicant</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cllr B Stone – Local Member</td>
</tr>
<tr>
<td>2016/2781/F</td>
<td>LONG STRATTON</td>
<td>Mr J Mehta – Representing Applicant</td>
</tr>
<tr>
<td>(Item 2)</td>
<td></td>
<td>Mr M Davey – Applicant</td>
</tr>
<tr>
<td>2017/1596/F</td>
<td>COSTESSEY</td>
<td>Mr N Bailey – Costessey Town Council</td>
</tr>
<tr>
<td>(Item 3)</td>
<td></td>
<td>Mr G Blundell – Objector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mr D Simmonds – Agent for Applicant</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mr A Philpot – Agent for Applicant</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cllr S Blundell – Local Member</td>
</tr>
<tr>
<td>2017/1806/A</td>
<td>HETHERSETT</td>
<td>Cllr L Dale – Local Member</td>
</tr>
<tr>
<td>(Item 4)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017/1828/RVC</td>
<td>ALDEBY</td>
<td>Mrs B Wiley - Objector</td>
</tr>
<tr>
<td>(Item 5)</td>
<td></td>
<td></td>
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</tbody>
</table>

The Committee made the decisions indicated in the Appendix to these minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Planning and Environment.

359. PLANNING APPEALS

The Committee noted the planning appeals.

360. QUARTERLY ENFORCEMENT REPORT

The Committee noted the quarterly enforcement report.

(The meeting closed at 1.30pm)

_________________________
Chairman
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 Planning and Environment’s final determination.

Major Applications

1. **Appl. No**: 2017/1614/F  
   **Parish**: BURSTON AND SHIMPLING

   Applicants Name: Mr J Gowing  
   Site Address: Shimpling Hall Farm Burston Road Shimpling Norfolk IP21 4UF  
   Proposal: Proposed poultry unit

   **Decision**: Members voted unanimously for **Approval**

   Approved with conditions

   1. Full Planning permission time limit
   2. In accord with submitted drawings
   3. Operation in accordance with submitted details
   4. Provision of HGV turning area
   5. Restriction on hours of deliveries
   6. Submission of fly management plan
   7. Details of external lighting
   8. Landscaping
   9. Surface water
   10. Retention of public right of way

Updates to officer report

Historic England confirm they do not wish to comment and recommend Council seeks views of their conservation and archaeology consultees.

Local Residents
2 further letters of objection raising concerns as set out in the agenda, that historic footpath has been diverted by the Hall Farm Owner without consultation and that Historic England not consulted. Concerned that residents not notified of this Committee date.

1 letter recommending that conditions be imposed on grant of any permission addressing visibility splays, screening of site, noise limits, management of flies, vermin, dust and odour, surface and foul water.
Other applications referred back to Committee

2  
Appl. No : 2016/2781/F  
Parish : LONG STRATTON

Applicants Name : Mr Matthew Davey  
Site Address : Land North of Wild Rose Farm Ipswich Road Long Stratton Norfolk  
Proposal : Erection of 1 no 2-storey dwelling with attached garage. (resubmission following refusal (2016/1741))

Decision : Members voted 8-0 (with 3 abstentions) to Amend the officer recommendation (which was lost 5-6)

For covenants 1 and 2 of the report: 
Approved subject to the imposition of a combination of conditions and S106 legal agreement in respect of agricultural occupancy as set out in paragraph 11 of the report.

For covenant 3 of the report: 
To Authorise the Director of Planning and Environment to negotiate and Approve a mutually satisfactory resolution regarding the S106 and conditions relating to any future sale or transfer of the new dwelling. It was Agreed that if a resolution could not be agreed within three months, the application would be Referred back to the Development Management Committee.

Updates to officer report

A letter has been received from the applicant’s solicitor, a copy of which has been circulated to all Members of the Development Management Committee. The contents of the officer report address the comments contained within the letter and the officer’s recommendation remains unchanged.

Other Applications

3  
Appl. No : 2017/1596/F  
Parish : COSTESSEY

Applicants Name : The Royal London Mutual Insurance Society Ltd  
Site Address : Longwater Retail Park Car Park Alex Moorhouse Way Costessey Norfolk  
Proposal : Two pod units with provision for outdoor seating, bin store

Decision : Members voted 8-3 for Approval

Approved with conditions

1. Full time limit
2. In accordance with drawings
3. Materials
4. Surface water drainage
5. Hours for delivery to be limited
Updates to officer report

It is noted that there appears to be a discrepancy between the figures quoted for the number of car parking spaces in NCC Highways comments on page 48 and within the ‘Highways and parking’ section of the officer report on page 50. Please note the figures are correct and the residual 80 car parking spaces relates to an ‘uplift’ figure quoted in the applicants Transport Assessment. In short, the maximum number of spaces used at peak times during the survey works was 508, however the applicants have ‘uplifted’ the number of vehicles parked as Smyth’s Toys store was not open at the time the parking survey was conducted. Therefore, they have concluded that if open, the store would generate the use of a further 75 parking spaces totalling 583 car parking spaces in use at any one peak time (between 12-1pm). This would result in a minimum of 80 remaining spaces out of the 663 spaces remaining. The Highways Authority agree with the conclusions of the Transport Assessment.

