

Development Management Committee

Members of the Development Management Committee:

Conservatives	Liberal Democrats
Mr V Thomson (Chairman)	Dr M Gray
Mrs L Neal (Vice-Chairman)	Please note that item 6 has been withdrawn by the applicant
Mr D Bills	
Mr B Duffin	Please note that planning application Item no.s 1-5 will be heard from 10am Planning application Item no.s 6-11 will be heard from 1.30pm onwards
Mrs F Ellis	
Mr C Gould	
Dr C Kemp	
Mr G Minshull	
Pool of Substitutes	
Mrs Y Bendle	Mr D Fulcher
Mr C Foulger	
Mr J Hornby	
Mr J Mooney	
Dr N Legg	
Mrs A Thomas	
Pre-Committee Members' Question Time	
9.00 am	Blomefield Room

Agenda

Date

Wednesday 12 September 2018

Time

10.00 am

Place

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

Contact

Tracy Brady: tel (01508) 535321

South Norfolk House
Cygnet Court
Long Stratton Norwich
NR15 2XE

Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

PLEASE NOTE that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee's attention. Please note that where you submit your views in writing to your District Councillor, this is described as "lobbying" and the District Councillor will be obliged to pass these on to the planning officer, where they will be published on the website. Please also note that if you intend to speak on an application, your name will be recorded in the minutes of the meeting and kept on public record indefinitely.

Please arrive at the commencement of the meeting if you are intending to speak on items 1-5, and arrive at 1.30pm if you intend to speak on items 6-11.

This meeting may be filmed, recorded or photographed by the public; however, anyone who wishes to do so must inform the Chairman and ensure it is done in a non-disruptive and public manner. Please review the Council's guidance on filming and recording meetings available in the meeting room.

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

Large print version can be made available

SOUTH NORFOLK COUNCIL – DEVELOPMENT MANAGEMENT COMMITTEE

Please familiarise yourself with this information if you are not in receipt of the agenda.

If the meeting room is busy, please use the upstairs public gallery until such time as your application is heard. You will need to be in the main meeting room if you wish to speak in regard to an application. Please be aware that the Committee can over-run, and if your application is later on the agenda it may be some time before your application is heard.

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.

A G E N D A

1. To report apologies for absence and identify substitute voting members (if any);
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 flowchart and guidance attached, page 7)
4. Minutes of the Meeting of the Development Management Committee held on 15 August 2018;
(attached – page 9)
5. Planning Applications and Other Development Control Matters;

(attached – page 17)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2017/0810/F	LONG STRATTON	Land off St Mary's Road Long Stratton Norfolk	17
2	2018/1212/F	PULHAM ST MARY	Land to South of Chestnut Road Pulham St Mary Norfolk	39
3	2018/0953/F	BERGH APTON	Bussey Bridge Farm Bussey Bridge Bergh Apton NR15 1DF	45
4	2018/1210/F	PORINGLAND	Land West of Mill Close Poringland Norfolk	52
5	2018/1211/F	PORINGLAND	Land South of Mill Close Poringland Norfolk	52
6	ITEM WITHDRAWN 2018/1275/CU	BRANDON PARVA, COSTON, RUNHALL, WELBORNE	Linden Cottage, Welborne Common, Welborne, NR20 3LD	60
7	2018/1447/H	CRINGLEFORD	2A Harmer Lane, Cringleford, NR4 7RT	68
8	2018/1468/H	BROCKDISH	Ynot Mill Road Thorpe Abbots Norfolk IP21 4HX	73
9	2018/1529/F	WICKLEWOOD	Land adjacent to 69 High Street, Wicklewood	78
10	2018/1548/F	DISS	Land East Of 4 Fair Green Diss IP22 4BQ	83
11	2018/1697/F	MORLEY	Land adjacent to Clearview, Hookwood Lane, Morley St. Peter	93

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 101)

8. Date of next scheduled meeting – Wednesday 10 October 2018

1. 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.

TIMING: In front of you there are two screens which tell you how much time you have used of your five minutes. After four minutes the circle on the screen turns amber and then it turns red after five minutes, at which point the Chairman will ask you to come to a conclusion.

MICROPHONES: In front of you there is a microphone which we ask you to use. Simply press the left or right button to turn the microphone on and off

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.

3. FILMING AT COUNCIL MEETINGS: GUIDANCE

Members of the public and press are permitted to film or record meetings to which they are permitted access in a non-disruptive manner and only from areas designated for the public. No prior permission is required, however the Chairman at the beginning of the meeting will ask if anyone present wishes to record proceedings. We will ensure that reasonable facilities are made available to the public and press to assist filming or recording of meetings.

The use of digital and social media recording tools, for example Twitter, blogging or audio recording is allowed as long as it is carried out in a non-disruptive manner.

HEALTH AND SAFETY INFORMATION

Fire alarm	If the fire alarm sounds please make your way to the nearest fire exit. Members of staff will be on hand to escort you to the evacuation point
Mobile phones	Please switch off your mobile phone or put it into silent mode
Toilets	The toilets can be found on the right of the lobby as you enter the Council Chamber
Break	There will be a short comfort break after two hours if the meeting continues that long
Drinking water	A water dispenser is provided in the corner of the Council Chamber for your use

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 must then withdraw from the meeting.

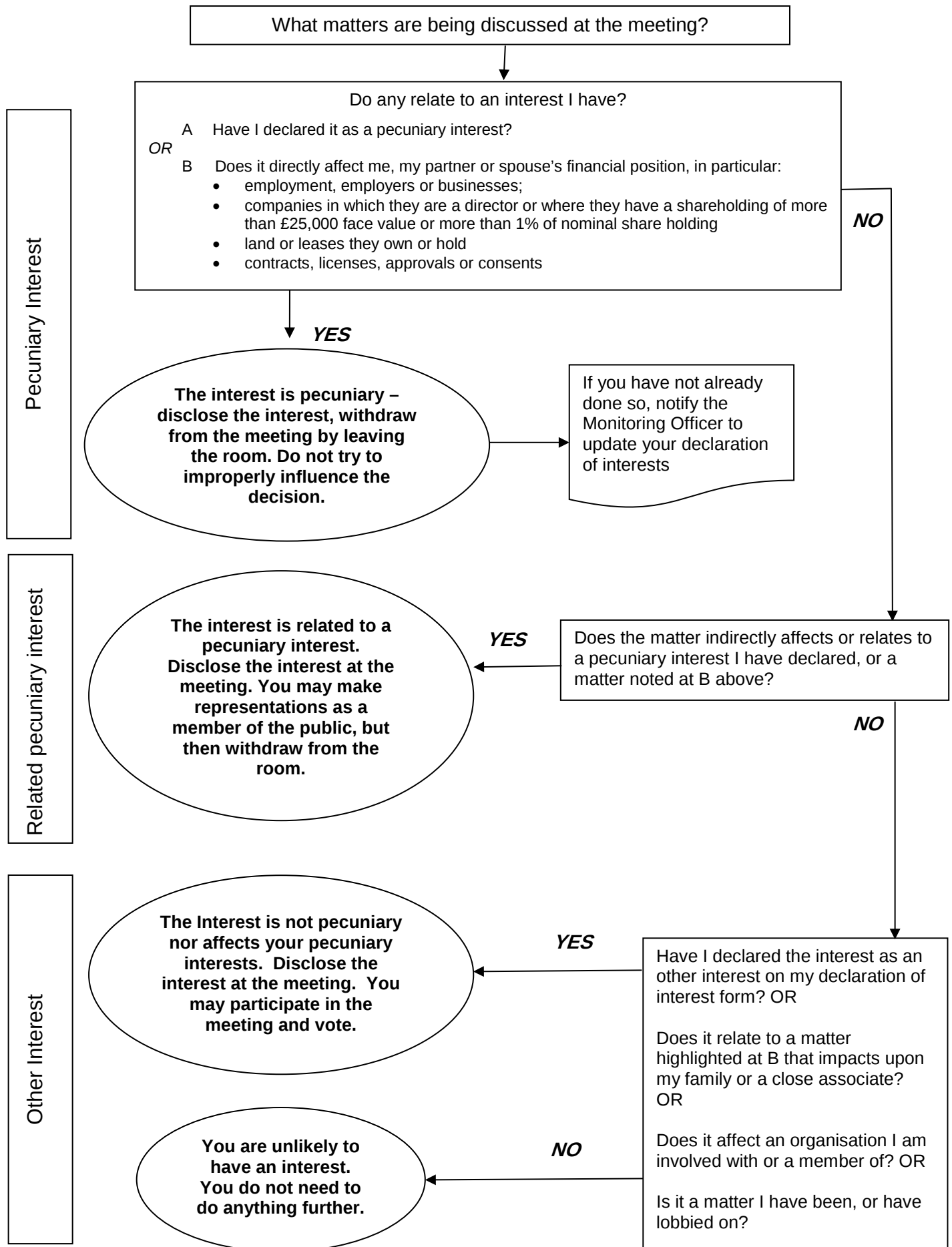
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

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





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 August 2018 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, B Duffin, F Ellis, C Gould, M Gray, C Kemp, G Minshull and L Neal

Officers in Attendance: The Development Manager (H Mellors), the Major Projects Team Leader (T Lincoln), the Development Management Team Leader (R Collins), the Senior Planning Officers (G Beaumont, C Curtis and C Raine) and the Planning Officer (J Jackson)

12 members of the public were also in attendance

401. 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
2017/1197/D (Item 1)	COLNEY	All	Local Planning Code of Practice Lobbied by Objector
2018/1431/F (Item 8)	WRENINGHAM	All	Local Planning Code of Practice Lobbied by Applicant

402. MINUTES

The minutes of the Development Management Committee meeting dated 27 July 2018 were confirmed as a correct record and signed by the Chairman.

403. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Growth and Business Development, 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
2017/1197/D (Item 1)	COLNEY	M Carpenter – Agent for Applicant
2017/2371/RVC (Item 3)	MORNINGTHORPE AND FRITTON	M Hines – on behalf of the Applicant
2018/1018/F (Item 5)	BRESSINGHAM AND FERSFIELD	R Hewitt – Parish Council G Ward – Agent for Applicant N Nunn Clarke – in support of the Applicant
2018/1431 (Item 8)	WRENINGHAM	M Hill – Parish Council C Vint – in support for the Agent

The Committee made the decisions indicated in Appendix B of these 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 Growth and Business Development.

404. QUARTERLY ENFORCEMENT REPORT

Members noted the quarterly enforcement report.

405. PLANNING APPEALS

The Committee noted the report and were pleased to see a reduction in the number of appeals.

(The meeting closed at 2.50pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 15 AUGUST 2018

Item	Updates	Page No
Item 1 2017/1197	1) Letter received from Bristow which draws the committee's attention to their view that should the Council/Hospital not be able to provide safe and compliant approaches to the NNUH landing site (which will not be clearer until the NNUH have carried out their feasibility report), Search and Rescue Helicopters may have no alternative other than to discount the NNUH landing site as a viable destination for casualties and look for alternative hospital landing sites. Officer response: The Committee report has set out that there are as a matter of principle a set of measures in the Bristow recommendations that could be put in place to operationally, on the ground, address the identified downwash issues. The assessment is clear that should a set of operational measures and mitigation not be able to be agreed by the NNUH to facilitate the new compliant flight path, that this would mean that the operator might decide not to continue operation to the NNUH however there are alternative solutions to enable continued operation and these are set out in para 1.28 of the report. 2) Letter received from agent on behalf of applicant to advise that at the current time in legal terms there is no existing helicopter flight path over land in the control of Bullen Developments Ltd. No consent has been sought nor granted for Bristow's or any operator to overfly the land. Bullen Developments Ltd have been advised that the legal position is that an express consent is required to overfly land at a level above the ground which interferes with a Landowners use of that land. Bristow's cannot rely on rights from the previous contract holder (the Royal Navy) and they have not acquired an Easement. Bullen Developments Ltd have advised Bristow's of this position. Officer response: The operation of the existing flight path is in question. However third party and legal rights are not a planning material consideration. 3) Letter received from NNUH setting out, in their opinion, the operational measures that would need to be made to address the downwash including loss of car parking at the NNUH and management measures of people and vehicles on the ground. (this has already been circulated to members) Officer response: The NNUH response does not affect the Officer recommendation made. As set out in the report there are operational measures that could be brought into effect to make the PC1 compliant flight path acceptable.	16

Item 2 2017/1177	Oral update received at meeting by officer The fourth sentence in paragraph 4.33 should read '.....on balance I do not consider that the application should be refused.....'	49
Item 3 2017/2371	Wording of condition which is to be removed: No person shall occupy any part of the development hereby permitted for a period exceeding six weeks. Furthermore, no person shall occupy any part of the development hereby permitted within a period of three weeks following the end of a previous period of occupation by that same person of any part of the development hereby permitted. A register of bookings of the development hereby permitted shall be maintained at all times and shall be made available for inspection to an officer of the local planning authority upon reasonable notification by that officer to inspect the register.	64
Item 4 2018/0958	Deferred	71
Item 5 2018/1018	Oral update received at meeting by officer Confirmed receipt of information from the Arboricultural Office, who had no objections.	77
Item 6 2018/1124	No Update	87
Item 7 2018/1281	No Update	92
Item 8 2018/1431	1) Objection received from residents of Holly House on Hethel Road on similar grounds to those provided by other residents and as set out in the report. 2) Letter received from applicants confirming their willingness to enter into further discussions and a Section 106 Agreement to secure the first occupants of the dwellings as custom/self-builders and to facilitate public access to the community orchard. Officer comment: That self/custom build dwellings are being proposed does not tip the balance for officers to give favourable consideration to the application. Subject to appropriate clauses, a Section 106 Agreement would in principle, represent an appropriate mechanism to secure public access to the site.	97

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 Growth and Business Development's final determination.

Major Applications referred back to Committee

1. **Appl. No** : **2017/1197/D**
 Parish : **COLNEY**
- Applicants Name : Bullen Developments Ltd
 Site Address : Land Adj Norfolk And Norwich University Hospital Colney Lane
 Colney Norfolk NR4 7UY
- Proposal : Reserved Matters for multi-storey car park, internal access roads,
 landscaping and associated infrastructure on Hethersett Lane for
 access, appearance, landscaping, layout and scale, together with
 the discharge of conditions 4, 5, 19 and 21 relating to outline
 consent from 2012/1880
- Decision : Members voted 8-0 (with 1 abstention) to authorise the Director of
 Growth & Business Development to **Approve**

Approved with conditions

- 1 In accordance with plan and details
- 2 Cycle parking
- 3 Lighting details
- 4 Roads, cycleway and footway to be delivered prior to occupation of building
- 5 Off site highway works – details to be approved and delivered.
- 6 Car parking spaces restricted to 1093
- 7 Swift boxes
- 8 Construction management in relation to helicopter aviation activity

Subject to the completion of a S106 to ensure that only one Multi Storey Car Park is erected (only 2017/1197 or 2016/2382)

Other Applications

- 2 Appl. No : 2017/1177/F**
Parish : SWAINSTHORPE
- Applicants Name : Mr & Mrs Trevor & Issy Coe
 Site Address : A140 Cars Norwich Road Swainsthorpe Norfolk NR14 8PU
 Proposal : Demolition of existing garages and redevelopment of the site to provide 5 new dwellings with parking, private amenity space, open space and new access from Briar Lane.
- Decision : Members voted unanimously for **Approval**
 Approved with conditions
- 1 Reduced time Limit - 5 year supply and to bring forward the benefits of the scheme
 - 2 In accordance with amendments
 - 3 External materials to be agreed
 - 4 Specific details to be agreed
 - 5 Surface Water to be agreed
 - 6 Details of roads and surface water drainage to be agreed
 - 7 Provision of parking, service etc.
 - 8 Construction Traffic (Parking)
 - 9 Existing Access - Closure
 - 10 Foul drainage to main sewer
 - 11 Contaminated land - submit scheme
 - 12 Implementation of approved remediation scheme
 - 13 Reporting of unexpected contamination
 - 14 Validation Report (Noise protection measures) to be agreed
 - 15 Slab level to be agreed
 - 16 Boundary treatment to be agreed
 - 17 Landscaping scheme to be submitted
 - 18 No alterations to lose garages
 - 19 Details of future maintenance of access roads and communal spaces
 - 20 Obscure glazing
- 3 Appl. No : 2017/2371/RVC**
Parish : MORNINGTHORPE AND FRITTON
- Applicants Name : Mr Oram
 Site Address : Hay Cart Barn Brick Kiln Lane Morningthorpe Norfolk NR15 2LG
 Proposal : Removal of condition 5 which restricts the occupation of the barn to holiday accommodation only.
- Decision : Members voted 8-0 (with 1 abstention) for **Refusal**
 Refused
- 1 Failure to comply with Policy DM2.10
 - 2 Failure to meet the test of Policy DM1.3.

4 Appl. No : 2018/0958/CU
Parish : DENTON

Applicants Name : Mr & Mrs Greenmore
Site Address : Rainbows End Norwich Road Denton IP20 0AN
Proposal : Change of use to a mixed use of residential, the keeping of pygmy goats and horses and for the keeping and breeding of dogs

Decision : This item was **deferred** to a future meeting of the Development Management Committee

5 Appl. No : 2018/1018/F
Parish : BRESSINGHAM AND FERSFIELD

Applicants Name : Mr Mathew Legrys
Site Address : Agricultural Buildings At High Oak Farm Stone Lane Bressingham Norfolk
Proposal : Change of use of redundant agricultural buildings to residential. Conversion of 6 buildings to 5 dwellings and curtilages

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 No PD for Classes ABCDE & G
- 4 No PD for fences, walls etc
- 5 Boundary treatment - post and rail only
- 6 External materials to be agreed
- 7 Window details to be agreed
- 8 New Water Efficiency
- 9 Foul drainage to sealed system
- 10 Ecology Mitigation
- 11 Retention of trees
- 12 Tree protection
- 13 Reporting of unexpected contamination
- 14 Full details of external lighting
- 15 Provision of parking, service
- 16 Historic Building Recording
- 17 Road surfacing

Members requested a note to be added to the permission advising the applicant they obtain the necessary consent regarding any other fire-related legislation

- 1 Full Planning permission time limit
- 2 No external alterations in accord with submitted drawings

- 1 Out of character and cramped form of development
- 2 Harm to setting of listed building
- 3 No overriding benefits

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**Report of Director of Growth and Business Development****Major Applications**

- 1. Appl. No : 2017/0810/F**
Parish : LONG STRATTON
- Applicants Name : Orbit Homes (2020) Ltd
 Site Address : Land off St Mary's Road Long Stratton Norfolk
 Proposal : Erection of 52 dwellings with associated car parking and amenity space, roads, public open space, landscaping and vehicular access off St Mary's Road.
- Recommendation : Approval with conditions
1. Reduced time Limit - 5 year supply and to bring forward the benefits of the scheme
 2. In accordance with plans
 3. Standard highways conditions
 4. Future management and maintenance of roads
 5. Details of construction of roads and footways
 6. Off-site highway works for footway
 7. Construction traffic management plan and worker parking
 8. Materials to be agreed
 9. Surface water drainage scheme
 10. Foul water to main sewer
 11. Finished floor levels to be agreed
 12. Fire hydrants to be provided
 13. Landscaping and management plan to be submitted
 14. Tree protection measures
 15. Biodiversity Management Plan to be submitted
 16. Contaminated land scheme
 17. Programme of archaeological work
 18. Renewable energy
 19. Water efficiency
- Subject to completion of S106 agreement to secure affordable housing and open space.

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.

1 Planning Policies

- 1.1** National Planning Policy Framework 2018 (NPPF)
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 06 : Building a strong competitive economy
 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

1.2 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 5 : The Economy
 Policy 6 : Access and Transportation
 Policy 7 : Supporting Communities
 Policy 9 : Strategy for growth in the Norwich Policy Area
 Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area
 Policy 14 : Key Service Centres
 Policy 20 : Implementation

1.3 South Norfolk Local Plan Development Management Policies

DM3.8 : Design principles
 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
 DM3.14 : Pollution, health and safety
 DM3.15 : Outdoor play facilities/recreational space
 DM3.16 : Improving level of community facilities
 DM4.2 : Sustainable drainage and water management
 DM4.3 : Facilities for the collection of recycling and waste
 DM4.8 : Protection of Trees and Hedgerows
 DM4.9 : Incorporating landscape into design

1.4 Site Specific Allocations and Policies Long Stratton Area Action Plan

1.5 Supplementary Planning Documents (SPD) South Norfolk Place making Guide SPD

2. Planning History

2.1 None applicable.

3. Consultations

Summary of comments:

3.1 Parish Council Object

Comments on revised scheme:

- Do not support the application for the same reasons as previously provided.
- Long Stratton Council have not agreed to definitely take on the open space. They have stated that should the application be approved they would be interested in taking on the open spaces subject to terms and conditions being satisfactory.

