

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held remotely on Wednesday, 21 October 2020 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, T Laidlaw, L Neal (Items 1-5) and G Minshull

Officers in Attendance: The Development Manager (T Lincoln), the Area Planning Manager (C Raine) and the Principal Planning Officers (G Beaumont and C Curtis)

525. 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
2020/0048/F	TACOLNESTON	All	Local Planning Code of Practice Lobbied by Agent for the Applicant Local Planning Code of Practice Lobbied by the Applicant Local Planning Code of Practice Lobbied by the Objector
		L Neal	Other Interest Relation to Cllr Barry Duffin
2020/1142/F	CRINGLEFORD	L Neal	Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the meeting while this item was considered.

526. MINUTES

The minutes of the Development Management Committee meeting dated 23 September 2020 were confirmed as a correct record and signed by the Chairman.

527. 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 application listed below.

APPLICATION	PARISH	SPEAKERS
2019/1641/F (item 1)	SWAINSTHORPE	G Frost - Parish Council R Parkinson - Objector J Garnham - Agent for the Applicant Cllr F Ellis - Local Member
2020/0048/F (Item 2)	TACOLNESTON	B Gulliver - Parish Council H Baker - Objector J Western - Agent for the Applicant Cllr B Spratt - County Councillor Cllr B Duffin - Local Member
2020/1466/H (Item 4)	MULBARTON	Cllr N Legg - Local Member
2020/1550/H (item 5)	MULBARTON	B Smith - Applicant 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.

528. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 1.05pm)

Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE
-DATE**

Item	Updates	Page No
<p>Item 1 2019/1641</p>	<p>Further objection received from Swainsthorpe Parish Council expressing concern at the lack of explanation from the Highway Authority on how it has arrived at its view on the acceptability of converting the barns into the three dwellings.</p> <p>In response, the Highway Authority provided the following:-</p> <p><i>“On balance we feel that we can no longer maintain our objection as the impact is lessened due to the fact the number of dwellings has now been reduced. It is of course accepted that the reduction in units does not overcome all of the issues previously raised, and whilst it is still not ideal, this is a more acceptable than the previously submitted scheme. In short, it is felt that based upon the reduced scale of development, the existing permitted use of the access and the fact that the application is looking to convert existing buildings (which have the ability to generate traffic) then we do not feel we could substantiate an objection to the proposals at appeal.”</i></p> <p><u>Officer comment:</u> Criterion (2) of Policy DM3.11 of the Development Management Policies Document generally permits the intensified use of a direct access onto a Corridor of Movement (such as the A140) providing (a) it would not prejudice the safe and free flow of traffic; (b) it would not be practical to gain access from the site via a secondary road; and, (c) it would not facilitate the use of the Corridor of Movement for short local journeys.</p> <p>The submitted drawings show that the access will serve the four dwellings immediately to the south (as it does already) and the three dwelling proposed by this application with remaining agricultural buildings to the north and northeast being served by an existing access further to the north.</p> <p>It is clear that the Highway Authority’s recommendation is very much an on balance one. However, when taking account of the fact that the barn are capable of generating traffic movements in their own right and the reduced quantum of development to three dwellings, the Highway Authority evidently does not consider that it can uphold an objection on the grounds of highway safety, the satisfactory functioning of the highway network or the impact(s) on the A140.</p>	<p>13</p>
<p>Item 2 2020/0048</p>	<p>Further objection received from a resident of Tacolneston who has objected previously (comments summarised below):-</p>	<p>25</p>

	<ul style="list-style-type: none"> • Note the previous refusal of planning permission for a dwelling at 122 Norwich Road and that the subsequent appeal was dismissed on the grounds of the harmful impact on listed buildings and the conservation area; • This needs to be viewed alongside the previous refusals for residential development at The Pelican PH, also refused on account of their impact on listed buildings in the conservation area; • I and other residents take encouragement from the consistent approach of officers. Approval of this application would irreparably damage the historic heritage that the village is so fortunate to possess. • Support the officer recommendation to refuse the application 	
Item 3 2020/1236	No updates	49
Item 4 2020/1466	No updates	57
Item 5 2020/1550	No updates	61
Item 6 2020/1142	By way of clarification, the substation is being delivered at the earliest opportunity having successfully received funding for the provision of infrastructure for the St Giles housing development and will assist with the timely delivery of the adjacent large-scale mixed use development.	65