A further comment has been received from the Town Council stating ‘over last weekend Saturday 7 & Sunday 8 October, Town Cllrs headed to the car park to witness congestion reported by many users. This was at times later than the peak times outlined in the applicant’s assessment’.

4 Appl. No : 2017/1806/A
Parish : HETHERSETT

Applicants Name : Miss Louisa Carter
Site Address : Land Off Norwich Road Hethersett Norfolk
Proposal : Erection of temporary free standing sign

Decision : Members voted 9-0 (with 1 abstention) for Refusal (contrary to officer recommendation which was lost 0-8 with 2 abstentions)

Refused

Reasons for overturning Officer Recommendation
1. Contrary to Clause 2 of Policy DM3.9
2. Size and location of sign affects visual amenity

5 Appl. No : 2017/1828/RVC
Parish : ALDEBY

Applicants Name : Mr Akerman
Site Address : Aldeby Business Park Common Road Aldeby NR34 0BL
Proposal : Variation of Condition 4 (Hours of Use) of 2000/0917 - Change of Use from B2 (General Industrial) use to mixed B2 (General Industrial) and B8 (Storage/Distribution) use - to allow permanent change to hours of use (following temporary change to hours of use under Permission 2015/1994)

Decision : Members voted 10-0 for Deferral

Deferred

Reasons for Deferral
Members requested that officers investigate the applicant’s current compliance with conditions and report their findings and suggestions back to a future meeting of the Development Management Committee. As well as the potential for this application to include all elements which require planning permission.
**Updates to officer report**

To assist Members the following is the full wording of the management plan condition referred to in the report:

**Recommended management plan condition:**

Within 28 days of this approval, a management plan must be submitted to the local planning authority for approval, and must contain the following:

- Identification of noise sources and actions to minimise noise from operations
- Procedures on vehicles entering/EXITing the site including use of radios and horns, engines not left idling
- A procedure to deal with any nuisance type complaints from residents in the future and a proactive approach to relationships with neighbours
- Procedure for staff behaviour on site outside working hours e.g. prohibiting shouting

The site must only operate in accordance with any approved management plan.

Environmental quality requested matters of noise generation from the gate to be included with this condition, these have been deleted on the basis that they appear to require separate planning consent. The agent has been asked to submit an application in order to regularise the situation or remove the gates. Any matters of noise can be considered as part of any application received for the gates.

Environmental quality also requested a condition controlling vehicles approaching the site, however, this is considered unreasonable and vehicles speeds should be regulated by the highways authority.

**Councillor comments**

Further Councillor comments have been received and circulated.

**Officer response:**

With regards to the gates, this has been addresses above.

With regards to the management plan, this cannot be retrospectively applied to an existing consent. However, if granted the management plan would be a condition of this new permission which could improve the existing situation for neighbouring properties. Any non-compliance with conditions can be monitored through the enforcement process.

It should be noted that the Council’s Environmental Quality Team have not historically received any complaints about the site operating in breach of their temporary approval.

Environmental Quality have stated that they cannot substantiate a recommendation for refusal for this proposal.

**Parish Council**

A further letter has been received from the Parish Council. No members are able to attend the meeting but they wish it to be noted that a number of complaints have been received from residents regarding the gate operation and out of hours use.

**Local Residents**

Two further letters of objection have been received raising concern as set out in the agenda and stating that there is already a violation of the existing temporary condition.

**Officer response:** Historic non-compliance with the temporary condition would not be a reason to justify refusing the permanent request, any breach should be dealt with via the Council’s enforcement powers as noted above.
### Other applications where Council is applicant

<table>
<thead>
<tr>
<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>6</td>
<td>2017/1876/F</td>
<td>WYMONDHAM</td>
<td>Mr Mark Heazle Wymondham Town Council Ketts Park Community Centre Harts Farm Road Wymondham NR18 0UR</td>
<td>Installation of new Artificial Grass Pitch with team shelters and associated perimeter fencing, adjoining hard standing areas, installation of new floodlight system and new maintenance/sports equipment store.</td>
<td>Members voted 9-0 for Approval</td>
</tr>
</tbody>
</table>