Original comments:

- Highway access to the development site is not sufficient, there will be further traffic movements, the condition of the existing road is poor and the junction at flowerpot lane is still to see the full impact of Tharston Meadows and therefore is still a concern.
- It is outside the area action plan when there is still sufficient land in the area action plan that could be an alternative site.
- It is not an exception site.

3.2 District Councillor
Cllr Des Fulcher

Comments on revised scheme:

- Determine by Planning Services unless it is likely that this revised application will be recommended for approval.

Original comments:

- Determine by committee due to concerns brought to my attention from local residents in respect of access and potential flooding issues which could arise on this site.

3.3 SNC Senior
Conservation and
Design Officer

No objection

Comments on revised scheme:

- The layout is acceptable, with a good public space providing a focal point for the housing in terms of character and attractive and spacious entrance point.
- A large public space to the west is accessible along the main spine road, which is relatively short.
- Most housing is allocated along the two loop roads, which are spacious and well landscaped. Although there is parking to the front, it is broken up with landscaping.
- It would be preferable to have a different surface treatment for parking spaces.
- No further comments on general scheme.

Original comments:

- The main area of POS is relatively detached from the housing, rather than being more integrated into the development.
- Public and open spaces, together with the development around them, can often be designed to act as character generators.
- Concerned at its long-term management and maintenance with the lack of 'sense of ownership' and it needs to
- be made clear how the space will be looked after.
- The parking spaces associated with the POS could generate vehicle traffic. It is therefore unusual that it is only a type 6 road is proposed.
- The smaller POS is more integrated, but still not that accessible from a number of properties. The overall site is big enough that a more central space would be of more benefit and more easily accessed by more residents.
- The affordable units are to the east of the site and the north-west corner. With the higher density and
- frontage carparking and smaller gardens, these properties would most benefit from being near to or overlooking the public space.

- Avoiding the tandem parking areas are an improvement, however with the long runs of car parking spaces there is little relief from landscaping.
- Recommend a more comprehensive re-planning of the scheme around a central POS which could become an easily accessible public space and focal point.

3.4 SNC Landscape
Architect

Comments on revised scheme:

- The site layout is better with regards to retention of the southern boundary trees, though it is not ideal as the road is shown exactly on the same line as the trees' RPAs, which will invariably mean that construction will breach them. We would need to condition Tree Protection.
- The necessary loss of the prominent oak near the access from St Mary's Road is an unavoidable consequence of the scheme should it go ahead; arguably the proposal is contrary to DM4.8.
- With regards to the new open space; there are a lot of different habitats and uses being proposed here, so this needs to be considered carefully. The details of the space need to be finalised by way of condition, ideally in conjunction with the Parish Council if it to be the adopting party.
- Deliverability of the footpath connections is a key issue. Improved connections to the existing footpaths would be a clear Green Infrastructure benefit but it is still not clear as to the certainty of this. The agent notes that NCC could compulsorily dedicate new rights of way, but there is no definite undertaking that this would be done.

Original comments:

- The LVIA has assessed the landscape and visual effects separately as required and demonstrates that a development could be acceptable in landscape and visual respects.
- I am concerned about details of the scheme which impacts on some of the existing vegetation, and also results in the loss of an arguably locally-significant tree. (Policy DM4.8 is pertinent here, so the justification for the development needs to "clearly outweigh" the loss of this not-insignificant tree.)
- I do not consider that the quality and opportunities presented by the proposed open space have been sufficiently demonstrated or maximised.
- If the application is to be proposed for approval, then I would wish to see if improvements can be made to the scheme to minimise the identified conflicts and improve the situation regarding green infrastructure linkages.

3.5 SNC Housing
Enabling & Strategy
Officer

No objection

Comments on revised scheme:

- The applicants have now provided plans amending the mix of affordable homes, which provides a good mix of types and tenures to meet a range of housing needs.
- I am now happy with the internal layout of all the affordable homes, and I have no objection to the application.

Original comments:

- The affordable homes are over-concentrated on two bedroom units. This restricts the number of households requiring one or three bedrooms which could benefit from the affordable homes for rent.
- The floor plans of the bungalows show them all to be designed with baths. I would like all to have showers because there is a shortage of bungalows which comply with current Building Regulation standards and are therefore suitable for people who might struggle to use a bath.
- I propose an alternative tenure mix taking into account my comments and proposed mix.

3.6	SNC Environmental Quality Team	To be reported
3.7	NCC Highways	No objection

Comments on final revised scheme:

- Further to the e-mails below we have no further comments relating to the layout of the estate roads (drawing 6910-SL02-G)

Comments on revised scheme:

- The previously recommended contribution towards the delivery of the Long Stratton bypass will not be pursued.
- There are no other off-site highway works that would be required in direct mitigation of the proposals.
- The technical comments in our response of 22 May (Points 1-17) remain relevant.
- With regards to the installation of MOVA at the signal junction of A140 with Flowerpot Lane our Signals Team have been reviewing this junction. The signal timings have recently been altered and the impact of this on traffic flows is being monitored.

Original comments:

- Amendments required in respect of internal layout, visibility splays, junctions, visitor parking, turning heads, parking spaces, private drives, turning/manoeuvring and garages.
- Requested plans showing the footway improvements on Flowerpot Lane and confirming the level of visibility at the St Mary's Road / Flowerpot Lane junction. These should be secured via condition, not S106.
- In our view the road serving the POS should be upgraded to a type 3 road and a sperate car park provided for the POS.
- No dig construction is not acceptable within adoptable carriageway. The existing tree east of where the proposed estate road meets St Mary's Road will need to be removed.
- The type 6 road along the southern boundary of the site will need to be relocated outside of the route protection areas of the trees along the southern boundary.
- Requests a pro rata contribution towards the delivery of the Long Stratton bypass.

3.8 NCC Ecologist No objection

Comments on revised scheme:

- No further specific ecological information has been submitted, however the I have reviewed the new Landscape Masterplan and Landscape Masterplan Context documents. They do not appear to conflict with my previous comments dated 12th June 2017. As such I have no further comments.

Original comments:

- This application is supported by a Preliminary Ecological Appraisal. This report recommended a Preliminary Bat Roost Assessment on any mature trees to be affected by proposed works and this has now been completed. The report appears fit for purpose and concludes that all trees to be removed / pruned had negligible potential for roosting bats apart from one, which had low bat roost potential. Recommendations were made, which I would like to see included as conditions. These relate to retaining boundary features, including bird and bat boxes and a timetable for implementation.

3.9 NCC Lead Local Flood Authority No objection

Comments on revised scheme:

- We are now satisfied that sufficient information has been supplied to demonstrate that this site can drain in accordance with the NPPF, subject to conditions to ensure that the surface water drainage scheme is implemented as proposed.
- We are pleased to see now that a revised drainage strategy has been provided that considers the amended layout.
- We have reviewed the proposals as submitted and also clarified two points with the consultants Rossi Long relating to the calculations and Anglian Water consent.

Original comments:

- Insufficient information provided regarding the drainage hierarchy, detailed drainage design and future maintenance.
- No geotechnical investigation or infiltration testing undertaken on site.
- Insufficient information provided to support discharging to the watercourse.
- No detailed agreement from Anglian Water to discharge to their system.
- Insufficient modelling for the drainage network included the 1:1, 1:10 and 1:100 critical rainfall event plus 40 % climate change.
- No details of how all surface water management features to be designed in accordance with The SuDS Manual
- Insufficient information about groundwater levels.
- No plan for the management of flows in exceedance of the 1:100 rainfall event nor a management and maintenance plan.

3.10 NCC Historic
Environment Service

No objection

Comments on revised scheme:

- Based on currently available information the proposed amendments will not have any significant impact on the historic environment and we do not wish to make any new recommendations for archaeological work.

Comments on original scheme:

- There is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.
- If planning permission is granted, we ask that this be subject to a programme of archaeological mitigatory work.

3.11 NCC Infrastructure
Development

No objection

Comments on revised scheme:

- There is sufficient places at local schools for children from this proposed (revised) development.
- Taking into consideration the permitted development in Long Stratton (2013/0265 and 2015/0385) although there is spare capacity within the school sectors, there will be large scale housing growth in the Long Stratton area and it is expected that the funding for additional places if necessary would be through CIL as this is covered on the District Council's Regulation 123 list.
- A development of 52 dwellings would place increased pressure on the library and mitigation is required to increase the capacity of Long Stratton library. This would be through CIL as this is covered on the District Council's Regulation 123 list.
- This development would require 2 fire hydrants at a total cost of £1,637, which should be dealt with through condition.
- We understand that opportunities to connect to the wider public rights of way network have been explored to the west and south of the site, but have proved to be undeliverable.
- If South Norfolk are minded to approve the application, they may wish to develop a project delivered through the Greater Norwich Growth Board GI program team towards strategic improvements on the wider public rights of way network. This will go towards mitigating the impacts of this and other/cumulative development in the area.

Comments on original scheme:

- There would be insufficient places at Manor Field Infant & Nursery School for children from this proposed development should it be approved. The funding for additional places if necessary would be through CIL as this is covered on the District Council's Regulation 123 list.
- The above funds would be needed to expand existing schools in situ.
- A development of 66 dwellings would place increased pressure on the library and mitigation is required to increase the capacity of Long Stratton library.
- This development would require 2 fire hydrants at a total cost of £1,630, which should be dealt with through condition.

- Given that the proposed open space for this site is in proximity to Public Rights of Way (PRoW) and an Neighbourhood Green infrastructure Corridor, the development should facilitate the required local connections into the Green Infrastructure network.
- A contribution will be sought in order to secure the necessary infrastructure as set out in the Area Action Plans.

3.12 Anglian Water
Services Ltd

No objection

Comments on revised scheme:

- The sewerage system at present has available capacity for foul drainage from this development.
- The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable.

Original comments:

- The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted.
- The sewerage system at present has available capacity for foul drainage.

3.13 Norfolk Wildlife Trust

No comments received

3.14 Police Architectural
Liaison Officer

Comments on revised scheme:

- Recommends the principles of Crime Prevention through Environmental Design and security measures included in Secured by Design Homes 2016 guidance are adopted across this development.
- Recommends measures to maximise surveillance of car parking and public open space.
- Concerned that the proposed timber boardwalk over wetland zone introduces a potential water safety hazard and questions a 'trim trail' in this location.

Original comments:

- Close potential gaps in boundary to POS adjoining plots.
- Provide lockable vehicle access control at both POS locations for emergency/maintenance
- Provide effective vehicle mitigation features for both POS's
- Provide 1.8m boundary treatment to protect rear of properties
- Provide similar sub-divisional boundary treatment across gardens
- Include appropriate sensor security lighting Recommendation the principles of Crime Prevention through Environmental Design (CPTED) and security measures recommended in Secured by Design, Homes 2016 guidance are included across this development.

3.15 NHS England

Comments on revised scheme:

- No comments received.

Original comments:

- NHS England would expect these impacts to be assessed and mitigated. There is 1 main GP practice within a 2km catchment of the proposed development. The practice does not have sufficient capacity for the additional growth resulting from this development and proposed cumulative development in the area.
- NHS England would suggest that healthcare contributions should be sought to contribute to the provision of sustainable primary care services in the area, particularly for the additional residents generated by development growth.
- South Norfolk Council has recently advised that Healthcare is not currently contained on their CIL123 list, consequently, until this policy is addressed, it is confirmed mitigation cannot be obtained for primary healthcare. NHS England understands this matter is now being addressed through the Greater Norwich Growth Board forum.
- Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.

3.16 GP Surgery

No comments received

3.17 Other
Representations

67 letters of objection received, plus an additional 11 letters received following the most recent amendments, summarised as follows:

- Concerns about overlooking and loss of privacy
- Visibility on St Mary's Road is inadequate due to parked cars
- Additional traffic will further lengthen the time to drive through Long Stratton
- Further increase in noise and air pollution
- Development falls outside of development boundary
- Local GP surgery is already running to capacity
- Schools do not have the capacity to accommodate additional demand
- Access on St Mary's Road is too narrow and two vehicles are unable to pass
- Safety of pedestrians and residence of St Mary's Road will be put at risk
- Site not allocated in Long Stratton Area Action Plan
- Flowerpot Lane and the A 140 tail-backs of traffic makes crossing Flowerpot Lane dangerous
- Construction traffic and additional vehicles will have a dramatic effect on St Mary's road
- Local services and facilities can cope with additional demand
- Traffic will put significant safety risk on pedestrians crossing the junction of Flowerpot Lane & A140
- Concerns of risk of flooding as a direct result of development
- Local area is prone to flooding and the drainage systems will be insufficient
- Site is frequently subject to flooding during prolonged periods of rain

- Anglian water concerns over foul water drainage on St Mary's Road
- Concerns over the capacity of the St Mary's road/Flowerpot Lane junction
- Development does not fit in with current look of the area
- Problems with the drainage ditch to the rear of properties at St Mary's Road by lack of maintenance
- Flowerpot Lane is liable to flooding
- St Mary's Road is hazardous to cross already due to parked cars
- How are heavy vehicles going to safely access the proposed site
- Traffic would be a hazard to children on their way to school
- Wildlife would be affected
- The extra traffic will add to a congested village and busy junction off the A140
- Public open space should be spread around the outside of the development to act as a buffer
- Loss of rural views
- Concerns about construction traffic access to the site
- Many ignore 20mph speed limits
- Concern about loss of value of property
- Existing road surface in poor condition
- Ignores 5 year Area Action Plan
- Existing pedestrian zebra crossing hazardous to pedestrians
- Concerns about the proposed public open space and potential traffic impacts

4. Assessment

Site description

- 4.1 The site is located in Long Stratton immediately south of St Mary's Road, outside the development boundary but within the Norwich Policy Area (NPA).
- 4.2 The site currently comprises of two agricultural fields of some 3.6 hectares that are contiguous with the south-western edge of the built up area of Long Stratton. The site is accessed from an existing vehicular link from St Mary's Road via a field gate. There are no Public Rights of Way which traverse or adjoin the site.

The application

- 4.3 The application is a full planning application and seeks approval for all matters including access, parking, public open space and associated infrastructure.
- 4.4 The application proposes the erection of 52 dwellings. Of these, 17 dwellings will be provided as affordable units (33%), 6 of which are bungalows.
- 4.5 The main issues for consideration are the principle of development in this location, access, design, layout; drainage; landscaping, ecology and residential amenity.

Principle of development

- 4.6 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).

- 4.7 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.8 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted outside of Development Boundaries, such as this, where one of two criteria are met: either c) where specific development management policies allow; or, d) where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development, as set out in Policy DM1.1.
- 4.9 In terms of c), the current proposal is not considered to meet the requirements of this criterion. In terms of d), establishing whether there are any overriding benefits will be confirmed following an assessment of all the harms and benefits of the scheme.
- 4.10 Where development proposals do not accord with the development plan, consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.11 Of particular relevance to applications for housing development is paragraph 11 of the NPPF which states that:

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 4.12 It is considered that it is still appropriate to use the JCS housing requirement, having regard to the revised NPPF (Para 73) given that the JCS is less than 5 years old. The 2017 Greater Norwich Area Housing Land Supply Assessment, published as Appendix A of the Joint Core Strategy Annual Monitoring Report, shows that against the JCS requirements there is 4.61 years supply in the combined Norwich Policy Area (NPA), a shortfall of 1,187 dwellings. Consequently, the policies which are most important for determining the application in the NPA cannot be considered up-to-date and applications for housing should continue to be determined within the context of the titled balance referred to in paragraph 11 of the NPPF.
- 4.13 However, in June 2017 an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus, North Norfolk and Breckland). The SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.
- 4.14 A housing land supply of 8.08 years can be demonstrated against the SHMA assessment of OAN, a surplus of 5,368 units. Whilst the guidance to which the Central Norfolk SHMA accords has now been superseded, it is considered, nevertheless, that the SHMA remains an intellectually credible assessment of housing need. Assessments such as the SHMA will continue to form the basis of local plans submitted ahead of January 2019, including some within the Central Norfolk Housing Market Area. The extant PPG guidance continues to state that "Considerable weight should be given to the housing requirement figures in adopted Local Plans ... unless significant new evidence comes to light. Therefore it remains entirely appropriate to give weight to the SHMA as a material consideration in the determination of planning applications.

- 4.15 The abundant housing land supply that is apparent in relation to the most up-to-date evidence of housing needs (8.08 years) should therefore be given weight in the decision-making process as a material planning consideration. This factor effectively diminishes the weight that would otherwise be attached to the benefits of increased housing delivery in the context of Policy DM1.1 and NPPF Paragraph 11.
- 4.16 On the basis of the above, the following assessment seeks to establish the benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of sustainable development (economic role, social role and environmental role). These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies.

Economic role

- 4.17 The NPPF confirms the economic role as "contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."
- 4.18 The construction of 52 dwellings would help enhance the economic viability through local spending from future occupants of the dwellings.
- 4.19 In addition to the above, the scheme would also provide some short term economic benefits from construction of the dwellings.
- 4.20 It should be noted that the development would be subject to the Community Infrastructure Levy.

Social Role

- 4.21 The NPPF confirms the social role as "supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being."
- 4.22 The proposed scheme would provide housing in a location where the JCS identifies a shortfall in housing land supply against requirements which would represent a social benefit. However, the significance of this benefit is diminished by the most recent evidence of the updated SHMA which identifies a housing land supply in excess of 8 years and this is material consideration in determining this application.
- 4.23 The social role highlights the need for housing to have access to a range of accessible local services. Long Stratton is identified as a Key Service Centre and defined as having good access to a wide range of facilities and services. The site is also well located in relation to Long Stratton High School, Manor Field Infant School, Long Stratton Medical Partnership, and Long Stratton leisure centre. The site is also well located to existing bus stops.

Access and highway impacts

- 4.24 Access into the site is proposed off St Mary's Road located to the north of the site.
- 4.25 Off-site highway works have been requested by the Highway Authority, which include a new footway across the front of numbers 1 – 10 Glebe Close (Flowerpot Lane) to connect into the existing footway network as well as upgrading the nearby bus stop by making it DDA compliant. These improvements will be secured by condition. Information has also been provided by the applicant confirming the level of visibility at the St Mary's Road / Flowerpot Lane junction.

- 4.26 The Highway Authority has carried out an assessment of the proposed access arrangements and the site layout and following amendments to the plans has confirmed that they have no objections subject to conditions. As such it is considered that the proposals accord with Policy DM3.11 of the South Norfolk Local Plan.
- 4.27 With regards to the wider impacts of the development on the surrounding highway network, the Highway Authority have confirmed that there are no other off-site highway works that would be required in direct mitigation to the development. They have also considered the impact of the proposals on the capacity of the signal junction of the A140 and Flowerpot Lane and confirmed that the signal timings of this junction have recently been altered and the impact of this on traffic flows is being monitored by the County Council to see if there is benefit in employing a scheme to further improve this junction. If a scheme to improve this junction is deemed necessary in the future then this would be employed as part of a financial contribution already secured from the Chequers Road, Tharston development towards improvements to this junction and traffic flows in Long Stratton. As such it is not considered necessary or appropriate to secure any additional contribution for this junction where mitigation has already been secured and no direct impact of this development have been identified.
- 4.28 In terms of exploring the potential for a financial contribution towards the Long Stratton by-pass, Members should note that this planning application falls outside of the allocation (LNGS1) and as such it is not reasonable to seek a contribution towards the by-pass. Policy LNGS1 makes it clear that contributions to the by-pass can only be secured for development within the allocation in accordance with the LSAAP and not from developments outside of this area. As such requiring a contribution towards the by-pass from this proposed development, which is not dependant on a by-pass coming forward, would not be justified in planning policy terms and therefore is not being sought by the Council.
- 4.29 In terms of car parking provision, this is proposed in accordance with current guidance contained in Norfolk County Council's Parking Standards for Norfolk. This equates to at least 1 space per one-bedroom dwelling, 2 spaces per two-bed and three-bed dwellings and 3 spaces per four and five-bed dwellings, totalling 118 spaces across the site. In addition a small carpark comprising of 6 spaces and cycle parking is proposed in the north-west corner of the public open space, for visiting members of the public.
- 4.30 The combination of different parking types proposed ensures that the street scenes are not overly dominated by car parking and helps create varied character across the site. This has led to tandem parking in some instances, but this is required to remove cars from the street scene and is considered to be acceptable in design terms. Where on-street parking has been proposed, this has been kept to a minimum and is well overlooked and broken down with landscaping to help enhance the character of the street. The layout of the development in respect of parking is therefore on balance considered acceptable.
- 4.31 Concerns have been raised by local residents and the Parish Council in respect of access to the site and the wider traffic impacts of the development. Whilst I fully appreciate the concerns raised, it is noted that the Highway Authority consider that the access arrangements are satisfactory and that the wider traffic impacts are acceptable for the reasons set out above. In view of the above, I do not consider that the application can be refused on the concerns raised and therefore the development is considered to comply with Policy DM3.11 and DM3.12.

