

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.

Application	Parish	Councillor	Declaration
2019/2562/F	YELVERTON	V Thomson	Other Interest Lives on the same road that the application refers to.
2020/0065/F	LONG STRATTON	L Neal	Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the room while this item was considered.

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.

APPLICATION	PARISH	SPEAKER
2019/2115/O (Item 1)	REDENHALL WITH HARLESTON	B Woods – Objector M Carpenter – Agent for the Applicant
2019/2562/F (Item 2)	YELVERTON	M Dixon – Agent for the Applicant

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)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
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Item	Updates	Page No
Item 1 2019/2115	<p>1 further objection received;</p> <p>Remain concerned with speed of vehicles along Station Road and Station Hill. Simple give way junction inadequate. HGVs move slowly compared to small cars.</p> <p>Officer comment: For the avoidance of doubt the application has been assessed by the Highway Authority and they have not objected on highway safety grounds.</p>	21
Item 2 2019/2562	<p>An additional response has been received from Alington with Yelverton Parish Council setting out:</p> <p>We consider the application should be APPROVED for the following reasons;</p> <p>Concerns of neighbours have been answered satisfactorily.</p>	32
Item 3 2020/0065	<p>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.</p> <p>This condition has been added in the interests of highway safety and the appearance of the local area.</p>	42

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
- 10 Construction Environmental Management Plan
- 11 Contamination Remediation
- 12 Reporting of unexpected contamination
- 13 Landscaping scheme to be submitted
- 14 Tree protection
- 15 Ecology mitigation
- 16 Archaeological work to be agreed
- 17 Fire hydrant
- 18 New water efficiency
- 19 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