- Approved with conditions
  - 1 Full Planning permission time limit
  - 2 In accordance with submitted drawings
  - 3 Limited hours of use
  - 4 Lighting to accord with submitted detail
  - 5 Surface water drainage to be submitted
  - 6 Archaeological works to be agreed
  - 7 Retention of trees and hedging
  - 8 Tree Protect plan to be submitted

### Other applications on Council owned land

<table>
<thead>
<tr>
<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>7</td>
<td>2017/1914/F</td>
<td>WYMONDHAM</td>
<td>Mr Robert Slade Barley Chalu Ltd Ayton Road Wymondham Norfolk NR18 0QH</td>
<td>Retrospective application for retention of canopy to south of existing unit</td>
<td>Members voted 9-0 for Approval</td>
</tr>
</tbody>
</table>

- Approved with conditions
  - 1 In accordance with submitted drawing
Enforcement

8  Appl. No  :  2017/1737/F
Parish  :  WYMONDHAM

Applicants Name  :  Mr Freeman
Site Address  :  Little Dial Farm Station Road Spooner Row NR18 9SP
Proposal  :  Retrospective application for the retaining of 1 no. holiday let.

Decision  :  Members voted 10-0 for Refusal

Members also Resolved that enforcement action be taken to ensure that the holiday unit be removed within 6 months.

Refused

1 Detrimental to setting of a listed building

Updates to Officer Report

For the avoidance of doubt, this is a planning application for consideration, whereby following the recommendation would necessitate its removal via the Council’s enforcement powers.
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Planning and Environment

Other Applications

1. **Appl. No**: 2017/1957/F  
   **Parish**: DICKLEBURGH AND RUSHALL

   **Applicants Name**: Mr Martin Wilby  
   **Site Address**: Airfield Lakes Common Road Dickleburgh IP21 4PH  
   **Proposal**: Excavation to create stock pond and use of spoil to level existing access track and raise ground level on adjacent field.

   **Recommendation**: Approval with Conditions
   1. Full Planning permission time limit
   2. In accord with submitted drawings
   3. Surface Water Flow Routes

1. **Planning Policies**

1.1 National Planning Policy Framework
   - NPPF 01: Building a strong competitive economy
   - NPPF 03: Supporting a prosperous rural economy
   - NPPF 07: Requiring good design
   - NPPF 10: Meeting the challenge of climate change, flooding and coastal change
   - NPPF 11: Conserving and enhancing the natural environment

1.2 Joint Core Strategy
   - Policy 1: Addressing climate change and protecting environmental assets
   - Policy 2: Promoting good design
   - Policy 5: The Economy

1.3 South Norfolk Local Plan Development Management Policies
   - DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk
   - DM1.3: The sustainable location of new development
   - DM1.4: Environmental Quality and local distinctiveness
   - DM2.8: Equestrian & other changes of use of agricultural land
   - DM2.9: Rural tourist and recreational destinations
   - DM3.8: Design Principles applying to all development
   - DM3.13: Amenity, noise, quality of life
   - DM4.2: Sustainable drainage and water management
   - DM4.5: Landscape Character Areas and River Valleys
   - DM4.9: Incorporating landscape into design

2. **Planning History**

2.1 2003/1873  
   Proposed enlargement of existing pond for commercial and private use  
   Approved

2.2 2007/2715  
   Proposed fishing lake, stock pond and associated groundwork for commercial use  
   Approved
3. Consultations

3.1 Town / Parish Council
   Although on the periphery of the village the facility is a popular leisure amenity for villagers and visitors contributing to the local economy. The Parish Council recommend the application is approved to develop the resources at Airfield Lakes.

3.2 District Councillor
   To be reported if appropriate

3.3 SNC Community Services - Environmental Quality Team
   No comments to make regarding this application

3.4 SNC Environmental Water Management Officer
   The site of the proposed pond has a medium and low risk of flooding from surface water with predicted depths below 300mm for both scenarios. There are pockets of high risk to the north and south of the site. The site appears to be towards the upper reaches of a surface water flood flow path running through the site of the pond and track, generally running from south to north and then north-west. Raising the level of the track and land around the proposed pond is likely to increase flood risk elsewhere by deflecting flows. The applicant must ensure that any raising of ground levels does not result in an increase in flood risk to neighbouring property. The applicant should be aware that the proposed activity associated with the use of the pond may require an Environment Agency permit.

3.5 Other Representations
   1x letter of support
   - The creation of a stock pond would benefit this local business and would not be detrimental to ourselves. We fully support this proposal.

