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, 30 January 2019 at 10.00 am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, B Duffin, F Ellis, C Gould, M Gray, C Kemp and G Minshull

Apologies: Councillor: L Neal

Officers in Attendance: The Development Manager (H Mellors), the Development Management Team Leader (T Lincoln), the Senior Planning Officers (G Beaumont and C Raine) and the Planning Officer (T Barker)

18 members of the public were also in attendance

427. DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

<table>
<thead>
<tr>
<th>Application</th>
<th>Parish</th>
<th>Councillor</th>
<th>Declaration</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018/2368/F</td>
<td>BAWBURGH</td>
<td>D Bills</td>
<td>Other Interest, Was present at the parish council meeting where this was mentioned, but left the meeting prior to it being discussed</td>
</tr>
<tr>
<td>(Item 1)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017/2853/F</td>
<td>DISS</td>
<td>G Minshull</td>
<td>Other Interest, As former Leader of the Town Council, Cllr Minshull stepped down from the Committee and took no part in the consideration of this item</td>
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<tr>
<td>(Item 2)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018/2577/F</td>
<td>STARSTON</td>
<td>All</td>
<td>Local Planning Code of Practice, Lobbied by the Parish Council, Other Interest</td>
</tr>
</tbody>
</table>
428. MINUTES

The minutes of the Development Management Committee meeting dated 8 January 2019 were confirmed as a correct record and signed by the Chairman.

429. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Growth and Business Development, 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.

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>PARISH</th>
<th>SPEAKER</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018/2368/F (Item 1)</td>
<td>BAWBURGH</td>
<td>D Goodman – Parish Council E Griffiths – Agent for Applicant Cllr G Wheatley – Local Member</td>
</tr>
<tr>
<td>2017/2853/F (Item 2)</td>
<td>DISS</td>
<td>E Taylor – Town Council M Robson – Agent for Applicant Cllr T Palmer – Local Member Cllr K Kiddie – Local Member</td>
</tr>
<tr>
<td>2018/1622/RVC (Item 4)</td>
<td>WYMONDHAM</td>
<td>J Alston - Applicant</td>
</tr>
<tr>
<td>2018/2194/F (Item 5)</td>
<td>SWAINSTHORPE</td>
<td>G Frost – Parish Council B Turner – Applicant J Garnham – Agent for Applicant</td>
</tr>
<tr>
<td>2018/2577/F (Item 6)</td>
<td>STARSTON</td>
<td>A Leitch – Parish Council S Carter - Applicant</td>
</tr>
</tbody>
</table>

The Committee made the decisions indicated in Appendix B of these 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 Growth and Business Development.

430. QUARTERLY ENFORCEMENT REPORT

Members noted the quarterly enforcement report.
431. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.55pm)

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Chairman
## Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 30 January 2019

<table>
<thead>
<tr>
<th>Item</th>
<th>Updates</th>
<th>Page No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item 1</td>
<td><strong>No updates</strong></td>
<td>16</td>
</tr>
<tr>
<td>Item 2</td>
<td><strong>Officer:</strong> The applicant ecologist has confirmed that the trees to be removed are immature ornamental trees, and do not contain any potential roost features for bats, therefore no further assessment is required. NCC Ecologist confirmed agreement with this assessment and wished to make no further comments. In light of the above, it is considered that reasoned justification has been provided to demonstrate why no survey’s had been submitted and the insufficient Ecology information reason for refusal is removed from the officers recommendation.</td>
<td>38</td>
</tr>
<tr>
<td>Item 3</td>
<td><strong>DEFERRED</strong></td>
<td>63</td>
</tr>
<tr>
<td>Item 4</td>
<td>1 additional letter of objection: Does not consider that the increase to 6 affordable units overcomes their previous objections</td>
<td>92</td>
</tr>
<tr>
<td>Item 5</td>
<td><strong>Officer’s update at the meeting:</strong> additional letter of objection received setting out concerns over impact of development on highway safety. For the purposes of clarity, Members are advised that the application site is outside of the development boundary that has been defined for Swainsthorpe and so is in a countryside location. Policy DM1.3(2(c)) of the local plan explains that permission for development in the countryside outside of defined development boundaries will only be granted “where specific development management policies allow for development outside of development boundaries.” For the replacement cottage element of the application, Policy DM3.6 of the local plan permits replacement dwellings in the countryside subject to compliance with certain criteria. In respect of the subdivision of the existing farmhouse into three dwellings, although there is not a specific policy within the development plan relating to the subdivision of existing dwellings in the countryside, paragraph 79 of the NPPF is a material consideration. This states that “Planning policies and decisions should avoid the development of isolated homes in the countryside unless … (d) the development would involve the subdivision of an existing residential dwelling.” The subdivision of the farmhouse into three dwellings has been assessed with this in mind.</td>
<td>101</td>
</tr>
<tr>
<td>Item 6</td>
<td><strong>No updates</strong></td>
<td>109</td>
</tr>
</tbody>
</table>
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 Growth and Business Development’s final determination.

