

Development Management Committee

Members of the Development Management Committee:

Conservatives Liberal Democrat

Mr V Thomson Mr T Laidlaw
(Chairman)
Mrs L Neal
(Vice Chairman)
Mr D Bills
Mr G Minshull

PUBLIC ATTENDANCE

This meeting will be live streamed for public viewing via the following link:

<https://www.youtube.com/channel/UCZciRgwo84-iPyRlmsTCIng>

PUBLIC SPEAKING

You may register to speak by emailing us at democracy@s-norfolk.gov.uk, no later than 3.00pm on Friday, 8 January 2021.

Agenda

Date

Wednesday 13 January 2021

Time

10.00 am

Place

To be hosted remotely at

South Norfolk House
Cygnet Court
Long Stratton, Norwich
NR15 2XE

Contact

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Cygnet Court
Long Stratton Norwich
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Website: www.south-norfolk.gov.uk

PLEASE NOTE that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee's attention.

Please note that where you submit your views in writing to your District Councillor, this is described as "lobbying" and the District Councillor will be obliged to pass these on to the planning officer, where they will be published on the website. Please also note that if you intend to speak on an application, your name will be recorded in the minutes of the meeting and kept on public record indefinitely.

If you have any special requirements in order to attend this meeting,
please let us know in advance

Large print version can be made available

SOUTH NORFOLK COUNCIL – DEVELOPMENT MANAGEMENT COMMITTEE

GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT

The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare a Local Plan to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk adopted by South Norfolk Council in March 2011, with amendments adopted in 2014. It is the starting point in the determination of planning applications and as it has been endorsed by an independent Planning Inspector, the policies within the plan can be given full weight when determining planning applications. A further material planning consideration is the National Planning Policy Framework (NPPF) which was issued in 2018 and its accompanying Planning Practice guidance (NPPG).

South Norfolk Council adopted its Local Plan in October 2015. This consists of the Site-Specific Allocations and Policies Document, the Wymondham Area Action Plan, the Development Management Policies Document. The Long Stratton Area Action Plan was also adopted in 2016. These documents allocate specific areas of land for development, define settlement boundaries and provide criterion-based policies giving a framework for assessing planning applications. The Cringleford Neighbourhood Development Plan was also made in 2014, Mulbarton Neighbourhood Development Plan made in 2016 and Easton Neighbourhood Plan made in 2017, and full weight can now be given to policies within these plans when determining planning applications in the respective parishes.

The factors to be used in determining applications will relate to the effect on the “public at large” and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

THEREFORE, we will:

- **Acknowledge the strength of our policies, and**
- **Be consistent in the application of our policy**

Decisions which are finely balanced and contradict policy will be recorded in detail to explain and justify the decision and the strength of the material planning reasons for doing so.

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

A G E N D A

1. **To report apologies for absence and identify substitute voting members (if any);**

2. **To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972;** [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]

3. **To receive Declarations of Interest from Members;**
(Please see flowchart and guidance attached, page 6)

4. **Minutes of the Meeting of the Development Management Committee held on Wednesday, 16 December 2020;** (attached – page 8)

5. **Planning Applications and Other Development Control Matters;** (attached – page 14)
To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2019/2513/F	MORNINGTHORPE AND FRITTON	Land North of Wood Lane Morningthorpe Norfolk	14
2	2020/1973	HEMPNALL	1 Broadway Close Hempnall NR15 2LY	33

6. **Sites Sub-Committee;**
Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. **Planning Appeals (for information);** (attached – page 37)

8. **Date of next scheduled meeting – Thursday, 28 January 2021**

GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

- (i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
- (ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
- (iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
- (iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
- The **town** or **parish council** - up to 5 minutes for member(s) or clerk;
- **Objector(s)** - any number of speakers, up to 5 minutes **in total**;
- The **applicant**, or **agent** or any **supporters** - any number of speakers up to 5 minutes **in total**;
- **Local member**
- Member consideration/decision.

MICROPHONES: The Chairman will invite you to speak. An officer will ensure that you are no longer on mute so that the Committee can hear you speak.

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

A	Advert	G	Proposal by Government Department
AD	Certificate of Alternative Development	H	Householder – Full application relating to residential property
AGF	Agricultural Determination – approval of details	HZ	Hazardous Substance
C	Application to be determined by County Council	LB	Listed Building
CA	Conservation Area	LE	Certificate of Lawful Existing development
CU	Change of Use	LP	Certificate of Lawful Proposed development
D	Reserved Matters (Detail following outline consent)	O	Outline (details reserved for later)
EA	Environmental Impact Assessment – Screening Opinion	RVC	Removal/Variation of Condition
ES	Environmental Impact Assessment – Scoping Opinion	SU	Proposal by Statutory Undertaker
F	Full (details included)	TPO	Tree Preservation Order application

Key to abbreviations used in Recommendations

CNDP	Cringleford Neighbourhood Development Plan
J.C.S	Joint Core Strategy
LSAAP	Long Stratton Area Action Plan – Pre-Submission
N.P.P.F	National Planning Policy Framework
P.D.	Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified)
S.N.L.P	South Norfolk Local Plan 2015
	Site Specific Allocations and Policies Document
	Development Management Policies Document
WAAP	Wymondham Area Action Plan



DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. affect yours, or your spouse / partner's financial position?
2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but you should not partake in general discussion or vote.

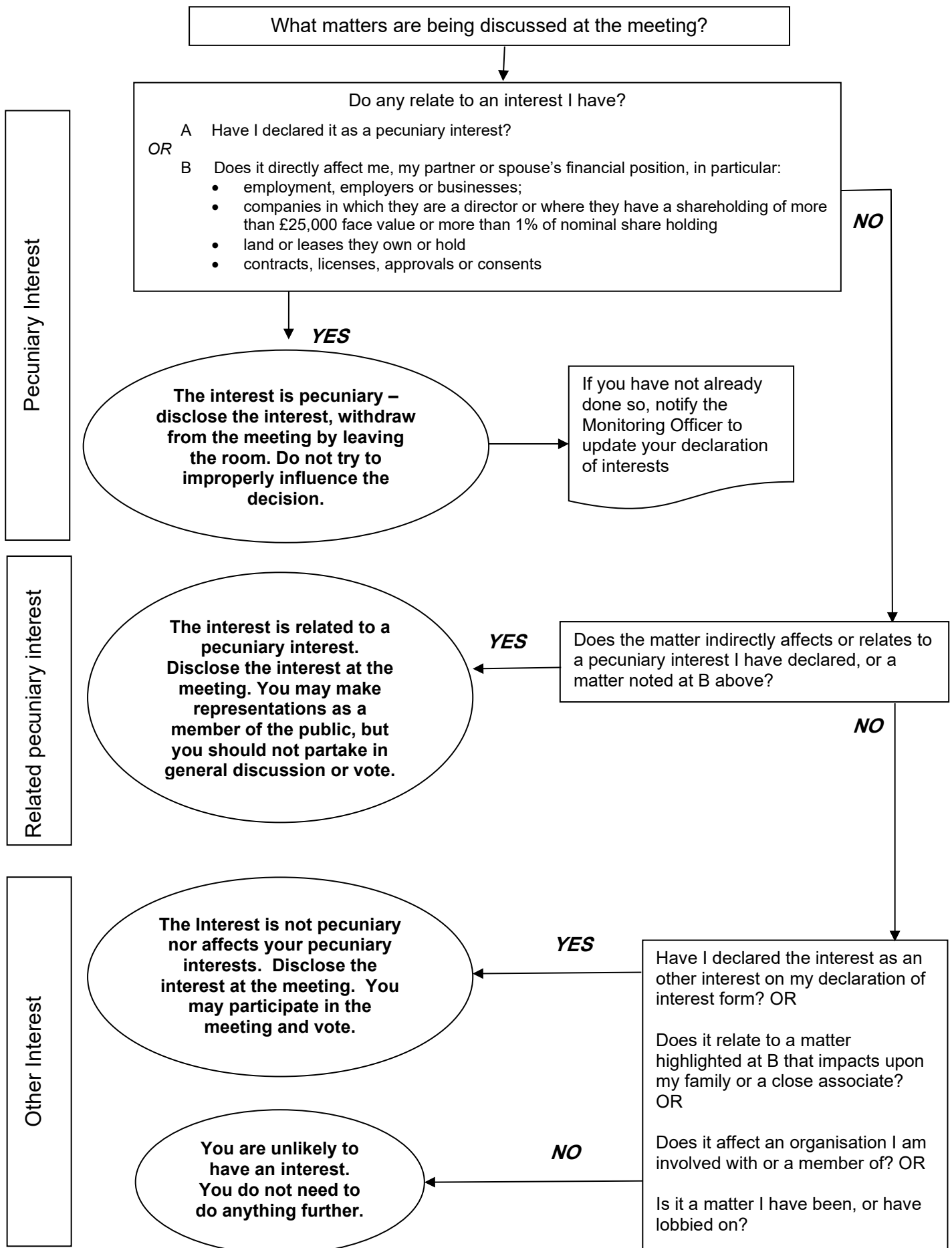
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF





DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held remotely on Wednesday, 16 December 2020 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, T Laidlaw and G Minshull

Apologies: **Councillor:** L Neal

Substitute Members: **Councillor:** J Easter

Officers in Attendance: The Development Manager (T Lincoln), the Area Planning Manager (C Raine), the Principle Planning Officer (T Barker) and the Senior Planning Officer (P Kerrison).

