

Development Management Committee

Agenda

Members of the Development Management Committee:

Cllr V Thomson (Chairman)
Cllr L Neal (Vice Chairman)
Cllr D Bills
Cllr J Halls
Cllr G Minshull

Date & Time:

Wednesday 28 July 2021
10.00am

Place:

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

Contact:

Leah Arthurton tel (01508) 533610
Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

PUBLIC ATTENDANCE / PUBLIC SPEAKING

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

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

If a member of the public would like to observe the meeting in person, or speak on an agenda item, please email your request to democracy@s-norfolk.gov.uk, no later than **5.00pm on Friday 23 July 2021**. Please see further guidance on attending meetings at page 2 of this agenda. Places may be limited.

Large print version can be made available

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

Public Speaking and Attendance at Meetings

All public wishing to attend to observe, or speak at a meeting, are required to register a request by the date / time stipulated on the relevant agenda. Requests should be sent to: democracy@s-norfolk.gov.uk

Public speaking can take place:

- Through a written representation
- In person at the Council offices

Anyone wishing to send in written representation must do so by emailing: democracy@s-norfolk.gov.uk by 5pm on Friday 23 July 2021.

Please note that due COVID, the Council cannot guarantee the number of places available for public attendance, but we will endeavour to meet all requests.

Democratic Services will endeavour to ensure that each relevant group (ie. supporters, objectors, representatives from parish councils and local members) can be represented at meetings for public speaking purposes.

All those attending the meeting in person must sign in on the QR code for the building and arrive/ leave the venue promptly. The hand sanitiser provided should be used and social distancing must be observed at all times. Further guidance on what to do on arrival will follow once your initial registration has been accepted.

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.

AGENDA

1. To report apologies for absence and to identify substitute members;
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 guidance form and flow chart attached – page 7)
4. Minutes of the Meeting of the Development Management Committee held on Wednesday, 30 June 2021;
(attached – page 9)
5. Planning Applications and Other Development Control Matters;
(attached – page 19)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2021/1124/CU	ASLACTON	Oakfield House Pottergate Street Aslacton Norfolk NR15 2JN	19
2	2021/0500/CU	DICKLEBURGH AND RUSHALL	The Old Bakery, The Street Dickleburgh, IP21 4NQ	27
3	2021/0571/F	WYMONDHAM	Land to the rear of 87 and 91 Silfield Road Wymondham Norfolk	32
4	2021/0591/F	BARNHAM BROOM	The Bell Inn Bell Road Barnham Broom NR9 4AA	38

Updates received after publication of this agenda relating to any application to be considered at this meeting will be published on our website:

<https://www.southnorfolkandbroadland.gov.uk/south-norfolk-committee-meetings/south-norfolk-council-development-management-planning-committee>

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 43)

8. Date of next scheduled meeting- Wednesday 25 August 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

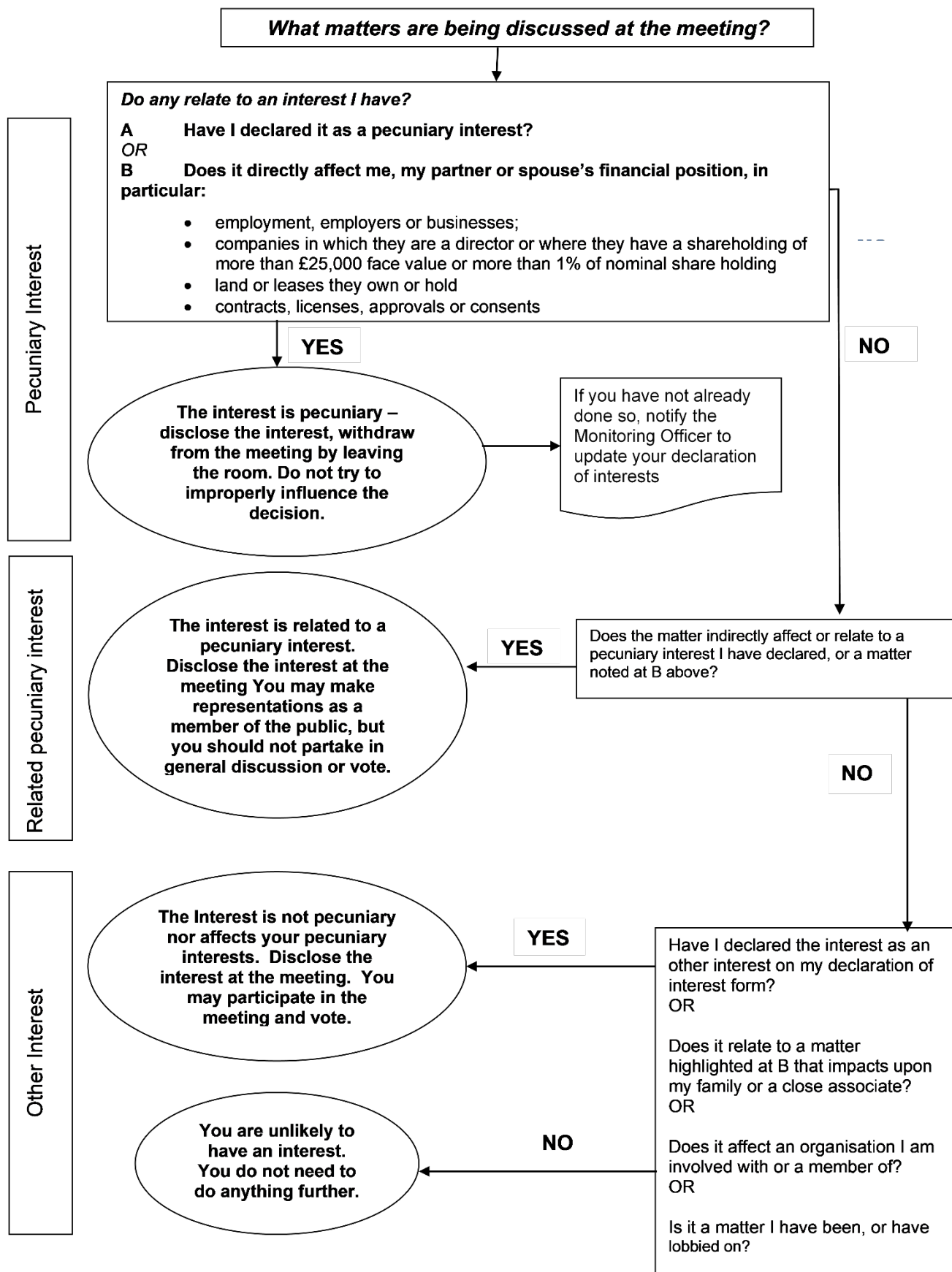
DECLARATIONS OF INTEREST AT MEETINGS

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



Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 30 June 2021 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, J Halls, L Neal and G Minshull (for Items 1-3).

Officers in Attendance: The Assistant Director for Planning (H Mellors), the Area Planning Manager (G Beaumont) and the Principle Planning Officers (T Barker & S Everard)

11 members of the public were also in attendance

564 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
2020/1533/F	CRINGLEFORD	All	Local Planning Code of Practice Lobbied by the Local Members D Elmer and W Kemp
		All	Local Planning Code of Practice Lobbied by the Parish Council
		L Neal	Other interest Cabinet Member involved with a parking scheme for Cringleford
		D Bills	Other Interest County Councillor covering Cringleford
2021/0400/F	HETHERSETT	All	Local Planning Code of Practice Lobbied by an Objector

		D Bills	Local Planning Code of Practice Lobbied by Objectors and Supporters
		D Bills	Other interest Local Member for Hethersett
2021/0542/F	SHELTON AND HARDWICK	All	Local Planning Code of Practice Lobbied by an Objector
		All	Local Planning Code of Practice Lobbied by Local Member M Edney

565 MINUTES

The minutes of the meeting of the Development Management Committee held on 2 June 2021 were confirmed as a correct record with the addition of Councillor Julian Halls added to Committee attendance list.

566 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
2020/1533/F	CRINGLEFORD	M Hill – Objector R Jones – Applicant
2021/0400/F	HETHERSETT	A Quinlan – Applicant M Stark – Supporter L Farrell (Written representation) – Objector
2021/0542/F	SHELTON AND HARDWICK	J Murgatroyd – Parish Council L Matthews – Objector D Sherman – Agent Cllr M Edney (Written Representation) – Local Member

2021/0651/F	SHOTESHAM	H Jackson – Parish Council K Munro – Objector C Burton – Objector Cllr F Ellis – 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.

