

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 Tuesday 8 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, G Minshull and L Neal (for items 2 and 5 only)

Officers in Attendance: The Development Manager (H Mellors) and the Senior Planning Officers (G Beaumont and C Raine)

16 members of the public were also in attendance

423. 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
2018/2359/F (Item 2)	ASHWELLTHORPE AND FUNDENHALL	All	Local Planning Code of Practice Lobbied by Objectors
2018/1905/F (Item 3)	HADDISCOE	All	Local Planning Code of Practice Lobbied by Local Member
2018/1906/LB (Item 4)	HADDISCOE	All	Local Planning Code of Practice Lobbied by Local Member
2018/2710/CU (Item 6)	LONG STRATTON	All L Neal	Local Planning Code of Practice Lobbied by the Parish Council Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the room while this application was considered

424. MINUTES

The minutes of the Development Management Committee meeting dated 5 December 2018 were confirmed as a correct record and signed by the Chairman.

425. 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
2018/2359/F (Item 2)	ASHWELLTHORPE AND FUNDENHALL	N De Spon – Parish Council N Durrant – Objector S Roberts – Agent for the Applicant
2018/2476/RVC (Item 5)	COSTESSEY	N Bell – Objector D Bunn – Objector Cllr V Bell – Local Member
2018/2710/CU (Item 6)	LONG STRATTON	S Adcock – Parish Council B Wade - 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.

426. PLANNING APPEALS

The Committee noted the report and was pleased to see a reduction in the number of appeals.

(The meeting closed at 11.55am)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
 – 8 January 2019

Item	Updates	Page No
Item 1 2018/2368	This application has been deferred due to the Council being in receipt of a revised plan which needs to be re-consulted on.	19
Item 2 2018/2359	<p>1) Comments received from Historic England:</p> <p>On the basis of the information available to date, in our view you do not need to notify or consult Historic England on this application under the relevant statutory provisions.</p> <p>2) In the event of planning permission being granted, officers consider it necessary to impose an additional planning condition as condition 18 that requires details of the future management and maintenance of the proposed communal areas to be submitted for approval.</p>	30
Item 3 2018/1905 And Item 4 2018/1906	<p>The Ward Member Councillor W Kemp has made the following observations:</p> <p>The applications before you are of a wearingly familiar nature: a handsome and historic pub which has not survived the changing nature of the social mores of the British people. In an ideal world such buildings would be kept as pubs and be the centre of the village life as in the past but a combination of television, drink drive laws and supermarkets means that is not going to happen. Haddiscoe is fortunate in that it has another pub (the Haddiscoe Tavern) but that makes it even less likely that the Crown Inn could ever be revived as a pub. The application before you is because of the potential loss of employment but the reality is that the pub has not operated for several years and is unlikely to ever do so - so any potential loss of employment is at best theoretical in nature.</p> <p>It is a handsome building - rightfully listed- in a prominent position in the street - and on the road to Yarmouth so passed by a lot of traffic every day. Leaving it to deteriorate whilst we wait for an unlikely buyer to revive it as a pub is not an option and so this conversion whilst regrettable is sadly necessary.</p> <p>The earlier applications which added new build housing to the car park were refused due to flooding concerns and I am pleased that this application does not add any additional housing to this site.</p> <p>The conversion will hopefully enhance the listed building with the removal of UPVC windows and modern/unsympathetic extensions and so whilst in principle the loss of a pub is sad - this application will tidy up this site and provide new housing stock in a</p>	45

	village which has not had new housing built in it for some time.	
Item 5 2018/2476	<p>Owner of a neighbouring property submitted comments setting out concerns that there may not be sufficient parking which could lead to on-street parking blocking pavements and creating traffic congestion.</p> <p><u>Officer comment:</u> This application seeks to vary a previous planning permission by repositioning rooflights and increasing the size of previously approved self-contained units by 1.5m. That application was considered acceptable on highway safety grounds and provided sufficient parking. The proposed amendment does not change this position.</p>	52
Item 6 2018/2710	<p>Long Stratton Parish Council has made additional comments and provided a timeline of discussions between them and SNC:</p> <p>The central toilets have never been far from the Council's mind. The resolution to not adopt the toilets in February 2018 was on the grounds that Long Stratton Council did not have the finances nor the resources to adopt the toilets and continue to keep them as a Parish asset without having a significant impact on the tax payers financially. Since then I have frequently asked Jamie Sutterby and Bob Wade the future of the central toilets.</p> <p>The resolution to not adopt the toilets was heavily discussed by both parties with several meetings and lots of communication. The deal that was first offered by SNDC was turned down on the above grounds. The conversation was reopened as both SNDC and LSC identified that it was a valuable asset in the eyes of the community however the Heads of Terms that were subsequently offered by SNDC was a carbon copy of the original offer and SNDC and shown minimal ability to address the concerns of LSC and therefore LSC felt they had no other choice but to turn down the adoption offer.</p> <p>Since then, central government has absolved paying business rates on public toilets and LSC's position has changed which means that it is now more viable for Long Stratton Council to adopt the toilets with the right terms and conditions.</p> <p>The public back lash at SNDC's application has also identified a community need for the central toilets to remain an asset and as LSC represent the electorate they serve, they would be remiss if we didn't ask for the conversation of adopting the toilets to be considered.</p> <p>I have attached the time line of events for the purposes of the committee on a separate document. (if any further information from the time line is required I can provide the relevant emails).</p>	57