536. 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
2020/1896 (Item 3)	WHEATACRE	All	Local Planning Code of Practice Lobbied by the Applicant

537. MINUTES

The minutes of the Development Management Committee meeting dated 3 December 2020 were confirmed as a correct record and signed by the Chairman.

538. 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
2020/1255/F (Item 1)	REDENHALL WITH HARLESTON	J Read – Objector J Putman – Agent for the Applicant Cllr J Savage – Local Member
2020/1781/F (Item 2)	BROOME	F Hartwell – Parish Council S Smith – Agent for the Applicant F Bodhee – Applicant
2020/1896 (Item 3)	WHEATACRE	P Harris – Applicant Cllr J Knight – 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.


539. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12:30pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
16th December 2020

Item	Updates	Page No
Item 1 2020/1255	<p>2 further objections received which raise concerns relating to overlooking, access, disturbance from construction, heritage/design concerns, flooding, parking, ac units, waste collection and noise. Officers consider that all relevant points have been addressed in the report.</p> <p>SNC Environment Quality Officer has re-confirmed the need to agree details of air conditioning units via condition.</p> <p>SNC Senior Heritage and Design Officer has confirmed that they have no objection subject to conditions to cover materials to match existing and construction detail drawing of new dormer to ensure that it is built correctly.</p> <p>Officer Update - Would wish to clarify that the ability to submit a prior notification for building new flats above shops does not apply to buildings located in Conservation Areas and therefore this does not represent any kind of “fallback” position.</p> <p>Officer Update - Would wish to draw attention to an allowed appeal at a nearby site (2012/1468) which was granted for a one bedroom unit without a parking space. The following plan shows the location of this development.</p> 	12
Item 2 2020/1781	<p>One further letter of objection received expressing concern that the permission seems a foregone conclusion with no account of views or objections. Officers can confirm that it has considered the planning merits of all issues raised in reaching their recommendation.</p>	25

<p>Item 3 2020/1896</p>	<p>Letters from NHS Norfolk and Suffolk NHS Foundation Trust and The Warren School which support the applicant in her request for the parking space.</p> <p>Officer update - In response to a query raised regarding 13 Whiteways, it would appear that any hedgerow removal at the front of this property is sufficiently historic to be exempt from enforcement action.</p> <p>Officer update - In response to a query raised regarding the installation of an LPG gas tank in the front garden of a neighbouring property in Whiteways (8 Church Lane), the impact was assessed in approving 2015/2671 whereby officers stated the following in the delegated report:</p> <p>A number of properties, including the application property, in the terrace have taken out the front hedgerows, with some creating car parking spaces within the front gardens. As such the usual uniform appearance of a terrace designed by Tayler and Green, has been lost. Unfortunately, no planning permissions were sought for any of these alterations.</p> <p>The Senior Conservation and Design Officer has commented that it would be preferable to locate the tank in a less visible position, to the side of the garden rather than the centre. However, the tank is required to be positioned away from the boundaries and house for safety reasons. Due to the building not being a designated asset, and that the tank is relatively small, and screened, he does not consider that the impact resulting from the placing of the tank to the character of the building will be significant enough to warrant refusal. I agree with the Senior Conservation and Design Officer and consider that the design and siting of the proposal will not adversely impact on the visual amenities of the locality.</p> <p>The material difference here is that the front garden, including the hedgerow, is still intact.</p> <p>On a point of clarification, officers have spoken to the Highway Authority (NCC) and they would not support any request to allocate a disabled space on the carriageway in front of the property.</p>	<p>31</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 Place's final determination.

Other Applications

1. **Appl. No** : 2020/1255/F
Parish : **REDENHALL WITH HARLESTON**

Applicant's Name : Mr & Mrs Vanisri & Mahalingam Sivarankan
Site Address : 7 London Road Harleston IP20 9BH
Proposal : Construction of 2 Upper floor apartments.

Decision : Members voted unanimously to give delegated authority for **Approval** subject to officers ensuring compliance with minimum specifications for internal space standards

Approved with conditions

 - 1 Time Limit – Full Permission
 - 2 In accordance with submitted drawings
 - 3 External materials to be agreed
 - 4 Windows to be obscure glazed
 - 5 No generators/air plant without consent
 - 6 Personal Food Evacuation Plan
 - 7 Contaminated land during construction
 - 8 External Lighting to be Submitted
 - 9 New Water Efficiency

2. **Appl. No** : 2020/1781/F
Parish : **BROOME**

Applicant's Name : Fatma Bodhee
Site Address : The Old Methodist Chapel Sun Road Broome Norfolk
Proposal : Proposed rear extension to form toilet block and the creation of a new residential annexe.

Decision : Members voted unanimously for **Approval**

Approved with conditions

 - 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Annexe Accommodation Only
 - 4 First Floor Windows to be high level
 - 5 Matching materials
 - 6 New Access
 - 7 Parking area details
 - 8 Boundary treatment to be agreed
 - 9 Surface water

- 13

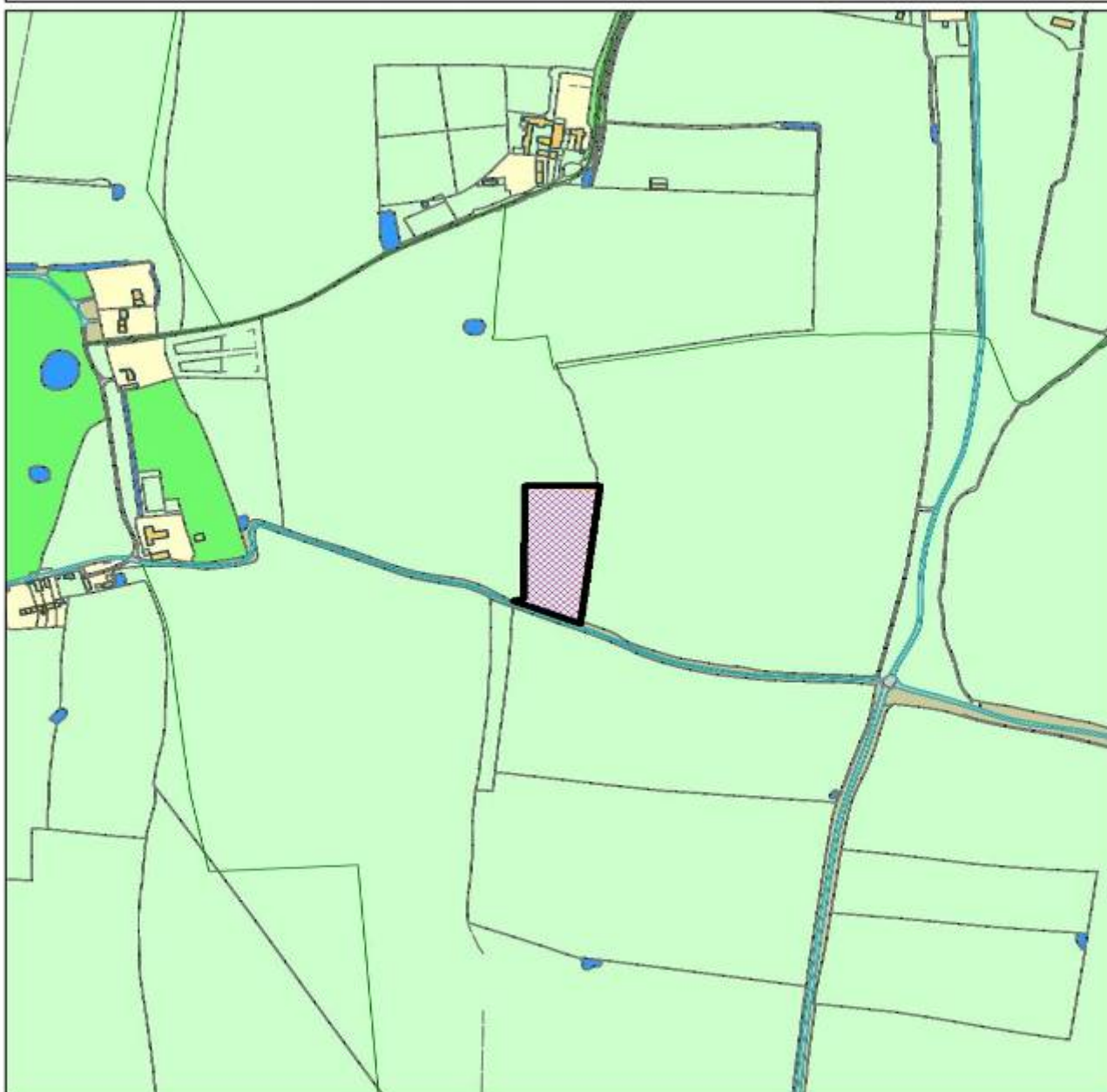
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Major Applications

