

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday, 15 January 2020 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, J Easter, R Elliott, T Laidlaw, G Minshull and L Neal (for items 5 – 8)

Apologies: **Councillors:** V Clifford-Jackson and F Ellis

Substitute Members: **Councillors:** B Duffin and J Halls

Officers in Attendance: The Assistant Director Planning (H Mellors), the Development Management Team Leaders (T Lincoln and C Raine), the Principal Planning Officers (G Beaumont, C Curtis and C Watts) and the Senior Planning Officer (B Skipper)

22 members of the public were also in attendance

475. 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
2018/2784/D (item 2)	CRINGLEFORD	L Neal	Local Planning Code of Practice The Chairman stated that, as Cllr Neal was a member of the Cabinet, she would not be present for the consideration of this item
2018/2791/D (item 3)	CRINGLEFORD	L Neal	Local Planning Code of Practice The Chairman stated that, as Cllr Neal was a member of the Cabinet, she would not be present for the consideration of this item

2019/1719/F (item 5)	MORLEY	All	Local Planning Code of Practice Lobbied by Objectors
		All	Local Planning Code of Practice Lobbied by the Agent to the Applicant
		B Duffin	Other Interest Councillor's grandchildren attend the school
2019/2343/F (item 9)	CRINGLEFORD	L Neal	Local Planning Code of Practice As a member of the Cabinet, Councillor left the room and took no part in the consideration of this item

476. MINUTES

The minutes of the Development Management Committee meeting dated 11 December 2019 were confirmed as a correct record and signed by the Chairman.

477. 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	SPEAKER
2018/2784/D (item 2)	CRINGLEFORD	N Perryman – Agent for the Applicant
2018/2791/D (item 3)	CRINGLEFORD	N Perryman – Agent for the Applicant
2019/1719/F (item 5)	MORLEY	D Eckles – Parish Council C Pharoah – Objector I Riley – Agent for the Applicant J Taylor – on behalf of the Applicant
2019/1950/D (item 6)	CHEDGRAVE	C Gould – Parish Council J Gregory – Objector M Alsop – Objector G Davies – Agent for the Applicant Cllr K Mason Billig – Local Member
2019/2196/F (item 7)	FRAMINGHAM EARL	F Bray – Applicant S Woodward – Agent for the Applicant Cllr J Overton – 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.

478. QUARTERLY ENFORCEMENT REPORT

Members noted the quarterly enforcement report.

479. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 4.00pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE

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Item	Updates	Page No
Item 1 2018/1950	The application has been withdrawn	25
Item 2 2018/2784	Verbal update by officer at meeting: to recommend a change to the recommendation to authorise the Director of Place to approve subject to Highways England raising no objections. Lead Local Flood Authority:- No objections to reserved matters Cringleford Parish Council:- No objections NCC Public Rights of Way:- Withdraw objection following route of footpath being clearly shown on submitted plan. Would now like to commend this proposal as an example of how an existing PROW is incorporated into the layout of a development by utilising the route as an opportunity for and location of onsite open space around which the housing and access is laid out. Hethersett Parish Council:- The Planning Authority must pay due diligence to climate change concerns and to the environment in light of the Government's declaration of a climate emergency in May 2019. The Planning Authority ensures effective flood and drainage observations are made with regard to the River Yare which does not impact on its current ecology. These must be enforceable. 1 addition letter of objection/concern	42
Item 3 2018/2791	Verbal update by officer at meeting: to await Highways England raising no objections. Cringleford Parish Council:- No objections Hethersett Parish Council:- The Planning Authority must pay due diligence to climate change concerns and to the environment in light of the Government's declaration of a climate emergency in May 2019. The Planning Authority ensures effective flood and drainage observations are made with regard to the River Yare which does not impact on its current ecology. These must be enforceable. NCC Ecologist:- No objections subject to conditions NCC Public Rights of Way:- No objections Lead Local Flood Authority:- No objections to reserved matters Cllr Adrian Dearnley:- I am content for this application to be determined under delegated powers but would draw planners attention to comments made by Hethersett Parish Council and members of the Public. 1 addition letter of objection/concern Additional conditions: 3 Ecology to Accord with Submitted Details 4 Lighting Design Strategy for Biodiversity	58