Connectivity and Green Infrastructure

- 4.32 It is noted that there are no Public Rights of Way which traverse or adjoin the site.
- 4.33 With regards to the wider connections to the surrounding public rights of way and green infrastructure network, the applicant has explored options for footpath connections to provide connectivity to the Green Infrastructure corridor (LS6) between Long Stratton and Wacton Common.

- 4.34 Having explored these options for wider connections, it is apparent that such connections require third party land. The land owner has advised the applicant that he would not be prepared to allow any further footpaths over his land. It is therefore clear that it will not be possible to secure a private agreement to secure such footpath connections between the site and wider connections.
- 4.35 With regards to the County Council powers to compulsorily dedicate public footpaths, it is considered that in this case the relatively limited benefit of delivering such connections in this location would not justify the County Council using its powers to compulsorily dedicate an additional connection and that no definite undertaking can be guaranteed by the County.
- 4.36 Should improvements be required with regards to the future long term planned growth in Long Stratton it is expected that the funding would be through CIL or other contributions as this is covered on the District Council's Regulation 123 list. On this basis it is considered that whilst improved connections to the existing footpaths would be desirable, on balance no objection can be substantiated in terms of a lack of wider connection to the surrounding green infrastructure network or public rights of way.

Affordable housing

- 4.37 The JCS requires the proportion of affordable housing and mix of tenure sought to be based on the most up to date needs assessment of the plan area, with the proportion to meet the demonstrated need at the adoption of the plan being 33% affordable housing on schemes of 16 or more.
- 4.38 The application proposes 33% affordable housing in accordance with the JCS and in excess of the need set out in the SHMA and is therefore acceptable.
- 4.39 In terms of the tenure mix, in line with the revised NPPF (2018) Para 64, major development involving the provision of housing is required to deliver at least 10% of the homes to be available for affordable home ownership unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Accordingly the mix now sought includes the requirements of Para 64 of the NPPF in the overall affordable housing mix and would secure affordable home ownership and affordable rent.

Residential Amenity

- 4.40 Policy DM3.13 Residential amenity directs that development should not be approved if it would have a significant adverse impact on nearby resident's amenities or the amenities of new occupiers.
- 4.41 The development site sits to the rear and side of properties on St Mary's Road and Lime Tree Avenue. These properties are largely characterised by semi-detached and detached bungalows/chalet bungalows to the north and detached two and two and a half storey properties to the east. The layout of the proposed development along the eastern boundary addresses the relationship with those properties with private gardens to the rear, separating both the proposed and existing houses from one another with good separation distances where back-to-back or side-to-side relationships are proposed. With regards to development along the northern boundary, existing properties are separated by both the public open space and existing private gardens/ parking areas to the rear of those properties. Where plots 1 and 36 side onto existing properties, these have been designed as bungalows with hipped roofs, to minimise their impact.
- 4.42 As such it is considered that the distances achieved, coupled with the retention of and further planting of landscaping along the boundaries would ensure that no significantly adverse impact on the amenities of those existing or proposed properties would result. It is therefore considered that the proposal satisfies policy requirements in respect of Policy 2 of the Joint Core Strategy and DM3.14 of the Development Management Policy Document.

Education

- 4.43 In terms of the future capacity of educational facilities within the catchment area of the development, which include primary and secondary schools, it has been confirmed that there is currently spare capacity within the school sectors for both this development and other permitted developments in Long Stratton. In terms of the future long term planned growth in Long Stratton it is expected that the funding for additional places, if necessary, would be through CIL as this is covered on the District Council's Regulation 123 list. Therefore there is no objection in terms of school capacity to this application.

Healthcare

- 4.44 NHS England have commented that the local GP practice does not have sufficient capacity for the additional growth resulting from this development and proposed cumulative development in the area. Members should note that Healthcare is not currently contained on the District Council's Regulation 123 list, and as such mitigation cannot be obtained for primary healthcare. NHS England understands that this matter is being considered through the Greater Norwich Local Plan and that contributions cannot be sought directly from development in conjunction with this or other planning applications. On this basis NHS England have confirmed that they do not wish to raise an objection.
- 4.45 Whilst the concerns of NHS England are noted, GPs are independent contractors of the NHS and so are essentially private businesses and new surgeries are funded/instigated through the relevant primary health care body and are not provided by S106/CIL. As such there is no policy basis for seeking contributions by S106 or provision in the CIL Regulation 123 list, for primary healthcare facilities and it would not be possible to secure any contribution towards primary healthcare and could not be substantiated as a reason for refusal.

Summary of social role

- 4.46 In summary, Policy 14 of the JCS, identifies Long Stratton as a Key Service Centre having access to a good level of services and facilities. It is considered that the proposals fulfil the social role in the context of the NPPF as well as delivering housing on this site, including 33% affordable housing. It is therefore considered that the scheme meets the social role of the NPPF.

Environmental Role

- 4.47 The NPPF confirms the environmental role as "to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

Impact on landscape and form and character of the area

- 4.48 Paragraph 170 of the National Planning Policy Framework requires that planning decisions recognise the intrinsic character and beauty of the countryside, which is reflected in Policy DM1.3 of the Development Management Policies document. Planning Practice Guidance clarifies that conservation and enhancement of the landscape, not only designated landscapes, contributes to upholding this principle. Policy DM4.5 requires all development to respect, conserve and where possible enhance the landscape character of its immediate and wider environment.
- 4.49 The application is supported by a Landscape and Visual Impact Assessment (LVIA) that has been produced in accordance with recognised best practice. The LVIA has assessed the landscape and visual effects separately as required. The document refers to the published local landscape character assessment, but provides a more localised study in light of the site's close proximity to the settlement edge. The LVIA concludes that "the application site and receiving

environment have the capacity to accommodate the proposal and that it will not result in significant harm to the landscape character or visual environment". The Council's Landscape Architect has assessed the LVIA and agrees with its conclusions.

- 4.50 With regards to Policy DM4.8, which seeks to protect trees and hedgerows, the scheme proposes to retain these along the majority of site boundaries, which includes the majority of existing trees and hedges along the east and southern boundaries. The Council's Landscape Architect is generally supportive of the proposals, however he has raised some concerns about the potential impact of the proposed road layout on the southern boundary of the site, which follows the same line as some of the trees root protection areas. Notwithstanding these concerns, he goes on to comment that provided the working margins of these trees can be kept to a minimum, then the potential encroachment is tolerable, subject to a condition detailing tree protection measures to ensure that the existing trees are maintained in good condition during construction. Therefore, subject to the above condition it is considered that the scheme is acceptable in this respect.
- 4.51 The only other notable loss of trees is a single oak tree near the access from St Mary's Road, which is necessary to facilitate access into the site. The submitted Arboricultural Impact Assessment identifies this tree as having moderate value (Category B). In considering this, the proposals must be assessed in conjunction with the desire to provide a suitable access into the site. The Highways Authority has indicated that the proposals will necessitate the removal of this tree to provide safe access into the site. Whilst recognising the status of the conflicting policies, I consider that in this instance greater weight should be afforded to the requirements of highway safety and access to the site which is specific for development in this location.
- 4.52 To mitigate against the loss of the tree it is recognised that the retention of other visually prominent trees along the site boundaries, and proposed replacement tree planting will help to retain the overall landscape character of the site boundaries. As such it is considered that on balance the loss of the tree is acceptable in recognising the weight afforded to the requirements of highway access and proposed mitigation measures.
- 4.53 With regards to the general form and character of the existing settlement of Long Stratton, it is considered that the proposed development is a logical extension to the village, which sits to the rear of an existing C20 estate development. With the nature of existing development and proposed development in the wider context, it is considered that the development would not result in any significant adverse impact on the form and character of the area or landscape character. The proposals are therefore, on balance, considered acceptable in respect to the impact on the landscape and form and character of the area.

Layout, appearance and scale

- 4.54 The site layout and house types have been subject to a detailed assessment by the Senior Conservation and Design Officer and following discussions with the applicant have been amended.
- 4.55 In considering the overall scale and layout of the development, regard has been given to the density and form of existing development in Long Stratton. The site layout comprises a mix of 1, 2, 3, 4 and 5 bedroom properties. These include a combination of two storey detached, semi-detached and terraced dwellings and six bungalows. The scale of the proposed development is considered to be appropriate for its context.
- 4.56 With regards to the overall design of the site it is considered that the creation of a simple layout around two loop roads and open space helps provide clear and legible routes across the site. The overall amended layout and design of the proposed development is therefore considered acceptable.

- 4.57 In terms of the location of affordable housing, the application has separated the affordable units into two main areas. 11 are located in the north-west corner of the site and the remaining 6 are located along the eastern boundary of the site adjacent to an open space. Given that the affordable units have been dispersed and are located close to public open space, officers consider that the distribution of the affordable units as proposed is acceptable and accords with the Development Plan.
- 4.58 House types, both market and affordable, have been considered in the context of the wider surroundings to help reinforce and enhance the character of the proposals. The house types use traditional forms and materials, yet have a distinctive appearance. A variety of materials are proposed including red brick, render, pantiles and white uPVC windows. These are varied across the site and help to distinguish and define those areas.
- 4.59 Having assessed the overall scale, form and appearance of development it is considered that the proposed scheme would respect the existing character and arrangement of development as well as providing an acceptable transition between the existing built up area of Long Stratton and the open countryside to the south and west of the site.
- 4.60 Overall, it is considered that the amended scheme has been well thought out and results in a development with a locally inspired character that relates positively to its surroundings. Information has also been submitted that demonstrates how the proposals comply with the South Norfolk Place-Making Guide SPD, including a Building for Life assessment.
- 4.61 It is therefore considered that the scheme is acceptable in terms of its design, scale and relationship to the surrounding properties and accords with DM3.8 of SNLP, Policy 2 of JCS and Section 12 of NPPF.

Proposed public open space and landscaping

- 4.62 In terms of public open space, the Council's current adopted Recreational Open Space Standards for Residential Areas (1994), requires a minimum amount of outdoor play facilities and recreational open space to be provided, commensurate with the level of development proposed to meet the need of occupants.
- 4.63 The development proposes two areas of public open space. The first area is located to the east of the site entrance and backs onto existing development to the north. This space has been increased in size following discussions with the applicant, resulting in an area of open space that exceeds the amount of space required by the current open space standards. It is considered that following amendments, the space is now well integrated into the overall scheme and provides a good focal point for the new development.
- 4.64 The second area of public open space is located to the west of the proposed development and is intended to provide an area for older children/adult play in addition to significant ecological enhancements. Options for enhancing this area of open space have been submitted by the applicant, including a revised Landscape Masterplan for the site showing indicative proposals for ecological enhancements and a Context Masterplan showing how the proposed public open space could provide potential connections to the surrounding green infrastructure network and public rights of way.
- 4.65 Having regard to the options for enhancing public open space in this area, it is recognised that there is a broad body of evidence that demonstrates a shortage in the quantity of all types of open space in Long Stratton, with the shortfall worse in natural/semi-natural green space, followed by formal sports provision and informal amenity space. This is recognised in the South Norfolk Council – PPG17 Open Spaces, Indoor Sports and Community Recreation Assessment (2007) and also in the Long Stratton Area Action Plan (LSAAP) to some extent.

- 4.66 In this context it is considered that the proposed options represent a benefit in the planning balance, in terms of the social and environmental dimensions set out in Policy DM1.1.
- 4.67 In respect to landscaping, the Council's Landscape Architect has confirmed that he has no objections to the proposals and that the general approach to the proposed open space and landscaping is acceptable, subject to a detailed landscaping and management scheme, to ensure that the details of the new open space are agreed at a later stage, ideally in conjunction with the Parish Council if it to be the adopting party. Therefore subject to conditions it is considered that the scheme would accord with the aims of Policy DM3.15 and DM4.9 of the South Norfolk Local Plan, JCS Policies 1 and 2 and section 15 of the NPPF.

Surface water drainage

- 4.68 A Flood Risk Assessment (FRA) and Drainage Strategy have been submitted with the application based on detailed site investigations carried out by the applicant. Further detailed information has also been provided regarding investigation into surface water infiltration and measures to control drainage within the site and to improve the existing drainage problems whereby the local water catchment and drainage ditches surrounding the site have led to localised above ground flooding events.
- 4.69 The Lead Local Flood Authority (LLFA) has carried out a detailed assessment of the information submitted and has subsequently confirmed that following amendments, the revised drainage strategy addresses the concerns raised in their previous responses and will result in a reduced rate and volume of run-off to the local ditch system and surrounding water network than at present.
- 4.70 Subsequently the drainage strategy follows the drainage hierarchy as set out in the Building Regulations and NPPF and proposes to discharge surface water into an existing Anglian Water sewer, having investigated and discounting surface water infiltration and connection to a watercourse.
- 4.71 Calculations have been supplied for the pipe network and attenuation features to demonstrate that there will be no above ground flooding and attenuation in the form of oversized pipes and tanked permeable paving has been specified to meet the required standards.
- 4.72 The surface water drainage system (including the attenuation system) is proposed to be constructed to adoptable standards by Anglian Water and a full maintenance plan is recommended to be conditioned and provided at the detailed design stage. Anglian Water have assessed the revised proposals and have subsequently confirmed that the proposed method of surface water disposal into an existing Anglian Water sewer is acceptable.
- 4.73 In summary, whilst it is acknowledged that concerns have been raised by residents and the Parish Council regarding drainage, it is noted that the LLFA considers that the above strategy provides a sustainable approach to surface water management, that will limit surface water run-off in accordance with the requirements of the NPPF and also result in a reduced rate and volume of run-off to the local ditch system and surrounding water network than at present.
- 4.74 Subject to conditions recommended by the LLFA, to implement the surface water drainage scheme in accordance with the agreed details, and to provide details of the maintenance and management regime for all aspects of the drainage scheme, the surface water drainage strategy is considered acceptable and accords with the NPPF and JCS Policy 1.

Foul water

- 4.75 The foul drainage from this development is in the catchment of Long Stratton Water Recycling Centre. A Statements and Conditions Report has been prepared by Anglian Water which confirms that the water recycling centre at present has available capacity for the proposed flows. If the

applicant wishes to connect to the sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. Subject to entering into such an agreement, the impacts on the foul water are considered acceptable and accords with Policy 1 of the JCS.

Ecology and Protected Species

- 4.76 This application is supported by a Preliminary Ecological Appraisal (Middlemarch Environmental, March 2017). The proposed site consists mainly of arable fields and as such, has limited ecological value. It is noted that there are some features which should be retained and / or enhanced as part of the development, and the substantial area of public open space offers a sizeable opportunity for biodiversity enhancement. It is recommended that a Biodiversity Management Plan (BMP) is conditioned providing details of enhancements for biodiversity, which includes a planting schedule for the open spaces.
- 4.77 The aforementioned report is also supported by a Preliminary Bat Roost Assessment on the mature trees to be affected by proposed works. The County Ecologist has assessed the report and has concluded that it is fit for purpose and that of those trees to be removed / pruned they have negligible potential for roosting bats apart from one, which had low bat roost potential. Subject to the imposition of conditions recommended by the County Ecologist, which include retaining and enhancing all boundary features, installing bird and bat boxes and providing details of enhancements for biodiversity for the area of open space, the proposals are considered acceptable.

Heritage assets

- 4.78 The proposed development site lies in an area which has been subject to much fieldwalking and metal-detecting, producing Roman pottery and Roman to medieval metal finds. It also lies close a major Roman road and the medieval core of Long Stratton. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) could be present at the site and that their significance will be adversely affected by the proposed development.
- 4.79 The Historic Environment Service has recommended that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework. Subject to an appropriately worded condition, which requires details of a site investigation and post investigation assessment to be completed, it is considered that the proposals are acceptable.
- 4.80 There are no listed buildings located within the application site that will be affected by the proposals and the site is not within a Conservation Area.

Contamination

- 4.81 Policy DM3.14 has regard to development and contamination. The Council's Environmental Management Officer has confirmed that they have no objections to this planning application and has recommend that any approval includes a condition or informative note that in the event contamination that was not previously identified is found, it must be reported in writing immediately to the Local Planning Authority and a report submitted that includes results of an investigation and a risk assessment along with a remediation scheme to be agreed and carried out. Subject to the imposition of a condition or an informative note to have regard to contamination, it is considered that the proposal is acceptable and in accordance with policies DM3.14 of the South Norfolk Local Plan.

Sustainable construction/renewable energy

- 4.82 Policy 1 and 3 of the JCS require the sustainable construction of buildings and water conservation in addition to requiring 10% of the predicted energy requirements to be delivered by on site decentralised and renewable or low carbon energy. Precise details and compliance with the policy will be secured by condition.

Summary of environmental role

- 4.83 Having due regard to the above assessment, it is considered that the scheme fulfils the requirements of the environmental role in the context of the NPPF, as well as providing benefits through the provision of public open space and ecological enhancements. It is therefore considered that the proposal accords with the requirements of the NPPF and also 1 d) of Policy DM1.3 of the South Norfolk Local Plan and JCS.
- 4.84 In relation to sustainable development it is considered that on balance the proposed development is acceptable in this instance and will not result in any adverse impact that would significantly and demonstrably outweigh the benefits of housing on this site.

*Other issues**Secured by design*

- 4.85 The Committee will note that the Police Architectural Liaison Officer has indicated that should the developer wish to achieve a 'secured by design' award, which is a voluntary award aimed at designing out crime in new developments, that a number of minor revisions would be required to the scheme achieve this. Since the award is voluntary and the design and layout of the development is satisfactory and achieves good levels of surveillance, the development is considered acceptable in this regard.
- 4.86 With regards to detailed comments regarding the proposed public open space and the potential timber boardwalk over the wetland zone and a trim trail, it is considered that these matters can be adequately dealt with as part of a condition requiring detailed designs of the open spaces to be agreed at a later stage as part of the landscape, ecology and management plan.

*Other considerations**Section 106 Agreement and Community Infrastructure Levy (CIL)*

- 4.87 The application is liable for CIL and a liability notice would be issued with any consent granted. Should consent be granted a S106 would need to be entered into to cover Affordable Housing and open space.

Financial Considerations

- 4.88 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. Conclusion

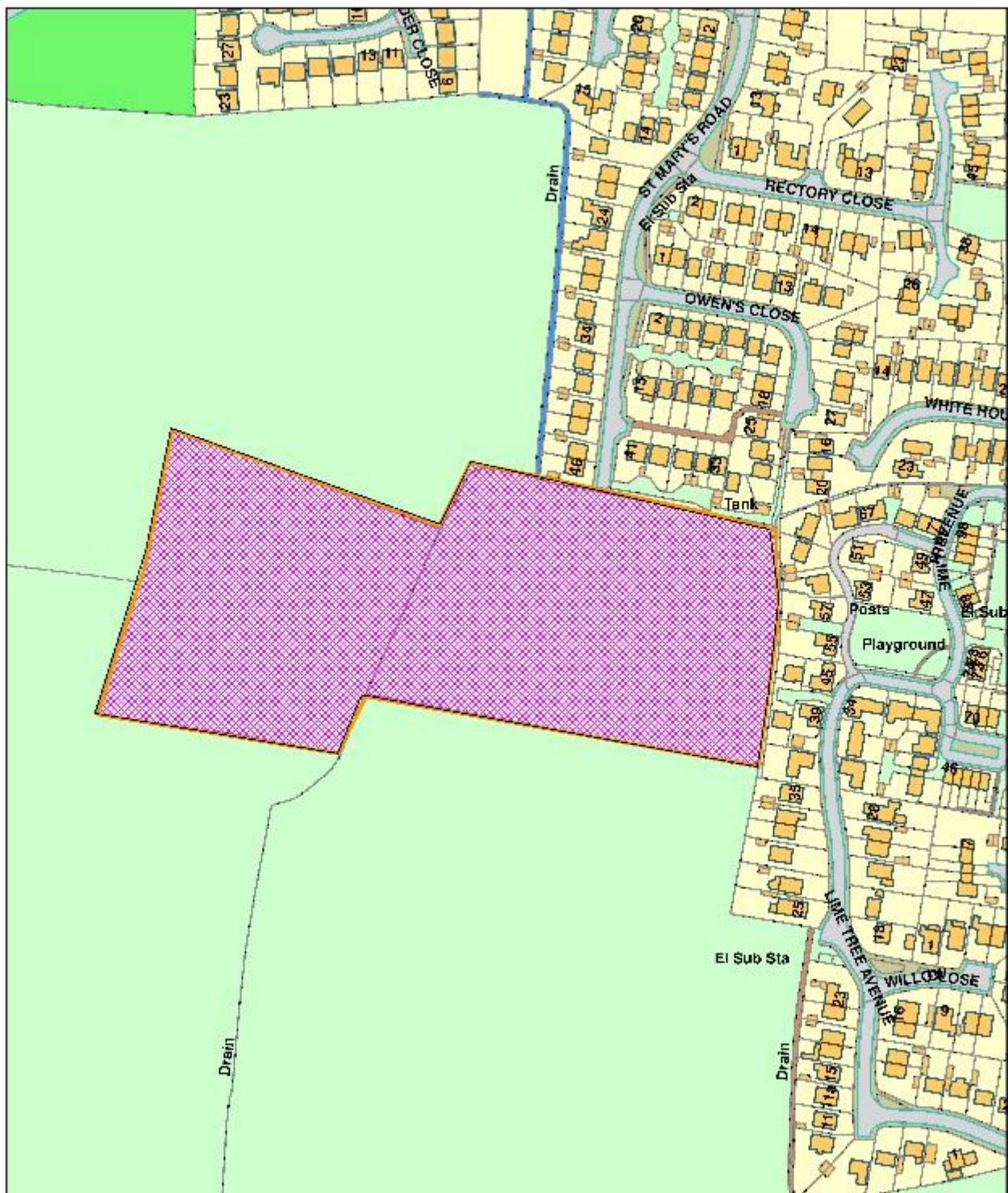
- 5.1 The proposed development of the site would satisfy the three roles of sustainability (economic, social and environmental). It is evident that the proposal complies with the requirements of the relevant National and Development Management policies identified above. Whilst it is acknowledged that the proposal results in the loss of an oak tree near the access from St Mary's Road that has been identified as having moderate value, I consider that in this instance the overriding social and environmental benefits outweigh its loss and that greater weight should be afforded to the requirements of highway safety and access to the site which are required to develop in this location.