Application 1

2019/2513



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

1. **Application No :** 2019/2513/F
Parish : MORNINGTHORPE AND FRITTON
Applicant's Name: Mr A Tomson
Site Address Land North of Wood Lane Morningthorpe Norfolk
Proposal Erection of building and ancillary development including access and bunding for the proposed boar stud

Reason for reporting to committee

The proposal has potential to generate employment but the recommendation is for refusal.

Recommendation summary : Refusal

1 Proposal and site context

- 1.1 The application proposes a boar stud farm on agricultural land at Wood Lane in Morningthorpe. The site is located to the north of Wood Lane and forms part of a larger field. The application would result in the expansion of facilities for Peddars Pigs. The business currently has a facility in Bawburgh, however this application would result in an increase in the scale of the operation.
- 1.2 The application proposes a single building measuring 48.78 metres by 21.8 metres. It has a height of 2.47 metres to the eaves and 4.94 metres to the ridge. The building would be used to house 95 boar, and also includes a laboratory and facilities for workers including showers and tea rooms.
- 1.3 In addition to the proposed building, the application also seeks to erect feed silos, along with dirty water tanks and surface water drainage facilities. At the southern boundary of the site the proposal includes car parking. A bund, woodland and hedgerows are proposed to provide screening for the development.
- 1.4 Wood Lane is a narrow single track road, which provides access to Wood Green. Wood Green is a small hamlet of houses located approximately 200metres from the site further along Wood Lane to the west. Wood Green includes listed buildings which are focused around the common land, which is also a county wildlife site. There are a number of public rights of way within the vicinity of the site. Wood Lane is used as an accessible alternative route for Boudicca Way which runs to the north of the site.
- 1.5 The application site is adjacent to the boundary of the Long Stratton Area Action Plan.
- 1.6 The application has been subject to a number of amendments since it was validated, this has included the provision of additional evidence relating to noise, odour, landscape, hedgerows and ecology.

2. Relevant planning history

- 2.1 None

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 02 : Achieving sustainable development
NPPF 04 : Decision-making
NPPF 06 : Building a strong, competitive economy
NPPF 12 : Achieving well-designed places
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change

NPPF 15 : Conserving and enhancing the natural environment
NPPF 16 : Conserving and enhancing the historic environment

- 3.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 5 : The Economy
Policy 6 : Access and Transportation
Policy 17 : Small rural communities and the countryside
- 3.3 South Norfolk Local Plan Development Management Policies
DM1.1: Ensuring development management contributes to achieving sustainable development in South Norfolk
DM1.3: Sustainable location of development
DM1.4: Environmental quality and local distinctiveness
DM2.1: Employment and business development
DM2.7: Agricultural and forestry development
DM3.8: Design Principles
DM3.11: Road safety and the free flow of traffic
DM3.12: Provision of vehicle parking
DM3.13: Amenity, noise and quality of life
DM4.2: Sustainable drainage and water management
DM4.5: Landscape character areas and river valleys
DM4.8: Protection of trees and hedgerows
DM4.9: Incorporating landscape into design
DM4.10: Heritage assets
- 3.4 Long Stratton Area Action Plan
- LNGS5: General green infrastructure requirements for new developments within Long Stratton AAP area

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4. Consultations

4.1 Shelton and Hardwick Parish Council

Object to the application due to:

- Development is on a greenfield site
- Will result in a permanent building in a rural setting
- Wood Lane is narrow and not suitable for the additional traffic movements
- Development will have an adverse impact on residential properties in the area

Comments on the transport statement:

The PC continue to object to the application. Wood Lane is used by Parishioners walking, cycling and horse riding in order to access Wood Green Common, a network of footpaths and a bridleway. This route is also utilised by cyclists as a short cut to Long Stratton avoiding the busier routes.

4.2 Morningthorpe and Fritton Parish Council

Originally did not object but have revisited the application in light of representations from residents. Object to the application due to:

- Movement of traffic – NCC Highways have set out serious issues particularly relating to Wood Lane.
- Inadequacies of the ecological reports following NWTs and NCC Ecology comments
- Inconsistencies in the LVIA as highlighted by the SNDC Landscape Architect

4.3 Long Stratton Parish Council

Objects to the application on the following grounds:

- Highway safety – proposed access is along a narrow country lane, and is the only access to residents of Wood Green. The road is unsuitable for HGVs
- Traffic - the application states there will be smaller vans using the road creating an additional 167 vehicle movements a week to and from the proposed building. This increases pollution, noise and indeed the sheer volume of vehicle movements on a quiet country lane.
- Disabled Access – proposed access acts as the disavle access to Boudicca Way. Concern this would become unsafe with the increase in vehicle movements.
- Parking – only 3 spaces are proposed, this appears insufficient based on the vehicle movements
- Light pollution – the police liaison report states that it would need 24/7 cctv which would entail lighting in a rural/dark area
- Noise pollution – in addition to traffic there will be noise from the boar which research suggests should not be kept in close proximity to each other. There are 13 houses within 500metres which would be affected by noise.
- Streetscene – proposal is not in keeping with the surrounding area
- Nature conservation – 15 metres of nature reserve would be removed.

Comments on amended plans

Objections remain unchanged

4.4 District Councillor

Cllr A Thomas

If you are minded to approve this application then it comes to committee. This will enable the full impact of highway issues to be properly explored.

4.5 District Councillor

Cllr M Edney

Support call in request by Alison Thomas. There are major highways issues and demonstrable harm to the listed buildings.

4.6 Anglian Water Services Ltd

The applicant has indicated on their application form that their method of foul and surface water drainage is not to an Anglian Water sewer. Therefore, this is outside our jurisdiction for comment.

Comments on amended plans

No further comments

4.7 SNC Senior Heritage & Design Officer

Nearby listed buildings include Mayfield Farmhouse to the north, Moor Farm to the north east and a few small rural cottages to the west. In terms of views, the farmhouses are viewed amongst tree planting and other buildings in relatively enclosed

immediate setting. Significance lies more in their rural setting and relative isolation within open countryside. The cottages are within the small hamlet of Wood Green with other buildings within the intervening area, as well as tree planting.

The proposed site is some distance removed from the listed buildings with intervening field. The building will be agricultural in appearance and will not therefore appear incongruous if seen at distance from the listed buildings.

4.8 CPRE

The change of use from agricultural land to the provision of the proposed industrial facility for an A.I. stud would be contrary to DM1.3 It does not meet the tests for overriding benefits.

The area around Wood Green includes areas of important historic landscape, County Wildlife Sites and also heritage assets including Grade II Listed Mayfield Farmhouse to the north, the impact on whose setting does not appear to have been assessed. CPRE Norfolk is concerned about the impact on local traffic and road safety that this proposal would bring, particularly as access would be along a narrow rural lane barely wide enough for many modern commercial vehicles.

The proposal would lead to unacceptable harm to the rural nature and character of the site and surrounding area.

Concern is also raised as to the impact of light pollution from security lighting and the impact this would have on amenity in the surrounding area.

Comments on amended plans

Our concerns remain regarding the imposition of an alien structure into what is currently an important rural landscape, as detailed in our earlier main letter of objection, despite the improved details regarding the proposed on-site lighting in the revised Design & Access Statement

Renewed concerns about the forecast of traffic movements for the proposed development, given the new assurance that no HGV movements will be required. Increased use of tractor and trailer, concern remains in regard to safety issues contesting for space on the narrow Wood Lane. Also concerned regarding erosion of the verges.

4.9 Environment Agency

No objections to the proposal. Specific comments provided in relation to foul drainage.

The application site is not in a mains sewered area and the application is proposing to use a package treatment plant to take foul water from toilets, showers and sinks. In addition to planning permission the applicant will also require an Environmental Permit from the Environment Agency.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to

serve the development and that the site is not within a Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply, spring or End 2 borehole

Comments on amended plans

No further comments

4.10 NCC Ecologist

Objection due to insufficient information.