Item 4 2019/0184	The application has been deferred	75
Item 5 2019/1719	Verbal update by officer at meeting. Additional condition for construction traffic management. Lobbying letter from applicants circulated to Members Cllr Dewsbury - insufficient parking for cars using middle access. Local roads not wide enough for traffic. Trods required should be provided by developers. NCC Highways The submitted road safety audit for trod has not raised significant concerns subject to mitigation measures being incorporated. However, still insufficient design detail to demonstrate that trod can be delivered. County tree officer also advises that trod likely to impact on root protections areas of several trees in the verge. Officer response Report and recommendation advises that further design detail for trod still required. This may also require assessment of trees and wider landscape impact. Lead Local Flood Authority No further comments received. Officer response Verbal confirmation from LLFA that discussions with applicants' drainage consultants continue to address any outstanding issues. 1 further objection – Highway safety measures for pedestrians going north towards Morley not addressed. Is an accident blackspot and conflict with heavy vehicles. Need full pavement going south, not just trod. Inaccurate survey data submitted. Build up of traffic at entrances conflicts with pedestrians. Not enough space within site for waiting buses and cars. DfE should prioritise highway users safety. Contrary to South Norfolk Council's own policies and NPPF. Officer response Highways consider that this proposal not likely to generate additional unaccompanied pedestrians. Would be disproportionate to require further footpath provision. Trod improvements proposed are to improve access to bus services and so reduce car trips. Proposal would increase car parking provision within College site.	99
Item 6 2019/1950	Further comments received from Chedgrave Parish Council: It is difficult to see from the reserved matters application what has changed. The buildings still lack any architectural merit and would seem to have no connection with the local vernacular. Concerns raised by Chedgrave Parish Council and others do not seem to have been addressed, in particular access from Pits Lane which is unnecessary, problematic and adversely affects a naturally planted bank to the frontage. The proposal to widen Pits Lane means the destruction of an attractive rural verge to the Pits Lane and widening is unnecessary. The provision of a TROD footpath is unnecessary and will provide a hazard in wet weather. All construction and associated vehicles from Pits Lane must be restricted - there is very limited facility to turn on Pits Lane (the lower end of which is a private road). Access for all construction vehicles should be from Hardley Rd. only. Unless these matters can be satisfactorily addressed, Chedgrave Parish Council continues to OBJECT to this application.	111

	Officer response The officer considers that the issues raised are adequately addressed in the committee report and do not wish to add any further comments. The case officer wishes to clarify the following: All matters were reserved for consideration in granting outline planning permission. Recommended condition 8 relates to the implementation of the off-site highway improvement to be secured under recommended condition 7. See full wording of the conditions as below: 7. Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise first agreed in writing by the local planning authority until detailed drawings for the off-site highway improvement works as indicated on Drawing No. PL020 have been submitted to and approved in writing by the Local Planning Authority. 8. Prior to the first occupation of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in condition no. 7 shall be completed to the written satisfaction of the Local Planning Authority. With regard to recommended condition 12, the following are the specific changes that are controlled: Class A relates to enlargement, improvement or other alteration to the dwelling Classes B and C relates to additions and alterations to the roof Class D relates to buildings, enclosures, swimming pools within the curtilage of any dwelling Class E chimneys, flues, soil or vent pipes Class G any other works The officer also wishes to highlight that the applicant has submitted an engineers report for a surface water drainage arrangement for the development which will be liaised upon with the Councils Water Management Officer with a view to addressing the needs of condition 8 of the outline approval.	
Item 7 2019/2196	No updates	120
Item 8 2019/2222	By way of clarification, the suggested reasons for refusal are the same or closely follow those used in the previous refusal (2018/2733) a copy of which is attached to this update sheet. It is considered however, that it would be beneficial, for the avoidance of doubt, that suggested reason 3 is removed to avoid any potential confusion concerning whether the “tilted balance” of paragraph 11 of the NPPF is engaged, or not, which in this case it is not as the Council has in excess of a 5 year housing land supply and an up to date Local Plan. It should be noted that this application has only been re-submitted to allow for an appeal being lodged given that the time to appeal the previous refusal has now lapsed.	128
Item 9 2019/2343	No Updates	135

