

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, 21 August 2019 at 10.00 am.

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

Apologies: **Councillors:** V Clifford-Jackson, J Easter and G Minshull

Substitute Members: **Councillors:** J Halls (for applications 2 – 5 only) for V Clifford-Jackson and A Thomas for J Easter

Officers in Attendance: The Assistant Director, Planning (H Mellors), The Development Management Team Leader (C Raine), the Highways Officer (A Jacklin), the Senior Planning Officer (T Barker) and the Planning Officer (D Jones)

35 members of the public were also in attendance

454. 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
2018/2738/CU (Item 1)	WYMONDHAM	J Halls	Local Planning Code of Practice Cllr Halls was pre-determined and stepped down from the committee, while this item was discussed
		D Bills	Local Planning Code of Practice Lobbied by Objector
2019/1093/H (Item 3)	STOKE HOLY CROSS	All	Local Planning Code of Practice Lobbied by Objector

455. MINUTES

The minutes of the Development Management Committee meeting dated 24 July 2019 were confirmed as a correct record and signed by the Chairman.

456. 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
2018/2738/CU (Item 1)	WYMONDHAM	A Crotch – Objector M Funchal – Agent for the Applicant Cllr S Nuri – Local Member
2019/0794/F (Item 2)	DITCHINGHAM	C Hamilton – Thwaite Parish Meeting S Hamilton – Objector F Bootman – Agent for the Applicant
2019/1093/H (Item 3)	STOKE HOLY CROSS	D Sherman – Objector N Badley – Applicant Cllr N Legg – Local Member
2019/1224/F (Item 4)	HECKINGHAM	J Stone – 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.

457. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.25pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 21st August 2019

Item	Updates	Page No
Item 1	<p>2 letters from a local resident, one concerning visibility related concerns and the other hedgerow related matters.</p> <p>With regard to visibility, concern has been expressed at the level of forward visibility to driver using the entrance on Silfield Street, mindful of the curvature of the carriageway.</p> <p>Officer observations: The Highway Officer has previously confirmed their preference for a single point of access/egress rather than the separate in and out arrangement proposed, however, the applicant has requested that we consider the arrangement currently put forward. The Highway Authority has confirmed that in planning terms they do not feel a refusal could be substantiated to this on safety grounds.</p> <p>With regard to the hedgerows, it has been suggested that this is protected, its removal would be illegal and would also be detrimental to the character of the rural area.</p> <p>Officer observations: Paragraph 5.29 of the committee report alludes to the fact that the hedge can be considered to be protected and as such an overriding justification should exist to support their removal. In this case, paragraph 5.39 also highlights that the provision of an emergency access and the need for a safe access could be considered to be overriding justifications. It is also evident that suggested condition no. 14 of the recommendation will secure additional planting in line with the wishes of the Council's Landscape Architect as set out in paragraph 4.5 of the committee report.</p>	15
Item 2	No updates	26
Item 3	No updates	34
Item 4	Additional condition required to provide the surface water drainage system in accordance with the submitted details.	39
Item 5	No updates	46

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.

1. **Appl. No** : **2018/2738/CU**
Parish : **Wymondham**
- Applicants Name : Mr Maurice Briggs
 Site Address : Woodland Area south of Silfield Street Silfield Norfolk
 Proposal : Change of use of land to educational purposes. Erection of gates and fencing, Yurt, summer house, field shelter, sheds (4), poly-tunnels (6), composting toilets (3) and construction of parking areas with hard standing.
- Decision : Members voted 7-0 for **Approval**
- Approved with conditions
- 1 In accord with submitted drawings
 - 2 New Access
 - 3 Access Gates
 - 4 Access - Limited
 - 5 Visibility splay
 - 6 Provision of parking, service
 - 7 Details of signage
 - 8 Full details of external lighting
 - 9 Limited Hours of Use
 - 10 Numbers of children, adults, staff
 - 11 No generators,
 - 12 Specific Use
 - 13 Ecology
 - 14 Additional planting

Other Applications

2. **Appl. No** : **2019/0794/F**
Parish : **Ditchingham**
- Applicants Name : Ditchingham Farms
 Site Address : Dark Hole Toad Lane Thwaite NR35 2EQ
 Proposal : Proposed two commercial units to accommodate flexible B1/B8 uses, comprising refurbishment and small extension to two existing buildings together with associated parking.
- Decision : Members voted unanimously for **Refusal**
- Refused
- 1 Contrary to Policy DM2.10
 - 2 Contrary to Policy DM21 and DM1.3
 - 3 Historic character would not be retained

3. **Appl. No** : **2019/1093/H**
Parish : **Stoke Holy Cross**
- Applicants Name : Mr Kieran Jessett
Site Address : 57 Norwich Road Stoke Holy Cross NR14 8LP
Proposal : Removal of existing detached garage, erection of a one-and-a-half storey side extension and corresponding replacement roof to house including 6 dormers, erection of a single-storey rear extension, and further alterations including to fenestration
- Decision : Members voted unanimously for **Approval** (contrary to officer recommendation, which was lost 0-8)
- Approved with appropriate conditions
- Reason for overturning officer recommendation
Members accepted that there was a variety of designs and sizes in Norwich Road and considered this proposal would be in character and keeping and not have undue impacts to neighbour amenity, and delegated authority to officers to include appropriate planning conditions.
4. **Appl. No** : **2019/1224/F**
Parish : **Heckingham**
- Applicants Name : Mrs Nick & Lizzie Roberts
Site Address : Land east of Briar Lane, Heckingham, Norfolk
Proposal : Development of gallops, manège and parking area
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
1. Full planning permission time limit
 2. In accord with submitted drawings
 3. Full details of external lighting
 4. Highways (limit to 2 appointments per day)
 5. No loudspeaker
 6. Surface water drainage system (as referred to in update sheet)
5. **Appl. No** : **2019/1234/H**
Parish : **Denton**
- Applicants Name : Mr & Mrs Brown
Site Address : Globe House Norwich Road Denton IP20 0BD
Proposal : Removal of existing shed and replace with garden room, to include solar panels to roof
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Full planning permission time limit
 - 2 In accord with submitted drawings