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)

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

Refused

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 addressed 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

6  Appl. No   :  2017/1876/F  
Parish   :  WYMONDHAM

  Applicants Name   :  Mr Mark Heazle  
  Site Address      :  Wymondham Town Council Ketts Park Community Centre Harts Farm Road Wymondham NR18 0UR  
  Proposal          :  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.

Decision   :  Members voted 9-0 for Approval

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

7  Appl. No   :  2017/1914/F  
Parish   :  WYMONDHAM

  Applicants Name   :  Mr Robert Slade  
  Site Address      :  Barley Chalu Ltd Ayton Road Wymondham Norfolk NR18 0QH  
  Proposal          :  Retrospective application for retention of canopy to south of existing unit

Decision   :  Members voted 9-0 for Approval

Approved with conditions

1  In accordance with submitted drawing
<table>
<thead>
<tr>
<th>No.</th>
<th>Appl. No</th>
<th>Parish</th>
<th>Applicants Name</th>
<th>Site Address</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>2017/1737/F</td>
<td>WYMONDHAM</td>
<td>Mr Freeman</td>
<td>Little Dial Farm Station Road Spooner Row</td>
<td>Retrospective application for the retaining of 1 no. holiday let.</td>
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**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.