- Impacts on SSSI - site falls within a SSSI Impact Risk Zone. The Ecological Report does not assess impacts of air pollution on the SSSI. There is insufficient information to determine if the proposal will affect the SSSI.
- Roadside Nature Reserves 98 - site is notified for its mixed flora. Concern that large vehicles will damage the RNR, contrary to the NPPF requirement to protect and enhance biodiversity. Botanical surveys should include land affect land covered by visibility displays.
- Protected Species - Arable habitats onsite are of negligible suitability for amphibians such as GCN. Two ponds are present within a 250m radius (pond 1, and P2). It is considered that both ponds could support GCN when they contains water. Low numbers of animals may disperse along the hedgerow and ditch from the adjacent CWS where GCN are recorded. Concur with submitted assessment,
- Impact of lighting – a lighting strategy should accompany the application
- Nesting birds – hedgerows have the potential for use by nesting birds and clearance should occur outside the nesting season. The ecology report recommends creation of two skylark plots. Details should be provided as to their location.
- Enhancement and management – proposals are broadly appropriate.

Comments on amended plans

The hedge proposed for removal qualifies as 'important' under the Hedgerow Regulations. Policy DM 4.8 therefore applies and it is therefore recommended that this application is refused due to the proposed loss of hedgerow protected under the Hedgerow Regulations 1997.

Comments on amended plans

RNR – Access to the site is proposed from the east which would mitigate impact. This could be conditioned, however it does not prevent access during the construction period.

Hedgerow - While the ecological aspect can be mitigated for (e.g. through translocation and additional planting) the historical aspect cannot, and its loss is contrary to Policy DM4.8. Objections to the loss of the hedge remain.

4.11 Economic Development Officer

Subject to the resolution of any outstanding planning issues, I have no objection to the proposal which will provide additional local employment opportunities.

4.12 SNC Landscape Architect

The submitted information does not provide sufficient justification and instead provides evidence of significant adverse effects. Some of the information within the LVIA

appears incorrect. Notwithstanding this, my own judgement is that the effect on landscape character will be more than the LVIA concludes.

The LVIA does not identify that another policy pertinent to this application is DM4.8 which presumes in favour of the retention of important hedgerow. This proposal requires the removal of 30 metres of existing hedgerow, but no assessment is provided against the 'importance' criteria of the Hedgerows Regulations.

In relation to the visual assessment the impact is considered to be greater than anticipated in the LVIA. In particular I have looked at the views from the footpath to the north (viewpoints 1 and 8) which forms part of the Boudicca Way trail. My own assessment is that both viewpoints' effects would have a significance of MEDIUM-HIGH at year 15. The methodology in the LVIA deems this level as "significant and cause unacceptable effects and strenuous efforts should be made by designers to reduce the significance level".

Comments on amended plans

The proposals have also been revised to increase the landscape proposals which now propose increased planting both on and around the site. These are designed to both mitigate the anticipated visual effects of the proposed building and associated structures. Furthermore, as the proposal includes the re-instatement of hedgerows along historic lines, connections to existing landscape features and a new block of woodland planting, the scheme is arguably an enhancement for the local landscape situation. The proposals are appropriate for the context and reflect aspirations set out in the E2 Great Moulton Plateau Farmland Landscape Character Area assessment. These proposals will result in a reduction of the visual harm of the proposed structures to an acceptable level.

What has not been addressed, however, is the status of the hedgerow that is required to be removed in order to achieve the site access. It is not known whether the hedgerow meets any of the 'importance' criteria of the Hedgerows Regulations. If it does, and the hedge is 'important', policy DM4.8 will apply. Whilst the proposed scheme details replanting of the hedge behind the new visibility splays, if the 'importance' is due to the position of the feature along an historical line, then the replanting will not be suitable mitigation for the removal.

Comments on additional hedgerow details

The additional information is not sufficient to address outstanding concerns.

4.13 NCC Lead Local Flood Authority

No comments to make on this application

4.14 Natural England

No comments received

4.15 NCC Highways

There are a number of highway concerns with regard to this proposal.

Wood Lane from which this site is served, is a very narrow single width unclassified road which also serves Greenacres Farm and a small number of properties at the western end. This width is insufficient for two vehicles to pass at any point, without overrunning of the verges (where available) and consequent erosion of the banks and grass verges. This in turn leads to damage at the edges of the carriageway. There is no provision for pedestrians or vulnerable users. Passing any other person on foot or cycle will be difficult.

HGVs used by Peddars Pigs are potentially wider than Wood Lane.

An increase in vehicle movements along this narrow lane, where pedestrians and cyclists also have to use the carriageway is likely to cause additional conflict and result in danger and inconvenience to all highway users. This issue is most paramount where a vehicle has to pass a pedestrian and a particular issue for those with a wheelchair or children's buggy. Vehicle reversing movements particularly, are a safety hazard.

In addition, the junction of Wood Lane with Ansons Lane is itself narrow with small radii for vehicle turning. Manoeuvring of larger vehicle is likely to require overrunning of the verges. Unfortunately, improvements are unlikely to be possible as the land forms part of The Common. Ansons Lane itself is also of single vehicle width on many parts.

The existence of Wood Lane in its current form is a matter of fact and therefore it is accepted some degree of vehicle conflict already occurs. However, the increase in vehicles movements likely to be generated by the proposed development will increase the potential for vehicles to meet on this substandard stretch of the highway network, and in turn exacerbate the existing shortcomings.

Recommend refusal

Comments on amended plans

The proposal now replaces HGV movements with tractor and trailers. The use of the land by agricultural vehicles cannot be prevented. It is not clear that this could be conditioned. The level of vehicle movements have been reduced, however the agricultural movements lusted for field work would still occur. It is clear that Wood Lane is not wider enough to cater for tractor/trailer movements without damage to the verges.

The application now includes for a possible passing place on the north side of Wood Lane. The land for the passing place would appear to be within the public highway although the Highway boundary plan includes the ditch, which we would not normally claim as highway. Whilst the passing place is of benefit, it does not resolve the shortcomings of the lane or overcome the potential problems that may result from the additional traffic movements.

Previous comments remain.

Comments on amended plans

I have now re-visited the site. The surface of the lane is only between 2.2m and 2.5m max in width. Previous comments still apply. The use of the Roads by both construction vehicles and ongoing heavier vehicle movements that are connected with the development may cause the road to break up. Leading to additional expense of maintaining the Road.

4.16 Norfolk Wildlife Trust

Object to the proposal on the following basis:

- Potential impacts on SSSIs - the proposal falls within Natural England's SSSI Impact Risk Zone for air pollution impacts, with Forncett Meadows SSSI, Fritton Common SSSI and Pulham Market Big Wood SSSI. concerned that the ecology report notes the potential for these impacts, but then makes no further assessment.
- Local Wildlife Sites - is within 350m of the Wood Green County Wildlife Site (CWS). Protected Road Verge (PRV) 98 is situated adjacent to the site. PRVs are remnants of the species-rich grassland that were once widespread across the county. Both areas could be classed as neutral grassland Priority Habitat. The PRV will be vulnerable to damage from any heavy vehicles needing to access the stud via Wood Lane, as well as potential damage from removal of hedgerows to provide

access to the site. Both sites will also be vulnerable to any additional nutrient loading from air pollution associated with the operation of the stud.

- Protected Species - several protected species have been recorded in proximity to the proposal. Great crested newts have been recorded in ponds within the typical dispersal range of 500m from the application. Bats have been recorded commuting and foraging in the local area, and the species-rich hedgerows bordering the site are likely to be part of regular commuting routes for local bat populations between roost sites and foraging areas. The presence of permanent night lighting on the site for security could potentially have significant impacts on the ability of bats to continue using the local landscape.

Recommend that further information is requested from the applicant prior to determination in order to fully evaluate the ecological impacts of the proposal.

Comments on amended plans

Whilst the revised ecology report proposes significant areas of new habitat creation on site and elsewhere within the applicant's ownership, it fails to address any of the concerns we set out in our original objection letter regarding designated sites, priority habitats and protected species. We therefore disagree with the conclusion suggested in the ecology report that there are '*no significant residual negative effects anticipated*' and our objection remains

4.17 Police Architectural Liaison Officer

With current threat levels from animal welfare extremists and the rise in the vegan movement in Norfolk we have many reports of trespass, criminal damage, nuisance and theft at rural sites such as the proposed. Consider site should have appropriate security installed from the outset

Perimeter – no security is currently proposed, recommend fencing with a minimum height of 1.8 and recommend use of anti-climb toppers

Gates – to control vehicle access

CCTV – this should be installed unless there is an employee on site 24/7

Signage – Should be installed at regular intervals to act as a deterrent and a security reminder to staff.