South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE
Tel : 01508 533633, Text phone 01508 533622,
Freephone 0808 168 2000, Email planning@s-norfolk.gov.uk,
Website www.south-norfolk.gov.uk



Agent

Mr Daniel Wallage
Richard C F Waite Architects
34 Bridge Street
Kings Lynn
PE30 5AB

Applicant

Ms Sophia O'Callaghan
C/o Richard C F Waite Architects
34 Bridge Street
King's Lynn
PE30 5AB

Application Type :Outline

Ref: 2018/2733

REFUSAL OF OUTLINE PLANNING PERMISSION

Location: Land North East Of The Maples, Norwich Road, Ashwellthorpe, Norfolk,

Proposal: Erection of dwelling

Particulars of decision: The District Council hereby gives notice in pursuance of the Town and Country Planning Act 1990 that outline planning permission **has been refused** for the carrying out of development referred to above for the following reasons:

1. The site is located outside of the development limit and the scheme is not acceptable under any other specific development management policy within the Local Plan which allows for residential development outside of a development boundary, nor does it demonstrate overriding benefits in terms of economic, social and environment dimensions and therefore fails to comply with the relevant criterion of Policy DM 1.3 of the South Norfolk Local Plan 2015.
2. The site lies in an area remote from facilities and services, where there are insufficient pedestrian facilities to access these which would thereby result in an overreliance on the private car/vehicle contrary to the requirements of Policy DM3.10 of the South Norfolk Local Plan and also the aims of the NPPF.
3. The cramped nature and prominent location of the site would be at odds with the character of the cluster of dwellings in the immediate locality and therefore have an adverse impact upon the character and appearance of the area contrary to Policy DM4.5 of the South Norfolk Local Plan 2015 which requires new development to respect, conserve and where possible enhance the landscape character of the area and more generally DM3.8 of the South Norfolk Local Plan 2015 which seeks to protect and enhance the environment and existing locally distinctive character and Policy 2 of the Joint Core Strategy which seeks to secure good design.
4. The proposed development does not represent a sustainable development, having regard to the three tests set out in the NPPF, by virtue of its poor connectivity to facilities and services and adverse impact upon the character and appearance of the street scene and noting that there is a land supply under the JCS.
1. NOTE : The application is not for a sustainable form of development and the application does not demonstrate it would improve the economic, social or environmental conditions of the area.

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.

1. **Appl. No** : **2018/1950/O**
Parish : **Spooner Row**

Applicants Name : Trustees of JM Greetham No.2
Site Address : Land east of Chapel Road and south of Station Road Spooner Row Norfolk
Proposal : Outline permission for up to 40 dwellings, open space and associated infrastructure with access via Station Road.

Decision : This item was **withdrawn** by the Applicant prior to the meeting.

2. **Appl. No** : **2018/2784/D**
Parish : **CRINGLEFORD**

Applicants Name : Big Sky Developments Ltd
Site Address : Area BS2 South Of Newmarket Road Cringleford Norfolk
Proposal : Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-2 comprising 79 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)

Decision : Members voted unanimously to delegate authority to the Director of Place to **Approve**, subject to Highways England raising no objections.