- 5.2 No harm has been identified which is at a level that would significantly and demonstrably outweigh the benefits identified by the development of the site and of housing delivery and the substantial area of public open space, notwithstanding that the benefits of housing are diminished as a result of the SHMA 5 year supply figures as a material consideration. Accordingly, the application satisfies the requirements of Policy DM1.1 of the Development Management Policies and Para 11 of the NPPF (2018).
- 5.3 The application is therefore recommended for approval subject to the imposition of conditions.

Contact Officer, Telephone Number Chris Watts 01508 533765
and E-mail: cwatts@s-norfolk.gov.uk

2017/0810

Appendix 1



Scale 1:2,500

© 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

Application on site partly owned by South Norfolk Council

- 2. Appl. No : 2018/1212/F**
Parish : PULHAM ST MARY

Applicants Name : Mr G Homan & South Norfolk Council
 Site Address : Land to South of Chestnut Road Pulham St Mary Norfolk
 Proposal : Erection of seven new dwellings and garages

Recommendation : Approval with Conditions

- 1 Full planning permission time limit
- 2 In accordance with approved plans
- 3 External materials to be agreed
- 4 No PD for fences, walls etc
- 5 No additional windows at first floor
- 6 No PD for Classes A, B, C, D, E and G
- 7 Tree protection
- 8 Landscape management plan
- 9 Retention of trees and hedges
- 10 Boundary treatments to be agreed
- 11 Reporting of unexpected contamination
- 12 New water efficiency
- 13 Surface water
- 14 Slab level to be agreed
- 15 Provision of parking, turning
- 16 Details of refuse point
- 17 Landscape management plan
- 18 Construction environmental management plan

Note there is already a S106 in place for the scheme.

Reason for reporting to committee

South Norfolk Council own part of the application site.

1 Planning Policies

- 1.1 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
 NPPF 16 : Conserving and enhancing the historic environment
- 1.2 Joint Core Strategy (JCS)**
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water

- 1.3 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
 DM3.8 : 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
 DM4.5 : Landscape Character Areas and River Valleys
 DM4.8 : Protection of Trees and Hedgerows
 DM4.10 : Heritage Assets

1.4 Supplementary Planning Documents (SPD)

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

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."

2. Planning History

- | | | | |
|-----|-----------|---|----------|
| 2.1 | 2013/1334 | Erection of 7 new dwellings and garages | Approved |
|-----|-----------|---|----------|

3. Consultations

- | | | |
|-----|---|--|
| 3.1 | Town / Parish Council | No comments received |
| 3.2 | District Councillor
Cllr Hudson | To be reported if appropriate. |
| 3.3 | SNC Landscape Architect | <p>The trees that are within the southern half of this site (including the hedgerow) that are aged 45 years or more are protected by a TPO. All other trees on the site are subject to the Conservation Area restrictions for trees.</p> <p>The proposed layout appears to be exactly the same as that approved by 2013/1334 (which allowed for the most significant trees to be retained) but the new Arboricultural Implications Assessment includes the additional removal of T2 Plum "to accommodate development". Considering the retention of this tree is also indicated on the latest site layout drawing, this inconsistency needs to be checked and the AIA revised.</p> <p>Subject to clarification on this point (and ideally retention of T2) I raise no objection to the proposal, and suggest the following conditions, which are slight variations on those previously approved:</p> |
| 3.4 | SNC Water Management Officer | No objection subject to a condition to agree the method of surface water drainage. |
| 3.5 | SNC Community Services - Environmental Quality Team | No objection subject to a condition relating to unknown contamination and a note relating to construction impacts. |

3.6 NCC Highways No objection subject to a condition requiring the formation of the access, parking and turning as in the approved plans.

3.7 NCC Ecologist No objection

The submitted Ecological Assessment produced by Finnemore Associates May 2018, generally meets the level of information required to advise the planning decision, however in my opinion there is still potential for disturbance or harm to occur to protected species. Therefore, a condition is required to agree a construction ecological management plan (CEMP) in order to prevent disturbance or harm being caused to protected or priority species and the inclusion of an informative note relating to protected species.

3.8 Other Representations 3 objections received a summary of which are as follows:

- Loss of privacy
- Alterations from previously approved plans
- The homes proposed are also quite large and yet the access route is not ideal and may deter many potential purchases again potentially leaving these large homes, unoccupied.
- The land is currently a fantastic wildlife and increasingly natural woodland setting that the surveys do not really identify.
- I would like to see plans that seek to preserve as many of the trees and the hedgerow as possible, this latest version of the plans actually takes away much more of the natural environment.
- The land at the end of plot 5 (?) behind our home also looks to have a large proportion of the land by the preserved trees (which is a plus) unclear of the ownership, nor details who would be responsible for the care and maintenance of these large trees.
- Boundary fence not present between new development and our property - concerns regarding privacy. Our hedgerow should not be considered sufficient in providing privacy. Our hedgerow is not an evergreen. Suggest a minimum 1800mm high solid fence is erected and maintained.
- Our hedgerow is not protected during construction including our large tree adjacent to the development. What protective measures are to be put in place to protect our hedge and tree?
- Concerns over traffic routes through housing estate for construction vehicles. Concerns over children's safety and vehicular damage.
- Heavy vehicular access into north green road is restricted. Concerned regarding pedestrian's safety and access to roadway.
- Works start and finish times are a concern.
- Is any external lighting to be provided to properties, street lights etc.
- Plot 4 is considerably closer to my property to the detriment of my privacy
- Increased noise
- Devaluation of property
- If permission is granted a 2m fence on the boundary is required

4. Assessment

Background

4.1 The application seeks full planning permission for the erection of 7 dwellings of which 2 would be affordable units. These consist of the following:

- 5 x detached single storey dwellings, 4 of which have accompanying detached garages
- 2 x semi-detached single storey dwellings

4.2 The development would be accessed from two points on Chestnut Road.

4.3 The scheme is a resubmission of that approved application reference 2013/1334, which has recently lapsed. The site consists of rectangular shaped parcel of land surrounded on all side by existing residential development and located within the development limit for Pulham St Mary. The site is enclosed by vegetation and contains a number of mature trees.

4.4 Given the site is located within the development limit the principle of residential development is acceptable, as demonstrated by the granting of permission under 2013/1334.

4.5 The key issues of the scheme are assessed as follows:

Visual impact (Conservation Area)

4.6 The layout remains unchanged from the previous consent, as are the dwelling types for plots 1, 6 and 7, those on plots 2, 3, 4, and 5 appear the same but the dwelling type designs were not specifically referred to in the approved plans condition on the previous decision. With this in mind the scheme continues to provide a layout that represents an acceptable continuation of development at Chestnut Road and complies with the requirements of Policy DM3.8 of the SNLP. Likewise, the layout and dwelling types continue to have adequate regard for the character and appearance of the Conservation Area so as to satisfy the requirements of Policy DM4.10 and the requirements of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Neighbour amenity

4.7 As highlighted above in respect of the layout and dwelling types remaining as unchanged, the provision of single storey dwellings coupled with the separation distances to existing neighbours means that no significant loss of outlook, privacy or light would occur. Likewise, the scale of development means that there would be no unacceptable significant impacts in terms of disturbance from additional vehicles. For these reasons the scheme complies with the requirements of Policy DM3.13 of the SNLP.

Highway Safety

4.8 The Highway Authority has again confirmed that it has no objection on highway grounds. For this reason the scheme is considered to comply with the requirements of Policies DM3.11 and DM3.12 of the SNLP.

Trees

4.9 The trees on-site are protected via a combination of TPO and Conservation Area status. The Council's Landscape Architect has assessed the proposal and has no objection in principle subject to conditions regarding tree protection and the agreement of a landscape management plan. Clarification was also sought in respect of whether Tree T2 is to be retained, a response from the agent is awaited and will be reported to the Development Management Committee accordingly. It is envisaged that it can be retained. For these reasons the requirements of Policy DM4.8 of the SNLP have been met.

Ecology

- 4.10 The Council's ecologist has confirmed that a condition is required to secure a construction ecological management plan (CEMP) to prevent disturbance or harm to protected or priority species. This is considered reasonable in planning terms and in accordance with Policy 15 of the NPPF.

Other issues

- 4.11 The S106 attached to the previous approval which secured two affordable houses on-site would remain applicable to this scheme.
- 4.12 Third parties have raised concerns that the plans are different from those previously approved. Having cross referenced the approved plans against the proposed plans there does not appear to be any material difference between the two.
- 4.13 Concerns regarding the attractiveness/saleability of the proposed dwellings and devaluation of property are not material planning related matters.
- 4.14 With regard to construction times and practices, an informative note in relation to this matter would be attached to the permission.
- 4.15 The scheme does not make any provision for street lighting to be provided. In terms of lighting at each property, domestic scale lighting is not ordinarily considered to represent development and is therefore exempt from control and unlikely to have a significant impact on existing residents.
- 4.16 Queries raised regarding the future care and maintenance of vegetation would be adequately dealt with via the suggested condition regarding a landscape management plan. Likewise, the suggested condition on boundary treatments will ensure adequate provision is made in respect of means of enclosure.
- 4.17 Given the scale of development in this case and the nature of the local highway network it is not considered reasonable/necessary to require the agreement of details of construction traffic. Likewise, the Highway Authority have not made any specific request for this.
- 4.18 The conditions from the previous approval have been re-appended with wording revised as necessary. Two additional conditions have been added in respect of a landscape management plan and construction ecological management plan (CEMP).
- 4.19 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.
- 4.20 This application is liable for Community Infrastructure Levy (CIL)

5. Conclusion

- 5.1 The scheme is considered to continue to be acceptable in planning terms for the reasons set out above and in accordance with relevant national and development plan policies and as such is therefore recommended for approval subject to conditions.

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



Scale 1:2,500



© 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

Other Applications

- 3. Appl. No : 2018/0953/F**
Parish : BERGH APTON

Applicants Name : Mr A Kerry
 Site Address : Bussey Bridge Farm Bussey Bridge Bergh Apton NR15 1DF
 Proposal : Change of use of redundant farm building to form new 2 bedroom dwelling.

Recommendation : Refusal

1 Contrary to SNLP policy DM 2.7 and DM 2.11

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.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 16 : Conserving and enhancing the historic environment
- 1.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design
- 1.3 South Norfolk Local Plan Development Management Policies
 DM1.3 The sustainable location of new development
 DM2.11 : Agricultural and other occupational dwellings in the Countryside
 DM4.10 : Heritage Assets
- 1.4 Supplementary Planning Documents (SPD)

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."

2. Planning History

- 2.1 2016/2296 Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB) Withdrawn

2.2	2016/2928	Proposed new single storey dwelling (Agricultural restriction) on land to the east of Bussey Bridge farm, Bergh Apton	Withdrawn
-----	-----------	---	-----------

2.3	2017/0888	Proposed 2-storey attached 2-bedroom annex	Approved
-----	-----------	--	----------

3. Consultations

- | | | | |
|-----|------------------------------------|--|--|
| 3.1 | Parish Council | The Parish Council object to the proposal. While supporting the need for a dwelling on the site, the council feels the design would harm the conservation area, and prefer either the conversion of the existing building or the previous application for a dwelling to the east of the farmhouse. | |
| 3.2 | District Councillor
Cllr Fuller | <p>Requests the application be considered by the Development Management Committee to address the issues of providing affordable housing in the countryside, but particularly the impact and concerns of the Council's approach in such cases of applying agricultural restrictions on both the new and the existing dwelling, this is due to:</p> <ul style="list-style-type: none"> • There is a substantial difference in size between the existing and proposed dwellings with no prospect of the occupants being able to move into the smaller new dwelling; • The site lies within the RPA where the Council can not demonstrate a 5 year land supply; • The farmhouse is held in trust and to restrict the occupancy would affect this and also the value of the house in terms of equity and collateral that supports the business; • Lack of consistency with earlier applications of a similar nature where no such restrictions were applied; • Questions as to the legality of the restriction to a house not part of the application. | |
| 3.3 | SNC Water
Management Officer | Made advisory comments in respect of means of foul drainage. | |
| 3.4 | NCC Highways | No highway objections. | |
| 3.5 | Environment Agency | Have no objections with the site narrowly outside the flood zones. The agency offered advice in respect of foul drainage to be forwarded to the applicants. | |
| 3.6 | Other
Representations | None received | |

4. Assessment

Background

- | | |
|-----|--|
| 4.1 | This application was originally to convert a former dairy and lean to "barn" to a separate two bedroomed dwelling. The lean to is presently used for storage, and forms part of a larger group of farm buildings and a farmhouse. Part of the site is within the conservation area. The conversion of the existing building failed to meet the tests of Policy DM2.10 – Conversion and re-use of buildings in the Countryside for non-agricultural use. The case officer has since sought to assist the applicants and following discussions, the applicants have submitted revised proposals to demolish the lean to and build a new single storey dwelling to the south. |
|-----|--|

- 4.2 Consent was granted in 2017 for a two-storey extension to the farmhouse to provide an annex to the house. It provided for living and kitchen facilities on the ground floor with two bedrooms above. The extension had its own access with no internal connections to the main house. Approval was granted subject to the usual condition restricting occupancy ancillary to the house. This has not been implemented.
- 4.3 The applicants have explored the prospects of an additional residential unit on the site as noted above, ref 2016/2928 for a new detached bungalow to the north and east of the farmhouse. It was felt at the time, however, that there was insufficient justification for a second dwelling given the nature and extent of the business, despite plans for expansion, and the applicant was advised accordingly that the proposal could not be supported. The application was withdrawn.
- 4.4 A prior approval application was submitted for the lean to "barn" under Class Q of the Town and Country Planning (GPD) Order 2015 which relates to the conversion of farm buildings to dwelling-houses. Under this provision, conversion can be considered as Permitted Development, but one of the exceptions is where the building is within a conservation area. The applicant was advised on that on this basis the application fell outside the requirements of Part Q of the GPDO.
- 4.5 This current application was then submitted to convert this lean to a separate dwelling to be assessed largely under DM Policy 2.10. It was felt that the proposal would fail part f) of the policy which supports residential conversions if the building is "a historic and traditionally constructed building worthy of protection and the proposals will enhance the building...". The lean to has a modern brick wall with a sheeted roof attached to a "nissen" hut shaped building. While the "nissen" hut is of some interest and is prominent in the street scene and conservation area, the lean to does not add to its character or appearance and is a modern addition.
- 4.6 Following a reassessment of the report prepared under application 2016/2928, it was felt that a case could be made for a second dwelling. Initially the idea was to resubmit for a dwelling on the same site as for the 2016 application, but on reflection the applicants preferred the site adjacent to the "nissen" hut which would not hamper any future expansion of the farm. The applicants were advised that if approved, the dwelling would have an agricultural restriction.

Design and Conservation Area

- 4.7 The Parish Council supports the principle of a new dwelling, but objects to its design and location. The dwelling would be single storey in brick with black clay pantiles. It has been designed, on the advice of officers, to have a barn like appearance with large timber openings and It would be visually subservient to the adjacent "nissen" hut and its neighbours opposite. The removal of the lean to, would improve the character and appearance of the group of buildings and the conservation area. The proposal would meet the provisions of the 1990 Act and associated policies notes above.

Residential amenity

- 4.8 There have been no objections from neighbours. With a single storey dwelling and hedges forming the road side boundaries on both sides of the street, there would be no issues of overlooking or over shadowing. There is therefore, no conflicts with DM Policy 3.13.

Highways

- 4.9 There are no highway objections; the proposal complies with DM Policy 3.11 relating to highway safety.

Flood risk

- 4.10 The site is narrowly outside flood zones 2 and 3 and the Environment Agency has raised no objection subject to advice on the means of foul drainage, a view shared by our water management officer. This could be controlled via a suitably worded condition.

Agricultural dwelling and occupancy restriction

- 4.11 The principle of a new dwelling is supported, the applicants have demonstrated that there is a functional need for a further dwelling on the site given the size of the main farmhouse and the current needs of the farm in terms of employment.
- 4.12 It is for these reasons that the Council would seek to tie the new house, by condition, to the farm. This has been accepted by the applicants. The Council also requires a section 106 agreement to tie the existing farmhouse to the farm, as otherwise the farmhouse could be sold on the open market and the applicants could then reapply for another second dwelling to service the needs of the farm as proven by the appraisal submitted with this application.
- 4.13 The local member has raised concerns with regards to the requirement for the applicants to sign a section 106 agreement, these concerns have been addressed under their comments below:
- 4.14 *There is a substantial difference in size between the existing and proposed dwellings with no prospect of the occupants being able to move into the smaller new dwelling.*
The applicants state that the Farmhouse is a three-bedroom house and the proposed dwelling is also a three-bedroom house. The applicants are seeking fairly modest accommodation and the farmhouse itself is modest in size. The issue here is the applicants have established a need for a further dwelling on site to assist with farming practice i.e. separate living accommodation for both father and son who work full time on the farm and their families. Also, a need to be on the farm for this purpose. If the existing farmhouse was sold separately from the farm then a further dwelling could be proved necessary to accommodate the current farming needs, based on the information submitted with this application. Therefore, a section 106 is the only means to ensure that both dwellings remain to serve the needs of the function of the farm.
- 4.15 *The site lies within the Rural Policy Area (RPA) where the Council cannot demonstrate a 5-year land supply.*
The site lies outside the designated development boundary of Bergh Apton. Policy DM1.3 does allow development outside of development boundaries where there are overriding benefits in terms of social, economic and environmental. There would be some very limited economic benefit from constructing a dwelling in this location and very modest social benefit of providing a dwelling in this location through the contribution to the five-year housing land supply (as set out in the SHMA). However, the site is located a significant distance from any development boundary and although some services and facilities exist in Bergh Apton and Seething, given the distance and the narrow roads and limited availability for walking and cycling then the applicants are likely to be largely reliant on the private car, contrary to environmental aims. For these reasons even applying the diminished weight basis of the five year supply then a dwelling is considered unacceptable in this location for these reasons.