Comments on amended plans

Note the increase in height of the boundary treatments, however standby original comments that commercial sites need a secure perimeter.

Recommend that designs fully reflect the principles of Crime Prevention through Environmental Design (CPTED) and security measures recommended in Secured by Design (SBD), Commercial 2015 guidance.

4.18 SNC Environmental Quality Team

I have looked through the application and have found a comprehensive odour management plan but not a dispersion modelling report. I am reasonably confident that nearby properties would not experience significant odour issues but on balance I think it might be helpful.

I have looked at the fly mitigation strategy and also looked again at the design and access statement and in particular the muck disposal arrangements. I feel that given the scale of the operation it is unlikely to give rise to cause unacceptable fly issues for the surrounding residents.

Odour modelling report - I am content with the model inputs and the subsequent predictions in Table 2.

4.19 Other Representations

Thirty public representations objecting to the application were received on the initial consultation. Objections include:

- Additional vehicles on small lanes which are already overused causing disruption to the local inhabitants, traffic and walkers. Wood Lane provides the only access to Wood Green.
- Wood Lane is not wide enough for HGVs and farming vehicles. It is deemed as unsuitable for HGV's. The lane has no passing places and vehicles are required to reverse when meeting on-coming traffic.
- Ansons Lane and Mill Road leading to Wood Lane are also unsuitable for increased traffic.
- Concern that due to the size of the vehicles accessing Wood Lane the verges will be impacted passing of vehicles on the narrow road will encroach upon the Roadside Nature Reserve damaging the verge and hedgerows. Concern that this impact is greater than has been accounted for in the report.
- Impact of flies and vermin
- Odour pollution from the site including the manure heap.
- Noise pollution both from the boar and also the climate control system within the building.
- Light pollution – dark skies are increasingly threatened and this proposal will exacerbate the problem.
- Wood Lane and Wood Green are particularly quiet and peaceful places and the industrial unit will totally change our environment. There will be light pollution from the lights at night. There will be unacceptable levels of smell from the boars and their muck heaps
- Visibility of the building to users of Wood Lane. No screening is proposed from the road
- Unwise to keep animals on a site that does not have accommodation for their keepers given the unpredictability of keeping livestock.
- There are a number of existing ready made pig or livestock units in line with the scale of the building. This is happening on a frequent basis and there is trend for this to accelerate given the scaling up in the size of intensive pig or livestock farms leaving smaller operations unviable. Given this alternative means the loss of the prime arable land for this development is unnecessary.
- LVIA fails to identify Thatch Cottage which is grade II listed and the curtilage is within 200m of the site. LVIA has not correctly plotted or identified 5 listed buildings within a 500m radius of the site.
- Impact of the development from the bridlepath to the north of the site. This is regularly used for dog walking and horse riding Enjoyment will be impeded by noise, smell and visual pollution.
- Planning notice was put up on Christmas Eve.
- A gas pipeline crosses Wood Lane before turning into the site. Concern about the impact of 40 ton lorries using the lane.
- Long Stratton Area Action Plan details that special care should be taken to ensure that development to the east respects the local landscape. This development does not protect the most versatile agricultural land nor deliver a net biodiversity gain, and these are both required by the plan.
- This is an industrial application and the site is unsuitable for this. This is an unspoilt peaceful location.
- Concerned regarding the policy comments that this development could become a high risk of criminal attraction and would need lighting and security 24/7.
- Impact of the development on local waterways. Concern regard effluent run-off and its drainage into surrounding land, ditches and water course. No provision appears to have been made despite this being designated as a nitrogen vulnerable zone.
- No mitigation provided for the community either during construction or the life of

the facility. The community has virtually no mention in the application documents, however the impacts must be assessed. The nearest house is within 300m of the site.

- Adjacent fields used for keeping horses and livestock, this is not reflected in the application which sets out that the site was chosen due to the lack of livestock within the vicinity.
- Employment opportunities' from this venture are minimal, application only proposes 3 jobs.
- A pig facility was refused here in the early 1990s. Request that this precedent should be examined.
- The lane is an alternative route for disabled access for Boudicca Way
- Negative impact of the development on local wildlife.
- Impact of factory farming on climate change
- Applicants have recently bought Leeders Mill. It would be more appropriate to develop on a brownfield site on land to the rear of this.
- Proposal is contrary to the requirement of DM2.7. The site is already in an agricultural use for arable farming.
- Industrialisation of a tranquil and historic rural landscape should not be allowed to happen.
- Attempts to mitigate the proposal are unsatisfactory. Trees take a long time to grow, earth bunds are obtrusive require grassing and maintenance, smells and noise cannot be adequately controlled
- Foul and surface water have not been adequately assessed waterlogging in the area is common.
- Extension of time on the application should not have been granted. Consideration should be given to the people who's live will be impacted by this industrial laboratory.

Comments on amended plans

75 objections have been received on the amended proposals

- A number of representations have set out that the revised proposals do not remove their original objections to the proposal.
- Revisions do not address the access problems stated by the Highways Agency.
- Applicants still intend to remove 30metres of historical hedges so nothing has change.
- Concern regarding the drainage pool running close to the lane and the smell and flies this would generate.
- The 2 metre bank will offer a horrific view from the north and west,
- The LVIA fails to note that the other agricultural buildings within the vicinity yare all within existing farmyard settings.
- Concern that the planning application is still going ahead due to the covid 19 lockdown, The residents association is unable to meet to discuss the plans.
- The proposed almost 700% traffic increase on Wood Lane is horrendous to contemplate. The one proposed passing place will not help in the least. The road verges will be ruined by passing vehicles. The safety of the public using Wood Lane will be extremely dangerous. That includes the walkers, cyclists, children, horses and the disabled who use Wood Lane as an alternative route for Boudicca way. The chemical filled wheel wash is really close to the protected hedge row and the Lane.
- Odour management plan – concerns in relation to the complaint procedure. This is an admittance by the applicant to say that there will be odour relating to the boar stud. It is a categorical fact that storing manure and urine outside is going to produce odour. The disabled people accessing the Boudica way, dog walkers, horse riders and cyclist are going to have to endure this disgusting smell and will not know that there is a complaints procedure and if they did know, who to complain to!

- Wood Lane has been deemed unsuitable for HGV vehicles, a sign has been placed to the entrance to wood lane and where previous vehicles have ignored the signage they have had to be rescued by local farmers to remove them from ditches or stuck on a bend in the road causing serious damage to the lane and blocking access to Wood Green Common for the residents.
- The access to this proposed development remains totally unsuitable with low quality and narrow roads (less than 2.4m in places) through an area used continually by pedestrians. The proposed passing place is inadequate and will damage the nature of the area. Furthermore, it totally underestimates the volume increase in traffic along what is a rural country lane. Although the proposals indicate that HGV access is only needed during construction, the plans clearly show the intention that this continue by incorporating an HGV concrete apron.
- Damage has been recently caused to the lane by tractors accessing this field. This has impacted upon verges. Photos have been provided as evidence.
- Applicants have disregarded the LVIA and the South Norfolk Landscape Assessment which sets out the consideration to conserve maintain grass verges alongside roads.
- Application is contrary to DM4.5 due to the removal of hedgerow,
- Wood Green is unsuitable for major development.
- Document relating to access does not take account of visits from vets. This would increase the number of traffic movements.
- Concerns have been re-iterated in relation to the impact upon a tranquil country lane, noise, odour and light pollution.
- LVIA is flawed and misleading.
- LVIA fails to take account of the number of dwellings within the immediate vicinity of the proposal.
- LVIA again fails to acknowledge the proximity to Thatch Cottage which is grade II listed. The extremely close proximity of this proposed development to my boundary creates a significant issue for me and my young family and represents a major impairment on our right and ability to inhabit and enjoy our home and garden: the smells, environmental pollution, flies and noise will be unbearable and will impact our quality of life on a daily basis, making our garden and home unpleasant and unsanitary.
- Application would result in unacceptable intrusion to the use of protected buildings.
- The development is not compliant with South Norfolk's adopted policies particularly in regard to DM 1.1. and DM3.11.
- The increase in the height of the boundary treatment does still not satisfy the police, where a commercial site requires a secure perimeter. This would then make the site out of keeping with the surrounding countryside.
- The access to Wood Lane itself is along narrow lanes with few passing places which when there is an incident on the A140 is gridlocked.
- The Long Stratton Area Action Plan details that special care should be taken to ensure development to the East respects the local landscape. It goes on to say that this area maintains many features typical of ancient countryside. This development does not protect the most versatile
- Why can't the new stud be built at the site of the old one.
- Transport statement is inaccurate