	<p>I would also like to address that there is need for more than 1 public toilet in a village of this size currently without the proposed development that is at application stage, it is stated within the application that toilets can be replaced at a later stage. To remove toilets to only replace them at a later time (could be as long as 10-15years) at a potential higher cost contradicts the reasoning of removing them now. The legislation regarding checks of public conveniences means that the maintenance and managing of them remains the same regardless of whether there is 1 toilet of 10 toilets.</p> <p><u>Officer comment:</u></p> <p>The granting of any planning permission for the conversion of the public toilets does not prevent any further discussions from occurring in the future. The applicant can choose whether it wishes to implement the permission or not.</p> <p>Changes in legislation associated with business rates on public toilets and the legislative requirements of maintaining and managing public toilets are not material in the determination of this application.</p> <p>There is no planning policy requirement to calculate the number of public toilets to be provided within a settlement. It is evident that not only is there provision made to retain a toilet as part of the submitted scheme, there is also provision of toilets nearby at the Council Offices, during office hours, Monday to Friday as set out in paragraph 4.14 of the officers report.</p>	
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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 : This item was **deferred** to a future meeting of the Development Management Committee.

2. **Appl. No** : **2018/2359/F**
Parish : **ASHWELLTHORPE AND FUNDENHALL**

Applicants Name : Mr J Kudhail
 Site Address : Disabled Motoring UK Ashwellthorpe Hall The Street Ashwellthorpe Norfolk
 Proposal : Erection of seven retirement properties (following demolition of B1 offices) with private and shared amenity, parking & turning.

Decision : Members voted 6-3 for **Refusal** (contrary to officer recommendation, which was lost 3-6)

Reason for overturning officer recommendation

The harm identified in relation to the scale of the dwellings, remote location of the site and the character of the area do not outweigh the benefits of the current lawful use continuing and the application is therefore contrary to Policies 1 and 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014 and Policies DM1.4(d)(i), DM2.2(2)(b), DM3.8(4) and DM3.10(1) of the South Norfolk Development Management Policies Document 2015.

3. **Appl. No** : **2018/1905/F**
Parish : **HADDISCOE**
- Applicants Name : Mr John Norfolk
Site Address : The Crown Inn The Street Haddiscoe NR14 6AA
Proposal : Conversion of the existing public house into three dwellings
- Decision : Members voted 8-0 for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Window and door details to be agreed
- 4 Demolition
- 5 New Access over ditch/watercourse
- 6 Visibility splay, approved plan
- 7 Provision of parking, service
- 8 No structures to open onto highway
- 9 Protection of Highway Boundary
- 10 Highway Improvements - Offsite
- 11 Highway Improvements - Offsite
- 12 Minimum width private drive
- 13 Reporting of unexpected contamination

4. **Appl. No** : **2018/1906/LB**
Parish : **HADDISCOE**
- Applicants Name : Mr John Norfolk
Site Address : The Crown Inn The Street Haddiscoe NR14 6AA
Proposal : Conversion of the existing public house into three dwellings
- Decision : Members voted 8-0 for **Approval**

Approved with conditions

- 1 Listed Building Time Limit
- 2 In accord with submitted drawings
- 3 Window and door details to be agreed
- 4 Demolition

5. **Appl. No** : **2018/2476/RVC**
Parish : **COSTESSEY**

Applicants Name : Teddy Clark Ltd
Site Address : 95 Grove Avenue Costessey Norfolk NR5 0HZ
Proposal : Variation of condition 2 from planning consent 2018/0930 -
Alterations including changes to internal layout, front elevation, and
increase size of living units.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Time limit (relate back to original planning permission)
- 2 In accord with submitted drawings
- 3 External materials to be agreed
- 4 Slab levels to be agreed
- 5 Surface water
- 6 No generators, air handling plant
- 7 Provision of parking, service
- 8 Restrict Use Class to C2
- 9 Link self-contained units

Application submitted by South Norfolk Council

6. **Appl. No** : **2018/2710/CU**
Parish : **LONG STRATTON**

Applicants Name : South Norfolk Council
Site Address : Public Toilet Block Swan Lane Long Stratton Norfolk
Proposal : Change of use from public toilet to A1/A3/A5 use class with
retained provision of unisex toilet

Decision : Members voted 6-2 for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 External materials and windows to be agreed
- 4 No Generators/Air Handling Plant
- 5 Fume extraction details
- 6 Waste storage