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 March 2020 at 10.00 am.

Committee Members Present:

Councillors: V Thomson (Chairman), D Bills, J Easter, R Elliott, F Ellis, T Laidlaw, G Minshull and L Neal (for items 1 and 2)

Apologies: Councillor: V Clifford-Jackson

Officers in Attendance: The Development Manager (T Lincoln), the Principal Planning Officer (G Beaumont) and the Senior Planning Officers (S Everard and B Skipper)

11 members of the public were also in attendance

488. 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>2019/2562/F</td>
<td>YELVERTON</td>
<td>V Thomson</td>
<td>Other Interest Lives on the same road that the application refers to.</td>
</tr>
<tr>
<td>2020/0065/F</td>
<td>LONG STRATTON</td>
<td>L Neal</td>
<td>Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the room while this item was considered.</td>
</tr>
</tbody>
</table>

489. MINUTES

The minutes of the Development Management Committee meeting dated 12 February 2020 were confirmed as a correct record and signed by the Chairman.

490. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.
The Committee made the decisions indicated in Appendix B of the 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 Place.

491. **PLANNING APPEALS**

The Committee noted the planning appeals.

(The meeting closed at 10.50pm)

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Chairman

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>PARISH</th>
<th>SPEAKER</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019/2115/O (Item 1)</td>
<td>REDENHALL WITH HARLESTON</td>
<td>B Woods – Objector M Carpenter – Agent for the Applicant</td>
</tr>
<tr>
<td>2019/2562/F (Item 2)</td>
<td>YELVERTON</td>
<td>M Dixon – Agent for the Applicant</td>
</tr>
<tr>
<td>Item</td>
<td>Updates</td>
<td>Page No</td>
</tr>
<tr>
<td>--------</td>
<td>-------------------------------------------------------------------------</td>
<td>---------</td>
</tr>
<tr>
<td>Item 1</td>
<td>1 further objection received;</td>
<td>21</td>
</tr>
<tr>
<td>2019/2115</td>
<td>Remain concerned with speed of vehicles along Station Road and Station Hill. Simple give way junction inadequate. HGVs move slowly compared to small cars.</td>
<td></td>
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<tr>
<td></td>
<td>Officer comment:</td>
<td></td>
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<tr>
<td></td>
<td>For the avoidance of doubt the application has been assessed by the Highway Authority and they have not objected on highway safety grounds.</td>
<td></td>
</tr>
<tr>
<td>Item 2</td>
<td>An additional response has been received from Alpington with Yelverton Parish Council setting out:</td>
<td>32</td>
</tr>
<tr>
<td>2019/2562</td>
<td>We consider the application should be APPROVED for the following reasons;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Concerns of neighbours have been answered satisfactorily.</td>
<td></td>
</tr>
<tr>
<td>Item 3</td>
<td>An additional condition is proposed for used that stipulates that the wall mounted spotlights are installed so as to prevent upward and outward light radiation.</td>
<td>42</td>
</tr>
<tr>
<td>2020/0065</td>
<td>This condition has been added in the interests of highway safety and the appearance of the local area.</td>
<td></td>
</tr>
</tbody>
</table>
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 Place’s final determination.

Major Applications

1. Appl. No : 2019/2115/O
Parish : REDENHALL WITH HARLESTON

Applicant’s Name: CODE Development Planners
Site Address: Land off Station Hill Harleston Norfolk
Proposal: Outline application for demolition of one building and erection of up to 40 dwellings with public open space and associated infrastructure.

Decision: Members voted unanimously for Approval subject to a S106 agreement to secure affordable housing and open space provision

Approved with conditions

1. Time Limit - Outline Permission
2. OL requiring approval of Reserved Matter
3. In accordance with submitted drawings
4. Standard estate road
5. Highway improvements offsite
6. Construction traffic management plan
7. Surface water drainage
8. Foul water disposal
9. Construction Environmental Management Plan
10. Contamination Remediation
11. Reporting of unexpected contamination
12. Landscaping scheme to be submitted
13. Tree protection
14. Ecology mitigation
15. Archaeological work to be agreed
16. Fire hydrant
17. New water efficiency
18. Renewable energy – decentralised source
Other Applications

2. **Appl. No**: 2019/2562/F  
   **Parish**: YELVERTON

   Applicant’s Name: Mr R Long  
   Site Address: Hill Farm, Framingham Earl Road, Yelverton, NR14 7PD  
   Proposal: Demolition of 6 buildings and erection of 4 detached dwellings, associated garages and works

   Decision: Members voted unanimously for **Approval**

   Approved with conditions:
   1. Time Limit
   2. In accordance with submitted plans
   3. Onsite Parking and turning
   4. Materials to be agreed
   5. Boundary Treatments
   6. Surface Water Drainage
   7. Foul Water Drainage
   8. New Water Efficiency
   9. Contaminated Land – Investigation
   10. Implementation of approved remediation scheme
   11. Contaminated land during construction

Applications submitted by South Norfolk Council

3. **Appl. No**: 2020/0065/F  
   **Parish**: LONG STRATTON

   Applicant’s Name: South Norfolk Council  
   Site Address: Long Stratton Leisure Centre, Swan Lane, Long Stratton, NR15 2UY

   Proposal: 2 No. solar lamp posts and 3 No. wall mounted spotlights to improve lighting in car park.

   Decision: Members voted 7-0 for **Approval**

   Approved with conditions:
   1. Time Limit - Full Permission
   2. In accordance with submitted drawings
   3. Spotlights to be directed down