Six Comments have been received in support of the proposal. Setting out the following comments

- This is a specialist pig unit. Due to the expensive nature of these animals, they are well housed in low stocking density which reduces smell
- On any one day, only 2 staff will be on site to feed, complete welfare checks and collect and prepare semen in the onsite laboratory.
- The stud provides semen to a number of local farms, enabling a long standing South Norfolk farming business to continue to grow and develop

- Currently the company have a smaller boar stud in the North West of South Norfolk but this has become old and the site is too small to house a future stud. Due to the bio-security risks of cross contamination, boar studs have to be housed away from other pig farms.
- No odour or noise issues have been raised in regard to the older stud.
- The new stud will be an improvement on the older facility

5 Assessment

Principle

- 5.1 The application proposes a boar stud farm on existing agricultural land in Morningthorpe. Whilst it is noted that a number of the public representations consider the application to be for an industrial use, the proposed use falls within an agricultural use class and as such Policy DM2.7 of the SNLP is relevant to the determination of this application. Policy DM2.7 sets out that agricultural and forestry development will be permitted where the proposed development is necessary for the purpose of agriculture and forestry. In addition, the proposed development is appropriate to the location in terms of use, design and scale and is sensitively sited to protect the amenity of existing neighbouring uses in the locality. In addition, it should be designed to avoid significant adverse impact on the natural and local environment and the appearance of the locality.
- 5.2 Peddars Pigs currently has a small stud farm at Bawburgh, and this development would increase the size of the business. The design and access statement sets out that a purpose built building will enable improvements in animal welfare, improvements in technology including a laboratory on site and better health and safety for both workers and reduced stress for the boar. The proposed development can be seen as necessary for the purposes of agricultural and conforms with the requirements of DM2.7 at criterion a. Criterion b of DM2.7 relates to contractors and as such is not considered relevant to this application. Criterion c and d are applicable, and these are assessed in the following sections of this report.
- 5.3 As the development results in the expansion of an existing business Policy DM2.1 of the SNLP is also of relevance. This sets out at criterion 1 that development proposals which provide for or assist the creation of new employment opportunities, inward investment and / or provide for adaptation and expansion of an existing business will be supported unless there is a significant adverse impact in terms of Policies DM 1.1, 1.3 and the policies within the Local Plan.
- 5.4 The application has set out that the site would employ 3 members of staff, 1 on a full time basis and 2 part time. The existing boar stud farm would be retained at Bawburgh and used for rearing the boar prior to their transfer to this site. It would also be used as a quarantine centre.

Design

- 5.5 Criterion c of Policy DM2.7 requires development to be appropriate in both design and scale. Alongside this, Policy DM3.8 of the SNLP is also relevant in a similar regard.
- 5.6 The application proposes a single building which will house the boar along with facilities for workers and a laboratory. The steel framed structure will have a height to eaves of 2.46 metres a ridge height of 4.9 metres. The building will be orientated parallel to Wood Lane. The building sides will include steel profile sheeting, whilst the roof will be fibre cement profiled roof sheeting. The building will be juniper green in colour. The southern side of the building closest to Wood Lane which houses the workers facilities includes brick walls to the eaves with the steel profile sheeting above this.

- 5.7 The design of the building is considered to be functional and reflective of other agricultural buildings in the wider rural locality. The scale of the building having regard to its relatively low height is also considered to be acceptable. The proposed feed silo which accompanies the building is also considered acceptable in terms of its impact on the locality.
- 5.8 On a separate point, the Police Architectural Liaison Officer has reviewed the proposals and recommended that the perimeter is secured via a fence with a height of at least 1.8 metres, gates and CCTV. The proposal does not currently include perimeter fencing and instead includes landscape planting. Gates are proposed at the access to the sites. It should be noted that whilst the Police Architectural Liaison Officer has recommended the inclusion of these features, there would not be a planning requirement for them to be introduced.
- 5.9 In design terms the proposal is considered to accord with the design requirements of Policies DM2.7 and DM3.8.

Impact upon Amenity

- 5.10 Criterion c of Policy DM2.7 sets out that development should protect the amenity of existing neighbouring users in the locality. Likewise, Policy DM3.13 of the SNLP also requires development to ensure a reasonable standard of amenity, reflecting the character of the local area. Of particular relevance to this application, the policy sets out that particular regard will be paid to avoiding the introduction of incompatible neighbouring uses in terms of noise, odour, vibration, air, dusts, insects, artificial light pollution and other such nuisances. Planning permission will be refused where proposed development would lead to an excessive or unreasonable impact on existing neighbouring occupants.
- 5.11 As set out previously the nearest dwellings are located within Wood Green, with the nearest properties approximately 300m from the site. The public representations have raised a number of concerns in regard to the proposals impact upon amenity, particularly in relation to both noise and odour. Issues of light pollution have also been raised should the development need security lighting. These concerns are fully understood and appreciated.
- 5.12 The submitted information has been reviewed by the Councils Environmental Quality Team, having regard to the impact upon amenity, in addition they have also visited the existing facilities in Bawburgh. They have confirmed that they are confident that neighbouring properties would not be impacted upon by noise or odour to a significant degree. This is having regard to the scale of the operation proposed. They have recommended a condition restricting the use to the proposal, as the impacts may change if it was to be used more intensively than is proposed at this time. Subject to the inclusion of a condition, the proposal is considered to accord with the amenity requirements of Policies DM3.13 and DM2.7.

Highways

- 5.13 Policies DM 3.11 and DM3.12 of the SNLP are relevant to this application in terms of highway matters. DM3.11 sets out that development will not be permitted where it endangers highway safety or the satisfactory functioning of the highway network, whilst DM3.12 requires sufficient parking provision to be provided within a site.
- 5.14 As has been set out previously, the site would employ 3 members of staff. A car parking area is set out at the front of the site close to the road, this would provide three spaces. There is considered to be sufficient space for parking and as such the proposal is considered to accord with the requirements of DM3.12.

- 5.15 With regard to Policy DM 3.11, the site is accessed via Wood Lane. Wood Lane is a narrow single width unclassified road which also serves as the only access to the properties at Wood Green, and which is located to the west of the site. The width of the carriageway in a number of places is too narrow for two vehicles to pass. The Highway Authority has reviewed the proposals and has raised concerns with regard to the restricted width of the carriageway. It is evident that when two vehicles meet on this restricted road, vehicles approaching from opposite directions will no doubt have to slow down and probably stop. One of the two approaching vehicles will need to reverse or more likely mount the verge where this is possible in order to allow the passing of vehicles. In the case of the latter, it is likely to result in the erosion of highway verges causing grass and mud to be deposited on the highway carriageway. The Highway Authority has noted that this as an in relation to pedestrians insofar as when a vehicle passes a pedestrian an able bodied persons can step onto the verge where there is space to avoid an approaching vehicle, however, this is not so easy for those with a wheelchair or children's buggy. Vehicle reversing movements particularly, are a safety hazard.
- 5.16 A number of the public representations have raised concerns in regard to the impact of the development on Wood Lane, its restricted width, use by pedestrians and damage which has been caused to the verges by larger vehicles.
- 5.17 As part of the revisions to the application, the applicants have proposed the provision of a passing place on Wood Lane. The Highways Authority have reviewed the proposal and have set out that whilst the passing place is of benefit it does not resolve the shortcomings of the land or overcome the potential problems that may result from additional traffic movement.
- 5.18 Furthermore, the road is likely to be constructed with a light foundation as it is not suitable for HGVs. The use of the road during the construction phase and ongoing heavier vehicles may result in the break up of the road.
- 5.19 By virtue of the restricted width, lack of passing places or public footpaths, Wood Lane is considered to be inadequate to serve the development. The proposal is therefore contrary to Policy DM3.11 of the SNLP.

Landscape

- 5.20 Policy DM2.7 at Criterion d, requires agricultural development to be designed to ensure that it does not result in significant adverse impact on the natural and local environment and the appearance of the locality. In addition to this, Policy DM4.5 of the SNLP is also of relevance. This requires all development to respect, conserve and where possible, enhance the landscape character of its immediate and wider environment. Development proposals that would cause significant adverse impact on the distinctive landscape characteristics of an area will be refused.
- 5.21 As part of the information to support the application, the applicants have provided a Landscape Visual Impact Assessment (LVIA).
- 5.22 In light of concerns on this matter, amendments to the landscaping proposals have resulted in an increase in the site area, the reinstatement of hedgerows to the north of the site and adjacent the existing public rights of way. Additional woodland planting has also been included to the north and west of the building, which together with the introduction of a bund is proposed to screen the building. Further planting along the eastern boundary of the building is also proposed.
- 5.23 The proposal including amendments have been reviewed by the Landscape Architect. They have confirmed that the proposals are appropriate for the context and reflect aspirations set out in the E2 Great Moulton Plateau Farmland Landscape Character

Assessment. If fully implemented the proposal will result in a reduction of the visual harm of the proposed structures to an acceptable level.