567 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:33 pm)

Chairman

Item	Updates	Page No.
1	None.	14-22
2	One additional public representation setting out: • Proposal would obstruct the right of way as the building and storage area will be constructed over part of the Route of Access to the Property and so as to block rear gate which provides access to the Property from the Site • The Proposal is undeliverable as a result of the right of way which benefits our client's property. • There are competing sites which would reduce the level of noise impact and also not restrict rights of way. Permission should be refused on this ground. This is set out within case law. • A foul drainage strategy has not been provided contrary to DM4.2 • The noise impact assessment is not accurate and has not been updated to reflect the larger number of noise sensitive receptors which had been identified. • Land registry details have also been provided showing an application has been made to change the register to grant a right of easement from 10 Park Close. The documents are dated 18 June 2021. Comments received from the Environmental Quality Team Recommended conditions: • Hours of use • Plant noise • Noise Management Plan – including details of a noise limiter • Verification testing • Glazing specification • Lighting Officer comments on the additional updates In relation to the additional representation, consideration has been given to the deliverability of the scheme and the right of access for adjacent properties. This is considered to be private matter which does not prevent the Council from granting planning permission. In relation to competing sites, whilst it is understood that the applicants assessed alternative locations for the development, these have not been brought forward, and as such there is no competing sites available for the Council to consider. Consideration has been given to the case law set out by the objector and in this regards the questions around the right of access and competing sites is not considered to prevent planning permission being granted.	23-27

	In terms of the noise assessment, the additional comments have now been received from the Environmental Quality Team including a list of proposed conditions. This has confirmed that the noise impact assessment is acceptable and that the noise impact of the development can be mitigated by way of condition. In terms of drainage, the agent has confirmed the intention to connect to the public sewer in recreation road. A condition is proposed to secure this. Subject to a condition the proposal is considered to meet the tests of DM4.2. Recommendation: Approval with Conditions.	
3	Comments received from NCC Highways: Recommend conditions on provision of access and parking area which are to be added as requested Updated Ecological Assessment received Recommends further mitigation and enhancement measures which can be incorporated into the existing conditions on the recommendation	30-36
4	Comments received from NCC Highways. Unfortunately the visibility from the entrance to the property is poor in both directions. As such I don't think that we can support the application with the entrance as it stands. The main problem is lack of vision from the property entrance in both directions. If approved I would suggest that the front hedge should be lowered and maintained at 1m above road level. This will improve vision to the south although not to standard. The applicant does not appear to own the land to the north so not a lot can be done that way. A parking plan would be useful, although there does seem to be a sufficient amount You may also wish to consider limiting the number of persons that can use the office, in order to limit traffic movements and parking requirements. Officer comment: The existing entrance is used by both the occupants of the dwelling and those who work at the outbuilding. Visibility is substandard with seemingly limited opportunity to improve this to provide the necessary splays and particularly to the north as the applicant does not appear to own land in this direction. The access is within the 30mph speed limit but close to the point at which The Common is subject to the national speed limit meaning that vehicles may be travelling at speeds greater than 30mph as	37-42

	they approach the national speed limit or slow down from it. This development is not an ancillary function to the dwelling and generates vehicular movements from those who work and do not live there. In light of all these factors, I consider that the application should be additionally refused on the grounds of highway safety as adequate visibility splays cannot be provided contrary to Policy DM3.11 of the SNLP.	
--	---	--

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** : **2020/1533/F**
Parish : **CRINGLEFORD**
Applicant's Name : Mr & Mrs Jones
Site Address : 1 Gurney Lane Cringleford NR4 7SB

Proposal : Alterations and extensions to existing bed & breakfast and owners' existing living accommodation

Decision : Members voted unanimously for **Approval**

Approved with Conditions
 - 1 Time limit - full permission
 - 2 In accordance with submitted drawings
 - 3 Provision of parking area
 - 4 Limit guest accommodation to 5 bedrooms
 - 5 Guest accommodation not to be used as main residence of occupiers

2. **Appl. No** : **2021/0400/F**
Parish : **HETHERSETT**
Applicant's Name : Hethersett Parish Council
Site Address : Memorial Playing Fields Recreation Road Hethersett
Norfolk
- Proposal : Demolish existing changing rooms and construction of new sports changing pavilion with community facilities and extension to existing car park
- Decision : Members voted unanimously for **Approval**
- Approved with Conditions
1. Time Limit
 2. Submitted drawings
 3. Materials
 4. Surface Water Drainage
 5. Foul Water Drainage
 6. Noise remediation scheme including verification testing
 7. Noise Management Plan- including details of a noise limiter
 9. Hours of Use
 10. No plant/generators without consent
 11. Lighting
 12. Contaminated land during construction

3. **Appl. No** : **2021/0542/F**
 Parish : **SHELTON AND HARDWICK**
 Applicant's Name : Mr Christopher Penn
 Site Address : Agricultural Building Rear of Street Farm Barn The Street
 Hardwick Norfolk
- Proposal : Conversion of existing agricultural barn to one, two-storey
 three bedroom dwelling and erection of two-bay open
 carport with log store
- Decision : Members voted 4-0 with one abstention for **Approval**

Approved with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 No PD for Classes ABCD&E
- 4 Balcony panel to be obscured glazed
- 5 No additional openings
- 6 Foul drainage -sealed system/package
- 7 Surface water
- 8 Landscaping scheme
- 9 No PD for fences, walls etc
- 10 External materials to be agreed
- 11 Ecology Mitigation
- 12 Biodiversity Enhancement
- 13 Water efficiency
- 14 Contaminated land during construction
- 15 Provision of access
- 16 Provision of parking area

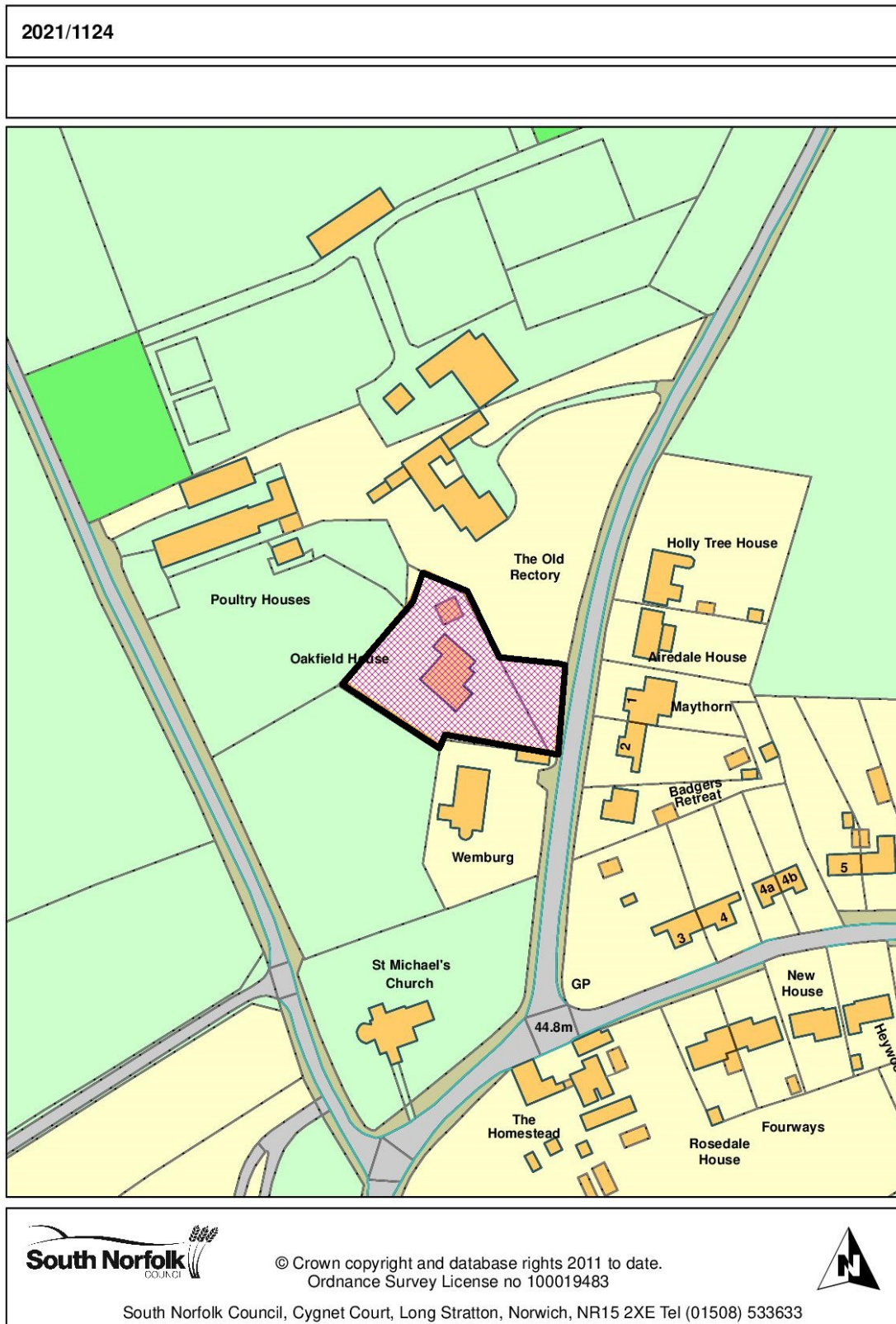
3. **Appl. No** : **2021/0651/F**
 Parish : **SHOTESHAM**
 Applicant's Name : Mr J Carver
 Site Address : Glenview The Common Shotesham NR15 1YD
- Proposal : Extension to existing building and change of use to office
- Decision : Members voted unanimously for **Refusal**
- Refused
1. Contrary to Policy DM2.1
 2. Unsustainable location
 3. Adverse impact on character and appearance of area,
 including conservation area
 4. Inadequate visibility splays

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Other Applications

Application 1



1. Application No : 2021/1124/CU
Parish : ASLACTON

Applicant's Name: Compass Childrens Homes Limited
 Site Address: Oakfield House Pottergate Street Aslacton Norfolk NR15 2JN
 Proposal: Change of use from dwellinghouse (Class C3) to residential care home (Class C2) for 5 No. residents

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 :

Approval with Conditions

1 Proposal and site context

- 1.1 The existing site contains a large detached dwelling in a generous plot with attached annex accommodation and detached garage accessed from Pottergate Street. The site frontage has a mature hedge and trees which prevent significant views of the property from the street. The site is outside of, but adjacent to the development boundary. Aslacton as a settlement is defined as a service village within the JCS.
- 1.2 The proposal is for change of use from C3 residential to a C2 residential with care (children's home). The plans include some internal alterations to the dwelling and alterations to access and parking arrangements within the site.