4. Assessment

4.1 The application relates to a parcel of land situated between New House Lodge and Kingfisher Lodge to the south (Common Road) and an existing fishing lake (Mustang Lake) to the north. The site is outside the defined Development Boundaries of Dickleburgh. To the north and east of the site is agricultural land and to the west of the application site are a number of detached buildings and structures associated with the existing fishing lake. A ditch and hedgerow run parallel to the application site (north-south).

4.2 The application seeks consent for the excavation of a stock pond for carp fishery on site. The stock pond would measure approximately 41.5 metres by 19 metres. The excavation depth of the stock pond is approximately 1.5 metres. The application also proposes use of the associated spoil to level the existing track that runs adjacent to Mustang Lake with any excess spoil to be spread across the agricultural land to the rear of the existing lake.

4.3 The proposed stock pond has been positioned on a relatively small parcel of land sited to the rear of the applicant's own home and private amenity space, adjacent to the existing outbuildings associated with the enterprise and south of the fishing lakes. The site for the proposed stock pond is level, free of vegetation and maintained by the applicant.
4.4 Development Management Policy DM2.8 refers to the change of use of agricultural land. The policy sets out the following requirements:

(1) The change of use of land or erection of buildings and equipment for equestrian uses or other small scale rural land based uses in the Countryside shall be permitted if:
   a) The scale, design, materials and siting of proposed buildings and equipment is designed to avoid serious adverse impact on the natural and local environment and the appearance of the locality, integrate the proposals with existing features, and respect and enhance the character of the surrounding landscape / area; and
   b) It is sensitively sited to protect the amenity of the locality; any muck pad / storage is sited not to adversely impact on the natural and local environment or the residential amenities of local residents and other occupiers.

4.5 Development Management Policy DM2.9 refers to rural tourist and other recreational destinations. The policy states the following:

(1) The Council will be supportive of proposals for new and expanded visitor recreational and leisure destination attractions in the Countryside where clearly justified on the basis of:
   - the unique and special attributes of the location; or
   - the necessity of the development proposed to the continued viability and enhancement of the attraction; and
   - explanation of why these attributes or needs cannot be met at existing facilities in a local service centre and that it would not adversely affect the viability and vitality of any local service centre.

(2) Development proposals will be permitted where:
   a) The expansion / extension to existing facilities is of a scale appropriate to the existing development and / or would not have a detrimental effect on the local and natural environment and the character of the landscape and Countryside; and
   b) Harm would not be caused by the nature, scale, extent, frequency of timing of the activities proposed, including:
      i. Any noise and other pollution likely to be generated by the proposed activities;
      ii. The siting and appearance of any new buildings, extensions to existing buildings or structures required for the activity and the appropriateness of building conversions;
      iii. The number of people / activity likely to be at the site at any one time and their degree of concentration or dispersal within the site; and
      iv. Impact on the natural environment and habitats (including high quality agricultural land, water courses and wildlife habitats).

(3) All proposals will require safe and adequate access to serve the whole site, and the local road network and access routes should be sufficient to serve the attraction and surrounding area with a safe and free flow of traffic, as assessed under Policy DM 3.11.

4.6 The key issues to be addressed are the principle of the development as well as landscape and ecology, surface water drainage and amenity impacts arising from the development.

4.7 The applicant has advised that the stock pond is required to allow for the future stocking of the existing carp fishing lakes on the site. An existing barn on the site is currently utilised as a hatchery with fish being moved into an existing small stock pond when they are one year old. The applicant has advised that a further stock pond is required to allow the fish to grow for a further two years before they are released into the fishing lakes at 5 years old.

4.8 At present the applicant is required to buy in carp to stock the fishery, which is an expensive approach to stocking the lake. In addition, the introduction of fish from an external source risks the introduction of unhealthy or diseased stock into a carefully managed environment.
4.9  The stock pond is not of significant size and will provide an important addition to the existing fishing business, providing additional safety measures for the applicant to ensure the continued success of the business. Although the provision of the stock pond will not directly improve the facilities that are available to visitors of the fishing lakes, it is a necessary addition to the existing enterprise and will enhance the viability of the attraction. It is therefore considered that the proposal complies with Part 1 of Policy DM2.9.

Landscape and Ecology

4.10  The stock pond would not be visible from public vantage points and would not be visible within the street scene.

4.11  The stock pond is regular in shape as this is required to ensure that the carp may be easily retrieved from the pond once they are ready to be moved into the main fishing lake.

4.12  Full details of landscaping of the stock pond have not been submitted, however, the applicant has advised that the stock pond will in time be planted with native reeds and rushes similar to those around Mustang Lake. In addition, the applicant has also suggested that any trees that are planted would be small scale native trees. The Landscape Architect has verbally confirmed that the proposals are acceptable and in light of the operational nature of the proposal has not requested any further details to be submitted.

