

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, 24 July 2019 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, V Clifford-Jackson, J Easter, R Elliott, F Ellis and T Laidlaw

Apologies: **Councillors:** G Minshull and L Neal

Substitute Members: **Councillors:** B Duffin for G Minshull and A Thomas for L Neal

Officers in Attendance: The Development Management Team Leaders (T Lincoln and C Raine), the Senior Planning Officer (G Beaumont), the Landscape Architect (R Taylor), the Planning Officers (J Jackson, D Jones and P Kerrison)

26 members of the public were also in attendance

449. 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
2018/2699/F (Item 1)	DISS	J Easter	Other Interest Friend of Architect
		All	Local Planning Code of Practice Lobbied by Objector
2019/0212/F (Item 2)	CRINGLEFORD	All	Local Planning Code of Practice Lobbied by Parish Council
2019/0848/CU (Item 4)	BROOKE	All	Local Planning Code of Practice Lobbied by Applicant
2019/1018/F (Item 7)	WICKLEWOOD	R Elliott	Local Planning Code of Practice Lobbied by Applicant and Objectors

450. MINUTES

The minutes of the Development Management Committee meeting dated 25 June 2019 were confirmed as a correct record and signed by the Chairman.

451. 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
2018/2699/F (Item 1)	DISS	R Bryant – Objector K Day – Agent for Applicant Cllr K Kiddie – Local Member
2019/0212/F (Item 2)	CRINGLEFORD	T Wang – Parish Council G Robinson – Objector K Sherwood – Agent for Applicant
2019/0426/LB (Item 3)	TACOLNESTON	N Ostler – Applicant
2019/0848/CU (Item 4)	BROOKE	A Reeves – Applicant R Walton – For Applicant
2019/1018/F (Item 7)	WICKLEWOOD	L Cullum – Objector A Prowse – Agent for 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.

452. QUARTERLY ENFORCEMENT REPORT

Members noted the quarterly enforcement report.

453. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 2.55pm)

Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE
24 July 2019**

Item	Updates	Page No
Item 1 – 2018/2699	No updates	15
Item 2 – 2019/0212	No updates	32
Item 3 – 2019/0426	No updates	38
Item 4 – 2019/0848	No updates	42
Item 5 – 2019/0929	No updates	51
Item 6 – 2019/0937	No updates	57
Item 7 – 2019/1018	No updates Update from officer at meeting: email received from resident at no. 22 High Street regarding disturbance from vehicles and overlooking.	65
Item 8 – 2019/1048	No updates	72
Item 9 – 2019/1056	No updates	78

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.

Applications Referred to Site Inspection

1. **Appl. No** : **2018/2699/F**
Parish : **DISS**

Applicants Name : Mr & Mrs A Warnes
 Site Address : 22A St Nicholas Street Diss IP22 4LB
 Proposal : Demolition of existing garage/stores. Erection of 3 dwellings, single garage and associated hard-standing parking/turning area.

Decision : Members voted 7-2 for **Deferral**

Reasons for Deferral

Applicant to produce a construction management plan and landscaping plan including management and maintenance, to be agreed by officers and brought back to Development Management Committee on 21 August 2019 for consideration.

Other Applications

2. **Appl. No** : **2019/0212/F**
Parish : **CRINGLEFORD**

Applicants Name : Mr & Mrs D & P Voy
 Site Address : 72 Colney Lane, Cringleford, Norfolk
 Proposal : Subdivision of garden and construction of a new 3-bedroom house

Decision : Members voted 8-1 for **Approval**

Approved with conditions

- 1 Full planning permission time limit
- 2 In accordance with submitted drawings
- 3 External materials
- 4 Surface water drainage
- 5 Provision of parking area
- 6 No permitted development for Classes A, B & E
- 7 New water efficiency