2. Relevant planning history

- | | | | |
|-----|-----------|---------------------|----------|
| 2.1 | 1995/0843 | Erection of stables | Approved |
|-----|-----------|---------------------|----------|

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02: Achieving sustainable development
 NPPF 04: Decision-making
 NPPF 05: Delivering a sufficient supply of homes
 NPPF 06: Building a strong, competitive economy
 NPPF 08: Promoting healthy and safe communities
 NPPF 09: Promoting sustainable transport
 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 4: Housing delivery
 Policy 5: The Economy
 Policy 6: Access and Transportation
 Policy 15: Service Villages

- 3.3 South Norfolk Local Plan Development Management Policies
DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.3: The sustainable location of new development
DM1.4: Environmental Quality and local distinctiveness
DM2.1: Employment and business development
DM2.10: Conversion and re-use of buildings in the Countryside for non-agricultural use
DM3.8: Design Principles applying to all development
DM3.10: Promotion of sustainable transport
DM3.11: Road safety and the free flow of traffic
DM3.12: Provision of vehicle parking
DM3.13: Amenity, noise, quality of life
DM4.8: Protection of Trees and Hedgerows
DM4.10: Heritage Assets

3.4 Supplementary Planning Documents (SPD)

Statutory duties relating to Listed Buildings and the setting of Listed Buildings:

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 Aslacton Parish Council

No formal comments received

- Note comments from parish and neighbouring parish under other representations by request

4.2 District Councillor – Cllr Ridley

This application should be determined by the committee only.

Reasons:

1. Absence of local need for such facility
2. Increase of traffic in quiet residential rural area
3. Danger to prospective residents of care home due to location on inadequate road
4. Numerous concerns raised by local residents at public meeting

4.3 NCC - Children's Services

No comments received

4.4 NCC Highways

Having checked the use class for a domestic property, it states that :-

Class C3 is use as a dwelling house by a single person or by people living together as a family, or, by not more than 6 residents living together as a single household (including a household where care is provided for residents).

The property at Aslacton is large and in normal terms as noted above, could accommodate a similar number of persons that the application suggests. Therefore, the proposal is not materially different in legal use terms or traffic terms to a domestic dwelling. Clearly if the development were to be larger or accommodate a larger number of residents then the situation may be different. For Appeal purposes we normally consider that a dwelling will, on average generate 6-8 vehicle movements per day. Clearly that will differ in all actual instances, with rural areas likely to generate a greater number of movements, owing to the limited access to public transport. A larger property may generate a greater number still. Traffic levels and speeds on Pottergate street are relatively low and on the above basis it is not considered that there are any undue highway issues with this proposal. However, having visited the property it was noted that whilst the entrance itself is satisfactory, the visibility from the entrance is somewhat limited and it is recommended that the hedging around the entrance and along the site frontage be cut back from over the highway verge, in order for the vision to be improved. A drawing will need to be supplied to confirm the work that can be done.

There are questions regarding the sustainability of the location in transport terms, as there is only limited access to public transport. In addition, there are no footways on Pottergate Street and facilities within the village are also limited. I understand that it is likely that the children will be attending a school in Thetford. However, there is no restriction on where children may attend school, so I do not believe that an objection could be sustained on those grounds

4.5 SNC Water Management Officer

No comments received

4.6 SNC Economic Development Officer

No comments received

4.7 Other Representations

30 Comments:

8 Support:

- Welcome the addition to the village
- Happy to support the help of young people; it would be great if Aslacton had many more families living here
- Support on grounds of common sense and compassion
- -There is a shortage of facilities in Norfolk and children have to be sent further afield.
- Disgusted to know children appear to be unwelcome here
- It breaks my heart to see other children being pushed away from the village
- no one should live in a community where disadvantaged children with acute needs are not welcome.
- The good these houses provide to young people is outstanding
- There is no evidence these children will be more trouble than a regular family
- I think it is bold and frivolous to assume that the children who come into care here will be delinquents and "ruffians". It is also ridiculous to assume that they all will need help from special clubs.
- With regard to lack of amenities; how is this different from any other household
- The village should provide more facilities for children
- Long Stratton is only 4 miles away
- The lack of pavements is less of an issue for young people and their carers than it is for older people
- Myself and my siblings have walked to school for years and walk to transportation also
- Are we saying a family home is not suitable as a family home?

22 Object:

- The village is rural
- The village has an older population
- The older population does not provide a good demographic for a children's home
- The village is quiet and peaceful
- Road has no pavements or lighting and is single track with few passing places
- Oakfield house is near a blind junction
- Adverse weather can cut the village off
- Public transport is limited
- There is not good visibility from the entrance - road safety concerns
- 7 cars parking spaces is more than a regular house and manoeuvring will be difficult
- The village has no shops or facilities
- There are no facilities for children - requires constant journeys to other locations
- The primary school already brings disruption
- Possibility of anti-social behaviour including noise and disturbance
- Safeguarding concerns for other children in the village
- Children go missing from care homes and they would be vulnerable in this location
- The nearest police station is in Diss or Long Stratton
- Some care homes require improvement and have poor staff morale
- A rural location would not be good for vulnerable children's wellbeing
- This is a residential area so a commercial site would be out of character
- Broad consent for C2 which allows more than just children
- This should be situated in a larger village with more services
- Children will be educated out of the area and integrating would be difficult
- GNLP says care homes should be supported on sites with good access to local services and Aslacton is designated as 'extreme rural'
- The position of the home is not sustainable
- This would breach the original planning conditions for Oakfield house
- The access would impact trees and hedges and negatively impact the character of the street
- There needs to be an Arboricultural survey and ecology report due the change of use
- There are protected species recorded within 140 metres of the application site and an ecology survey would highlight on site considerations
- The site plan shows a larger parking area than is already there - there is an electricity pole in the way
- The site is outside of the village development boundary
- The site does not serve a local need
- A family home should not be removed from housing stock as it will require replacement; it would adversely affect local schools

5 AssessmentKey considerations

- 5.1 The application has prompted significant key considerations including the principle of development, the location, amenity, highways and the character of the street scene

Principle

- 5.2 The proposal is located outside of the development limits of Aslacton, however the site contains a single (Class C3 of the Use Classes Order) dwelling at present. While the application suggests some uses within C3 as a fallback, the change between use classes C3 and C2 is a deliberate material consideration (otherwise these use classes would not be differentiated as they are) and therefore this includes the location in relation to policy DM1.3 of the Local Plan.

- 5.3 When considering development outside of the defined settlement limits, DM1.3 offers two potential criteria. Firstly, under criterion (c) proposals can be supported where exceptions outside of the development boundary are allowed by another development management policy such as conversions or agricultural development. There is no specific policy for care facilities within the Local Plan and I have considered Policy DM2.10 with regard to the conversion and reuse of buildings in the countryside, however as this property is of relatively modern construction this policy does not apply. The proposal therefore does not meet the requirements of policy DM1.3 part (c). Criterion (d) requires proposals to demonstrate overriding benefits in the social, environmental and economic aspects of sustainable development. This is a high bar and the proposal has been assessed in accordance with this balance and the further guidance set out in policy DM1.1 in this assessment.