- 4.16 *The farmhouse is held in trust and to restrict the occupancy would affect this and the value of the house.*
The Council is unable to take into consideration either land/property value or the trust agreement in the deliberation of this application. A section 106 agreement is the only planning means to secure the Farmhouse not being sold separately.
- 4.17 *Lack of consistency with earlier applications of a similar nature where no such restrictions were applied.*
The applicants note historic applications which they state do not hold agricultural occupancy conditions. These permissions date from 2007 and experience and legal advice tells us now that this proposed approach is the most appropriate way of dealing with this type of application. In addition, the application quoted was an overturned decision as the current house on site was 'not suitable to meet housing need'. Despite this each case is considered on its own merits.
- 4.18 *Questions as to the legality of the restriction to a house not part of the application.*
Legal advice has been sought, the response has been summarised below:
- 4.19 What we are requiring is a planning obligation which would ensure that neither the proposed new home or the existing farm house are sold, leased or otherwise disposed of separately from the farm. This is required because:
- the current occupation of the farmhouse is by people who are employed in the operation of the farm; and
 - it has been demonstrated that there is a functional need for the farm to employ another person who needs to be resident on the farm and that it is reasonable for the other person to occupy a separate residential unit from the farmhouse.
- 4.20 This obligation is both lawful under regulation 122 Community Infrastructure Levy Regulations 2010 (as amended) and is in line with government policy which states:
- Obligations should only be sought where they are necessary to make the development acceptable in planning terms.*
- 4.21 If there were no functional need for the proposed new home sited outside the development boundary and within the Countryside at such a distance from services and facilities then planning permission would be refused in accordance with policies in our Development Plan. The development becomes acceptable in planning terms only by the use of the proposed planning obligation which by tying both the proposed home and existing home to the farm ensures that both units will be available to serve the identified functional need. Without such an obligation the farm house could be disposed of separately to the farm and then a further need would arise for another residential property to be provided on the farm in an area where normally no residential development would be permitted.
- 4.22 This proposal is entirely in line with the law, government guidance and best practice across the Country and the granting of planning permission is only recommended if the planning obligation is entered into.
- 4.23 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.
- 4.24 This application is liable for Community Infrastructure Levy (CIL)

5. Conclusion

- 5.1 If there were no demonstrated agricultural functional need for the proposed new home, sited outside the development boundary and within the Countryside at such a distance from services and facilities, then planning permission would be refused in accordance with the Development Plan even despite the diminished weight that can be applied to the five year supply because of the SHMA. The development is only considered acceptable if a planning obligation is entered into tying both the proposed home and existing home to the farm to ensure that both units will be available to serve the identified functional need. As the applicants are unwilling to enter into a section 106 agreement in this regard, the application is recommended for refusal.

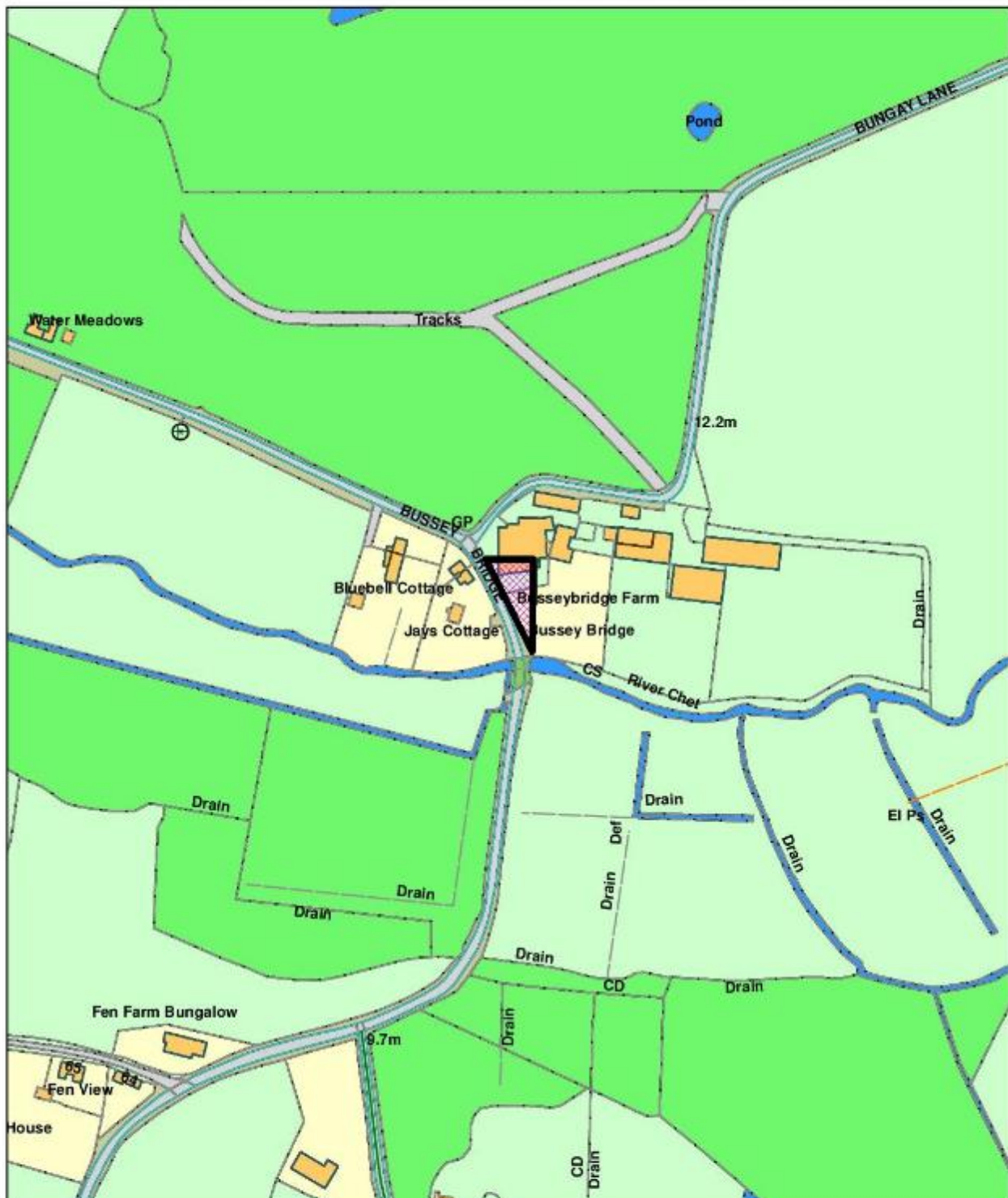
6. Reasons for Refusal

- 6.1 The proposal is contrary to the provisions of the South Norfolk Local Plan Development Management Policies Document 2015, in particular, policies DM1.3 and DM2.11. The functional need for a second dwelling on the farm has been demonstrated, and the applicants accept the need to restrict the occupancy of the new dwelling in line with Policy DM2.7. However, as the dwelling is only acceptable because of the functional need which has been demonstrated for two dwellings then without a planning obligation for a similar occupancy restriction on the existing farmhouse the proposal is considered contrary to these policies.

Contact Officer, Telephone Number Steve Beckett 01508 533812
and E-mail: sbeckett@s-norfolk.gov.uk

2018/0953

Appendix 1



Scale 1:2,500

© 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. Appl. No : 2018/1210/F
Parish : PORINGLAND

Applicants Name : Mr Michael Sadd
 Site Address : Land West of Mill Close Poringland Norfolk
 Proposal : Erection of single dwelling and garage

Recommendation : Approval with Conditions

- 1 Full planning permission time limit
- 2 In accordance with approved plans
- 3 External Materials to be agreed
- 4 No PD for fences, walls etc
- 5 No additional windows at first floor
- 6 No PD for Classess A, B, C, D,E and G
- 7 Tree protection
- 8 Retention of Trees and hedges
- 9 Boundary treatments
- 10 Reproting unexpected contamination
- 11 New water efficiency
- 12 Surface water
- 13 Slab level to be agreed
- 14 Provision of parking, turning

5. Appl. No : 2018/1211/F
Parish : PORINGLAND

Applicants Name : Mr Michael Sadd
 Site Address : Land South of Mill Close Poringland Norfolk
 Proposal : Erection of single dwelling and garage

Recommendation : Approval with Conditions

- 1 Full planning permission time limit
- 2 In accordance with approved plans
- 3 External Materials to be agreed
- 4 No PD for fences, walls etc
- 5 No additional windows at first floor
- 6 No PD for Classess A, B, C, D,E and G
- 7 Tree protection
- 8 Retention of Trees and hedges
- 9 Boundary treatments
- 10 Reproting unexpected contamination
- 11 New water efficiency
- 12 Surface water
- 13 Slab level to be agreed
- 14 Provision of parking, turning
- 15 Landscape buffer to be implemented and retained

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.

1 Planning Policies

- 1.1 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
- 1.2 Joint Core Strategy (JCS)
 - Policy 2 : Promoting good design
 - Policy 3: Energy and water
- 1.3 South Norfolk Local Plan Development Management Policies
 - DM1.3 : The sustainable location of new development
 - DM3.5 : Replacement dwellings and additional dwellings on sub-divided plots within Development Boundaries
 - 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
 - DM4.5 : Landscape Character Areas and River Valleys
 - DM4.8 : Protection of Trees and Hedgerows

2. Planning History

- | | | | |
|-----|-----------|---|---------|
| 2.1 | 2018/1639 | Residential development (Permission in Principle) | Refused |
|-----|-----------|---|---------|

3. Consultations

- | | | |
|-----|----------------------------------|--|
| 3.1 | Town / Parish Council | <p>2018/1210 and 2018/1211 Object - The Council feels that the justification for the tower is misguided, as there has not been a mill on the site for many years (at least 40). The development is overcrowded and inappropriate for the area, and will result in a loss of residential amenity. Concern has been expressed that the development will overlook neighbours, with a loss of privacy as a result.</p> <p>2018/1210 and 2018/1211 Object – The additional information provided has not changed any of the previous comments made. The Council notes that the bungalow on the site was dug into the ground to ensure that privacy was maintained, and remains concerns about the intrusive nature of the development.</p> |
| 3.2 | District Councillor Cllr Overton | To be determined by committee due to detrimental effect on the neighbouring properties and the fact that it borders a conservation area. |
| | Cllr Neal | To be reported if appropriate |
| 3.3 | SNC Water Management Officer | 2018/1210 and 2018/1211 No objection |
| 3.4 | NCC Highways | 2018/1210 and 2018/1211 - The additional development will result in more than 8 properties being served from a single private drive which is contrary to NCC guidance as there are already 8 properties |

served from Mill Close. There are however no highway safety objections to the proposal.

3.5 Other Representations

Objections have been received in respect of both applications, including from Poringland Lakes. A summary of these is as follows:

- Disappointing that photos not taken of the mast from neighbouring properties
- Tree planting would block sunlight
- Privacy concerns, overlooking, loss of amenity
- Screening from deciduous trees would not always be effective
- Noise and light pollution from additional traffic movements
- Object to replica building, regardless of historical acknowledgement of existence of Mills
- Dominate the skyline
- Too many dwellings served via private drive
- Concern about accessibility and maintenance of the road
- Area formerly referred to as wildlife corridor, should be suitable managed
- Impact on character and appearance of the area
- Additional traffic noise and air pollution
- Ground stabilisation
- Detrimental impact on Poringland Lakes
- Drainage problems
- Unfit for development in 2013 when applicant withdrew application - what has changed?
- Too high, should be single storey
- Should be conserved as open space
- Low water pressure already

4 Assessment

Background

- 4.1 Two applications have been submitted for individual plots, however, due to them being intrinsically linked to one another a single assessment of the planning issues has been produced, as follows.

Principle

- 4.2 Planning law requires that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in determining planning decisions.
- 4.3 The site is inside the development boundary and as such criterion a) and b) of Policy DM1.3 apply.
- 4.4 Criterion a) is met by virtue of the site being within the development boundary and b) requires that the proposal is of a scale proportionate to the level of growth planned in the village and the role and function of the settlement. For this reason the scheme fulfils the requirements of Policy DM1.3.
- 4.5 Having established that the principle of developing the site is broadly acceptable the following assessment focuses on the specific planning issues associated with this scheme:

Visual impact/character and appearance of the area

- 4.6 In terms of the proposed layout, the two plots represent an acceptable level of density consistent with Mill Close and the dwellings are sensibly located within their respective

plots so as to provide sufficiently spacious arrangements whereby adequate private amenity space would accompany each dwelling. It is evident that the both proposed dwellings employ a combination of single storey and one and a half storey pitched roof elements, using traditional pitched forms and a palette of traditional external materials that are considered appropriate in this instance. The removal of the tower from the dwelling on plot 2 has significantly reduced the wider visual impact, particularly from the adjacent Poringland Lakes, and to the extent that there would be no significant adverse wider landscape impact.

- 4.7 It is considered that the scheme complies with the requirements of Policy DM3.8 of the SNLP in providing a high quality design.

Neighbour amenity

- 4.8 With regard to plot 1, the dwelling is sufficiently distanced from existing neighbouring properties when considering the overall size of the proposed dwelling so as to not lead to any significant adverse impact in terms of loss of light or outlook. It is evident that there is only one window at first floor level, which is a small single light bedroom window, with all other openings serving the first floor accommodation rooflights. It is considered that the separation distances between these and the existing neighbours are such that no significant overlooking would occur.
- 4.9 Likewise, with regard to plot 2, the dwelling is sufficiently distanced from existing neighbouring properties when considering the overall size of the proposed dwelling so as to not lead to any significant adverse impact in terms of loss of light or outlook.
- 4.10 With regard to potential overlooking, the tower has been removed from the scheme, and replaced with a more typical one and a half storey pitched roof element. The proposed dwelling has first floor openings within the south-eastern elevation which overlook Poringland Lakes and not any of the adjacent existing residential properties. There is a small single light opening serving a first floor lounge overlooking the garden of plot 1, it is clear that this is a secondary opening and can be obscure glazed via restrictive condition. The first floor openings adjacent to existing neighbouring properties are rooflight openings which when coupled with the separation distances to the neighbours avoid any significant overlooking.
- 4.11 Permitted development rights have also been removed in relation to the insertion of any further first floor openings and also extensions and roof alterations.
- 4.12 For these reasons the scheme complies with the requirements of Policy DM3.13 of the SNLP.
- 4.13 Concern has also been raised regarding the potential overlooking of neighbouring properties from the garden of plot 2 given the low boundary treatment on the north-eastern boundary of the site. In response the scheme proposes a landscape buffer made up of planting and knee rail fencing with the intention that this would not be an area in which would be readily/accessible used as garden space. It is considered that the nature of the proposed planting and knee railing fencing would limit the likelihood of future residents actively using this space. In order for it to remain effective it is necessary to attach a condition to the approval to require that the planting and fencing remains in situ in perpetuity and in the event any of the planting dies etc it is replaced with the same species/size etc.

Highway Safety

- 4.14 The Highway Authority has been consulted and they have confirmed that they have no objection to either application subject to conditions and as such there are no traffic related

concerns and the scheme complies with the requirements of Policies DM3.11 and DM3.12 of the SNLP.

Trees

- 4.15 It is evident that both proposed dwellings and their accompanying garaging are located sufficiently far away from the trees around the site so as to not cause harm to the root systems. Likewise, it is evident that the both the dwellings and their private amenity spaces will be capable of being occupied and used without their likely being significant pressure to undertake works to any trees. It is considered necessary to ensure tree protection measures are employed on-site throughout the duration of the construction works and to condition that no further trees are removed from the site. For this reason the scheme is considered to comply with the requirements of Policy DM4.8 of the SNLP.

Ecology

- 4.16 The application is accompanied by ecological information and having considered the contents it is considered that there would be unlikely to be any significant impacts on wildlife, including protected species in accordance with policy 15 of the NPPF.

Other issues

- 4.17 Concern has been raised at how tree planting undertaken on-site will block out sunlight, given that tree planting does not represent development then this issue does not represent a reason for objecting to the current proposal.
- 4.18 Concern has been expressed at the potential additional noise and light pollution from the traffic movements associated with the development. It is not considered that two additional dwellings would have such an adverse impact in terms of these issues so as to justify refusal on amenity grounds.
- 4.19 Whilst the number of dwellings served via the private drive is greater than would normally be anticipated, the Highway Authority do not consider that this represents a reason for refusing the application.
- 4.20 Concern has been raised at the stability of ground conditions at the site. In terms of the dwellings, it is evident that complying with Building Regulations will require that adequate foundations are used. In terms of the banks around the perimeter of the site a geotextile membrane has been used and it is not considered necessary or reasonable in planning terms to require any further works to be undertaken in this regard.
- 4.21 The Council's Water Management Officer has confirmed that they have no objection to the proposed method of drainage.
- 4.22 Reference has been made to historic decisions regarding the site, it is necessary to consider the scheme in accordance with the relevant policies at that time as is the case here.
- 4.23 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.
- 4.24 This application is liable for Community Infrastructure Levy (CIL)

5. Conclusion

- 5.1 It is considered that both the applications (2018/1210 and 2018/1211) comply with the relevant national and development plan planning policies identified above and also represents a sustainable form of development in the context of the NPPF and as such both are therefore recommended for approval, subject to conditions.

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

2018/1210

Appendix 1



Scale 1:2,500

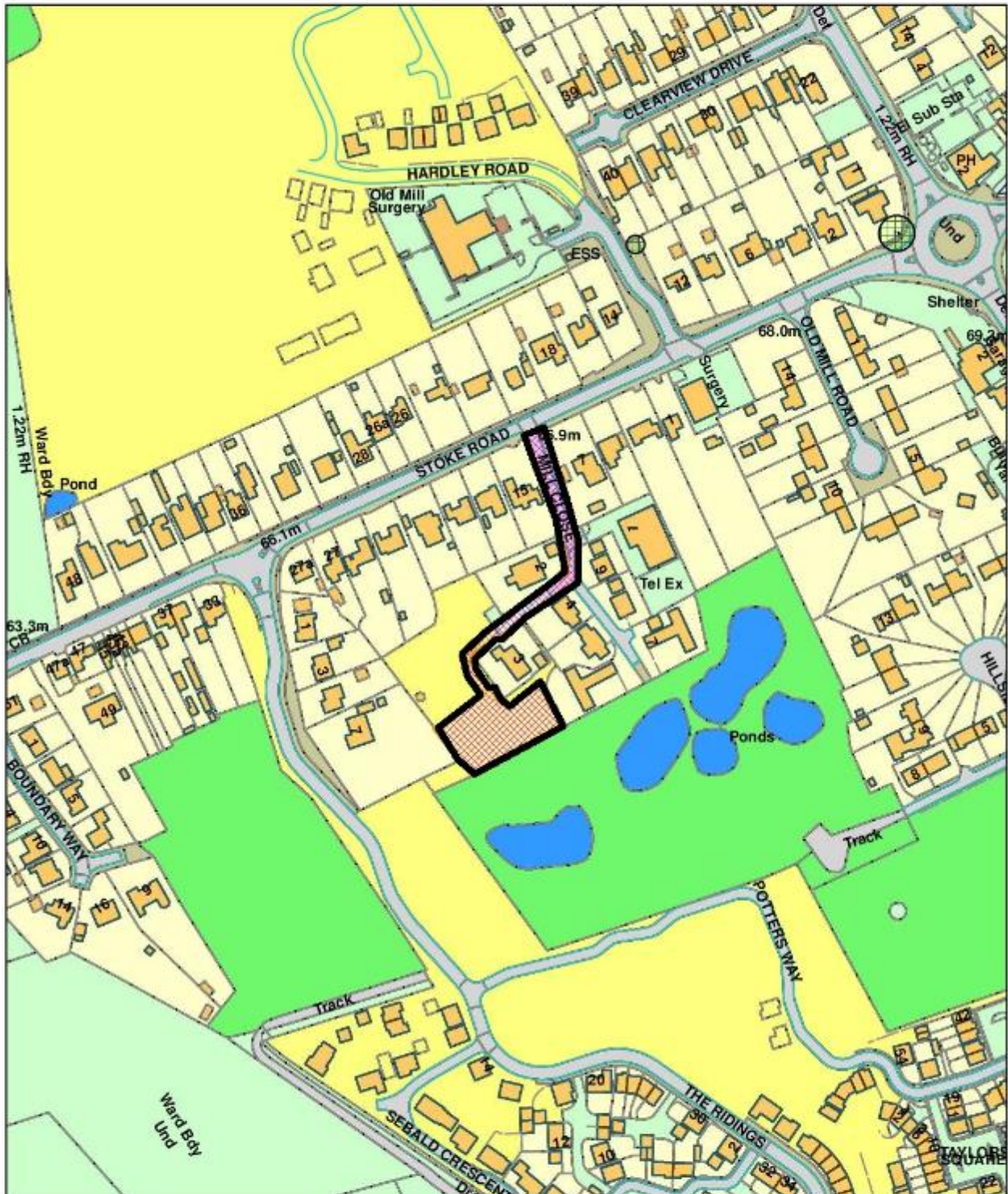
© Crown copyright and database rights 2011 to date.
Ordnance Survey License no 100019483



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

2018/1211

Appendix 1



Scale 1:2,500

© 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

6. **Appl. No** : **2018/1275/CU**
Parish : **BRANDON PARVA, COSTON, RUNHALL, WELBORNE**

Applicants Name : Mr & Mrs Hannant
 Site Address : Linden Cottage, Welborne Common, Welborne, NR20 3LD
 Proposal : Change of use of holiday let properties to residential

Recommendation : Refusal

- 1 Accessibility of site to local services
- 2 Unsuitable for permanent residential occupation
- 3 Insufficient evidence to demonstrate existing use is suitable
- 4 No overriding benefits

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 in Section 3 below.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 09: Promoting sustainable transport
 NPPF 12 : Achieving well-designed places
- 1.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 17 : Small rural communities and the countryside
- 1.3 South Norfolk Local Plan (SLLP) 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
 DM2.2 : Protection of employment sites
 DM2.10 : Conversion and re-use of buildings in the countryside for non-agricultural use
 DM3.1 : Meeting housing requirements and needs
 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
 DM4.5 : Landscape character areas and river valleys

2. Planning History

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2010/2076 | Proposed change of use of old laboratory into two holiday lets | Approved |
|-----|-----------|--|----------|

3. Consultations

- | | | |
|-----|----------------|-----------------------|
| 3.1 | Parish Council | No comments received. |
|-----|----------------|-----------------------|

3.2 District Councillor
Cllr Edney

I request that the decision on development is determined by the Development Management Committee for the following reasons:-

- The proposed change of use from holiday let to residential is located outside any development boundary
- There is an emerging plan which has been tested on appeal which finds we do not have a five year supply in the Rural Policy Area.
- The current use of this property is as a holiday let which can be proven that it is not economic and cannot be practically or viably converted for employment uses
- The premises is well related to existing residential developments

3.3 Other
Representations

None received.