3. **Appl. No** : 2019/0426/LB
Parish : Tacolneston
- Applicants Name : Mr Norman Ostler
Site Address : Oak Cottage Cheney's Lane Tacolneston Norfolk NR16 1DB
Proposal : Replacement of conservatory with new
- Decision : Members voted 7-0 (with 2 abstentions) for **Approval** (contrary to officer recommendation, which was lost 2-5 with 2 abstentions)
- Approved with appropriate conditions
- Reason for overturning officer recommendation
Members felt that using a white non-wood grain material would result in a scheme that enhanced the property.
4. **Appl. No** : **2019/0848/CU**
Parish : **Brooke**
- Applicants Name : Mr Ashley Reeves
Site Address : The Old Forge 11 High Green Brooke NR15 1HP
Proposal : Change of use from industrial use to residential use (retrospective)
- Decision : Members voted 8-0 (with 1 abstention) for **Approval** (contrary to officer recommendation, which was lost 1-8)
- Approved with appropriate conditions
- Reason for overturning officer recommendation
Members felt that there was an environmental benefit in allowing the building to be a dwelling for the purposes of complying with DM2.2 and that the tree is sufficiently protected via TPO, and that the development will result in an adequate standard of amenity for residents.
5. **Appl. No** : **2019/0929/F**
Parish : **Hethersett**
- Applicants Name : Miss V Gowing
Site Address : Sub-division of Garden at 5 South Croft Hethersett Norfolk
Proposal : Sub-division of site for construction of new attached property
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time Limit
 - 2 In accord with submitted drawings
 - 3 New Access over ditch/watercourse
 - 4 Provision of parking, service
 - 5 New Water Efficiency
 - 6 disposal of surface water
 - 7 No PD for fences, walls etc
 - 8 Matching Materials
 - 9 Retention of tree
 - 10 Tree Protection

6. **Appl. No** : **2019/0937/F**
Parish : **DISS**

Applicants Name : J & E Taylor
Site Address : 5 Shelfanger Road Diss Norfolk IP22 4EH
Proposal : Change of Use of Building A from workshop to 3 dwellings, including hard and soft landscaping, demolition of 'leanto' to Building B and alterations to South and North elevations of Building A for windows.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Contaminated land - submit scheme
- 4 Implement of approved remediation
- 5 External materials to be agreed
- 6 Surface Water
- 7 New Water Efficiency
- 8 Provision of parking
- 9 Reporting of unexpected contamination

7. **Appl. No** : **2019/1018/F**
Parish : **WICKLEWOOD**

Applicants Name : Mr & Mrs Shepherd
Site Address : Land west off High Street, Wicklewood, Norfolk
Proposal : Erection of 3 detached dwellings, access road, associated landscaping and enabling works

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full planning permission reduced time limit (2 years)
- 2 In accordance with drawings
- 3 Materials and boundaries
- 4 Surface water
- 5 Foul water disposal
- 6 Bat and bird boxes
- 7 Ecological mitigation
- 8 Parking area
- 9 No additional first floor front windows
- 10 Lower panel of window in front of Unit 2 to be obscure glazed and non-opening
- 11 Rooflight in bedroom 2 above garage to be 1.7m above finished floor level
- 12 Water Efficiency

8. **Appl. No** : **2019/1048/H**
Parish : **PULHAM MARKET**
- Applicants Name : Mr & Miss Simon & Debbie Gotts & Storey
Site Address : 3 Tattlepot Road Pulham Market Norfolk IP21 4TH
Proposal : Demolition of existing garage and replace with two storey extension and front porch. Erection of detached garage
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Full Planning permission time limit
 - 2 In accord with submitted drawings
 - 3 Provision of parking, service
9. **Appl. No** : **2019/1056/H**
Parish : **CRINGLEFORD**
- Applicants Name : Mr & Mrs Scowen
Site Address : 8 Kedleston Drive, Cringleford, NR4 6XN
Proposal : Proposed alterations of existing dwelling to two storey dwelling. Replace roof on garage to tiled pitched roof. Works to driveway including dropped kerb.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Full planning permission time limit
 - 2 In accordance with submitted drawings
 - 3 Vehicular access
 - 4 Windows to be obscure glazed