4.13  The Ecologist has provided an informal comment on the application and has advised that as the stock pond is to be located in an area of amenity grassland that is already being maintained by the applicant it is unlikely that the site will have a significant ecological impact.

4.14  The relocation of the spoil to the vehicular access track will result in a level surface, improving access to the agricultural land beyond. Any additional spoil will be spread across an area as shown on submitted drawing LSDP 1153.01 and graded into the existing contours of the land, this will have no material impact on the character of this area.

4.15  Overall it is considered that the stock pond is appropriately sited having regard to the local environment in terms of both appearance and ecological impact. It is therefore considered to be compliant with Policy DM2.9 and Policy DM2.8 Part 1.

Surface Water

4.16  The Water Management Officer has advised that part of the application site lies within areas that are classified as being at medium and low risk of flooding from surface water, within some small pockets increasing to high risk at the north and south of the site (up to 1 in 30 year event) of particular concern is the possibility that spreading the spoil from the site along the access track may have the effect of deflecting the surface water flow routes during the flood events referred to above, either towards the residential properties to the south of the site or towards the existing fishing lakes. Following discussions with the Surface Water Management Officer a condition requiring the submission of details that demonstrate the alterations proposed will not adversely affect the surface water flood flow path has been suggested. These details would be required prior to the commencement of development on site. The development is therefore considered to be compliant with JCS Policy 1.
Amenity

4.17 The closest residential properties to the proposed stock lake are New Lodge House and Kingfisher Lodge, both of which are in the ownership of the applicant.

4.18 Due to the nature of the proposed development it will not have an impact on the amenities of the neighbouring occupiers (including those properties not in the ownership of the applicant). There will not be an increase in either visitor numbers or traffic movements to the site as a result of the development. It is therefore considered to be compliant with the relevant parts of Policies DM2.8 and DM2.9 as well as Policy DM3.13.

4.19 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

This application is not liable for Community Infrastructure Levy (CIL).

5 Conclusion

5.1 The proposed stock pond is located outside the development boundary of Dickleburgh, as may be expected with this type of development. The proposal is connected to an established enterprise and will provide an important enhancement to an existing, successful business. Crucially, it will also have the effect of improving the robustness of the existing venture by reducing reliance on outside sources for the fishery.

5.2 The proposal will not have a significant landscape or ecology impact due to the existing site features and the simple form of the stock pond. The relocated spoil will be spread across a wide area and will be stacked according to the natural contours of the site.

5.3 The proposal will not have an amenity impact on neighbouring occupiers as it is to compliment the existing business and will not therefore result in an increase in either visitor numbers or vehicular movements to the site.

5.4 For the reasons set out above the application is considered to accord with the principles of Policies DM2.8, DM2.9 and DM3.13 and is recommended for approval.
2. **Appl. No**: 2017/2218/CU  
**Parish**: HETHERSETT

Applicants Name: Mrs Ruth Codling  
Site Address: 23 Buckingham Drive Hethersett Norfolk NR9 3HT  
Proposal: Conversion of part of the hobby room for use as dispensing opticians consulting room. (D1)

Recommendation: Approval with conditions  
1. Full Planning permission time limit  
2. In accordance with amendments  
3. Specific use  
4. Hours of use  
5. Provision of parking prior to commencement of use

1. **Planning Policies**

1.1 National Planning Policy Framework  
NPPF 03: Supporting a prosperous rural economy

1.2 Joint Core Strategy  
Policy 5: The Economy  
Policy 10: Locations for major new or expanded communities in the Norwich Policy Area

1.3 South Norfolk Local Plan Development Management Policies  
DM1.3: The sustainable location of new development  
DM2.3: Working at home  
DM3.11: Road safety and the free flow of traffic  
DM3.12: Provision of vehicle parking  
DM3.13: Amenity, noise, quality of life

2. **Planning History**

2.1 2014/2385  
Construction of timber shed to the side of property (retrospective application), proposed extension and conversion of existing detached garage to make a hobby room  
Approved

2.2 2016/2265  
Proposed extension and conversion of existing detached garage to make a hobby room - Revised application from 2014/2385/H to change to closed soffat fascia, black deep flow guttering and corbelled gable ends.  
Approved

2.3 2010/0355  
Proposed two storey side and rear extensions replacing existing garage  
Approved

2.4 2009/1986  
Proposed two storey side extension replacing existing garage  
Withdrawn
3. Consultations

3.1 Town / Parish Council
Should be refused:
- Increase in traffic in a residential area.
- Totally oppose commercial use in an established residential area.
- Recommend that the application is determined by SNDC Planning Committee

3.2 District Councillors:
- Cllr Dale
To be determined by Committee:
Parish have cited a quiet residential cul-de-sac as being an entirely inappropriate place for an optics related business involving client visits by car to a road/property with poor parking availability plus disturbance to other adjacent residents.