Planning Balance

- 5.4 The application for change of use proposes a C2 use class care home for up to five residents. The applicant in this instance is proposing the use as children's home, however a C2 designation includes a wider scope of users. The application information justifies the provision of such a home through the basis of a need within Norfolk for care facilities such as the one proposed and highlights the investment to be made by the applicant in order to meet that need. While no response has been received from Norfolk County Council on this matter, based on the information before me, I have no reason to place doubt on this position.
- 5.5 This provides a wider context for the proposal which then brings the consideration more local. A significant amount of consultation responses express concerns relating to the rural location of the proposal and associated difficulties this may cause. This is balanced with the submission documents which explain the necessity of including rural locations within the care provision mix, especially for some children who have suffered trauma. The reasoned justification from the applicant highlights the acute needs of some children and the associated benefits of a more tranquil setting. Given the evidence before me I have no reasonable reason to doubt the position that differing circumstances require different locations and that a rural location has a place within the overall care provision mix.
- 5.6 Taking into account the above considerations; I am satisfied that the provision of a rural care facility (in this case for children) can be considered to provide a social benefit of a weight that is significant in the planning balance.
- 5.7 The provision of a care facility, as the various application statements highlight, also provides employment. While this is secondary to the primary care function, within the planning balance it can be considered an economic benefit that weighs in favour of the application. I also note the consideration of the economic recovery from Covid which is a material consideration; however, in this instance no specific element of the proposal leads to this consideration altering the weight given to the economic or social benefit.
- 5.8 I understand the misgivings expressed within the consultation responses in relation to a business running the site; however the mixed state and private care provision methodology within the English social care system is a matter of fact and therefore is treated as such in the planning process. I would note that the provision of employment would also occur if it was a state-run facility so fundamentally, there is little impact on the economic consideration.
- 5.9 I now move to the site-specific considerations and start with a specific look at Aslacton. The site is outside but adjacent to the development boundary. Aslacton is classified as a service village within the JCS and benefits from a primary school and a village hall shared with Great Moulton. The consultation responses highlight a lack of facilities within the village; however, the JSC assessment is the overriding policy position that guide development and I have treated it as such. Notwithstanding this, travel to a range of services will be required along with a likelihood that staff will have to travel to and from the site.

- 5.10 Countering this, the dwelling is large, detached and contains an annex. While some consultation responses have used average traffic movements to compare, the dwelling is not of average size and is likely to generate a higher than average level of movements if used by a family. The traffic movements are likely to be higher than at present, however, the Highway Authority conclude in their response that the difference would not be significant when considered against the potential of this dwelling without any additional planning permission. I am also mindful of the potential to provide types of care facility within the C3 use class definition.
- 5.11 In relation to its location therefore; while there are several mitigating factors (existing and potential uses under C3 and proximity to the development boundary of a service village) I am considering a material change of use from C3 class to C2 class outside of development limits so there will be a minor level of environmental harm as a result.
- 5.12 Remaining with the highway network, a significant proportion of consultation responses highlighted the road, including the lack of footpath, street lighting and narrow carriageway as a concern. The Highway Authority response considered there to be no specific issue with the road when considering the previously discussed existing situation. The visibility from the entrance was highlighted and this application gives opportunity to improve on the level of visibility from the access. A drawing has been submitted to demonstrate this possibility and can be required by condition. I consider highway access and safety to provide a neutral contribution to the planning balance.
- 5.13 A level of concern has been raised with regard to noise and disturbance within the consultation, with some contributors countering this notion with no concern also. While a wide range of factors have been raised; I can only consider those material to the planning process under the guides of Policy DM3.13 of the Local Plan. Care facilities are regulated outside of the planning process by OFSTEAD so for the purposes of planning assessment I have to assume other regulatory functions perform their own responsibilities and that the site will be appropriately run. The dwelling is a detached property with a generous garden and the proposal is for 5 children and a minimum of two staff at any one time. The proposal is within a residential area with dwellings to both sides and to the front. A single dwelling is also under construction to the rear. Care facilities are inherently residential in their nature and therefore appropriate in residential locations. The proposal site is spacious enough to accommodate the number of children proposed without being overly cramped or reliant on areas in close proximity to neighbouring dwellings. While children can have a wide of personalities, needs and requirements, this is also true of a single family unit. I do not consider the background of the children or support given to them to result in consequences significant enough to warrant refusal of the application on amenity grounds for a professionally run home. I therefore consider residential amenity to be neutral in the planning balance.
- 5.14 The visibility and access adjustments require a level of work to be conducted to the street frontage with some cutting back of foliage necessary. Some enlargement to the parking and turning space also appears to be necessary. While none of the tree's on site are protected and the work proposed could be conducted now under permitted development, some concern has been raised with regard to the street scene. The work proposed has also been expanded slightly in response to a request from the Highway Authority. While the nature of the site use is proposed to change, whether this makes it more or less likely that vegetation and trees would be removed further than suggested in the plan is not clear. The street frontage is open and residential in character on the east side of Pottergate street while on the west, including the application site there tends to be larger set back plots with a vegetated roadside character. Given this relatively strong character I would consider it necessary to place a condition requiring removal of trees and hedges to be first agreed with the local planning authority and with this would come a neutral consideration in the planning balance.

- 5.15 Ecology concerns have been raised in the consultation, however with no expansion of the buildings and, as previously highlighted, external works that would otherwise have been permitted development on an existing residential plot; I do not consider here to be a need for further assessment as a result of this application. This matter is therefore also neutral in the planning balance.

Other Issues

- 5.16 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.
- 5.17 This application is not liable for Community Infrastructure Levy (CIL)

Conclusion

- 5.18 The proposal is located outside of the development limits of Aslacton and is not justified by any specific local plan policy. Therefore in accordance with part (d) of policy DM1.3, policy DM1.1 and the requirements of the NPPF, the application has been considered with regard to the planning balance, weighing various social, economic and environmental considerations in order to reach a conclusion.
- 5.19 The above assessment has highlighted a significant social benefit in the provision of a children's care facility and a moderate economic benefit from the generation of employment. The location outside of the development boundary is attributed a minor environmental harm, moderated by the proximity to the development boundary of a service village and the use of the existing dwelling as a baseline. Considerations relating to highway safety, residential amenity, landscape/street scene and ecology have all returned neutral considerations.
- 5.20 This assessment therefore provides significant social benefit, moderate economic benefit and minor environmental harm. The NPPF makes it clear that an overriding benefit does not need to be provided within each of the three themes of sustainable development, but rather as an overall consideration of the development. In this instance, I therefore consider that the social and economic benefits provided by this proposal clearly and demonstrably outweigh the identified harms and as such I recommend this application for approval subject to the conditions listed below.

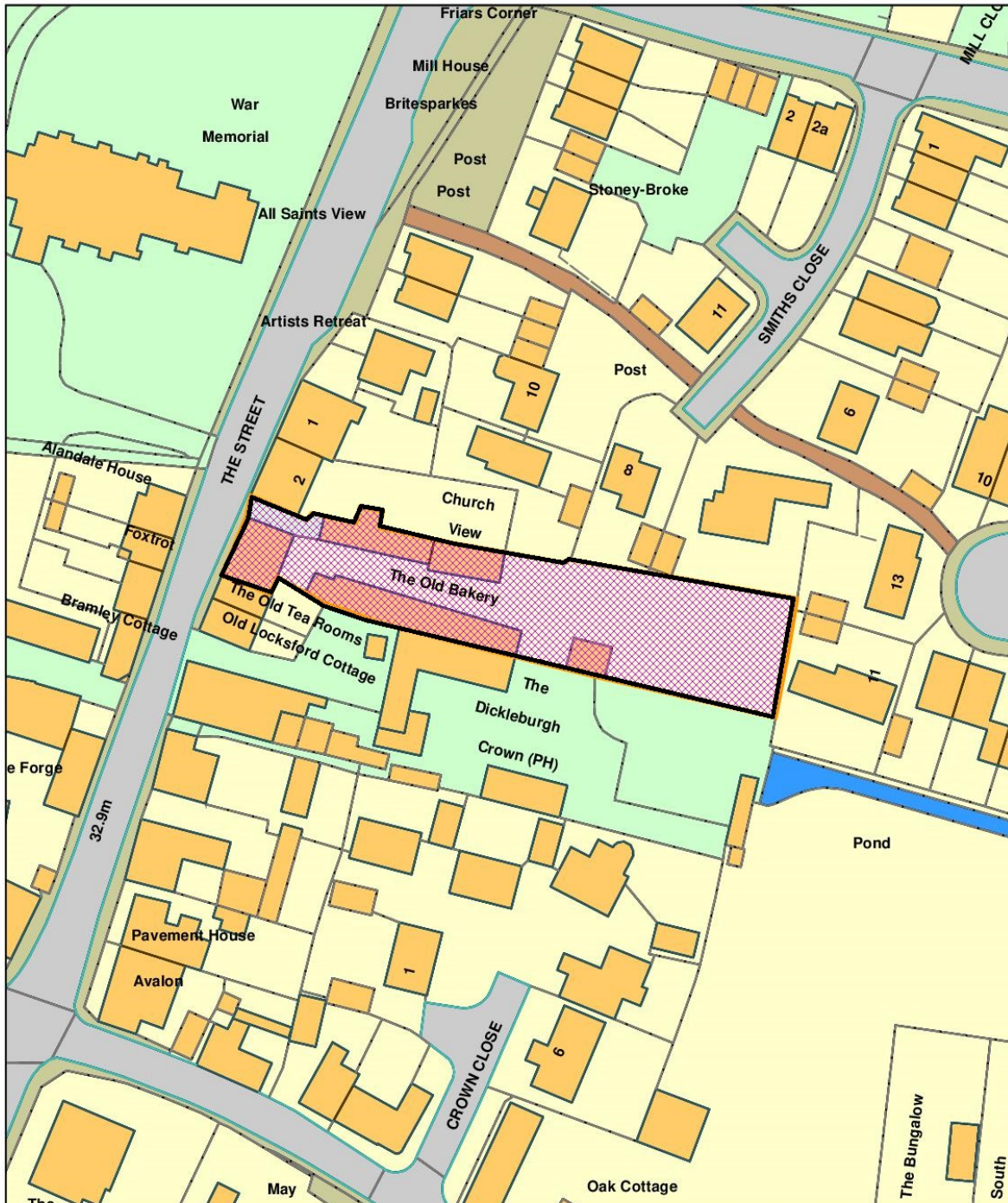
Recommendation: Approval with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Specific Use
- 4 Visibility splay, approved plan
- 5 Retention of trees and hedges

