

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 17 November 2021 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), B Duffin, R Elliott, J Halls, T Holden (Items 1,2,3 & 5) T Laidlaw, J Overton, L Neal and G Minshull (Items 1,2,4 & 5).

Apologies: Councillors: D Bills (J Overton appointed substitute) F Ellis (R Elliott appointed substitute) and S Nuri-Nixon (T Laidlaw appointed substitute)

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

Four members of the public were also in attendance

583 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
2021/1004 (Item 3)	ROYDON	G Minshull	Local Planning Code of Practice Cllr Minshull declared that he was pre-determined, stepped down from the committee and reverted to his role as local member for this item
2021/1367/RVC (Item 4)	WYMONDHAM	All	Local Planning Code of Practice Lobbied by the applicant

		J Halls & R Elliott	Other interest Know to the applicant in their capacity as town Councillors
		T Holden	Local Planning Code of Practice Cllr Holden declared that he was pre-determined and stepped down from the committee
2021/1959/F (Item 5)	DISS	G Minshull	Other interest Local Member for Diss

584 MINUTES

The minutes of the meeting of the Development Management Committee held on 20 October 2021 were confirmed as a correct record.

585 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.

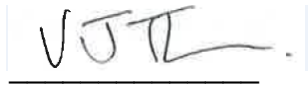
Application	Parish	Speakers
2021/1977/F	HETHERSETT	D McClean -- Parochial Church Council
2021/0357/H	EASTON	S Vincent – on behalf of the Parish Council C Boswell – Applicant
2021/1004	ROYDON	Cllr G Minshull – Local Member
2021/1367/RVC	WYMONDHAM	V Hastings – Objector Cllr J Hornby – Local Member

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.

586 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:05pm)

A handwritten signature in black ink, appearing to read 'VJTL', is written over a horizontal line. The signature is enclosed within a light blue rectangular border.

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 17 November 2021

Item	Updates	Page No
Item 1	<p>By way of clarifying the alternative sites referred to paragraph 5.4 of the Committee report, Appendix B of the Design and Access Statement refers to the following:-</p> <ol style="list-style-type: none"> 1. Hethersett Village Hall, Back Lane – 0.2 miles 2. Hethersett Methodist Church Hall, Great Melton Road – 0.2 miles 3. Jubilee Youth Club, Back Lane – 0.3 miles 4. Hethersett Primary School – Queens Road – 0.5 miles 5. Hethersett Woodside Primary School, Coachmaker Way – 0.5 miles 6. Hethersett Academy, Queen's Road – 0.4 miles <p>It is recommended that an additional condition is included to control the construction working hours. This is recommended for inclusion having regard to the proximity of neighbouring residential properties. This condition would replace the informative referenced at paragraph 5.12.</p>	18
Item 2	For Members' information, the relevant policies of the Easton Neighbourhood Plan are attached as Appendix A to the Update Sheet.	24
Item 3	The site is outside of the development boundary. As well as Policy DM3.4, regard must also be given to Policy DM3.6 of the SNLP which relates to house extensions in the countryside. For the reasons set out in the report, the design and scale of the proposals are considered to be compatible to the character and appearance of the area and the application complies with Policies DM3.4(a) and DM3.6(a). Similarly, in respect of residential amenity, the application complies with Policy DM3.4(b).	32
Item 4	<ol style="list-style-type: none"> 1. Correction to paragraph 4.2. Cllr V Hastings is not a councillor. She is a nearby resident commenting on the application. 2. In order to protect the amenity of neighbouring properties and to ensure development appropriate to the area, an additional condition is proposed for use to prevent the use of audio visual equipment, PA systems 	36

	and amplified sound in association with the use of the site.	
Item 5	No updates	42

Theme 2: Housing

Justification and Evidence

Where new development comes to Easton it is expected to be of a quality that enhances the village.

Using 'Building for Life' principles developers should be able to demonstrate how, through good design, any proposed development will follow key design principles to respect scale, form, material finishes and the vernacular character of existing buildings. Recognising the historic village character and incorporating trees to provide a natural backdrop to break up the built form.

