

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.

Application	Parish	Councillor	Declaration
2018/2368/F (Item 1)	BAWBURGH	D Bills	Other Interest Was present at the parish council meeting where this was mentioned, but left the meeting prior to it being discussed
2017/2853/F (Item 2)	DISS	G Minshull	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
2018/2577/F (Item 6)	STARSTON	All C Kemp B Duffin	Local Planning Code of Practice Lobbied by the Parish Council Other Interest Applicant known to Cllr Kemp, who previously acted as an agent during an election in 2011 Other Interest Applicant known to Cllr Duffin

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.

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

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)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 30 January 2019

Item	Updates	Page No
Item 1 2018/2368	No updates	16
Item 2 2017/2853	<p>Officer :</p> <p>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.</p> <p>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.</p>	38
Item 3 2018/0872	DEFERRED	63
Item 4 2018/1622	1 additional letter of objection: Does not consider that the increase to 6 affordable units overcomes their previous objections	92
Item 5 2018/2194	<p><u>Officer's update at the meeting:</u> additional letter of objection received setting out concerns over impact of development on highway safety.</p> <p>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 "<i>where specific development management policies allow for development outside of development boundaries.</i>" 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.</p> <p>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 "<i>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.</i>" The subdivision of the farmhouse into three dwellings has been assessed with this in mind.</p>	101
Item 6 2018/2577	No updates	109

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

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