

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held remotely on Wednesday, 3 June 2020 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, F Ellis, T Laidlaw and L Neal

Apologies: **Councillor:** G Minshull

Substitute Members: **Councillor:** F Ellis for G Minshull

Officers in Attendance: The Assistant Director, Planning (H Mellors), The Development Manager (T Lincoln) and the Principal Planning Officer (C Raine)

7 members of the public were also in attendance

496. 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
2019/2531/F (Item 1)	WYMONDHAM	All	Local Planning Code of Practice Lobbied by the Objector
2020/0042/CU (Item 2)	COSTESSEY	All T Laidlaw	Local Planning Code of Practice Lobbied by Objectors and Supporters Local Planning Code of Practice Lobbied by the Applicant
2020/0390/O (Item 3)	ASHWELLTHORPE AND FUNDENHALL	All	Local Planning Code of Practice Lobbied by the Applicant

497. MINUTES

The minutes of the Development Management Committee meeting dated 6 May 2020 were confirmed as a correct record and signed by the Chairman.

498. 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	SPEAKERS
2020/0042/CU (Item 2)	COSTESSEY	J Rackham – Objector C O’Sullivan – Applicant
2020/0390/O (Item 3)	ASHWELLTHORPE AND FUNDENHALL	Cllr N Legg – Local Member

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.

499. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.05pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
3 June 2020

Item	Updates	Page No
Item 1	<p>The following comments have been received from the Council's Landscape Architect on the amended layout:</p> <p>The deletion of the proposed garage unit for plot 1 has reduced the potential issues for the Holm oak tree on the neighbouring site.</p> <p>The necessity to run new drives through the identified root protection area for the Holm oak is arguably not fully justified (as required by BS5837) but there are potential solutions. Whilst the extent of a potential no-dig area of drive has been shown, full site-specific details have not yet been provided (only generic production specification details). Ideally these need to be provided before any consent is issued to confirm that the suggested solution is feasible. If planning permission is provided without such details, I would request that the information be made the subject of a pre-commencement condition.</p> <p>The arboricultural information needs to be formally updated to reflect the current proposals. I would suggest that the tree protection plan will require a phased approach to allow for the drive construction at a later stage in the construction period</p> <p>Officer comment:</p> <p>In addition to the suggested conditions 7 and 17, which relate to details of no dig road construction and service runs being agreed respectively. A further condition is required as a pre-commencement condition requiring the agreement of an updated tree protection plan/scheme to meet the requirements of the Landscape Architect highlighted above.</p>	53
Item 2	<p>Further comments received from three objectors raising the following summarised issues:</p> <p>The application will result in very real parking issues. Do not see how the site can accommodate 6 vehicles. If additional parking takes place along the road, Bawburgh Lane will be unable to function on bin collection day or when lorries are delivering.</p> <p>There will be mutual overlooking into and from the site. This will be a major infringement on privacy, especially when the proposed residents are changing. Also concerned residents' views were not sought prior to the application being submitted. Had they been, the applicant would have been aware of the objections to the proposal. Upset at the thought of having to please one household against all the wishes of those that have set up home in the area.</p>	65

	<p>Although a doctors surgery is within walking distance of the site, this is useless unless residents are registered at the practice. Adding further pressures will not help registered patients.</p> <p>This site is not comparable with the operation in Northampton that the agent has drawn attention to.</p> <p>Struggle to see how approving this application will contribute towards the economy driving forward.</p> <p>Officer comment: The above are noted, however it is considered that the assessment in the committee report covers all necessary points and no further comments are required at this stage.</p>	
2020/0390	No updates.	74
2020/0469	<p>Deferred</p> <p>Please note that this has been deferred by the applicant to allow for the submission of information relating to the garden room and tractor shed, and subsequent consultation by the Council on these.</p>	82

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.

Other Applications

1. **Appl. No** : **2019/2531/F**
Parish : **WYMONDHAM**

Applicant's Name : Mr Ian Clark
 Site Address : Land at Northfield Mill Poynt Close Wymondham Norfolk
 Proposal : Erection of 8 dwellings with associated garages and parking
 Decision : Members voted unanimously for **Approval**

Approved with Conditions

1. Time Limit
2. In accordance with submitted plans
3. Visibility splays
4. Parking and turning
5. On-site construction workers parking
6. Surface Water Drainage
7. Details of no-dig road construction
8. Materials
9. Biodiversity Enhancement Plan
10. Contaminated Land – Site Investigation
11. Implementation of approved remediation scheme and validation
12. Contaminated land during construction
13. Construction management plan
14. Air source and ground source heat pumps
15. New Water Efficiency
16. Hard and Soft Landscaping
17. Service run locations to be agreed
18. Agreement of an updated tree protection plan/scheme

2. **Appl. No** : **2020/0042/CU**
Parish : **COSTESSEY**

Applicant's Name : Norfolk & Waveney Mind
 Site Address : 19 Bawburgh Lane Costessey Norfolk NR5 0TR
 Proposal : Change of use to short-term supported residential accommodation (4 bedrooms)

Decision : Members voted 3-2 for **Approval**

Approved with Conditions

1. Time limit – full permission
2. In accordance with submitted drawings
3. Width of access
4. Provision and retention of parking area
5. Number of residents being cared for restricted to 4

3. **Appl. No** : **2020/0390/O**
Parish : **ASHWELLTHORPE AND FUNDENHALL**

Applicant's Name : Norfolk & Waveney Mind
Site Address : 19 Bawburgh Lane Costessey Norfolk NR5 0TR
Proposal : Change of use to short-term supported residential accommodation (4 bedrooms)

Decision : Members voted unanimously for **Refusal**

Refused

1. Ashwellthorpe is a predominantly linear settlement that is largely spread out along the length of The Street. There are some mature, well-spaced cul-de-sacs on the southern side of The Street but on the northern side - on which this site is located - the overriding characteristic is one of ribbon development with no clear examples of plots wrapping around behind neighbouring properties, which would be the case in this instance.

Given the position of the access and the constraints presented by existing dwellings, the indicative layout shown or a variation of it is the most likely layout that would come forward for 9 dwellings. This and the intensity of development arising would not be compatible with the prevailing pattern of development along The Street. The proposal, therefore, will harm the character and appearance of the area by not being sympathetic to it or appropriate to local distinctiveness. The application is contrary to Policy 2 of the Joint Core Strategy and Policies DM1.4(d, i) and DM3.8 of the South Norfolk Local Plan Development Management Policies Document.

2. The proposed development is not supported by any specific Development Management policy which allows for development outside of the development boundary and nor does it represent overriding benefits when having regard to the fundamental harm in allowing un-planned development in what should be a plan led system, along with the harm that would be caused to the character and appearance of the locality. As such, the application does not satisfy the requirements of either items 2 (c) or (d) of Policy DM1.3 of the South Norfolk Local Plan Development Management Policies Document 2015.

4. **Appl. No** : **2020/0469/F**
Parish : **STOKE HOLY CROSS**

Applicant's Name : Mr & Mrs Sinha
Site Address : 133 Norwich Road Stoke Holy Cross NR14 8QJ
Proposal : Demolition of existing dwelling and garage. Erection of replacement dwelling with detached garage, outbuildings & associated landscape work, including extension to curtilage.

: This application was deferred by the Applicant prior to the meeting