Approved with conditions
 - 1 In accordance with outline consent
 - 2 To accord with submitted plans
 - 3 Materials to accord with submitted details
 - 4 Lighting to be agreed
 - 5 Ecology mitigation to accord with submitted details

Other Applications**3. Appl. No : 2018/2791/D**
Parish : CRINGLEFORD

Applicants Name : Big Sky Developments Ltd
Site Address : Area BS9 South Of Newmarket Road Cringleford Norfolk
Proposal : Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-9 comprising of the formal and informal landscaping areas, including areas for formal sport pitches and a sports pavilion, and associated infrastructure. (The outline submission included an Environmental Statement)

Decision : Members voted unanimously to delegate authority to the Director of Place to **Approve**, subject to Highways England raising no objections and the satisfactory amendments in respect of landscaping.

Approved with conditions.

- 1 In accordance with outline consent
- 2 To accord with submitted plans

4. Appl. No : 2019/0184/O
Parish : WYMONDHAM

Applicants Name : United Business and Leisure (Properties) Ltd
Site Address : Land North of Carpenters Barn Norwich Common, Wymondham, Norfolk
Proposal : 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

Decision : This item was **deferred** by the Applicant prior to the meeting.

5. Appl. No : 2019/1719/F
Parish : MORLEY

Applicants Name : Department for Education
Site Address : Land at Wymondham College Golf Links Road Morley St Peter Norfolk
Proposal : 452 place primary school, 32 place residential boarding block, multi-use games area and play facilities, parking and landscaping.

Decision : Members voted 7-2 for **Deferral**

Deferred

Reasons for Deferral

Members agreed the development in principle, but wanted sight of the TROD and Travel Plan, and confirmation that surface water drainage details have been addressed before making their final decision.

6. Appl. No : 2019/1950/D
Parish : CHEDGRAVE

Applicants Name : Mr Alan Jones
Site Address : Land At Junction Of Hardley Road Pits Lane Chedgrave Norfolk
Proposal : Reserved matters application following outline permission 2018/1553 for the erection of 5 dwellings including access, appearance, landscaping, layout and scale.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 In accordance with approved drawings
- 2 New Access over ditch/watercourse
- 3 Access - Gradient
- 4 Visibility splay, approved plan
- 5 Provision of parking, service
- 6 Construction Traffic (Parking)
- 7 Highway Improvements Offsite
- 8 Highway Improvements Offsite
- 9 External materials to be agreed
- 10 Implementation of boundary treatment
- 11 Landscaping scheme - minor applications
- 12 No PD for Classes ABCD&E

7. Appl. No : 2019/2196/F
Parish : FRAMINGHAM EARL

Applicants Name : Mr & Mrs Nick & Francesca Bray
Site Address : The Homestead Gull Lane Framingham Earl NR14 7PN
Proposal : Erection of attached two storey self-contained annexe

Decision : Members voted 8-1 for **Refusal**

Refused

- 1 Not an annexe
- 2 Not a sustainable location and highway safety
- 3 Unsatisfactory design and relationship with existing dwelling
- 4 No overriding benefits

8. **Appl. No** : **2019/2222/O**
Parish : **ASHWELLTHORPE AND FUNDENHALL**

Applicants Name : Ms Sophia O'Callaghan
Site Address : Land North East of The Maples Norwich Road Ashwellthorpe Norfolk
Proposal : Erection of single storey dwelling
Decision : Members voted unanimously for **Refusal**

Refused

1 Outside of Development Boundary
2 Overreliance on the Private Car
3 Unsustainable Development
4 Out of Character

9. **Appl. No** : **2019/2343/F**
Parish : **CRINGLEFORD**

Applicants Name : Big Sky Developments Ltd
Site Address : Land East of A11 and North and South of Round House Way Cringleford Norfolk
Proposal : Erection of gas governor enclosure and associated works
Decision : Members voted 8-0 for **Approval**

Approved with conditions

1 Full Planning permission time limit
2 Accord with submitted plans