In view of the considerable local concern clearly being expressed I agree to the request and the Parish's reason which seems to contain entirely germane Policy issues.

- Cllr Bills
To be reported if appropriate.

3.3 NCC Highways
Original comments – require additional information on the level of business and parking details.

Revised Comments:
Following additional information – no objections as proposal is low key. But, a condition is required to ensure adequate parking is provided prior to the commencement of the business.

3.4 SNC Community Services - Environmental Quality Team
Support subject to restricted hours of opening, no Sundays or Bank Holiday opening.

3.5 Other Representations
1 letter of objection received:
- Information submitted specifies the property in its entirety is to change.
- If permitted it could change to any other use within the same use class.
- Activity for front of house of an opticians (of short appointments for selling and fitting spectacles) are not the usual kind of activity associated with Class D1 but would permit the current and future occupants of the property to run a crèche, day nursery school?
- Deeds contain a covenant which prohibits non-residential buildings etc for use other than residential

4 Assessment

4.1 The proposal seeks the conversion of part of the detached hobby room for use as a dispensing opticians consulting room. The hobby room was the former garage to the main dwelling of 23 Buckingham Drive and was extended by a previous permission 2014/2385, and revised in 2016 to form the hobby room. The property is a detached chalet style dwelling which has been extended to the south providing a garage with a room above. The property is adjacent to a chalet to the south, and semi-detached two storey dwellings to the north, two pairs of semi-detached single storey properties are immediately opposite the site with another two storey properties further to the south. Buckingham Drive is a cul-de-sac and is within the development limits of Hethersett.
4.2 The scheme is assessed against policy DM2.3 Working from home:

Policy DM 2.3 Working at home Planning permission will be granted for proposals for the change of use of part of the dwelling, extension of a dwelling or for the erection of a new building in the curtilage to allow working at home provided that:

a) The proposal would not have an unacceptable impact on the amenities of any nearby residential occupiers or on the character and appearance of the area;

b) The direct and indirect effects of the scale of the business activity, including the employment of non-residents at the business, must remain ancillary to the overall use of the site for residential purposes;

and

c) There is adequate off-street parking to cater for both business and residential uses.

4.3 The hobby room is a block and rendered building located on the boundary of No 25 Buckingham Drive. The use is not for a general optician but is of a specialist nature assessing clients for a condition known as Visual Stress which uses coloured acetate sheets or an instrument know as a Colorimeter. Therefore, the level of activity would be less than a general optician.

4.4 The applicant has suggested she intends to work from home 3 days a week, with 6 clients a day on an appointment basis, with the occasional Saturday work. The site is within a residential area, but as proposed this use is considered to be compatible with a residential location. However, to ensure there is a balance between providing a successful business and service to the public, while protecting the residential amenities of neighbouring properties, it is necessary to control the level and type of activity. In this instance given the residential nature of the location, while it is not necessary to limit the number of days the applicant can operate, it is necessary to impose conditions restricting the hours of use to 9:00 to 18:00 Monday to Friday, and from 09:00 to 13:30 on a Saturday. There should be no Sunday, Public or Bank Holiday opening. Environmental Services have been consulted and subject to these restrictions support the proposal.

In addition, to ensure the amenities of the neighbours are protected in the future a condition is also proposed to make the use specific to the applicant and not a general D1 use which would allow other uses such as crèches, having a far greater impact on the residential amenities of the neighbours. The business should only be operated by persons occupying the main dwelling, these conditions ensure there is no conflict between residential amenities and business operations. I am satisfied that with the conditions as suggested the residential amenities of the neighbouring properties are protected, whilst allowing the business to be viable, the scheme therefore accords with criteria a) of policy DM2.3 and with policy DM3.13 of the SNLP 2015.

4.5 In addition, the applicant has stated that no staff will be employed on the site. Therefore, the scale of the proposed use and the level of disturbance from traffic and associated activities with the business will be limited. There are other examples of businesses operating from homes such a child minders, hair dressers and dog groomers which could generate more traffic movements and noise disturbance, but are considered appropriate within residential areas subject to appropriate conditions. For this reason, and on the scale proposed together with the nature of the business I do not consider that either the direct or indirect activity is unacceptable and am satisfied the hobby room remains ancillary to the main dwelling. The scheme as proposed and conditioned accords with criteria b) of policy DM2.3 of the SNLP 2015.
4.7 The site currently benefits from a gravel drive which provides parking space for 3 cars at present. I have been in conversation with the applicant’s representative who has said that the applicant is already in discussion with the Highways Authority to gain permission to drop the remainder of the kerb which will further improve the accessibility of parking to the front of the property to allow 4 parking spaces. While at the time of the report no written comments have been received from the Highways Authority, I have spoken with the Highways Officer and subject to the provision of adequate parking prior to the commencement of the use, the scheme raises no objection in terms of highway safety (an update will be given to the Committee relating to the formal comments from the Highways Authority). A condition has been included to ensure parking remains available for clients. The proposal accords with criteria c) of policy DM2.3 and with policies DM3.11 and DM3.12 of the SNLP 2015.