4 Assessment

Background

4.1 This application seeks planning permission to convert a pair of 2-bed holiday units into two dwellings. Welborne does not have a defined development boundary and thus the site is in a countryside location. The key considerations in determining this application are the housing supply situation in the Rural Policy Area, whether this is an appropriate location for the development and whether sufficient justification was provided to warrant the loss of holiday accommodation.

4.2 Welborne is a somewhat scattered settlement and comprises clusters of properties spread around or off five long straight roads. The application site is to the southwest of the village. The holiday units that are the subject of this application were granted planning permission in January 2011 and were converted by the applicants. They comprise a pair of cream rendered semi-detached single storey units each accommodating two bedrooms with a small shingle amenity area to the rear. The applicants' own property, a detached red brick house, is located to the north. A stable block is located to the west/rear and agricultural land to the south and east.

Principle of development

4.3 Section 38(2) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. One such material consideration includes the NPPF.

4.4 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay. In this regard, consideration should be given to Policy DM1.3 of the SNLP which makes provision for development to be granted outside of development boundaries where one of two criteria are met: either where specific development management policies allow; or, where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development as set out in Policy DM1.1. Where development proposals do not accord with the development plan, consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.

- 4.5 Of particular relevance to applications for housing development is paragraph 11 of the NPPF which sets out the presumption in favour of sustainable development and the circumstances where the tilted balance is engaged. It is considered that it is still appropriate to use the JCS housing requirement, having regard to the revised NPPF (Para 73), given that the JCS is less than 5 years old. The 2017 Greater Norwich Area Housing Land Supply Assessment, published as Appendix A of the Joint Core Strategy Annual Monitoring Report, shows that against the JCS requirements there is 62.5 years supply in the Rural Policy Area (RPA).
- 4.6 Accordingly, with a demonstrated five year supply of deliverable housing sites against the JCS, the policies which are most important for determining applications are not out-of-date. It is however acknowledged that the JCS housing requirement for the South Norfolk Rural Policy Area is now several years old (the JCS was adopted in March 2011, with amendments in January 2014) and the evidence on which the requirement is based has now been superseded.
- 4.7 In June 2017 an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus, North Norfolk and Breckland). The SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.
- 4.8 The SHMA indicates that the Objectively Assessed Need for housing in the South Norfolk RPA is significantly greater than the annual housing requirement under the adopted JCS: an annual requirement of 326 homes per annum in the SHMA compared to 132 homes per annum in the JCS. Moreover, when measured against the SHMA assessment of OAN the housing land supply in the South Norfolk RPA falls from 62.5 years supply under the JCS to 4.38 year housing land supply, a potential shortfall of 232 units, against the SHMA.
- 4.9 Whilst the guidance to which the Central Norfolk SHMA accords has now been superseded, it is considered, nevertheless, that the SHMA remains an intellectually credible assessment of housing need. Assessments such as the SHMA will continue to form the basis of local plans submitted ahead of January 2019, including some within the Central Norfolk Housing Market Area. The extant PPS guidance continues to state that "Considerable weight should be given to the housing requirement figures in adopted Local Plans ... unless significant new evidence comes to light. Therefore it remains entirely appropriate to give weight to the SHMA as a material consideration in the determination of planning applications.
- 4.10 Therefore the increased Objectively Assessed Need and housing land supply deficit in the South Norfolk RPA that is apparent in relation to the most up-to-date evidence of housing needs should be given weight in the decision making process. This factor weighs in favour of the approval of applications. In addition, therefore paragraph 11 of the NPPF should also be engaged in respect of the tilted balance.
- 4.11 Taking account of the above, the following assessment seeks to establish the benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of sustainable development (economic role, social role and environmental role). These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies.

Social Objective

4.12 The NPPF confirms the social objective as:

"to support strong, vibrant and healthy communities, by ensuring that a sufficient number of and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being."

- 4.13 The application seeks to provide two small units that will contribute towards the housing stock in the Rural Policy Area, where the SHMA housing supply figures show there is less than a five year supply of land for housing. However, the fact that Welborne does not have a defined development boundary demonstrates that it is not considered to be a sustainable location for new housing development. The nearest settlement with a development boundary is Mattishall (in Breckland district) with the nearest part of its development boundary approximately 1.15km to the north. The absence of footpath provision and the limitations of the road network do not provide residents or visitors with an attractive option to walk to the village, particularly during hours of darkness and cold or poor weather conditions. Instead, most travel is likely to be by car. In having regard to this, it is considered that the location of the site will not minimise the need to travel nor give priority to low impact modes of travel as required by Policy 1 (bullet 7) of the JCS. For similar reasons, the application is also contrary to Policy DM3.10 of the SNLP.

Living conditions and residential amenity

- 4.14 When planning permission was granted for the holiday accommodation in January 2011, it was noted that the restricted size of each unit meant that full-time residential occupation of the units would not be suitable. By way of explaining this further, each unit has a floor area of approximately 40m². The Department for Communities and Local Government document entitled 'Technical Housing Standards – Nationally Described Space Standard' deals with internal space within new dwellings and its application is suitable for all tenures. For 2-bed single-storey dwellings that provide bed spaces for three people, as is the case for this application, the minimum gross internal floor area is set at 61m² - significantly higher than that provided by the existing units. While the units of this size may be acceptable as holiday accommodation, their restricted size along with the small plots and garden area they are not considered to be appropriate for permanent occupation and would likely result in cramped conditions that would not provide a reasonable standard of amenity for a range of prospective residents. Consequently, it is considered that the application fails to comply with Policy DM3.8(3) of the SNLP.

- 4.15 In respect of the impact on neighbouring properties, the position and size of the units is such that they will have a neutral impact on the residential amenity of the nearest dwellings to the north and in that regards, the application accords with Policy DM3.13 of the SNLP 2015.

Highway safety

- 4.16 Access to the site is on the bend of a single lane highway. Vehicular speeds are low and visibility splays are present. The current use generates traffic although it is self-evident that an unrestricted residential use will intensify this. However, Welborne Common is a lightly trafficked road and it is considered that the traffic generated by these two modestly sized properties will not have a severe impact on the satisfactory functioning of the highway network. A generous amount of space also exists to accommodate the parking and turning of vehicles. The application is therefore considered to comply with Policies DM3.11 and DM3.12 of the SNLP.

Economic Objective

4.17 The NPPF confirms the economic objective as:

"to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."

4.18 Policy 5 of the JCS makes reference to holiday accommodation as an employment or business use since it supports the tourism industry and local economy. The supporting text to Policy DM2.2 explains that where a change of an employment use is proposed, the onus will be on the applicant to demonstrate the merits of the new use or that the building is not viable for an employment use. The policy goes on to explain that in order to satisfy the requirements of this policy, the Council will require the evidence of active professional marketing for at least six months, at valuations agreed with the District Valuation Office and for a range of suitable alternative commercial uses. Marketing and potential alternative uses should be discussed and agreed with the Council.

4.19 In this case, officers have taken a pragmatic view that as the building is already holiday accommodation, alternative commercial uses are probably not realistic. However, the applicants were asked to provide details of bookings and whether the units have been put up for sale as holiday accommodation. Ordinarily, officers would expect the units to be marketed at a realistic price for at least six months with an appropriate estate agent. During that time, details of enquiries, viewings and any offers received would need to be recorded. The purpose of this is to ascertain whether there is any demand for the units and whether another party could operate the units in a viable fashion.

4.20 In response, the applicants set out that the units have been advertised on Norfolk Country Cottages, Air BnB and TripAdvisor. The applicants also have a Facebook page advertising the units. Over the period June 2015 to June 2018, Unit 1 has been let for 270 nights and Unit 2 for 254 nights. However, the units have not been put up for sale. Consequently, without evidence to demonstrate that the units are not economically viable or practical to retain as an employment use (which includes holiday accommodation), the application does not comply with Policy DM2.2(a) of the SNLP. It is also considered that there will not be an overriding economic, environmental or community benefit from converting the units into two dwellings which outweighs the benefit of their current use thus the application does not comply with criterion (b) of Policy DM2.2.

4.21 Policy DM3.10 of the SNLP permits the conversion and re-use of buildings in the countryside to non-agricultural uses. However, this policy is not considered to be directly applicable as the building has already been converted into a non-agricultural use.

Environmental Objective

4.22 The NPPF confirms the environmental objective as:

"to contribute to protecting and enhancing our natural, built and historic environment; including making efficient use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy."

4.23 The holiday units are set back from the highway and are well screened by a combination of boundary hedges and trees. Their use as dwellings will not impact on the appearance or character of the wider area and so the application complies with Policy DM4.5 of the SNLP.

Other considerations

- 4.24 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.
- 4.25 This application is not liable for Community Infrastructure Levy.

5 Conclusion

- 5.1 Based on the evidence that was used in the drafting of the JCS, the Council is able to demonstrate that it has a 62.5 year supply of land for housing in the RPA. However, the more up to date evidence within the SHMA sets out that there is a deficit in housing supply. Although the development plan has primacy in decision making, the SHMA is nevertheless a material consideration and the deficit that it identifies in the RPA weighs in favour of approving the application.
- 5.2 Also in favour of the application is that it will have a neutral impact on the appearance of the area and the residential amenity of neighbouring properties and that the impact on the satisfactory functioning of the highway network will not be severe.
- 5.3 On the other hand, that the development will not minimise the need to travel nor encourage low impact modes of transport given the distance and connectivity to local services and facilities resulting in an overreliance on the private car which represents significant and demonstrable harm and the site is not considered to be in a sustainable location. Further, the size of the units is not considered to be suitable to accommodate a range of residents over time and it has not been adequately demonstrated that the continued use of the units as holiday accommodation is not economically viable or impractical nor that there will be overriding economic, environmental or community benefits arising from converting the units into two dwellings which outweighs the benefit of their current use.
- 5.4 In the round it is considered that the benefits of converting the holiday units into unrestricted residential dwellings in this location are not overriding as required by Policy DM1.3 of the SNLP and instead, these will be outweighed by demonstrable and significant harm arising. The application is therefore considered contrary to Policy 1 of the JCS and Policies DM1.1, DM1.3, DM2.2, DM3.8(3) and DM3.10 of the SNLP.

6 Reasons for Refusal

- 6.1 The location of the site and its proximity to services and facilities would result in over-reliance on the private car, which will not minimise the need to travel and give priority to low impact modes of travel. The application is therefore considered contrary to Policy 1 of the Joint Core Strategy and Policy DM3.10(1) of the South Norfolk Local Plan.
- 6.2 The restricted size of the units and garden space is not suitable for permanent residential occupation and would likely result in cramped conditions that would not provide a reasonable standard of amenity for a range of prospective residents. The application fails to comply with Policy DM3.8(3) of the SNLP.
- 6.3 No substantive evidence has been submitted to demonstrate that the holiday accommodation is not economically viable or practical to retain as holiday accommodation. The application does not comply with Policy DM2.2(a) of the South Norfolk Local Plan. It is also considered that there will not be an overriding economic, environmental or community benefit from converting the units into two dwellings which

outweighs the benefit of their current use resulting the application failing to comply with criterion (b) of Policy DM2.2.

- 6.4 In having regard to the above, the application will not result in overriding benefits as required by Policy DM1.3 of the South Norfolk Local Plan but instead will result in adverse impacts that significantly and demonstrably outweigh the modest benefits arising.

Contact Officer, Telephone Number Glen Beaumont 01508 533821
and E-mail: gbeaumont@s-norfolk.gov.uk

ITEM WITHDRAWN

2018/1275

Appendix 1

Not Set



Scale 1:2,500

© 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

7. Appl. No : 2018/1447/H
Parish : CRINGLEFORD

Applicants Name : Mr & Mrs Howes-Tyrell
 Site Address : 2A Harmer Lane, Cringleford, NR4 7RT
 Proposal : Demolition of garage and conservatory and erection of a two-storey side and front extension

Recommendation : Approval with Conditions

- 1 Full planning permission time limit
- 2 In accordance with submitted drawings
- 3 Windows to be obscure glazed

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons set out in Section 3 below.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
NPPF 12 : Achieving well-designed places
- 1.2 Joint Core Strategy (JCS)
Policy 2 : Promoting good design
- 1.3 South Norfolk Local Plan Development Management Policies
DM3.4 : Residential extensions and conversions within settlements
DM3.8 : Design principles applying to all development
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
- 1.4 Cringleford Neighbourhood Plan
No relevant policies

2. Planning History

- 2.1 No relevant history

3. Consultations

- 3.1 Parish Council
No objection in general but consider window facing neighbour should be obscure glazed and concerned that the garage to be demolished is joined to the neighbouring garage.
- 3.2 District Councillors
Cllr C Kemp
Refer to Committee if minded to approve for the following reasons:
 - Correspondence received concerning
 - Overdevelopment of the plot
 - Loss of neighbour amenity
 - Overlooking and loss of light
 - Out of character
Cllr Wheatley
To be reported if appropriate
- 3.3 NCC Highways
No highway objections

- 3.4 Other Representations 5 letters of objection raising the following issues:
- Disproportionate to plot
 - Out of keeping
 - Not in scale with adjacent properties
 - Over large and dominant to property over the road
 - Loss of privacy
 - Reducing light and warmth to neighbour
 - Overshadowing
 - Remove screening effect if garage removed
 - Concerns regarding drainage
 - Reduced parking area
 - Shortened driveway
 - Cars in front of living room window
- 1 letter of support

4. Assessment

- 4.1 The proposal seeks planning permission for the demolition of a garage and conservatory and the erection of two-storey front and side extensions and the inclusion of a dormer in the side elevation of the original dwelling. The garage is detached from the dwelling but adjoins the garage serving the neighbouring property to the east.
- 4.2 The property is a detached chalet style property located within the development boundary that has been defined for Cringleford. The site and surrounding area have changes in ground levels with the neighbouring property to the east set at a slightly lower level and the driveway of the application dwelling being slightly lower than the property.
- 4.3 The originally submitted plans proposed one large dormer on the east/side elevation and for the side extension to have a plain front elevation. Following concerns raised on the design of these elements, amended plans were submitted reducing the single side dormer to two smaller dormers with high level windows and high level and the insertion of obscure glazed windows into the front elevation of the side extension.
- 4.4 The application is assessed against Policy DM3.4 which confirms that extensions to dwellings within development boundaries will be permitted provided they:
- a) Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings; and
 - b) Do not have an unacceptable impact on the amenities of neighbouring occupiers or adversely affect neighbouring commercial uses.

Specifically, proposals must provide and maintain:

- c) Suitable amenity and utility space; and
 - d) Adequate access and parking.
- 4.5 With regard to criterion (a), all the works will be visible within the street scene. There is a mix of dwelling types within the surrounding area with the property to the east being a similar design to the application dwelling. The street scene consists of some properties that have a contemporary design and also many different roof designs. The design of the three extensions are consistent with that of the existing dwelling. It is considered that the scheme complies with the requirements of criterion (a) as well as those of Policy DM3.8 which requires a scheme to achieve an acceptable standard of design.

- 4.6 There have been concerns raised from the neighbouring occupiers concerning the proposed extensions being disproportionate to the plot and out of keeping and not in scale with adjacent properties. There remains adequate amenity space within the plot and an adequate distance between the proposed extensions and the neighbouring properties. Due to the mix of designs of dwellings in the area with no uniformed character or appearance, the proposed works will not have a significant impact on the street scene or surrounding area. Although the proposal involves a front extension the proposed front elevation remains in line with the adjacent dwellings front elevation.
- 4.7 With regard to criterion (b), the side dormers have been reduced in size and incorporate high level obscure glazed windows. The front extension is situated to the western side of the plot with the side extension also being on the western elevation of the original dwelling.
- 4.8 Objections have been raised concerning overlooking. The windows in the dormers are high level and obscure glazed as are the proposed first floor windows in the front and south west side elevations which serve the landing and the third bedroom. In order to protect the adjacent neighbours amenities, there is a condition placed on the decision notice to retain the obscure glazing in perpetuity. With regard to the additional first floor windows on the rear elevation there is already an existing window and a distance of approximately 23 metres to the neighbouring occupier. The proposed secondary window to the front living room will face the neighbouring property but this is an area that can be viewed from the wider street scene and therefore there will be no increase in overlooking of this area.
- 4.9 There have also been concerns raised regarding overshadowing to both the neighbouring garden to the south and the neighbouring property to the east. Due to the relationship of the proposed extensions to the property on the south of the site any overshadowing will be minimal. The neighbouring property to the east has a garage on the boundary adjacent to the rear garden. There is a window in the side west elevation and one in the front north elevation of the neighbouring property which serve the living room. The front door is also in the side elevation. There is a trellis and planting around the front garden of the neighbouring property obscuring any impact to the window in the north elevation. Due to the relationship of the proposed extension and the neighbouring property although there could be some overshadowing to the side elevation of the neighbouring dwelling this would not be so significant to their residential amenities to warrant refusing the application.
- 4.10 The neighbour to the east also has concerns regarding the loss of the screening effect if the garage should be removed. The neighbours garage will remain on the boundary between the two properties retaining the obscurity between the two properties.
- 4.11 For the above reasons the requirements of criterion (b) are met as are those policy DM3.13 which safeguards neighbour amenity.
- 4.12 The position of the driveway to the property will not change. The proposal increases the size of the driveway towards the front of the site to include additional space for another car. Concerns have been raised regarding a reduced parking area and cars parking in front of the neighbours living room window. Due to the position of the driveway not changing and the increase in size of the parking area there will be no increase in impact on the neighbouring properties. The Highway Officer has been consulted and has no highway objections to the proposal. For the above reasons the requirements of criterion (d) are met as are those of policy DM3.12.
- 4.13 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.
- 4.14 This application is not liable for CIL under the CIL Regulations

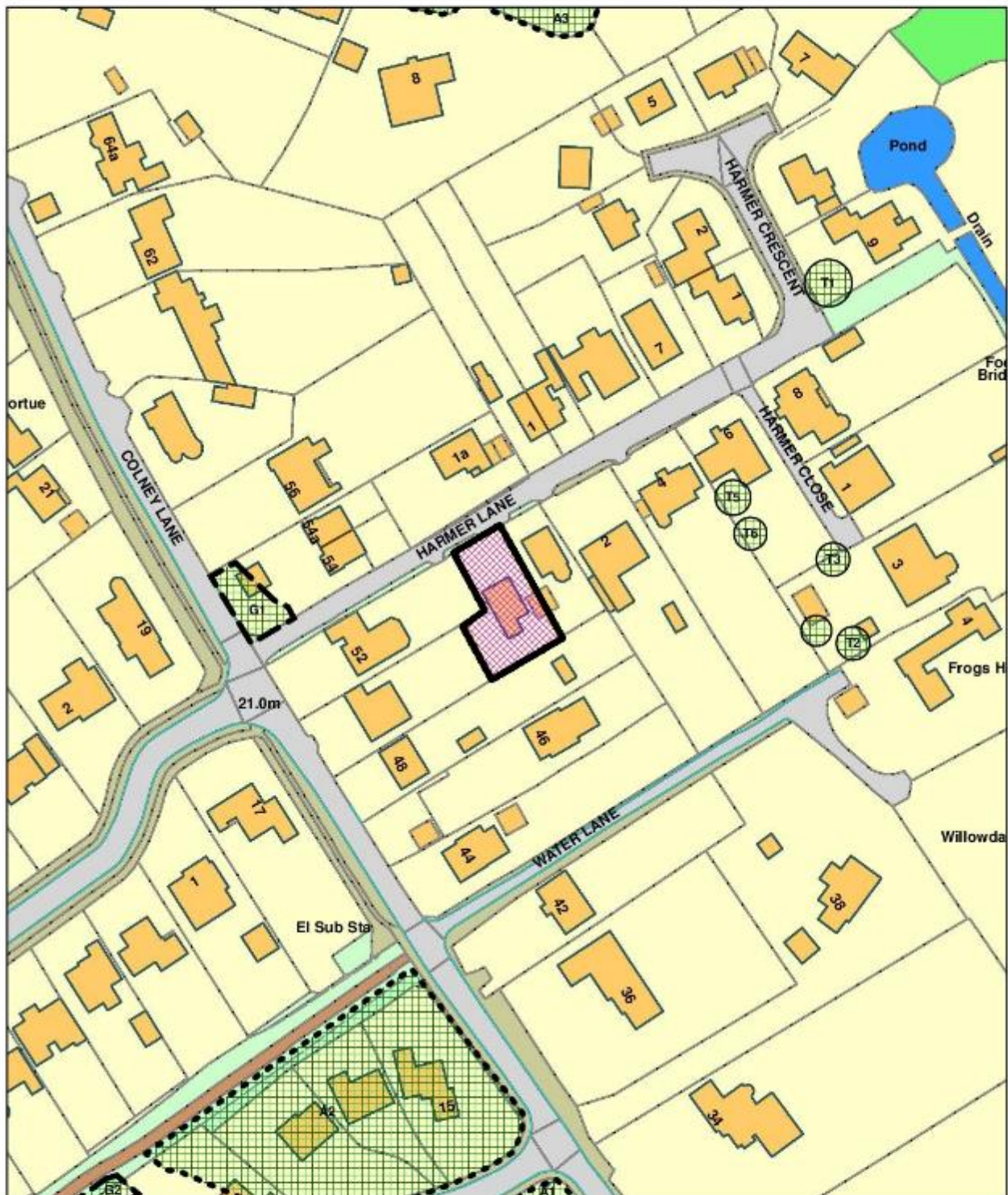
5. Conclusion

- 5.1 It is considered that the design is in keeping with the property and that the proposal will not have an adverse impact on the amenity of either the immediate neighbours or the wider area. As such the proposal accords with the criteria set out within Policy 2 of the Joint Core Strategy and policies DM3.4, DM3.8, DM3.13 and DM3.12 of the local plan.