Contact Officer	Peter Kerrison
Telephone Number	01508 533793
E-mail	pkerrison@s-norfolk.gov.uk

Application 2

2021/0500



© Crown copyright and database rights 2011 to date.
Ordnance Survey License no 100019483



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

2. Application No : 2021/0500/CU
Parish : DICKLEBURGH AND RUSHALL

Applicant's Name: Mr Richard Argent
 Site Address The Old Bakery, The Street Dickleburgh, IP21 4NQ
 Proposal Change of use from beauty salon to residential (C3) use

Reason for reporting to committee

The proposal would result in the loss of employment space

Recommendation summary:

Approval with Conditions

1 Proposal and site context

- 1.1 The application site consists of a group of single storey buildings originally associated with the Old Bakery (commercial) and became outbuildings incidental to the dwelling following the conversion of the bakery to a dwelling in the early 1990s. In 2017 planning permission was granted to convert the outbuildings to a beauty salon and offices which has been partially implemented (the beauty salon) and briefly occupied for this purpose. At present all buildings stand empty and the conversion to office has not been implemented.
- 1.2 The site is located within the development boundary of Dickleburgh and close to the historic centre, a narrow vehicle access enters the site from the street to the side of the dwelling. The remainder of the site consists of residential garden associated with the dwelling. The residents must traverse between the commercial units to get from the dwelling to the garden.
- 1.3 The proposal is to change the use back to residential, thereby returning to a use incidental to the main dwelling. This would see them treated as any other building constructed under Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Relevant planning history

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2017/0108 | Change of use to Beauty Salon and 3 Rooms to class B1 (business) use | Approved |
| 2.2 | 1992/0409 | Change of use from shop to residential dwelling. | Approved |
| 2.3 | 1991/1768 | Change of use from shop to residential | Refused |

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 08: Promoting healthy and safe communities
 NPPF 12: Achieving well-designed places
 NPPF 16: Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 Policy 5: The Economy
 Policy 15: Service Villages

3.3 South Norfolk Local Plan Development Management Policies

DM1.3: The sustainable location of new development
DM2.2: Protection of employment sites
DM3.8: Design Principles applying to all development
DM3.11: Road safety and the free flow of traffic
DM3.12: Provision of vehicle parking
DM3.13: Amenity, noise, quality of life
DM3.16: Improving the level of local community facilities
DM4.10: Heritage Assets

3.4 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.

S72 Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

4. Consultations**4.1 Dickleburgh and Rushall Parish Council**

Are unable to support this application on the following grounds: Contrary to the following policies:

- DM 3.4 - Residential extensions, conversions within settlements
- DM 3.5 - Replacement dwellings & additional dwellings
- DM 3.7 - Residential Annexes
- DM 3.8 - Design Principles
- DM 3.12 - Provision of Vehicle Parking
- DM 3.13 Amenity Noise & Quality of Life

Disabled access and safeguarding

The application and accompanying plans are not at all clear as the purpose of this building and how it is going to be utilised in conjunction with the main building - additional detailing is required.

For the above reasons the Parish Council currently are unable to recommend approval of the applications.

4.2 District Councillor

No comments received

4.3 Other Representations

1 Comment:

- Question regarding the proposed use of the rooms

5 Assessment

Key considerations

- 5.1 The key considerations are the principle of development, loss of employment space, amenity and highways

Principle

- 5.2 The proposal site is located within the development boundary of Dickleburgh and part of the site has an implemented permission for commercial use (the beauty salon). A residential dwelling sits at the front of the site and a residential garden area associated with it to the back of the site. There is therefore an existing residential dwelling for the buildings to return to and no additional dwelling would be created. The principle of residential use of the whole site can be considered to be established through the permission granted in 1992 and the remaining element of this permission. As such the assessment follows the assessment guide set out in policy DM2.2 with regard to the loss of employment uses.

Loss of Employment:

- 5.3 Policy DM2.2 aims to protect employment uses, but gives a set of criteria for when the loss of such uses may be acceptable. These are set out in part 2 (a) where the possibility of reusing or re-developing the site has been demonstrated as unviable or un-practical to retain or part 2 (b) where overriding benefits is demonstrated. In this instance part 2(b) is not met or justified, however in my assessment there is clear potential under part (a) which I have explored below.
- 5.4 The application site was formerly residential outbuildings following the conversion of the bakery itself. It is a large plot stretching back some way from the road, with the outbuildings between the dwelling and a garden area. However, the road frontage is very narrow in relation to this with a single tight drive to the side of the dwelling. The outbuildings have very limited visibility from the street and are only partially apparent by looking straight up the driveway. There is no turning space and a maximum of two cars is likely to be the limit in terms of off street parking. If a car was on the drive, there would be no access for pushchairs or wheelchair users and it would be difficult for those with other mobility issues.
- 5.5 It is notable that the permission for commercial uses has only been partially implemented and then only occupied for a short period. The unit currently stands empty and while I am mindful of the impact of Covid, it is not likely the only reason given my site description above. The unit has been marketed, although I acknowledge this has not been in accordance with the methodology set out in policies DM2.2 and DM3.16 of the Local Plan.
- 5.6 I understand that the original application was approved in 2017 in accordance with economic development considerations. However, given the difficulty in bringing the units forward, the poor access and compromised amenity space for the dwelling I am minded to recommend that the unit is not practical or viable to retain for an employment use in this instance. I therefore consider the proposal to meet the aims of Part 2 (a) of policy DM2.2.

Proposed Use

- 5.7 There appears to have been some confusion in the consultation regarding the proposed use of the units so for the avoidance of doubt; I am considering this application on the basis that the units return to being incidental to the residential property known as The Old Bakery in line with their status prior to the 2017 planning permission for commercial use. No new dwellings or annexes are proposed to be created. Many of the items therefore listed by the parish council are therefore not relevant, or significant as a result. Those that are have been considered below. I have proposed a condition setting out the use of the buildings for the avoidance of doubt.

Amenity

- 5.8 The proposed alteration will reduce the impact of the buildings on both neighbour amenity and the amenities of the parent dwelling. The proposed condition and the wording of Class E of part 1 of the GPDO gives clear guidance on the uses allowed as incidental and anything in excess of this would require a further planning application to be submitted. I therefore consider the proposal to meet the aims of policy DM3.13 of the Local Plan in this regard.

Highways

- 5.9 Concern has been raised with regard to highways and access. Given the tight access and accessibility considerations raised earlier in the report, I consider the proposal will reduce the impact on the highway significantly through removing additional uses. Therefore the proposal is acceptable with regard to policies DM3.11 and DM3.12 of the Local Plan.

Heritage

- 5.10 S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 and policy DM4.10 of the Local Plan provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting. The parent dwelling and many of the nearby buildings are listed. The change of use proposes no physical works so the potential for heritage impact is very low. Further applications would need to be submitted for any substantial work outside of the scope of permitted development which would allow heritage constraints to be considered further at that time.
- 5.11 S72 Listed Buildings Act 1990 and policy DM4.10 of the Local Plan also considers conservation areas. Again with no physical works proposed and a reduction in transport requirement on The Street, it is considered that the application will not have an adverse impact on the conservation area and that as a result the aims of S72 Listed Buildings Act 1990 and policy DM4.10 of the Local Plan are met.