4.8 Comment has been made relating to a potential covenant on the property preventing any business being operated from the resident property. While I note this comment, this is a civil issue and is not a material planning consideration.

4.9 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

4.10 This application is not liable for Community Infrastructure Levy (CIL) as there is no change in the floor space and the building is in lawful use.

5. Conclusion

5.1 The scale and type of business proposed is acceptable within a residential area. There is adequate parking space for the residential and business proposed from the premises. The scheme as proposed, with the recommended conditions, accords with the above-mentioned policies and is therefore considered not to have an unacceptable impact on the amenity of neighbouring properties or the character of the area and is recommended for approval.

Contact Officer, Telephone Number  Jacqui Jackson  01508 533837
and E-mail: jJackson@s-norfolk.gov.uk
Enforcement Reports

1. **Enforcement Ref**: 2017/8127  
   **Parish**: TOFT MONKS  
   **Site Address**: Land East Of, Bulls Green Road, Toft Monks, Norfolk,  
   **Development**: Change of use of land from agricultural land to a mixed use as land for agriculture, the storage of caravans, a boat, items not used in connection with agriculture and the erection of a toilet building  
   **Developer**: Graham & Patrick Beamish

1. **Background**

1.1 It was brought to the council’s attention that caravan(s) and other items were being stored on the site. Following visits to the site it was apparent that the caravan(s) and other stored items were not being used in connection with the lawful agricultural use of the site. A boat is clearly being stored and is not requisite to agriculture.

1.2 The owner was invited to cease the unauthorised uses but claims the caravan(s) and stored items are there in connection with his proposed Willow business. I advised that the caravan(s) and stored items cannot be considered incidental to something that doesn’t presently exist. I asked the owner to forward me details of when this business will commence and details of how the caravan(s) will be used in connection with this agricultural activity. No details have been submitted to date.

1.3 During the latest visit to the site it was apparent that a toilet building had also been erected without the benefit of planning permission. It also appeared that one of the caravans was being used to store equipment that could be used in connection with the maintenance of the site and as a site hut. I have written to the owners advising that the provided the caravan is used for this purpose, which is incidental to the permitted use of the site, it does not constitute a breach of planning control. However, I have advised that the other caravan, non-agricultural stored items, the toilet building and the boat should be removed from the site.

2. **Planning Policies**

2.1 National Planning Policy Framework  
   NPPF Policy 3: Supporting a Prosperous Rural Economy  
   NPPF Policy 7: Requiring Good Design

2.2 Joint Core Strategy  
   Policy 2: Promoting Good Design

2.3 South Norfolk Local Plan  
   Development Management Policies  
   DM1.4 : Environmental Quality and Local Distinctiveness  
   DM3.13 : Amenity, Noise quality of Life

3. **Relevant Planning History - Enforcement History**

3.1 2015/8013 Alleged unauthorised storage CLOSED

3.2 2011/8294 Standing of caravans on land CLOSED
Development Management Committee 8 November 2017

4. Consultations

4.1 Parish Council Object

- Site is an eyesore
- If site is allowed to be used for the storage of caravans this will “open the door”
- Site is used for annual rave
- Overgrown and not used for agriculture
- Owner has a disregard to council restrictions

4.2 District Member Has received the following concerns from local residents

- The site has been used sporadically for storage for many years
- The site will become a dumping ground and an eyesore
- Site is not in keeping with the rural location
- Caravans are unsightly
- Waste of good agricultural land
- Effect on property value

5 Assessment

5.1 The site is located in a countryside location outside the Toft Monks development boundary.

5.2 Policy 3 of the NPPF supports economic growth in rural areas. However, as set out above there appears to be no commercial activity at this site. There are also currently no agricultural activities taking place. Whilst it is accepted that one of the caravans is used to store tools/equipment for the maintenance of the site and as a site hut I do not consider there is any justification for a second. Furthermore one of the caravans appears to be used for general storage and not as a site hut and for the storage of tools and equipment for the maintenance of the land.