Contact Officer, Telephone Number Lynn Armes 01508 533960
and E-mail: larmes@s-norfolk.gov.uk

2018/1447

Appendix 1



Scale 1:1,250

© 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

- 8. Appl. No : 2018/1468/H**
Parish : BROCKDISH

Applicants Name : Mr John Pylee
 Site Address : Ynot Mill Road Thorpe Abbots Norfolk IP21 4HX
 Proposal : Single and two storey extensions to the rear

Recommendation : Approval with Conditions
 1 Full Planning permission time limit
 2 In accord with submitted drawings
 3 Cladding and bargeboards to be agreed

Subject to no new material planning considerations being raised following the Planning Committee and during the consultation period which ends on 12th September 2018.

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.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 12 : Achieving well-designed places
 NPPF 16 : Conserving and enhancing the historic environment
- 1.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
- 1.4 South Norfolk Local Plan Development Management Policies
 DM 1.4 Environmental Quality and local distinctiveness
 DM 3.6 House extensions and replacement dwellings in the Countryside
 DM 3.8 Design Principles
 DM 3.11 Road safety and the free flow of traffic
 DM 3.12 Provision of vehicle parking
 DM 3.13 Amenity, noise and quality of life
 DM 4.5 Landscape Character and River Valleys
 DM 4.10 Heritage Assets

Statutory duties relating to Conservation Areas:

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."

2. Planning History

- 2.1 2005/0918 Erection of conservatory to rear of dwelling Approved

3. Consultations

- 3.1 Brockdish Parish Council Original proposal
 Consider the application should be refused for the following reasons: invasion of neighbours' privacy and overshadowing of neighbours' property.

- 3.2 District Councillor
Cllr Wilby Revised proposal
To be determined by committee due to the size of the extension and the impact on the neighbouring property.
- 3.3 Other
Representations Original proposal:
Two letters of objection have been received, objecting on the following grounds:
- Loss of privacy resulting from the side window which although obscured would likely be opened regularly resulting in overlooking of property and rear garden.
 - Loss of daylight, shadowing and overbearing impact resulting from 6m length and entirely brick wall facing neighbours.
 - Disproportionate size of the proposed 6m long extension relevant to the existing house, resulting in an overbearing appearance.
 - Site is in conservation area.
 - Suggest a Velux style window similar to one existing on a neighbouring house.
 - Should approval be granted the council should condition hours of construction work and restrict the location of related parking, operations and storage of materials.

4 Assessment

Background

- 4.1 Ynot is a detached dwellinghouse located in Thorpe Abbots, which does not have a development boundary. The application seeks permission for a rear extension comprising adjoining single-storey and two-storey elements which replace an existing conservatory.
- 4.2 The applicants have submitted revised plans, which are currently the subject of public consultation which expires on 12th September 2018. Any additional comments received will be reported to members of the planning committee either by the committee update or verbally to members of the Committee. The recommendation is to approve the application subject to no new material planning considerations being raised following the Committee.

Principle

- 4.3 The extension of the existing dwellinghouse is acceptable in principle by virtue of its location on an existing dwellinghouse. As such the main considerations are design, impact on the character and appearance of the Thorpe Abbots conservation area in which the site is located, and impact upon residential amenity.

Design and Impact on the Character and Appearance of the Conservation Area

- 4.4 Ynot is one of four modern detached dwellinghouses grouped together and located on the east side of Mill Road, with further detached housing to the north and south, and with a large agricultural field to the rear of the gardens. The house is two-storey, of traditional construction materials, and has an existing conservatory across the rear elevation that would be replaced by the proposed extension. The house is set forward relative to the neighbouring house to the south, Hawstan, and set back relative to the house and detached garage immediately to the north, at High Peak. The width of the original house, excluding the conservatory, is approximately 5.25 metres.

- 4.5 The original proposal was for a 3.5 metre long single-storey extension, positioned to the rear at the south end, together with 6 metre long two-storey extension, positioned to the rear at the north end. Further to representations received from the parish council and neighbours, and officer advice to the applicant, a revised proposal has been submitted (currently out to public consultation). The changes to the design are that both the single-storey and two-storey elements of the extension now have a length of 4.2 metres, the side window for the first floor en-suite facing the north has been replaced by a Velux style roof window above that room, some alterations to the fenestration to the single-storey element, and that the upper storey level of the elevations of the extension is to be clad in a light-colour timber weatherboard. All other exterior materials are to match the existing materials on the house. A condition is recommended to require details of materials to be submitted to and approved by the council regarding the weatherboard and bargeboard materials to protect the character of the area.
- 4.6 The impact on conservation areas requires consideration under the development management policies and S72 Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The application has been assessed by the Senior Conservation and Design Officer who has raised no objection to the scheme on the grounds that it would preserve the character and appearance of the Thorpe Abbots Conservation Area, by virtue of the development not being visible from the public highway and entirely to the rear of the dwellinghouse. Also as it is located in a context of modern housing, and the design and use of external materials that are not prominent or incongruous. As such, it is considered that the proposal would accord with Policy 16 of the NPPF and policy DM4.10 of the SNLP. Equally in consideration of the Council's duties under the section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 it is considered that for the reasons set out above that the proposal would not adversely affect the character and appearance of the Conservation Area.
- 4.7 Further, the revised proposal is considered to be of a form and scale subservient to the existing dwellinghouse, and its design is compatible and preserves the character of this area of the open countryside, and due to screening by existing trees and the absence of views from a public place it respects and conserves the landscape.
- 4.8 The design, scale, form and choice of materials are all considered appropriate and are in keeping with the existing dwelling and its surroundings in accordance with policy 12 of the NPPF and DM3.8 of the SNLP.

Impacts on amenity

- 4.9 The revised proposal has no fenestration on the side elevations, save for a Velux roof window located above the first floor en-suite. By virtue of the positions of the fenestration proposed, together with existing screening provided by trees, outbuildings and tall fencing, and the existing arrangement of houses and their fenestration in the vicinity, it is considered that the revised proposal would not impact the amenity of neighbouring properties in accordance with policy DM3.13 of the SNLP.
- 4.10 It is acknowledged that the development will result in shadowing for some time of day and otherwise loss of daylight to a small part of the rear garden of High Peak. However, there is a large shed sited in the garden area immediately adjacent to the proposed development and to the rear of the detached garage at High Peak. It is considered therefore that the shadowing and loss of daylight is not unacceptable.
- 4.11 The proposed 4.2 metre long extension, would not be considered overbearing by virtue of the size of the rear garden at High Peak, the existing garage and shed buildings adjacent to Ynot. Also, the extension wall being 4.2 metres high to the eaves, which is lower than the existing gable end facing north. This is further softened by cladding and the roof sloping down towards the neighbouring garden. Therefore, the proposal would not be considered

overbearing or an un-neighbourly form of development in accordance with Policy DM3.13 of the SNLP.

- 4.12 With regard to the neighbouring properties to the south, it is considered that there will be no discernible effect with regard to daylight or outlook, by virtue of the height, form and distances involved. Therefore, with regards to impact upon residential amenity, there is not considered to be an adverse impact on privacy, daylight, direct sunlight or outlook in accordance with DM3.13.
- 4.13 A representation from High Peak raised concerns regarding the impact of construction on local residential amenity, in particular with regard to the hours of operation and the associated siting of materials, parking of vehicles and use of the shared driveway and their front garden. It is considered that it would be unreasonable for a condition to be imposed in this regard, considering the scale of construction that would be involved in the development. Further, it is considered that the neighbouring owners have private legal means to control use of land they own an interest in, and that satisfactory protection would be afforded by environmental health legislation with regard to any noise and other construction-related nuisances such as dust.

Highway safety and car parking

- 4.14 Adequate parking and turning space at the property will remain for the resulting enlarged property and that the proposal accords with policies DM3.11 and DM3.12 of the local plan concerning highway safety and parking provision.
- 4.15 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.
- 4.16 This application is not liable for Community Infrastructure Levy (CIL) as the created floor space is less than 100 square metres.

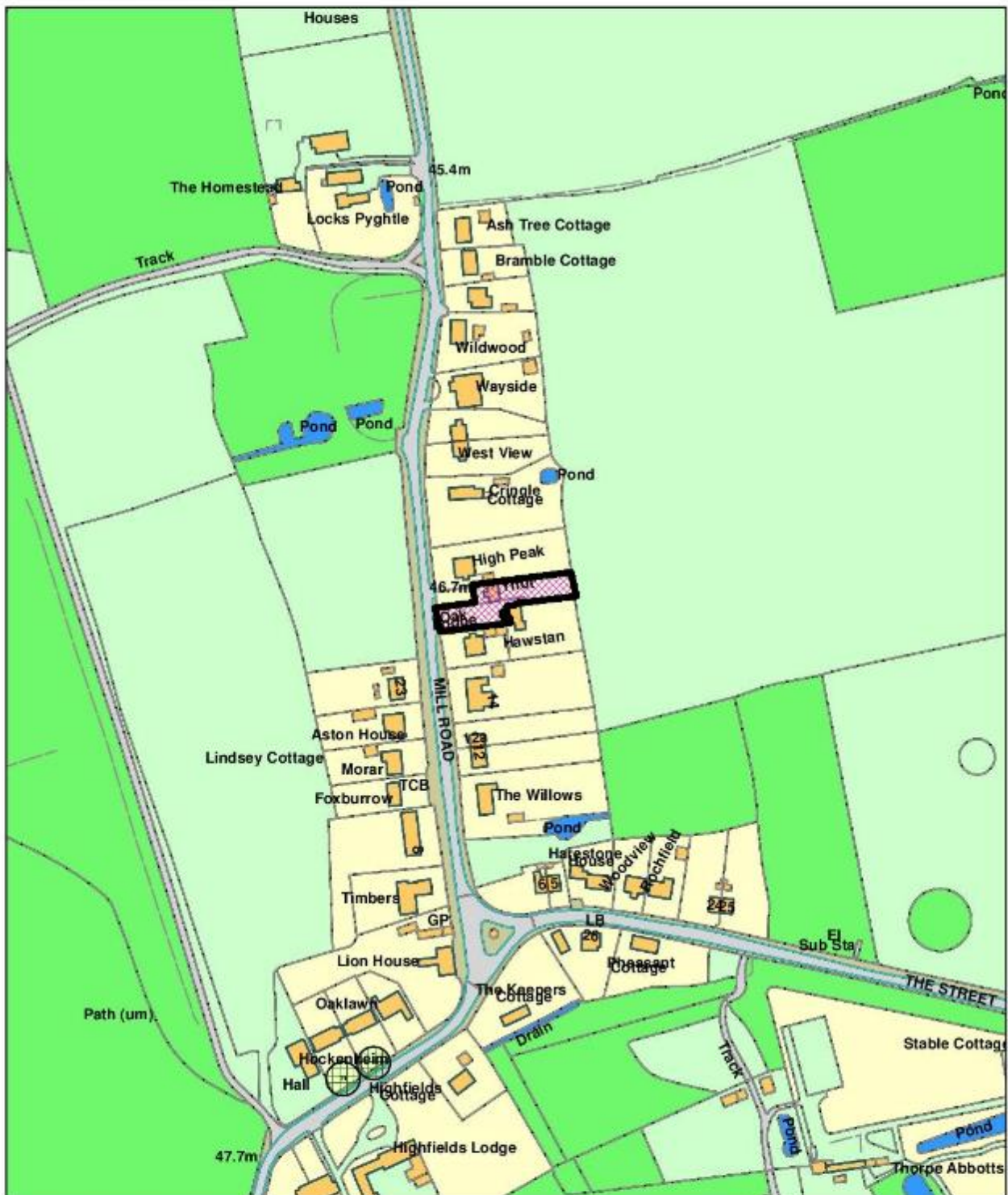
5 Conclusion

- 5.1 It is considered that the design is in keeping with the property and that the proposal will not have an adverse impact on the amenity of either the immediate neighbours or the wider area. Further, it is considered that the character and appearance of the conservation area will be preserved. As such the proposal accords with the criteria set out within policies DM3.13, DM3.6, DM3.8, DM4.5 and DM4.10 of the local plan and policies 1 and 2 of the Joint Core Strategy.

Contact Officer, Telephone Number David Jones 01508 533832
and E-mail: djones@s-norfolk.gov.uk

2018/1468

Appendix 1



Scale 1:2,500

© 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

- 9. Appl. No : 2018/1529/F**
Parish : WICKLEWOOD

Applicant's Name : Mr John Seville
 Site Address : Land adjacent to 69 High Street, Wicklewood
 Proposal : Proposed new 2-bed bungalow to the rear of 69 High Street

Recommendation : Refusal

- 1 Cramped and out of character form of development

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 in Section 3 below.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 12 : Achieving well-designed places

- 1.2 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 15 : Service Villages

- 1.3 South Norfolk Local Plan (SNLP) 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
 DM3.1 : Meeting housing requirements and needs
 DM3.5 : Replacement dwellings and additional dwellings on sub-divided plots within development boundaries
 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

2. Planning History

- 2.1 None relevant

3. Consultations

- 3.1 Parish Council No comments.
- 3.2 District Councillor Cllr Edney To be determined by the Development Management Committee for the following reasons.

The site is within the development boundary and therefore the presumption is in favour of sustainable development in accordance with Policies DM1.1 and DM1.3.

The proposal represents a good quality 2 bed bungalow which widens the choice of high quality homes in the area in accordance with Policy DM 1.4. There are no heritage or environmental assets that will be harmed by the proposal and overall there is a positive contribution to the built environment by replacing the tunnel effect of garden fencing down the access road with a bungalow that reflects the character of the existing bungalow at 69 High Street.

The proposal contributes to the range of dwelling sizes and type in accordance with Policy DM3.1

Policy DM3.5 allows for the subdivision of existing plots within development boundaries provided they incorporate 'good quality design which maintains or enhances the character and appearance of existing buildings, street scene and surroundings; and does not have an unacceptable impact on the amenities of neighbouring occupiers.' We would maintain that this proposal complies with this policy.

The proposal is compliant with Policy DM3.13 in that there is no overlooking or noise disturbance and it achieves a reasonable standard of amenity.

- | | | |
|-----|------------------------------|---|
| 3.3 | NCC Highways | No objection subject to a planning condition that requires the provision of a parking and turning area. |
| 3.4 | SNC Water Management Officer | Request the imposition of a planning condition relating to details of surface water drainage being submitted for approval. |
| 3.5 | Other Representations | One email received in support of the application setting out that there is a need for smaller properties as part of housing mix. Proposal will hardly be noticed and will be in keeping with social housing on Newbury Homes development. |

9 objections received. The objections have been summarised as follows:

- Wicklewood is a small village with limited infrastructure. Do not need more properties.
- The development will be out of character and cramped
- The application represents overdevelopment
- There will be overlooking of the bungalow and its garden from adjacent properties
- The development will result in loss of daylight to neighbouring properties
- There will be disturbance from car headlights shining into neighbouring properties when using the access drive
- There are drainage issues in the area
- Potential highway safety issues with increase in use of driveway
- The development represents a negative threat to historic character of the area surrounding the windmill
- There will be adverse impact on property values
- If approved, the development will set a precedent for similar proposals.

4. Assessment

Principle

- 4.1 This application seeks full planning permission for a detached two-bed bungalow in the garden at the rear of 69 High Street in Wicklewood. The application site is within the settlement limit that has been defined for Wicklewood meaning that the general principle of development is acceptable in this location subject to consideration being given to other planning matters. In this case, it is considered that the key considerations are the impact of the development on the character and appearance of the area, residential amenity and highway safety.
- 4.2 The application site is laid to lawn and is part of the garden of 69 High Street. There is no significant change in levels. The western boundary to 69 High Street is currently open and there is a gated access at the eastern end of the southern/side boundary. Otherwise, the site is enclosed by close boarded wooden fencing. Neighbouring properties include the applicant's existing detached bungalow, detached houses to the north and east that form part of the recent Newbury Homes development and a detached house to the south.

Character and appearance of area

- 4.3 Along the High Street, the prevailing pattern is one of linear development with dwellings sitting in relatively generous plots. Although the new Mill View Close development to the north has introduced a different pattern, influenced in part by the desire to retain views of the Grade II Listed mill to the north. Nevertheless, for the most part, dwellings within this development are in generous plots and those plots next to number 69 High Street are of a similar depth and width. The bungalow will be visible from the High Street given the aperture provided by the driveway between the applicant's bungalow and 71 High Street. In comparison to the prevailing pattern of development along the High Street, the application site appears cramped relative to the neighbouring plots and the erosion of the plot size will introduce a form of development that will not relate satisfactorily to its surroundings. It is recognised that application proposes a smaller dwelling type that may appeal to older residents or be relatively affordable to others but this does not outweigh the harm arising from impact on the character of the area. Consequently, the development is contrary to Policy 2 of the Joint Core Strategy and Policies DM1.4 and DM3.8 of the South Norfolk Local Plan in that it will not make a positive contribution to the character and quality of the area.

Residential amenity

- 4.4 While it will be visible from neighbouring properties to varying degrees, it is considered that the size and position of the bungalow will not result in an oppressive form of development to the occupants of those properties. Neighbours have raised concerns over vehicular headlights shining into windows as they exit the driveway. Arguably, this already occurs with 69A High Street but the number of vehicular movements arising from an additional two-bed bungalow will not be significant. Additionally, it will only take place during hours of darkness or during poor weather and if at home, affected residents may also have their curtains or blinds closed.
- 4.5 Mutual views exist between the applicant's garden and neighbouring dwellings to the rear/east and side/north. The garden of the bungalow will be overlooked to varying degrees from neighbouring windows, particularly from a first floor bedroom window in the rear elevation of number 67 High Street. However, given existing views/overlooking, it is considered that the application cannot be refused on these grounds.

Highway safety

- 4.6 On highway matters, the Highway Authority has not objected to the application and sufficient space exists on site to accommodate parking for two cars. The application therefore complies with Policies DM3.11 and DM3.12 of the SNLP.

Other matters

- 4.7 The site is sufficiently distant (approximately 200 metres) from the Grade II listed former mill to the north for its setting to be preserved. The Water Management Officer has recommended the imposition of an appropriately worded condition to deal with surface water drainage. Impacts on property values are for the property market to determine. Approval of this application will not set a precedent for future development as each application is considered on its own merits.
- 4.8 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.
- 4.9 This application is liable for Community Infrastructure Levy.