- 5.24 Having regard to the comments received, the proposal is considered to accord with DM4.5, subject to the inclusion of conditions to secure the landscaping scheme notwithstanding that public representations have raised concerns regarding adverse landscape impacts and with the findings of the LVIA, noting that it does not have full regard to all the dwellings within close proximity of the site.

Trees and Hedgerows

- 5.25 Policy DM4.8 of the SNLP relates to the protection of trees and hedgerows and sets out that the Council will presume in favour of the retention of 'important' hedgerows as defined as defined by the hedgerows regulations 1997. There are existing hedgerows along the southern and eastern boundaries of the site. As part of the proposal 30 metres of the hedgerow along the southern boundary would be required to be removed in order to achieve the visibility splay. The applicant's landscape and visual impact assessment notes that this would be replaced with at least 30 metres of new hedge.
- 5.26 A hedgerow assessment has been undertaken in support of this proposal. This sets out that the hedgerow can be considered important under the hedgerow regulations. The applicant/agent have stated out that the removal of 30m of hedgerow would be undesirable but could be compensated through long term planting of species rich hedgerows.
- 5.27 The Landscape Architect has reviewed the assessment and noted that the assessment reflects the "wildlife" and "landscape" criterion only for importance and does not make reference to the "archaeological" and "historical" reasons. It is considered unlikely that the importance for archaeology or historical could be mitigated.
- 5.28 Additional information submitted by the applicant has set out that the hedgerow does not contain historical features. Furthermore, additional hedgerow will be planted which will represent a biodiversity enhancement whilst also following the historical field boundaries. Notwithstanding the additional planting which is proposed, Policy DM4.8 sets out that the Council will presume in favour of the retention of important hedgerows as defined by the hedgerow Regulations. At this stage the proposal is not considered to accord with DM4.8.

Heritage Assets

- 5.29 Policy DM4.10 of the SNLP relates to heritage assets and requires all development proposals to have regard to the historic environment and take account of the contribution which heritage assets make to the significance of the area. Alongside this, section 66 of the Listed Buildings and Conservation Areas Act 1990 requires decisions to have regard to the impact of the development on both the significance and setting of heritage assets.
- 5.30 A number of the public representations have raised concerns with the submitted information in regard to an inaccurate assessment of the impact upon listed buildings, and importantly failure to acknowledge all of the listed buildings within the vicinity at Wood Green. Particular concern was noted in relation to Thatch Cottage, which is a grade II listed building had not been identified. The dwelling lies to the north-west of the site and the edge of its curtilage is approximately 200metres from the site.
- 5.31 Thatch Cottage is considered to be the nearest listed building to the site, whilst Mayfield Farm House which is also grade II listed is located to the north of the site, whilst there are also grade II listed cottages to the west. The Council's Senior Heritage and Design Officer has reviewed the application having regard to both the significance

and setting of the listed buildings. The application site forms part of a wider agricultural field, which will be retained and provide a degree of separation between the proposal and the listed buildings. Having regard to the intervening field, and the buildings agricultural appearance, the Council's Senior Heritage and Design Officer has set out that the building is not considered to be incongruous when seen at a distance from the listed buildings. In this regard the proposal is not considered to result in an impact upon the setting or significance of the listed buildings and as such is considered to conform to the requirements of Policy DM4.10 and section 66 of the Planning (Listed Building and Conservation Area) Act 1990. Notwithstanding this, the impact of the building in terms amenity for neighbouring occupiers is assessed separately.

Drainage

- 5.32 Policy DM4.2 of the SNLP requires sustainable drainage measures to be fully integrated into design of a development.
- 5.33 In relation to surface water drainage the proposal includes a surface water attenuation pond at the south of the site running parallel to Wood Lane. Dirty water from washing out the facility would be held within an above ground tank, which would be separate from the surface water drainage. No details have been provided as to the feasibility of infiltration at this site, which would be necessary to consider whether the proposal represents a suitable solution. It is however considered that this could be dealt with by way of a suitably worded condition.
- 5.34 The application includes facilities for workers within the site in the form of toilets, showers and sinks, with foul water being dispersed to a package treatment. The Environment Agency have reviewed the proposal and have noted that an environmental permit would be required in relation to the foul drainage.
- 5.35 Subject to the inclusion of conditions in relation to surface water drainage the proposal is considered to accord with the requirements of Policy DM4.2.

Ecology

- 5.36 Policy 1 of the JCS requires the development to both have regard to and protect the biodiversity and ecological interests of the site and contribute to providing a multi-functional green infrastructure network. Policy DM4.4 of the SNLP looks for new development sites to safeguard the ecological interests of the site and to contribute to ecological and Biodiversity enhancements.
- 5.37 The application site is within a SSSI Impact risk zone and the ecology report has not assessed the impacts of air pollution on the SSSI. Furthermore, the application site is adjacent to Roadside Nature Reserve 98 which is notified for its mixed flora. As noted within the highway authority comments, due to the restricted width of the road it is not feasible for two cars to pass and this can result in vehicles damaging the roadside verges. NCC's Ecologist has reviewed the proposal and has noted concerns with regard to the impact of the development on the roadside nature reserve. The RNR is located to the west of the site, the ecologist has confirmed that if vehicles were to access from the east this would mitigate the impact. It is evident that access to the site would in any event only be from the east as it cannot be accessed from the west as this is not a through route to traffic so in that regard there is no concern with regard to vehicular impacts on the on ecology.
- 5.38 A biodiversity enhancement plan has been submitted in support of the proposal alongside the ecology report. It is considered that both the method statement and enhancement plan recommendations should be conditioned. Furthermore, it is also recommended that a lighting strategy is conditioned.

Other Issues

- 5.39 Environmental Impact Assessment – The application has been screened under the EIA regulations as due to the size of the site and its use it falls under schedule 2 of the regulations. The screening opinion concluded that the proposal did not require an
- 5.40 Environmental Assessment and any impacts could be suitably assessed through the planning application.
- 5.41 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.42 This application is liable for Community Infrastructure Levy (CIL)

Conclusion

- 5.43 The principle of a boar stud on land at Wood Lane is considered to broadly accord with the requirements of DM2.7 and DM2.1 of the South Norfolk Local Plan. The boar stud will also provide new jobs.
- 5.44 Following the submission of additional information the proposal is also considered to accord with the requirements of DM3.13 in relation to the impact upon amenity and DM4.5 in terms of landscape impact.
- 5.45 However, notwithstanding the above, the introduction of a boar stud on agricultural land at Wood Lane will result in additional vehicle movements accessing the lane. The existing land is not a through route, instead is used to access agricultural land and residential properties at Wood Green only. Consequently, by virtue of the restricted width the proposal is considered to result in additional conflict between vehicle and other road uses. This is likely to cause both a danger and inconvenience to road users and be contrary to the requirements of Policy DM3.11.
- 5.46 The proposal will also result in the loss of part of an “important” hedgerow which is contrary to the requirements of DM4.8.
- 5.47 For these reasons the application is recommended for refusal.