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** : **2019/1641/F**
Parish : **SWAINSTHORPE**
- Applicant's Name : Mr B Turner
Site Address : Malthouse Farm, Norwich Road, Swainsthorpe, NR14 8PU
Proposal : Conversion of existing barn complex to 3 dwellings.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Full planning permission time limit
 - 2 In accordance with submitted drawings
 - 3 External materials
 - 4 Landscaping scheme
 - 5 Bat and bird boxes
 - 6 Noise mitigation
 - 7 Provision of parking area
 - 8 Reporting of unexpected contamination
 - 9 Water efficiency
 - 10 Remove permitted development rights

2. **Appl. No** : **2020/0048/F**
Parish : **TACOLNESTON**

Applicant's Name : Mr & Mrs S Manning
Site Address : Land north of 122 Norwich Road, Tacolneston, Norfolk
Proposal : Proposed new self-build dwelling

Decision : Members voted unanimously for **Refusal**

Refused

1 The position of the dwelling position does not relate well to the surrounding pattern of development layout. It will not make a positive contribution to local character or relate satisfactorily to its surroundings and does not comply with Policy 2 of the Joint Core Strategy or Policies DM1.4(d, i) and DM3.8 of the South Norfolk Local Plan Development Management Policies Document.

2 The traditional verdant setting of the group of dwellings at number 116 and 122 Norwich Road will not be preserved as a result of the reduction in the size of the curtilage at number 122 and the introduction of a new dwelling and its associated works. The public benefits submitted by the applicants are not of sufficient weight to outweigh the less than substantial harm to its significance. The application does not comply with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, paragraph 196 of the NPPF or Policy DM4.10 of the South Norfolk Local Plan Development Management Policies Document.

3 Although the visibility of the dwelling within the street scene is somewhat dependent on the height of the hedge to the front, there are likely to be partial views from the area between the side elevation of 126 Norwich Road and the southern edge of the driveway serving the site. While a gap will remain between 116, 122 and 126 Norwich Road, there will still be a degree of erosion as a result of the new dwelling and it remains the case that the position of the dwelling will not relate satisfactorily to its surroundings and will introduce a dwelling in a position that does not preserve or enhance the character of the conservation. This less than substantial harm is not outweighed by the perceived public benefits and the application does not comply with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act, paragraph 196 of the NPPF or Policy DM4.10 of the South Norfolk Local Plan Development Management Policies Document.

4 The proposed development is not supported by any specific development management policy which allows for development outside of the development boundary and when having regard to the neutral impacts and limited benefits arising, it is not considered that it demonstrates the overriding benefits in terms of the economic, social and environment dimensions of sustainable development that are required to satisfy item 2(d) of Policy DM1.3 of the South Norfolk Local Plan Development Management Policies Document 2015.

3. **Appl. No** : **2020/1236/O**
Parish : **SCOLE**
- Applicant's Name : Mr Vincent Mills
Site Address : Scole Engineering, Diss Road, Scole, IP21 4DN
Proposal : Change of Use from Commercial Use to Residential Use to Create 6 Dwellings including Demolition of Existing Garage Workshop Buildings. (Re-Submission).
- Decision : Members voted 4-1 for **Approval**
- Approved with conditions
- 1 Time Limit - Outline Permission
 - 2 OL requiring approval of Reserved Matter
 - 3 In accordance with submitted drawings
 - 4 Surface water
 - 5 Archaeological work to be agreed
 - 6 Contamination Assessment
 - 7 Contamination Remediation
 - 8 Contamination Monitoring
 - 9 Contamination During Construction
 - 10 Drainage Systems
 - 11 Foundation Methods
4. **Appl. No** : **2020/1466/H**
Parish : **MULBARTON**
- Applicant's Name : Neil & Tamara Parfitt
Site Address : 48 Gowing Road Mulbarton NR14 8AT
Proposal : Erection of 2 storey side extension.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
5. **Appl. No** : **2020/1550/H**
Parish : **MULBARTON**
- Applicant's Name : Mr & Mrs D Smith
Site Address : 48 St Omer Close Mulbarton NR14 8JU
Proposal : Erection of single storey and two storey side extension, including dormer
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Obscure glazing

Applications submitted by South Norfolk Council

6. **Appl. No** : **2020/1142/F**
Parish : **CRINGLEFORD**

Applicant's Name : Big Sky Developments Ltd
Site Address : Land east of A11 and north and south of Round House Way
Cringleford Norfolk

Proposal : Erection of a substation and associated development.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accordance with submitted drawings
- 3 Scheme of planting to northeast boundary
- 4 Full details of no-dig surfacing
- 5 Materials to accord with submitted details