

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 15 December 2021 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, B Duffin, F Ellis, T Holden, T Laidlaw, L Neal and G Minshull.

Apologies: Councillor: J Halls

Officers in Attendance: The Development Manager (T Lincoln), the Area Team Manager (G Beaumont) and the Principal Planning Officer (T Barker)

8 members of the public were also in attendance

587 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
2021/0569/F	BRACON ASH AND HETHEL	All	Local Planning Code of Practice Lobbied by the Agent Local Planning Code of Practice Lobbied by Objectors
2021/1875/F	ASHWELLTHORPE AND FUNDENHALL	B Duffin	Other interest Known to the Applicant

588 MINUTES

The minutes of the meeting of the Development Management Committee held on 17 November 2021 were confirmed as a correct record.

589 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

Application	Parish	Speakers
2021/0569/F	BRACON ASH AND HETHEL	C Cox – Objector D Bryson – Applicant J Orchard – Agent H Berney – Landowner Cllr N Legg – Local Member
2021/1875/F	ASHWELLTHORPE AND FUNDENHALL	P Bailey – Objector P McAlenan – Agent Cllr N Legg – 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.

590 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 11:30am)



Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 15 December 2021

Item	Updates	Page No
Item 1	<p>Lobbying material received from agent and Bracon Ash Residents Committee</p> <p>Updates to the report</p> <ul style="list-style-type: none"> - Further to para 5.10, please note that the other proposed sites differ in size. The proposed site at Marsh Lane to the south of Bracon Ash is smaller (25 MW) and the site just in to the east of Mulbarton is much larger (49.9MW) - Further to para 5.30, the Glint and Glare Assessment states that the “solar panels are designed to absorb as much light as possible and not to reflect it.” In terms of glare it clarifies this is not a direct reflection of the sun, but a reflection of the sky around the sun. The assessment considers all potential receptors before identifying the residential properties set out in para 5.30 of the DMC report as the only ones potentially affected. - Para 5.43 states that fencing details will be secured by condition. Proposed fencing details have been submitted as part of the application which are considered satisfactory and therefore it is proposed to secure these as part of the approved drawings condition (No3). Details of the fencing will be shown in the presentation. - The site is being leased not bought. 	
Item 2	<p>The application has been advertised as affecting the setting of a listed building. The listed building in question is Oak Farm approximately 110m to the west beyond the neighbouring property at Wellington House. In light of this distance, the presence of another residential property in between and the appearance of the proposed dwelling, the setting and significance of this listed building will be preserved. Regard has been to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act and Policy DM4.10 of the Development Management Policies Document in reaching this view.</p> <p>.</p>	

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** : **2021/0569/F**
Parish : **BRACON ASH AND HETHEL**
Applicant's Name : David Bryson
Site Address : Land East of Cranes Road Hethel Norfolk
- Proposal** : Proposed Development for installation and operation of ground mounted solar farm and energy storage system. together with inverter platforms; control room; DNO station; storage containers; battery storage; security fencing & CCTV; temporary construction compound; and enhanced landscaping & ecological management.
- Decision** : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Temporary Consent
 - 2 Decommissioning
 - 3 In accordance with submitted drawings
 - 4 Drainage Strategy
 - 5 Construction Traffic Management
 - 6 Construction Management Plan
 - 7 Noise mitigation
 - 8 Tree Protection
 - 9 Implementation of Landscaping
 - 10 Ecology enhancement to be secured
 - 11 Archaeology investigation

2. **Appl. No** : **2021/1875/F**
 Parish : **ASHWELLTHORPE AND FUNDENHALL**
 Applicant's Name : Ms Carrie Burridge
 Site Address : The Oaks, The Street, Fundenhall, NR16 1DS
- Proposal : Replacement to create 1.5 storey dwelling with dormer windows to front and rear
- Decision : Members voted unanimously for **Approval**
- Approved with Conditions
1. Time limit- Full Permission.
 2. In accordance with submitted drawings.
 3. External materials to be submitted for approval
 4. Water efficiency
 5. Contaminated land during construction (investigation).