Recommendation : Refusal

1. Unacceptable highways impact.
2. Loss of hedgerow.

Reasons for Refusal

Unacceptable highways impact

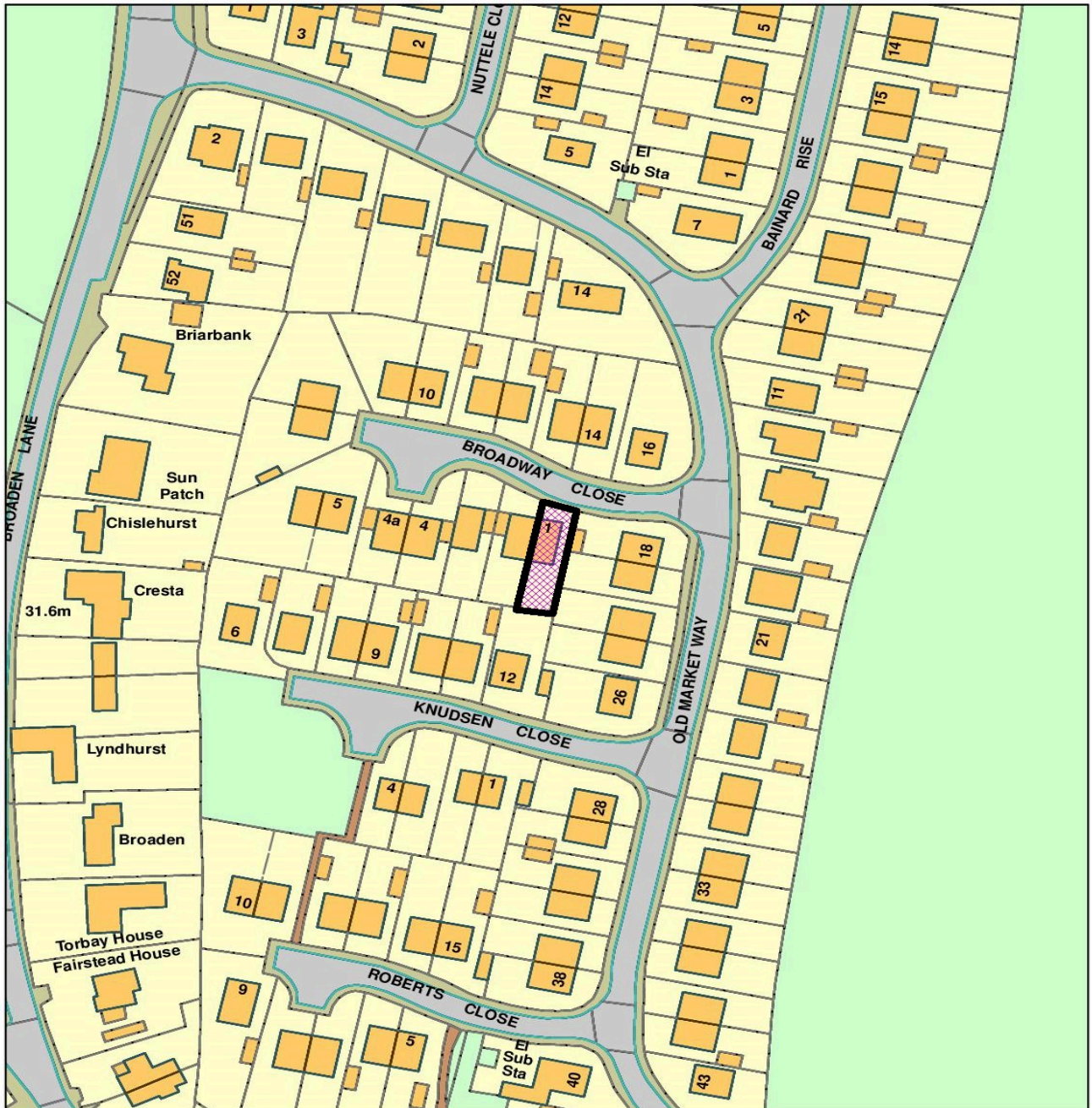
1. Wood Lane which serves the development is a very narrow single width unclassified road. The width is insufficient for two vehicles to pass, and there is no provision for pedestrians or vulnerable users to pass. An increase in vehicle movements along this narrow land, where pedestrians and cyclist also use the carriageway is likely to cause additional conflict and result in danger and inconvenience to all highways users. Wood Lane is considered to be inadequate to serve the development proposed by virtue of the restricted width and limited construction standard. If permitted the development would give rise to conditions detrimental to highway safety. The proposal is therefore contrary to DM3.11 of the South Norfolk local Plan 2015.

Hedgerows

2. The Hedgerow Assessment that was submitted in support of the application identifies that the hedgerow at the front of the site is important under the Hedgerow Regulations. A section of hedgerow is proposed to be removed in order to provide the access to the site. This is contrary to the requirements of DM4.8 which sets out that the Council will presume in favour of the retention of 'important; hedgerow's As a result, it cannot be concluded that the development would promote appropriate management and safeguard important hedgerows as required by Policy DM4.8 of the South Norfolk Local Plan Development Management Document 2015.

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2020/1973



2. **Application No :** **2020/1973**
 Parish : **HEMPNALL**
 Applicant's Name: Mr & Mrs Jones
 Site Address 1 Broadway Close Hempnall NR15 2LY
 Proposal Installation of front and rear dormers.

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary : Refusal

1 Proposal and site context

- 1.1 The application site is a semi-detached bungalow within the development boundary for Hempnall.
- 1.2 The application sought permission for front and rear dormers.
- 1.3 An amended plan was submitted reducing the size of the front dormer and it is based on this plan that the application is to be determined.

2. Relevant planning history

- 2.1 No relevant planning history

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design
- 3.3 South Norfolk Local Plan Development Management Policies
 DM3.4 : Residential extensions and conversions within Settlements
 DM3.8 : Design Principles applying to all development
 DM3.13 : Amenity, noise, quality of life

4. Consultations

- 4.1 Hempnall Parish Council

Recommend approval

- 4.2 District Councillor

Cllr M Edney

As discussed I would like 2020/1973 to be heard by the committee for the following reasons:

DM 3.4 Residential extensions, conversions within Settlements b) c) and d)

- 4.3 Other Representations

One letter received confirming no objections.

5 **Assessment**

Key considerations

- 5.1 The key considerations in determining this application are the design, the impact on the character and appearance of the area the impact on neighbour amenity.

Principle

- 5.2 The principle of a residential extension is acceptable in accordance with Policy DM3.4 of the SNLP which states that proposals for residential extensions will be permitted providing they:
- Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings; and
 - Do not have an unacceptable impact on the amenities of neighbouring occupiers or adversely affect neighbouring commercial uses.
 - Specifically, proposals must provide and maintain:
 - Suitable amenity and utility space; and
 - Adequate access and parking

Each of these issues will be dealt with in the subsequent assessment.

Design and Impact upon the Character and Appearance of the Area

- 5.3 Policy DM3.8 of the SNLP seeks to achieve high quality design and protect and enhance locally distinctive character, as does criterion a) of Policy DM3.4 of the SNLP as referred to above. Whilst large flat roof dormers to the front may have been acceptable in the 1970's and 80's they are now considered to be poor design because of the bulk and the space they occupy within the roof, resulting in an incongruous appearance within the street scene.
- 5.4 There is only one dormer of similar size to the front on Broadway Close, with one other smaller flat roofed and one pitched roof dormer to the front (out of 15 dwellings). Five of the 47 dwellings on Old Market Way have dormers to the front.
- 5.5 Whilst it is noted that there are some examples of large flat roof dormers to the front they are still the exception rather than the rule within the streetscene and the vast majority are historical, approved in the 1970s or 80s.
- 5.6 I am also aware that one front dormer was approved at the end of Bainard Rise in 2015. However, this site is set back from the road at the end of a cul-de-sac whereas the application site is the first dwelling on Broadway Close and much more prominent within the street scene and as such this does not necessarily set a precedent for the proposed development.
- 5.7 On the basis of the above it is considered that the proposed scheme fails to comply with the requirements of Policy DM3.8 and the relevant criterion of Policy DM3.4.

Neighbour Amenity

- 5.8 Policy DM3.13 of the SNLP relates to the protection of the amenity of neighbouring uses as does criterion b) of Policy DM3.4 of the SNLP.
- 5.9 The rear dormer will look out onto the application site gardens with further views of the gardens that back onto the site. The front dormer looks onto Broadway Close with views towards the front gardens and drives of the opposite properties. I do not consider there to be significant overlooking to the detriment of neighbour amenity. As the

dormers are set within the roof slope I do not consider there will be significant overshadowing of neighbouring sites. I therefore consider that the application complies with policy DM3.13

- 5.10 On this basis the requirements of Policies DM3.13 and criterion b) of DM3.4 are met.

Other issues

- 5.11 As the scheme would cause no change to the accompanying garden size or parking provision the requirements of criterion c) and d) of Policy DM3.4 are met.
- 5.12 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.13 This application is not liable for Community Infrastructure Levy (CIL).

Conclusion

- 5.14 The proposal is considered unacceptable for the reasons outlined above as it would be contrary to Policies DM3.4 and DM3.8.

Recommendation : Refusal

1. The Proposal is considered to be of poor design and located in a prominent position within the cul de sac which would result in significant harm to the character and appearance of the area contrary to Policies DM3.4 and DM3.8 of the South Norfolk Local Plan 2015.

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Planning Appeals**Appeals received from 5 December 2020 to 30 December 2020**

None received

Planning Appeals**Appeals decisions from 5 December 2020 to 30 December 2020**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2019/2082	Topcroft Breakers Yard Barford Road Topcroft NR35 2BB	Mr Stuart Hall	Conversion of world war 2 barracks into a single dwelling to include a link block	Delegated	Refusal	Appeal dismissed