Other Issues

- 5.12 I have considered the impact of Covid and the economic considerations related to the recovery in this assessment however in this instance other material planning considerations are of greater significance.
- 5.13 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.
- 5.14 This application is not liable for Community Infrastructure Levy (CIL)

Conclusion

- 5.15 The proposal demonstrates compliance with part 2(a) of policy DM2.2 with regard to the loss of an employment use and does not adversely affect residential amenity, highways or heritage assets. As such I recommend the application for approval subject to the following conditions

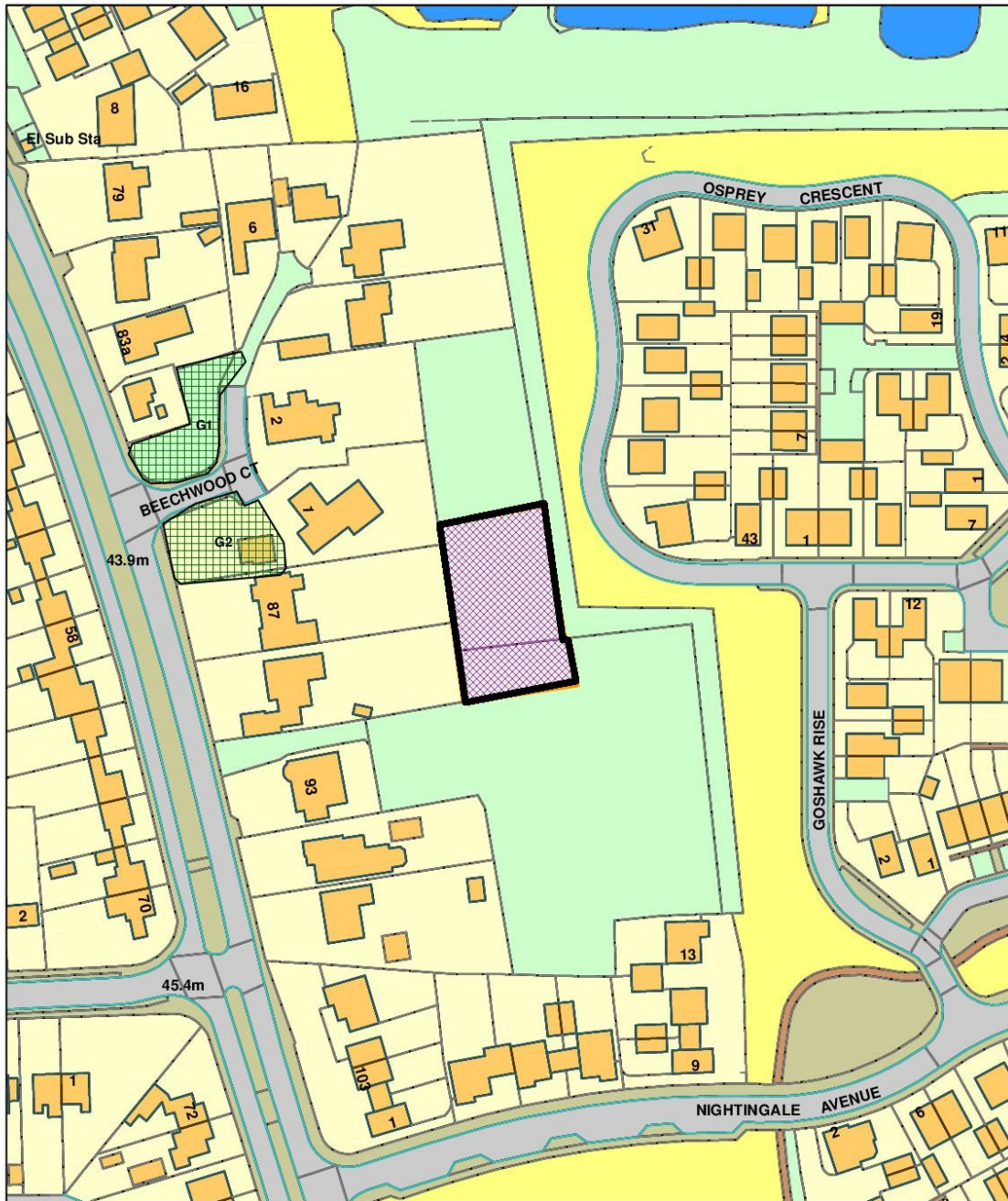
Recommendation: Approval with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Incidental to the main dwelling

Contact Officer Peter Kerrison
Telephone Number 01508 533793
E-mail pkerrison@s-norfolk.gov.uk

Application 3

2021/0571



© Crown copyright and database rights 2011 to date.
Ordnance Survey License no 100019483



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

3. Application No : 2021/0571/F
Parish : WYMONDHAM

Applicant's Name: Mr Steve Gibbons
 Site Address: Land to the rear of 87 and 91 Silfield Road Wymondham Norfolk
 Proposal: Erection of a single dwelling with detached two bay car port.

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:

Approval with Conditions

1 Proposal and site context

- 1.1 This site relates to a site that gained permission for residential development in 2018 (planning permission 2018/1087) and is now under construction. It consists of a plot that stands slightly apart from the eight dwellings approved under that application.
- 1.2 The proposal is now to construct a dwelling on this plot accessed from the access road that is being constructed for the eight dwellings. The site is within the development boundary for Wymondham and in addition to the development site for eight dwellings is surrounded by a mixture of recently completed development and more established development.
- 1.3 To the west of the site is established development along Silfield Road with two 2-storey properties immediately adjoining to the west and a single storey property and a large older property known as Crossways to the north-west. The garden space of Crossways is immediately to the north of the plot, whilst the eastern boundary is marked by landscaping and the roadway of Osprey Crescent with recently completed two storey dwellings on the opposite side of Osprey Crescent from the site. To the south is the site of the new eight dwellings under construction.

2. Relevant planning history

- | | | | |
|-----|-----------|---|-----------|
| 2.1 | 2018/1087 | Proposed residential development creating 8 dwellings | Approved |
| 2.2 | 2017/2768 | Proposed residential development creating 10 dwellings | Withdrawn |
| 2.3 | 2015/1124 | Proposed 5 detached two storey dwellings and 2 detached bungalows | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02: Achieving sustainable development
 NPPF 04: Decision-making
 NPPF 05: Delivering a sufficient supply of homes
 NPPF 11: Making effective use of land
 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

- 3.2 Joint Core Strategy (JCS)
Policy 1: Addressing climate change and protecting environmental assets
Policy 2: Promoting good design
Policy 3: Energy and water
Policy 4: Housing delivery
Policy 13: Main Towns
Policy 20: Implementation
- 3.3 South Norfolk Local Plan Development Management Policies
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.3 : The sustainable location of new development
DM3.1 : Meeting Housing requirements and needs
DM3.8 : Design Principles applying to all development
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM4.2 : Sustainable drainage and water management
- 3.4 Wymondham Area Action Plan
No specific policy applies
- 3.5 Supplementary Planning Documents (SPD)
South Norfolk Place-Making Guide 2012
4. Consultations
- 4.1 Wymondham Town Council
- Refuse
- overdevelopment
 - unneighbourly form of development
 - loss of amenity
- 4.2 District Councillor
Cllr S Nuri
- To Committee
- proposed development will impact on neighbour's privacy
 - overdevelopment in a very tight parcel of land
 - there is also a covenant on the land restricting it to garden use only although I appreciate this is a civil and not a planning matter
- 4.3 NCC Highways
- No objections subject to the same conditions being imposed as on 2018/1087
- 4.4 SNC Water Management Officer
- Conditional Support

4.5 Other representations

4 letters of objection to original plans

- it is extremely disappointing to see an application to try and squeeze in an additional property
- a previous attempt to gain consent to build on this land was withdrawn as the land is subject to a covenant which clearly states that the land may not be built upon (2017/2678)
- location of the proposed house would have an adverse impact on the garden of Crossways as immediately adjacent to southern boundary with north facing first floor windows which would overlook all the amenity area resulting in a total loss of privacy
- even a single storey property would be intrusive as it would be next to a raised seating area of our garden
- close to boundary with No2 Beechwood Court
- will result in overshadowing and disturbance
- green space is being continuously compromised
- Wymondham is subject to extensive new developments at present and there can be no convincing argument that this single property meets any real housing need given the number of alternative dwellings in and around the town
- conditions on planning ref 2018/1087 affect consideration of this proposal - firstly the current plans for the no-dig solution to the access to the driveway will raise the level to such a degree that it will overlook No 89 Silfield Road and secondly this area is to be used for soakaways for the eight new bungalows

5 letters of objection to amended plans

- New first floor window would overlook properties on Osprey Crescent
- There is still potential for overlooking of garden of Crossways as there is still a large window serving the staircase and landing which will leave our garden fully exposed including our above ground swimming pool which would also be visible from the ground floor windows
- Proposals to include planting would reduce solar gain on the swimming pool
- Car port is substantial
- The land is still subject to a covenant restricting it to garden use
- Properties purchased on Osprey Crescent did so on the basis that this land would not be developed
- Management of the site has been poor so far with noise disruption and Silfield Road being blocked

5 Assessment

Key considerations

- 5.1 The key considerations are the principle of development, design, residential amenity, access and parking, flood risk and drainage.

Principle

- 5.2 Policy DM1.3 of the Local Plan requires that all new development should be sustainably located on allocated sites or within defined development boundaries and should be of a scale proportionate to the level of growth planned within that location. The site is within the development boundary for Wymondham as set out in the Wymondham Area Action Plan. The plot was shown as land for allotments on the proposed site plan for the planning permission for the eight dwellings however little weight was given to this in considering the scheme acceptable and no mechanisms were put in place to secure their delivery.