Housing needs of the local community should be considered in development proposals. As illustrated in the Sustainability Appraisal (SA) Scoping Report prepared alongside the ENP, baseline data identifies that the population of Easton is ageing. The population of Easton has increased by over 32% between the 2001 and 2011 Census, with a 76% increase in residents aged 65 and over through the same period.

This also highlighted a high vehicle dependency for residents of Easton to travel to work and affordability of homes.

Any new housing developments should therefore provide for a mix of housing types and make provision for older persons' housing. This could be achieved through bungalows and/or homes that are flexible to cope with changing needs of their occupants.

'First-time buyers' struggle to find homes in Easton due to size and affordability of the existing housing stock. 'Starter homes' and homes that are affordable to young people seeking to get on to the property ladder should also be included in the mix of housing types on new developments.

By adopting good design principles new development should provide sufficient external amenity space, refuse, recycling storage facilities and off-road parking.

The appearance and location of such features should be considered early in the design process to ensure that they are well integrated into development proposals, form part of a cohesive and visually appealing environment, whilst being directly linked and associated with the dwellings they support.

Map 5: Extract from Design & Access Statement Document (Page 61): Buxton Close & Woodview Road



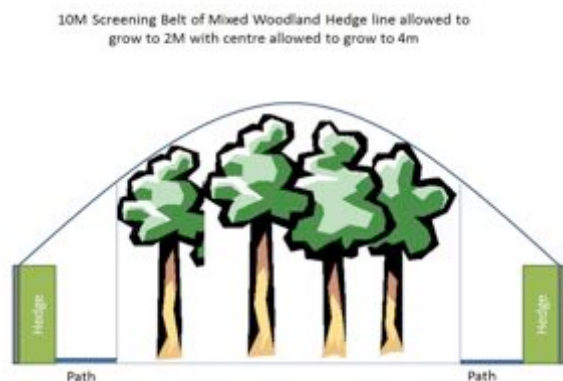
Adjoining Residential Boundaries: the principle of boundary treatments and a 'buffer' zone (screening using trees, shrubs and hedges) has already been established. In principle, it has been agreed with the Development Consortium and Local Planning Authority. A 'buffer'

zone has subsequently been included within the Design & Access Statement Document (December 2014)³, see Map 5 and Map 6.

Map 6: Extract from Design & Access Statement Document (Page 61): Parker's Close.



Below is an artist's impression of how a 'buffer' could look.



Whilst the picture below shows how an



actual example of a 'buffer' works, this one is at Thorpe End Garden Village, northeast of Norwich, and is used by local residents for woodland walks.

In addition, the approach of having new development of a similar scale and proportion to that of the adjoining existing residential areas has been set as a 'design principle', see Appendix 6. The proposed layouts have been amended to facilitate this with bungalows and chalet bungalows along these boundaries.

The increasing risk of flooding, as a result of the large-scale development, was raised through the Pre-Submission Consultation by residents, adjoining Parish Council and Norfolk County Council; who specifically requested the inclusion of additional measures within Policy 6.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues that the policies in this theme seek to address:

- New streetlights to be low impact & auto detect when to turn on/off: 100% agree
- All new developments to have a 'green zone' buffer of at least 10metres from existing properties: 97% agree
- New houses to have at least 2 parking spaces & 1 space per further bedroom: 96% agree
- Parking to be provided adjacent to or in front of all new dwellings: 96% agree
- Design layouts to provide storage for 3 wheelie bins for each new home: 96% agree
- NCC: "one of the poorest parishes in South Norfolk for PRow, and reinforcing a reliance on cars."

The following plans, documents and strategies support Policies 6, 7, 8 & 9:

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (January 2014)
- Development Management Policies Document (October 2015)
- South Norfolk Place Making Guide SPD (2012)
- Design & Access Statement 2014_2611 (2014)
- Easton Parish Plan (2005)
- ENP Sustainability Appraisal (October 2016)
- Building for Life 12 (2015)
- Central Norfolk Strategic Housing Market Assessment (2012)

Intent of Policy 6:

The aim of this policy is to ensure new development is respectful to the existing village and maintains it's rural feel. Seeking to ensure landscaping appropriate to the village is provided and existing hedgerows and trees are not needlessly lost.

