

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a remote meeting of the Development Management Committee of South Norfolk District Council, held on 5 May 2021 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, L Glover, G Minshull and L Neal

Apologies: J Halls with L Glover as Substitute

Officers in Attendance: The Development Manager (T Lincoln), the Area Planning Manager (C Raine) and the Principle Planning Officer (G Beaumont)

556 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
2020/1506/F	WOODTON	V Thompson	Other Interest Known to the applicant
2020/1689/F	PORINGLAND	All	Local Planning Code of Practice Lobbied by the Parish Council
		V Thomson	Other interest County Councillor for Poringland
		L Neal	Other Interest Parish Councillor for Poringland but did not partake in any planning discussions
			Other Interest Former Member of the Poringland Neighbourhood Plan Committee

557 MINUTES

The minutes of the meeting of the Development Management Committee held on 22 April 2021 were confirmed as a correct record.

558 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
2020/1506/F	WOODTON	J Wells – Agent
2020/1689/F	PORINGLAND	J Joyce – Parish Council S Litten – Applicant D Jewell-- Agent Cllr T Spruce – 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.

559 PLANNING APPEALS

The Committee noted the planning appeal

(The meeting concluded at 12:00pm)



Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
5 May 2021

Item	Updates	Page No
Item 1	<p>On a point of clarification, whilst para 4.12 may appear to indicate there is a concern in respect of flooding, updated information has been received (referred to in para 5.16 to 5.18) and therefore subject to suggested condition 3 the LLFA are not objecting (see their e-mail of the 18th March 2021).</p> <p>Likewise, following on from the comments referred to in para 4.10 of the cttee report, officers can confirm that the Highway Authority are satisfied that the scheme is acceptable subject to conditions as confirmed in their e-mail of 1st April 2021. It is evident that an additional condition relating to visibility is also required.</p> <p>For the avoidance of doubt officers would wish to make it clear that a garage and 3 further parking are being put forward as part of the scheme to serve Georges House which is an existing adjacent neighbouring dwelling. This has been considered as part of the assessment of the scheme and presents no particular concerns.</p> <p>Boundary treatments condition should also be included.</p>	14
Item 2	<p>One further objection received from a nearby resident:</p> <p>There is already congestion around the entire area in the vicinity of Budgens. The community and schools are already overflowing and cannot cope with added pressure.</p> <p>The inconvenience that such a building site would cause to traffic and quality of life would be untenable. Please note my strong objection to the application.</p>	26

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** : **2020/1506/F**
Parish : **WOODTON**
Applicant's Name : Mr Julian Wells
Site Address : Land North West of The Street Woodton Norfolk
- Proposal : Erection of 23 dwellings with associated landscaping, drainage and highways works.
- Decision : Members voted unanimously to authorise the Director of Place to **Approve** subject to conditions and a Section 106 regarding affordable housing (including a clawback provision in the event commencement and completion targets are not met) and open space provision.

Approved with Conditions

- 1 Full permission time limit
- 2 In accordance with submitted details
- 3 Surface water drainage scheme
- 4 Foul water scheme
- 5 Standard estate roads
- 6 Roads constructed to binder course
- 7 Construction traffic management and work
- 8 Off-site highways works
- 9 Materials
- 10 Ecology
- 11 Details of landscaping scheme
- 12 Landscaping management scheme
- 13 Tree protection (implementation only)
- 14 Contamination remediation
- 15 Contaminated land during construction
- 16 Air source heat pumps
- 17 Fire hydrants
- 18 Water efficiency
- 19 Renewable energy

2. **Appl. No** : **2020/1689/F**
 Parish : **PORINGLAND**
 Applicant's Name : Mr Stephen Litten
 Site Address : Land to the east of Overtons Way, Poringland, Norfolk
- Proposal : Construction of 9 new residential dwelling units, to include 1 retail unit facing north towards existing retail/commercial units.
- Decision : Members voted unanimously for **Refusal** (contrary to officer recommendation, which was unanimously lost)

Refused

Despite the alterations to the design following the refusal of application ref. 2019/1940 and the dismissal of the subsequent appeal, the scale, appearance, density and layout of the proposal will result in a constrained form of development with awkward relationships within the site (demonstrated for example by parking arrangements and the proximity of some units to their boundaries) but also a form of development that does will not relate successfully to its surroundings. The development will not make a positive contribution to the appearance of the area and instead will result in harm to its character and appearance. The application is contrary to Policy 2 of the Joint Core Strategy, Policies DM1.4 and DM3.8 of the South Norfolk Local Plan Development Management Policies Document and Policy 14(a) of the emerging Poringland Neighbourhood Plan and is therefore refused.