- 5.3 Whilst taking account the combined scale of development with the eight dwellings already under construction, the scale of development would remain small in comparison with the adjoining allocated site. The principle of development is therefore considered acceptable.

Design

- 5.4 The proposed dwelling is a two storey four-bedroom building. Its design makes some reference to the eight dwellings under construction in terms of proposed materials and fenestration but differs in scale to them as it is a house rather than a bungalow. Notwithstanding this, the plot sits in a position that is removed from where the bungalows are being constructed and therefore a different approach in terms of scale is acceptable. The dwelling sits in between a mixture of properties along Silfield Road and recently completed dwellings along Osprey Crescent to the east. The majority of these properties are two storey and given the mixture of styles and the relatively freestanding nature of the application site it is considered that the proposal is an acceptable design solution for this plot.

Residential Amenity

- 5.5 A number of objections have been raised about overlooking. The proposed scheme originally included a balcony to the front of the dwelling and first floor windows in the rear elevation serving bedrooms. This would have resulted in unacceptable overlooking over a number of properties, in particular the garden space of Crossways to the north from the first-floor windows in the rear elevation. The scheme has now been amended to remove the balcony and amend the windows for the bedrooms to the rear of the dwelling so the principle windows serving these rooms are in the side elevations with only high level windows in the rear elevation. There is still a first-floor window serving the stairwell, however it is not considered that it is likely that overlooking would occur from this window given the position of the stairs. It is considered that the scheme is now acceptable in terms of overlooking, as the windows in the side elevation look across the roadway of Osprey Crescent to the east and with a detached garage block screening views to the west. Whilst some angled views may still be possible these are not considered to result in overlooking to a degree that would warrant refusal of the application. In order to ensure that first floor windows in the rear elevation that overlook the garden space to the north aren't created in the future it is considered appropriate to remove permitted development rights for creating new first floor openings.
- 5.6 In other respects the dwelling is sited well away from other dwellings themselves and therefore will not result in overshadowing or overbearing impact on other properties. There may be some impact on immediately adjoining areas of garden but again not to such extent that would warrant refusal of the application.

- 5.7 The proposed development is therefore considered to accord with policy DM3.13 of the Local Plan.

Access and Parking

- 5.8 As noted above, the proposed development is to be accessed from the new access road currently being constructed to serve the eight dwellings permitted under planning permission 2018/1087. Norfolk County Council's Highways Officer raises no objection to this subject to the conditions on the previous consent being imposed. The site contains adequate off-street parking.
- 5.9 As such the proposal is considered to accord with policies DM3.11 and DM3.12 of the Local Plan.

Drainage

- 5.10 The site is in Flood Risk Zone 1 and is not therefore at risk from fluvial flooding, nor is there an identified surface water flood risk.

- 5.11 Surface water drainage is proposed to be soakaways, which are being installed to the front of the plot as part of the new development. Full details will be required of this to ensure there is sufficient capacity. This can be secured through condition.

Other Issues

- 5.12 Many of the objections from the neighbours relate to a covenant that prevents development of this site and apparently led to the withdrawal of earlier proposals to develop this plot as part of development proposals for the wider site. It should be noted that this is not in itself a planning consideration but a separate legal matter for the applicant to overcome. If they cannot overcome it then they will not be able to implement any planning permission granted.
- 5.13 The need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. This application will likely provide employment during the construction phase of the project. This weighs in favour of the proposal.
- 5.14 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.
- 5.15 This application is liable for the Community Infrastructure Levy.

6. Conclusion

- 6.1 The proposed development is acceptable as the site is within the development boundary for Wymondham, and the proposed dwelling is of a scale and design that is compatible with the surrounding area and does not have an unacceptable impact on the local highway network or neighbouring properties. The application is therefore recommended for approval as it is in accordance with Policy 2 of the JCS and Policies DM1.3, DM3.5, DM3.8, DM3.11, DM3.12 and DM3.13 of the South Norfolk Local Plan.

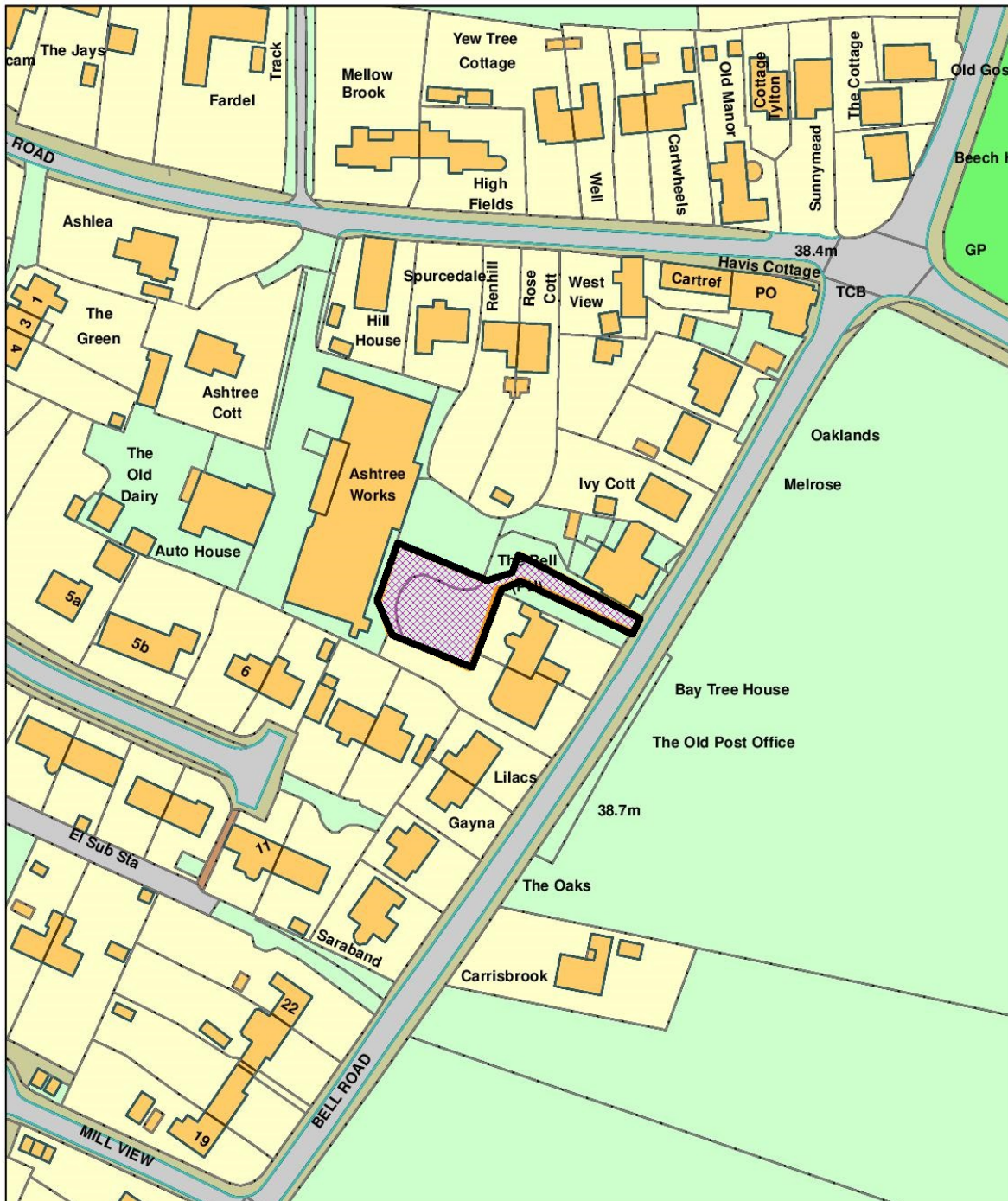
Recommendation : Approval with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Contaminated land during construction
- 4 Details of any Heat Pump to be submitted
- 5 Visibility Splays
- 6 Parking area
- 7 Off-site highway works (details)
- 8 Off-site highway works (implementation)
- 9 External materials to be agreed
- 10 Surface water drainage details to be agreed
- 11 Foul drainage to main sewer
- 12 Water efficiency
- 13 Landscaping scheme
- 14 No PD for windows on first floor

Contact Officer	Tim Barker
Telephone Number	01508 533848
E-mail	tbarker@s-norfolk.gov.uk

Application 4

2021/0591



© Crown copyright and database rights 2011 to date.
Ordnance Survey License no 100019483



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

4. Application No : 2021/0591/F
Parish : BARNHAM BROOM

Applicant's Name: Mr Oakey
Site Address The Bell Inn Bell Road Barnham Broom NR9 4AA
Proposal Proposal for 5 pre-manufactured holiday accommodation units to land at The Bell Inn

Reason for reporting to committee

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

Recommendation summary : Refuse

1 Proposal and site context

- 1.1 The application seeks full planning permission for the erection of 5 prefabricated holiday units on part of the car park at the Bell Inn Public House in Barnham Broom. The application site form part of the rear curtilage of the public house and is accessed via Bell Road which lies to the east. There are neighbouring dwellings immediately to the south and east and further properties to the north albeit a greater distance away and an industrial/commercial premises is located immediately to the west. Each of the proposed units are identical in design consisting of single storey curved roof buildings with timber cladding to the exterior, providing self-contained "studio" style accommodation.