5.3 A number of concerns have been received from local residents and the parish council regarding the use of the site. These are outlined above. I share the views of the local residents and parish council regarding the development not being in keeping with the rural location as cumulatively the storage of non-agricultural items, additional caravan and toilet building detract from the landscape character of the area and are therefore contrary to the provisions of Development Management Policy DM1.4 and Joint Core Strategy Policy 2.

5.4 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

5.5 This application is not liable for Community Infrastructure Levy (CIL).

6 Recommendation

6.1 That enforcement action be authorised to secure the removal of caravans not used incidentally to the lawful agricultural use, the removal of stored items not used incidentally to the lawful agricultural use, the removal of the toilet building and the boat.

Contact Officer, Telephone Number Andy Baines, 01508 533840, abaines@s-norfolk.gov.uk and E-mail:
### Planning Appeals
#### Appeals received from 30 September 2017 to 30 October 2017

<table>
<thead>
<tr>
<th>Ref</th>
<th>Parish / Site</th>
<th>Appellant</th>
<th>Proposal</th>
<th>Decision Maker</th>
<th>Final Decision</th>
</tr>
</thead>
</table>
| 2016/2607 | Pulham Market  
Hannahs Barn Barnes Road  
Pulham Market Norfolk                   | Mr Paul Schwier          | Conversion and extension of Barn B to form a dwelling | Development Management Committee | Approval in part, refusal in part |
| 2016/2996 | Geldeston  
Annexe At Green Farm  
Yarmouth Road Geldeston Norfolk       | Mr K Knights             | Use of annexe as an independent dwelling           | Delegated               | Refusal                            |
| 2017/0360 | Saxlingham Nethergate  
Land West Of Sandpit Lane  
Saxlingham Nethergate Norfolk        | Ms Nicola Dix            | Proposal for outline permission on a windfall/infill site for one self-build dwelling | Delegated               | Refusal                            |
| 2017/0716 | Hethersett  
Land South Of 32 Park Drive Hethersett Norfolk | Mr R Foreman            | Single storey dwelling                             | Delegated               | Refusal                            |
| 2017/0964 | Trowse With Newton  
Land North Of A146 And East Of White Horse Lane  
Trowse Norfolk                     | Mr J Nicholls            | Discharge of Condition 8 - surface water drainage, from planning consent 2016/0805 (Erection of 13 affordable houses and associated work) | Appeal against non-determination | Appeal against non-determination |
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Proposal</th>
<th>Decision Maker</th>
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<tr>
<td>2017/1012</td>
<td>Saxlingham Nethergate White Cottage The Street Saxlingham Nethergate Norfolk NR15 1AJ</td>
<td>Mr Adam Beckett</td>
<td>Removal of Condition 11 (Glazed Window) of Application 2015/1517 - Proposed demolition of cottage and rebuilding to match existing</td>
<td>Development Management Committee</td>
<td>Refusal</td>
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<tr>
<td>2017/1221</td>
<td>Saxlingham Nethergate 1 Cargate Lane Saxlingham Nethergate Norfolk NR15 1TS</td>
<td>Mr &amp; Mrs Colin &amp; Margaret Bough</td>
<td>extensions and associated alterations</td>
<td>Delegated</td>
<td>Refusal</td>
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Planning Appeals
Appeals decisions from 30 September 2017 to 30 October 2017

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<th>Ref</th>
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<th>Final Decision</th>
<th>Appeal Decision</th>
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<tr>
<td>2017/0249</td>
<td>Wymondham Land To The West Of Top Common Spooner Row Norfolk</td>
<td>Mr Stone</td>
<td>Proposed single dwelling</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal dismissed</td>
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<td>Ref</td>
<td>Parish / Site</td>
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<tr>
<td>2017/0393</td>
<td>Mundham Ratshole Birch Way Mundham NR14 6EN</td>
<td>Mr Tim Hirst</td>
<td>Variation of Condition 4 of planning consent 2013/1558 (Use of the two storey conventional dwelling building and residential barn conversion building respectively such that either building is used as a single dwellinghouse and the other building is not used concurrently for a purpose limited other than either letting out for holiday accommodate or as annexe accommodation.) - To allow both dwellings to be occupied independently.</td>
<td>Delegated</td>
<td>Refusal</td>
<td>Appeal Allowed</td>
</tr>
<tr>
<td>2017/0500</td>
<td>Aslacton Barn South Of Low Common Road Aslacton Norfolk</td>
<td>Ms Joanna Barnes</td>
<td>Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (Class Q(a) and Class Q(b))</td>
<td>Delegated</td>
<td>Approval of details - Refused</td>
<td>Appeal dismissed</td>
</tr>
</tbody>
</table>