Other Applications

1. **Appl. No**: 2018/2368/F  
   **Parish**: BAWBURGH
   
   **Applicants Name**: Mr D Greengrass  
   **Site Address**: Land Adj To Park View New Road Bawburgh Norfolk  
   **Proposal**: Erection of 1 No. self build dwelling with associated parking
   
   **Decision**: Members voted unanimously for **Refusal**
   
   Refused
   
   1  Not sustainable development (NPPF)  
   2  No overriding benefit (DM1.3)  
   3  Reliance on the private car in conflict with policy (DM3.10)

Major Applications

2. **Appl. No**: 2017/2853/F  
   **Parish**: DISS
   
   **Applicants Name**: Marston's Estates Ltd  
   **Site Address**: Land To The Rear Of Thatchers Needle Park Road Diss Norfolk  
   **Proposal**: Proposed retail and hotel development.

   **Decision**: Members voted 7-0 for **Refusal**
   
   Refused
   
   1  Harm the character of the area and the setting of the Conservation Area Design  
   2  Harm vitality of the Town of Diss
3. **Appl. No**: 2018/0872/O  
**Parish**: MULBARTON

**Applicants Name**: Glavenhill Strategic Land (Number 3) Limited  
**Site Address**: Land East Of Norwich Road Mulbarton Norfolk  
**Proposal**: Outline Planning Application for up to 135 dwellings, public open space and associated drainage and highways infrastructure

**Decision**: This item was deferred to a future meeting of the Development Management Committee.

4. **Appl. No**: 2018/1622/RVC  
**Parish**: WYMONDHAM

**Applicants Name**: Mr James Alston  
**Site Address**: Land at Chapel Road and Bunwell Road Spooner Row Norfolk  
**Proposal**: Variation of condition 2 from planning consent 2016/2424 - To vary the approved plans for the Chapel Road site only, reducing the number of affordable homes from 13 to 6, with associated minor revisions to the layout and design.

**Decision**: Members voted 7-1 for Approval

Approved with conditions

1. In accordance with amended plans
2. Materials as agreed
3. Boundary treatments
4. Boundary treatment to the southern boundary on Bunwell Road
5. Landscaping management and maintenance arrangements
6. Details of roads and footways
7. Roads, footways etc to be implemented as agreed
8. Roads and footways to be constructed to binder course before occupation
9. Visibility splays to be provided
10. Off site highway works
11. Off-site highway works to be provided
12. Footpath improvements Bunwell Road
13. Noise and dust management scheme
14. Unexpected contamination
15. Surface water drainage
16. Foul Water drainage
17. Ecology mitigation
18. 10% renewable
19. Water efficiency
20. Fire hydrant to be provided
21. External lighting details to be provided
22. Landscaping to accord with agreed

Subject to the expiry of publicity and completion of a Deed of Variation to the original 106 Agreement (in respect only of the affordable housing provision).
### Other Applications

5. **Appl. No**: 2018/2194/F  
**Parish**: SWAINSTHORPE

- **Applicants Name**: Mr Ben Turner  
- **Site Address**: Malthouse Farm, Norwich Road, Swainsthorpe, NR14 8PU  
- **Proposal**: Conversion of existing farmhouse into 3 No. dwellings, demolition of adjoining cottage to rear and construction of replacement cottage and improved access onto A140.

**Decision**: Members voted 7-1 for **Approval**

Approved with conditions:

1. Full planning permission time limit  
2. In accordance with submitted drawings  
3. Slab level  
4. External materials  
5. Submission of hard and soft landscaping scheme  
6. Management of communal areas  
7. Ecological mitigation  
8. Ecological enhancement  
9. Remove permitted development rights for Classes A, B and E  
10. Provision of parking and turning areas  
11. Water efficiency

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6. **Appl. No**: 2018/2577/F  
**Parish**: STARSTON

- **Applicants Name**: Mr Samuel Carter  
- **Site Address**: Land Adj To Brick Kiln Farm Cross Road Starston Norfolk  
- **Proposal**: Erection of two-storey dwelling

**Decision**: Members voted 5-4 for **Refusal** (the Chairman used his casting vote)

Refused:

1. No justification under DM1.3  
2. Poor connectivity DM3.10