2. Relevant planning history

- 2.1 No relevant history.

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
- 3.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 15 : Service Villages
- 3.3 South Norfolk Local Plan Development Management Policies
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.3 : The sustainable location of new development
DM2.1 : Employment and business development
DM2.12 : Tourist accommodation
DM3.8 : Design Principles applying to all development
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life

4. Consultations

4.1 Barnham Broom Parish Council

No objection

Reconsultation

Comments awaited

4.2 District Councillor

No comments received

Reconsultation

Comments awaited

4.3 SNC Water Management Officer

No objection subject to a condition relating surface water drainage

4.4 NCC Highways

Whilst there are no objections to the principle of this area of land being used for holiday accommodation, there is some concern that the scheme as submitted will involve the use of 7 car parking spaces within the PH car park, and thus reducing the number of spaces that will be available for PH patrons. I would question whether additional parking spaces can be provided or a reduced number of cabins?

Reconsultation

Comments awaited

4.5 Other Representations

One neutral comment received confirming that there was no objection in principle but thought that the number of units should be reduced.

One objection received expressing concern at:

- Increased noise and disturbance from the development
- Concerns at additional traffic from development
- Not appropriate on a small parcel of land in the village surrounded by properties

5 Assessment

Key considerations

Principle of development

- 5.1 For this application, Policy DM2.12 of the SNLP is directly relevant. At criterion (1) of that policy, it states that proposals for new built permanent or semi-permanent tourist and holiday accommodation will be required, unless specific justification is provided, to locate within development boundaries or on sites well related to settlements with development boundaries, and at a scale appropriate to the settlement.

- 5.2 In this case, the site is within the development limit, and the proposed scale of development (5 units) is not disproportionate within Barnham Broom which is classified as a Service Village.
- 5.3 On the whole, I am satisfied that the application complies with Policy DM2.12.
- 5.4 The pub as an asset of community value
- 5.5 The Bell has been designated as an Asset of Community Value (ACV). In this instance the development would not be to detriment of this and as such there is no particular planning concerns related to this.

Impact on the character of the area

- 5.6 The site lies to the rear of the public house and adjacent residential properties which coupled with the relatively modest size of the proposed units results in a development that would not be particularly visible in the wider village context.
- 5.7 The units themselves are an attractive and interesting design with their curved roof configuration and can be accommodated comfortably within the site.
- 5.8 The application is therefore considered to comply with Policy 2 of the JCS and Policy DM3.8 of the SNLP.

Impact on residential amenity

- 5.9 As part of the original consultation process for 7 units concerns were raised at the potential impact from noise and disturbance from the proposal, including a request for numbers to be reduced. This concern is shared by the case officer and accordingly it was requested that the scheme be revised to reduce the number of units. The current scheme has been reduced to 5 and this has been reconsulted on and this remains ongoing at present, as such any comments received after the publication of the report but before the committee meeting taking place will be reported via the update sheet. From an officer perspective, whilst the scheme of 5 is an improvement it is still considered that the proposed configuration results in a layout that lies overly close to neighbouring properties, such that a level of noise and disturbance would be detrimental to the enjoyment of their properties, including in particular the rear garden of Bay Tree House which is noted as being particularly shallow in depth. It is also considered that the noise and disturbance associated with the proposed units is meaningfully greater than that associated at present with an overflow carpark
- 5.10 Taking account of the above, I consider that the impact on residential amenity would be unacceptable in this instance and therefore the proposal is contrary to Policy DM3.13 of the SNLP.

Impact on highway safety

- 5.11 The Highway Authority initially expressed concern at the original proposal for 7 unit on the basis of there being sufficient parking provision. Having spoken to the relevant officer they have indicated that they have no objection to the revised scheme with 5 units but as yet their formal confirmation has not been received. It is anticipated that this be included in the update sheet in due course.
- 5.12 Provided that this is the case it is considered that the scheme satisfies the requirements of Policies DM3.11 and DM3.12 of the SNLP.

Other issues

- 5.13 The site is not in an area of significant flood risk.

- 5.14 For foul water, the intention is for the units to be served by a package treatment plant. Noting the concerns that have been raised about this discharging water into a dry ditch and potentially causing odour issues, a planning condition is proposed for use that requires precise details of foul water disposal to be submitted for approval.
- 5.15 The applicant has explained that they need at least 5 units to make the proposal viable ie when considered costs relating to providing services and utilities to the units power etc and in terms of providing a chef to cover breakfasts. Whilst offers appreciate and sympathise with this issue it is not considered to be of such significant weight so as to justify granting permission for a development which is considered contrary to Policy DM3.13 of the SNLP.
- 5.16 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.
- 5.17 This application is liable for Community Infrastructure Levy (CIL).

Conclusion

- 5.18 Whilst the principle of development is acceptable and the scheme would neither harm the character and appearance of the area nor highway safety and in the wider sense assist with supporting the local economy it is considered that the unacceptable impacts on neighbour amenity lead officers to the view that the scheme is unacceptable in planning terms and is therefore recommended for refusal.

Recommendation : Refuse

1 unacceptable impact on neighbour amenity

Reasons for Refusal

- 1 By virtue of the close proximity of the proposed development to the neighbouring properties (Bay Tree House and The Old Post Office) which in the case of Bay Tree House includes a shallow rear garden, it is considered that the development would lead to an adverse impact in terms of noise and disturbance to adjacent occupiers contrary to the provisions of Policy DM3.13 of the South Norfolk Local Plan 2015.

Contact Officer	Chris Raine
Telephone Number	01508 533841
E-mail	craine@s-norfolk.gov.uk

Planning Appeals**Item 7****Appeals received from 18 June 2021 to 16 July 2021**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2020/2190	Starston Mulberry Cross Road Starston IP20 9NH	Mr & Mrs Griffin-Sparrow	Oak framed balcony to south gable	Delegated	Refusal
2020/1447	Wymondham 83 Silfield Road Wymondham NR18 9AX	Mr H O'Callaghan	Two storey rear extension	Delegated	Refusal
2020/2001	Hingham Dogtales Daycare Attleborough Road Hingham Norfolk NR9 4NQ	Ms Dunnett	Change of use of the existing building used as a dog-care business to holiday accommodation	Delegated	Refusal
2020/2074	Brandon Parva, Coston, Runhall, Welborne Land to the rear of Field View Welborne Common Welborne Norfolk	Mr & Mrs S Beesley	Erection of steel framed agricultural building for storage of cattle feed and straw (revised)	Delegated	Refusal
2020/1696	Scole Land east of Low Road Scole Norfolk	Conclomeg Construction Limited	New Dwelling	Delegated	Refusal

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2020/1632	Haddiscoe Agricultural Building east of Low Road Haddiscoe Norfolk	Mr Alan & Stan Edwards	Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB)	Delegated	Approval of details - Refused
2020/1333	Bawburgh Land to the rear of 4 & 5 Harts Lane Bawburgh Norfolk	Mr A Parker	Two single storey dwellings to include new access	Delegated	Refusal
2020/2049	Bramerton Land west of 4 Church Farm Close Bramerton Norfolk	D & C Murrell Ltd	Erection of two storey dwelling and associated external works (revised)	Delegated	Refusal
2021/0059	Burgh St Peter Land north of Staithe Road Burgh St Peter Norfolk	Mr Kenny Girling	Outline application for the erection of a single storey dwelling, garaging and all associated works.	Delegated	Refusal

Planning Appeals

Appeals decisions from 18 June 2021 to 16 July 2021

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2019/0330	Spooner Row Land east of London Road Suton Norfolk	Mrs Susan Smith	Change of use to allow formation of 8 No travellers pitches each with mobile home, hard standing for touring caravan and stable building	Delegated	Refusal	Appeal dismissed
2020/8033	Land at: Plots 1-8 south east side of London Road Suton Norfolk	Ms Christine Falquero	Appeal against without planning permission, change of use of land from agricultural land to land used for residential purposes, for the standing of caravans for human habitation and the standing of associated timber buildings and structures			Appeal dismissed

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2019/0184	Wymondham Land north of Carpenters Barn Norwich Common Wymondham Norfolk	United Business and Leisure (Properties) Ltd	Outline application for the erection of up to 150 residential dwellings including Affordable Housing, with the provision of new vehicular, pedestrian and cycle access from Norwich Common, incorporating open spaces, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks	Development Management Committee	Refusal	Appeal dismissed
2019/2566	Brooke Storage Land Welbeck Brooke Norfolk	Mr Rix, Mr Tobin and Mr Plume	Erection of 3 dwellings for self-build purposes	Development Management Committee	Refusal	Appeal dismissed