Policy 6 applies both to any infill developments that may come forward within the village of Easton and the strategic development of EAS1, as identified in the South Norfolk Site Specific Allocations and Policies Document 2015. The various criteria of Policy 6 identify the issues that should be addressed by each and every residential development. In relation to criterion 4 the provision of off-site planting may be acceptable in appropriate locations. This decision will be informed by the associated arboricultural

statement and the professional assessment of the application by South Norfolk Council.

Policy 6: Housing & It's Setting

New development, including infill development and residential extensions, should preserve and enhance the village of Easton by:

- 1) Protecting natural assets, enhancing the natural environment and biodiversity.**
- 2) Respecting and protecting designated and non-designated heritage assets and their settings.**
- 3) Where appropriate incorporating adequate landscaping to mitigate the visual impact of development to ensure proposals are sympathetic to the existing rural village context and responding to the wider countryside setting.**
- 4) Seeking to retain mature or important trees and existing hedgerows. Development that damages or results in the loss of ancient trees, or trees of good arboricultural and/or amenity value, will not be supported unless justified by a professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value should be planted within Easton.**
- 5) Developments of 10 or more houses must be accompanied by a flood risk assessment that considers surface water flooding and, where appropriate, mitigation measures. Proposals for development (both new and significant alteration to an existing**

building) that are likely to significantly increase the risk of flooding (including fluvial, surface water, groundwater, sewers or artificial sources) will not be supported.

- 6) Enhancing the safety and security of our community, reducing the fear of crime and promoting people's sense of well being.

Policy 6 contributes to Spatial Planning Objectives 1, 2, 4, 8, 9, 10 & 11 and supports ENP Objectives 1, 2 & 3.

Intent of Policy 7:

This policy seeks to improve the design of new houses through the use of 'green' energy, provision of off-street parking, adequate space to store wheelie bins and reduce the impact of street lights. It aims to provide better quality houses for residents to live in.

Policy 7: Housing Design

New development, including infill development, should preserve and enhance the village of Easton by:

- 1) Encouraging the utilisation and/or generation of renewable energy plus methods to reduce energy demands and conservation in all new builds.
- 2) Where street lighting is incorporated in any development it should be of low energy consumption, minimise light pollution whilst maintaining highway safety through the appropriate timing of street lighting,

- 3) Providing 'off road' parking based on the following standards:

Number of Bedrooms	Minimum number of car parking spaces to be provided
1	1
2	2
3	2-3
4 or more	3

- 4) Providing off-road car parking adjacent to or in front of new dwellings or in other adjacent locations that would be accessible to the occupiers of those houses and would be consistent with good standards of urban design. Where garages are provided to meet the standards identified in criterion 3 of this policy they should be located within the curtilage of each dwelling concerned.
- 5) Designing layouts that provide accessible screened storage space for refuse and recycling within each property's curtilage.

Policy 7 contributes to Spatial Planning Objectives 1, 2, 8, 10 & 11 and supports ENP Objectives 1 & 5.



Intent of Policy 8:

This policy seeks to provide guidance on density, scale, height and layout of new development. Aiming for a mix of housing types that meets local needs and integrates with the existing village.

Policy 8: Housing Mix & Character

Design proposals for new development should preserve and enhance the village of Easton by:

- 1) Recognising and reinforcing the village character in relation to height, scale, density, spacing, layout orientation, features and building materials.**
- 2) Reflecting existing residential densities in locality of the proposed development and should be a maximum height of 2.5 storeys or equivalent thereof.**
- 3) Providing a mix of housing types to include one and two bedroom dwellings and to meet local needs identified by the Central Norfolk Strategic Housing Market Assessment (2012) or the most up to date objective assessment of housing need.**
- 4) Demonstrating how they will integrate into and enhance the existing village and built form.**

Policy 8 contributes to Spatial Planning Objectives 2, 4, 8, 9, 10 & 11 and supports ENP Objectives 1 & 2.

Intent of Policy 9:

The aim of this policy is to ensure new houses in Easton will not overwhelm the existing homes and ensure a degree of privacy can be enjoyed. The second part of Policy 9 refers specifically to the development of the EAS1 strategic housing site. Given the scale of that development there are likely to be opportunities to address the residential amenity of existing properties through the use of landscape buffers.

Policy 9: Privacy of Existing Homes

Where new development adjoins existing dwelling(s) the proposed new dwelling(s) should be of a similar scale and proportion to existing dwellings with the layout and design of the properties being arranged in a way that would retain the privacy of existing residents.

The development of the strategic residential allocation EAS1 should address its relationship with existing dwellings and should provide a high-quality environment that safeguards the amenities of existing residential properties. Where it is consistent with good urban design that respects the built form of the village, its development should be screened from existing dwellings through the use of landscape buffers.

Policy 9 contributes to Spatial Planning Objectives 2, 8 & 9 and supports ENP Objectives 1, & 2.

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** : **2021/1977/F**
 Parish : **HETHERSETT**
 Applicant's Name : Mrs Kate Wood
 Site Address : St Remigius Church Hall Henstead Road Hethersett
 Norfolk NR9 3JH
- Proposal : Demolition of later additions to church hall, change of use
 of remaining buildings from F1(f) to C3 and conversion to
 create single 1.5 storey dwelling with access off Henstead
 Road
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
1. Time limit
 2. Submitted drawings
 3. Materials
 4. Boundary Treatments
 5. Surface water drainage
 6. Foul water drainage
 7. New water efficiency
 8. Parking and turning
 9. Ecology mitigation and enhancement
 10. Restricted construction working
 hours

2. **Appl. No** : **2021/0357/H**
Parish : **EASTON**
Applicant's Name : Mr Paul Brooks
Site Address : Avondale, 15 Marlingford Road, Easton, NR9 5AD
- Proposal : Extend existing dormer windows and new single storey front extension (Resubmission of 2020/1150)
- Decision : Members voted 7-2 for **Approval**
- Approved with Conditions
1. In accordance with submitted drawings
3. **Appl. No** : **2021/1004**
Parish : **ROYDON**
Applicant's Name : Mr Richard Louis Bloomfield
Site Address : 92 Factory Lane, Roydon Norfolk, IP22 5QW
- Proposal : Wraparound porch and garage extension to front and side and a single storey summerhouse in garden.
- Decision : Members voted 5-4 for **Approval**
(The Chairman used his casting vote)
- Approved with conditions
1. In accordance with submitted drawings
4. **Appl. No** : **2021/1367/RVC**
Parish : **WYMONDHAM**
Applicant's Name : Mrs Kathryn Cross
Site Address : Barnards Farm Youngmans Road Wymondham Norfolk NR18 0RR
- Proposal : Variation of condition 6 of planning permission 2018/0835 to enable Sunday and bank holiday opening.
- Decision : Members voted 8-0 for **Approval**
- Approved with conditions
1. In accordance with drawings
2. Hours of operation
3. No organised events on Sundays and Bank Holidays
4. No external lighting
5. No use of audio-visual equipment, PA systems and amplified sound on Sundays and Bank Holidays.

5. **Appl. No** : **2021/1959/F**
 Parish : **DISS**
 Applicant's Name : Mr John Harding
 Site Address : Francis Cupiss Ltd The Entry Diss Norfolk IP22 4NT

 Proposal : Internal and external alterations and change of use to
 Francis Cupiss Ltd(Class E) to form a dwelling (Class C)

 Decision : Members voted unanimously for **Approval**

Approved with conditions

1. Time limit - full permission
2. In accordance with submitted drawings
3. Details to be submitted of any new external materials to be used
4. Windows in first floor north elevation to be obscure glazed
5. Provision of parking area
6. Water efficiency