5 Conclusion

- 5.1 In having regard to those matters raised by this application, although the site is within the development boundary that has been defined for Wicklewood and will not result in conditions that are significantly detrimental to the residential amenity of neighbouring properties or highway safety, the proposal will result in a cramped form of development that is not characteristic of the prevailing pattern of development in this area. The harm arising from this is considered to be significant and the officer recommendation is that the application is refused.

6. Reasons for Refusal

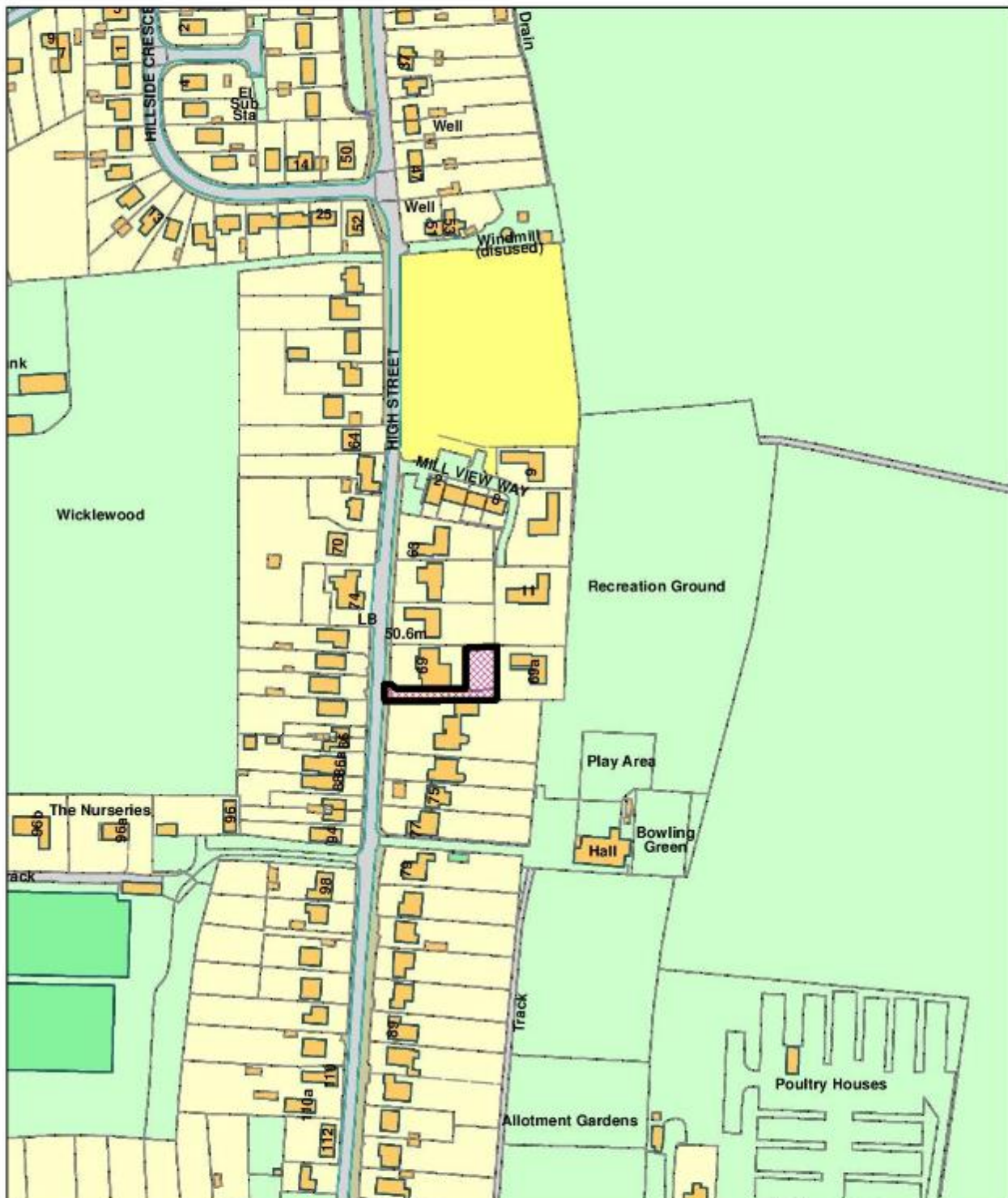
- 6.1 The application will result in a cramped form of development that is not characteristic of the prevailing pattern of development in this area. The harm arising from this is considered to be significant and the proposal is contrary to Policy 2 of the Joint Core Strategy and Policies DM1.4(d,i), DM3.5(a) and DM3.8 of the South Norfolk Local Plan Development Management Policies Document.

Contact Officer, Telephone Number Glen Beaumont 01508 533821
and E-mail: gbeaumont@s-norfolk.gov.uk

2018/1529

Appendix 1

Not Set



Scale 1:2,500

© 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

- 10. Appl. No : 2018/1548/F**
Parish : DISS

Applicants Name : Mr & Mrs Nigel Owen
 Site Address : Land East Of 4 Fair Green Diss IP22 4BQ
 Proposal : Erection of 1 no. Dwelling with associated parking

Recommendation : Refusal
 1 Layout and parking
 2 Design
 3 Impact on heritage assets
 4 Residential amenity
 5 Flooding
 6 Not sustainable development

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.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)**
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 09: Promoting sustainable transport
 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 16 : Conserving and enhancing the historic environment
- 1.2 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
- 1.3 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
 DM3.8 : 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
 DM4.10 : Heritage Assets

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."

2. Planning History

2.1	2017/1471	Erection of 2 no. Dwellings with associated parking	Refusal
2.2	2010/1482	Proposed Two New Dwellings	Withdrawn
2.3	2003/1460	Renewal of unimplemented permission 98/1360 - erection of two semi-detached dwellings	Approved
2.4	1998/1360	Renewal of permission for 93/1607, erection of two semi-detached dwellings	Approved
2.5	1993/1607	Renewal of permission 88/1789/F- Erection of two semi- detached dwellings	Approved
2.6	1988/1789	Erection of Two Semi-Detached Houses on Approved Building Plots (07/83/2305/F).	Approved

3. Consultations

3.1	Town Council	Refuse • Over development of the site • Restrict existing property parking rights • Overlook the neighbouring property invading privacy • Lack of access for construction vehicles • Grounds under refusal of application 2017/1471 have not been addressed and designs do not fit into the environment • Not suitable for decision under delegated powers
3.2	District Councillors:	
	Cllr Tony Palmer	To be determined by Committee • So, the impact on the Conservation Area can be fully assessed.
	Cllr Graham Minshall	To be reported if appropriate
	Cllr Keith Kiddie	To be reported if appropriate

- | | | |
|-----|------------------------------|---|
| 3.3 | NCC Highways | Support with conditions |
| 3.4 | SNC Water Management Officer | <ul style="list-style-type: none"> • Site has a high, medium and low risk from flooding from surface water flood flow running from the north • However, the block plan identified an existing wall along the northern boundary of the site. It is not clear how wall may influence flood flows. • Developer need to take measures to manage risk to the property • Consideration should be given to how flood flow may enter the site and how it can be managed to ensure that the building and users can remain safe and flood risk is not increased elsewhere. • Application states that surface water would be connected to the mains sewer, there is no surface water sewer in the area, surface water should not be connected to the foul drainage system unless consent has been obtained from the sewerage undertaker. • If alternative sustainable drainage is not considered prior to determination surface water drainage should be conditioned. |
| 3.5 | SNC Conservation and Design | <p>Object</p> <ul style="list-style-type: none"> • A building could be constructed here without causing harm to the conservation area. • Site can be considered a neutral element in terms of the impact on heritage assets at present • Not adverse to the principle of development of the land. • From a design perspective the lack of amenity space and cramped car parking as well as the impact on no. 7 • Not object if designed changed to one dwelling to accommodate parking or more garden space, it could be designed to fit in with the streetscene and the setting of the listed buildings. • The current dwelling proposed is a large dwelling and although attempts have been made to reduce the bulk through breaking up the massing and using different material, this has created a varied front elevation. • This is different to the neighbouring houses which are relatively simple and plain rendered cottages. • Materials have also been applied to create horizontal rather than vertical divisions, which affect how the building is read. • It is viewed as one large building whereas vertical division would assist to articulate the front elevation into simpler components parts. • In a more spacious setting within a larger plot the size and form of the building may be acceptable but seen alongside the smaller cottages to the left it will appear incongruous. • Vertical divisions would assist in breaking down the elevations and be more in keeping with the width of the front elevations of the existing cottages to the left. • With regard to overall form – it would be simpler to have one fronting gable but otherwise a simple front facing slope rather than the overcomplication of steep sided hipped roof and dormer which does not relate well to the front slopes of the dwellings to the left. • The glazed porch section is also characteristic of the front elevation and appears incongruous as well as being unnecessary. |

- 3.6 Other Representations
- 8 letters of objection
- Design not suitable for the area.
 - Too large not sympathetic with Conservation Area
 - Impractical car parking
 - Affects rights of way
 - Restricted access for construction traffic
 - Overlooking
 - Car parking standard 3 spaces for 4 bedrooms, no need to over provide in an accessible location
 - Car will restrict right of way to Fair Green
 - Parking area already overcrowded parking in turning area will restrict manoeuvring and sight lines onto the A1066.
 - Should be prevented from selling off the garage.
 - Suggest removing parking near house and restricting to parking areas
 - Overshadowing, roof line now higher than previous application
 - Over looking
 - Over bearing 4 metres from our building
 - Applicant's 2.5 metre strip of land includes a 1 metre wide private footpath for the benefits of the properties in the Old Maltings and is subject to a restrictive covenant preventing it from being blocked with vehicles
 - Putting aside the covenant would require access over the land owner by number 7 which would be granted
 - Difficult in manoeuvring into the spaces
 - Noise and disturbance from the proximity of the dwelling
 - Roof line still higher than 4 Fair Green
 - No access to the front of some part of house for window cleaning
 - Right of way over land, wall over pipework
 - Property out of keeping with the area and would obscure views of the Malting referred to the Conservation Area Appraisal
 - Never garden land has been vacant land and previously used in association with the commercial maltings
 - Wall is not in ownership of applicant so can't be demolished
 - Over development
 - Practicalities removal vans accessing the sites.
 - Garages are too narrow to park cars in them
 - Increased cars increased potential for conflict including with pedestrians
 - Cramped from of development
 - Opening up the access will create a security concern

4. Assessment

Background

- 4.1 The application relates to a piece of unused land to the North side of Fair Green in Diss. The site is located between 2 and 4 Fair Green which are listed buildings. The former Maltings which were converted to dwellings a number of years ago are located to the north. There is currently a private pedestrian route between the car parking court for the Maltings and Fair Green. The site is within the Conservation Area and the development limit for Diss.

- 4.2 It is proposed to erect a detached four bedroom dwelling. No vehicular access is proposed from the front of the site onto Fair Green. It is proposed to provide 2 tandem car parking spaces to the west of the site, which is accessed through the car parking court for the Maltings, a car parking space and garage within the Malting parking area also forms part of the development. The parking area is accessed via Stanley Road (A1066).
- 4.3 Permission was refused last year (application number 2017/1471) for two semi- detached dwellings on the site because of a cramped form of development with a poor layout, detrimental to residential amenity and surface water flooding.
- 4.4 Members will note from the planning history there have been approvals in the past on the site, but these dwellings were accessed off Fair Green. These consents were never implemented.

Principle

- 4.5 Planning law requires that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in determining planning decisions.
- 4.6 The site is inside of the development boundary and as such criterion a) and b) of Policy DM1.3 apply. Criterion a) is met by virtue of the site being within the development boundary and b) requires that the proposal is of a scale proportionate to the level of growth planned in the town and the role and function of the settlement. By virtue of the small scale of the proposed development of one dwelling in a market town where policy 10 in the JCS identifies capacity of additional houses, the proposal is considered to fulfil the requirements of criterion b). On this basis of the above DM1.3 is met by the proposal.

Highways and car parking

- 4.7 Given the layout has been designed around achieving car parking, it is worth considering the highway and car parking issues first and it feeds into the acceptability of the layout and design of the proposed development.
- 4.8 Permission has been granted and renewed on the site for two dwellings in the past, which provided vehicular access off Fair Green, these permissions were never implemented, and it is now clear that there is no legal right to access the site from Fair Green. Hence the proposed development proposes access from Stanley Road.
- 4.9 The Highway Officer has raised no objection to the application. However, acknowledged in their comments on the previous application is the car parking is cramped and difficult to use but they consider the proposal would not result in a situation which was detrimental to safety on the public highway rather than within the actual site. The parking court for the Maltings is often full or has a large number of cars parked any cars parked in the spaces adjacent to the proposed dwelling would need to reverse a considerable distance before turning in the allocated parking space, or further and round a bend in the event of it not being free. This would be difficult, and the proposed tandem parking would exacerbate this. Although it may be physically possible for cars to get in and out of the spaces, given the sheer difficulties of manoeuvring in and out of these spaces, this is not considered to be an appropriate car parking layout.
- 4.10 The use of existing spaces will be reduced for an existing property which has the potential to exacerbate the congested nature of the site.

- 4.11 It has also been identified as part of the consultation process that there may be restrictive covenants on the land, preventing any obstruction of that area and providing a pedestrian legal right of way for residents of the Maltings to access Fair Green. This is a civil rather than a planning matter and any planning decision would not override any legal covenants. However, this could prevent any planning permission being implemented, if granted.
- 4.12 It would be difficult for construction traffic to get to the site but given the temporary nature of construction then this does not form part of the refusal.

Design

- 4.13 Policy 12 of the NPPF, Policy 2 in the JCS, Policy DM3.8 in the Development Management policies and the South Norfolk Place Making Guide all require a good standard of design to be achieved by new developments which respects the local distinctiveness of the area.
- 4.14 Although the site is within an urban context, given the restricted size of the site the proposed dwelling is very large for the plot. The proposed car parking spaces and the need to provide access to property from the rear further exacerbates this from the previously approved scheme, which has been expired in excess of ten years.
- 4.15 The proposed dwelling is large, and although attempts have been made to reduce the bulk break up the massing using different materials, this has created a very varied front elevation. This is very different to the neighbouring listed properties which are relatively simple and plain rendered cottages. Materials have also been applied to create a horizontal rather than vertical divisions, which result in the building being read as one large dwelling. The steep hipped roof and dormer do not relate well to the front facing slopes of the adjacent dwelling and the glazed porch element is uncharacteristic of front elevations and appears incongruous. As a result, it is considered that the proposed dwelling will be seen as an incongruous element in the streetscene and as a result be contrary to Policy 12 of the NPPF, policy 2 of the Joint Core Strategy and policy DM3.8 of the Development Management Policies, which have been given full weight.

Residential amenity

- 4.16 A number of concerns have been raised regarding loss of amenity in terms of loss of light, privacy and that the development would result in overshadowing and be overbearing to neighbouring properties. Policy DM3.13 requires new development to achieve a good standard of amenity of existing occupiers as well as maintaining the amenity to neighbouring properties.
- 4.17 In terms of overlooking the windows in the rear elevation have been reduced from the previous scheme. It would not be possible to see out of the window over the stair case. The first floor windows to the bathroom and bedroom 4 look directly onto the gable wall of the Maltings. This will obscure most of the views. The bathroom window is likely to be obscure glazed. Any views towards the garden of number 7 would not be significant due to the angle of the property, the existing garage and the fact there are also rear windows on the rear of the Maltings which would result in some existing overlooking towards number 2 and 2a. Given the urban context of the site. It is not considered that the development would result in an acceptable level of overlooking.
- 4.18 The siting of the dwelling has been moved slightly forward and away from the eastern boundary, the hipped roof has also reduced the height to the western side. The proposed dwelling is however, due south of the Maltings and the proposed dwellings would result in some increased shading of the garden of number 7 above what already exists from the garden wall there would also be increased shadowing to the garden of number 2 later in the day.

- 4.19 Given the position of the building it is not considered that there would be any significant loss of light to existing properties. Although the dwelling has been set further forward, the distance from the rear boundary is quite limited, and it is considered the proposed development would appear overbearing to the neighbouring property.
- 4.20 It is considered that the accumulative impacts of overshadowing and overbearing would adversely affect the residential amenity of neighbouring properties to an unacceptable degree contrary to policy DM3.13 of the Development Management policies.

Accessibility

- 4.21 The site is located adjacent to the development boundary and is well located for any potential occupiers to be able to access shops and services by foot and not be dependent on the private car. As a result, the proposed development does not conflict with policy DM3.10 of the SNLP which seeks to promote sustainable development.

Self-build

- 4.22 The proposed dwelling could be self-build and full consideration has been given to this. The NPPF (2018) sets out in principle support for the provision of self-build housing. Paragraph 61 includes the requirement to 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities, Local Planning Authorities (LPAs) should plan for the needs of different groups in the community such as people wishing to build their own homes'.
- 4.23 As required by paragraph 61 of the NPPF (2018) consideration has been given to the benefits of providing a self-build dwelling, which are considered to be modest in this case and not overriding.

Heritage assets

- 4.24 The site is within the Conservation Area and affects the setting of both 2 and 4 Fair Green which are grade II listed buildings. S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides: "In considering whether to grant planning permission 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." And S72 Planning (Listed Buildings and Conservation Areas) 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."
- 4.25 From a heritage point of view given the context of the Fair Green as a large open space, the vacant piece is viewed to some extent as an extension of Fair Green and has a neutral impact on the Conservation Area and setting of the listed buildings, rather than currently causing any harm. There is evidence on old OS maps of some built form on the site in the past, but it not clear in what form it took.
- 4.26 The Conservation Officer considers development could be accommodated on the site, without harming the Conservation Area or the setting of the listed buildings. However, the proposed scale, mass, bulk and design of the proposed dwelling as discussed above would result in a dwelling which would be in incongruous element in the streetscene, which would result in less than substantial harm to both the setting of the listed buildings and the character and appearance of the Conservation Area. In accordance with paragraph 196 of the NPPF (2018) the harm is not considered to outweigh the benefit of providing one additional dwelling.

- 4.27 As a result, it is considered that the proposed development would not accord to Section 66 or 72 of The Act, paragraph 196 in the NPPF, policy 1 in the JCS and policy DM4.10 of the DM policies.

Archaeology

- 4.28 The area is of historical importance and there has been built form on the site in the past, as a result there is potential for archaeological remains on the site. The Historic Environment Service have request archaeological monitoring on the previous application which would also apply to this application, this could be conditioned should the development be approved.

Flooding

- 4.29 The site is at low to high risk of surface water flooding and is on a surface water flooding flow path. The proposal includes the demolition of part of the wall which may increase flood risk to the site. Given the risk to flooding and in accordance with the advice in the NPPF and planning Policy Guidance a Flood Risk Assessment is required so the impact of the proposed development can be fully assessed and if necessary managed or mitigated against. A Flood Risk Assessment has not been submitted with the application so at present there is insufficient information to assess the impact of flooding on the proposed development, to ensure the proposed dwellings remain safe in the event of a flood and that the proposed dwellings would not increase flooding elsewhere.

Surface water drainage

- 4.30 The applicant states that surfaces water shall be discharged into the sewer and there is no surface water sewer within the vicinity of the site. The NPPF sets out the surface water drainage hierarchy and surface water drainage should not be discharged to the main sewer unless it has been agreed by the sewerage undertaker. Further consideration needs to be given to sustainable water drainage systems and it needs to be demonstrated that discharge into the mains sewer is most appropriate solution and the sewerage undertaker is prepared to accept the discharge. This could however, be resolved by condition and as a result does not form a reason for refusal.

Other issues

- 4.31 The proposed scheme would provide housing in a location where the SHMR identifies a shortfall in housing land supply against requirements which would represent a social benefit, and this is a material consideration in determining this application.
- 4.32 The application can be considered to be previously developed land (brownfield land). In line with the NPPF, I have considered the benefits of the efficient use of land, but consider that in this case, this does not outweigh the other material considerations
- 4.33 Concern has been raised that there are rights of way over the east side of the site, where it is proposed to construct a wall. This a civil rather than a planning matter and any planning decision would not override any legal covenants, which could prevent any planning permission being implemented, if granted
- 4.34 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.
- 4.35 This application is liable for Community Infrastructure Levy (CIL) as it is a new dwelling.

5. Conclusion

- 5.1 By virtue of the being within the development limit the proposal complies with policy DM1.3 of the SNLP. However, the harm identified above in terms of layout, design, harm to heritage assets, detrimental impact on residential amenity and impact of flooding would significantly and demonstrably outweigh the very limited benefit of delivering one self build dwelling even with the diminished weight that can be attributed to five year housing land supply in the rural policy area based on the SHMA.

6. Reasons for refusal

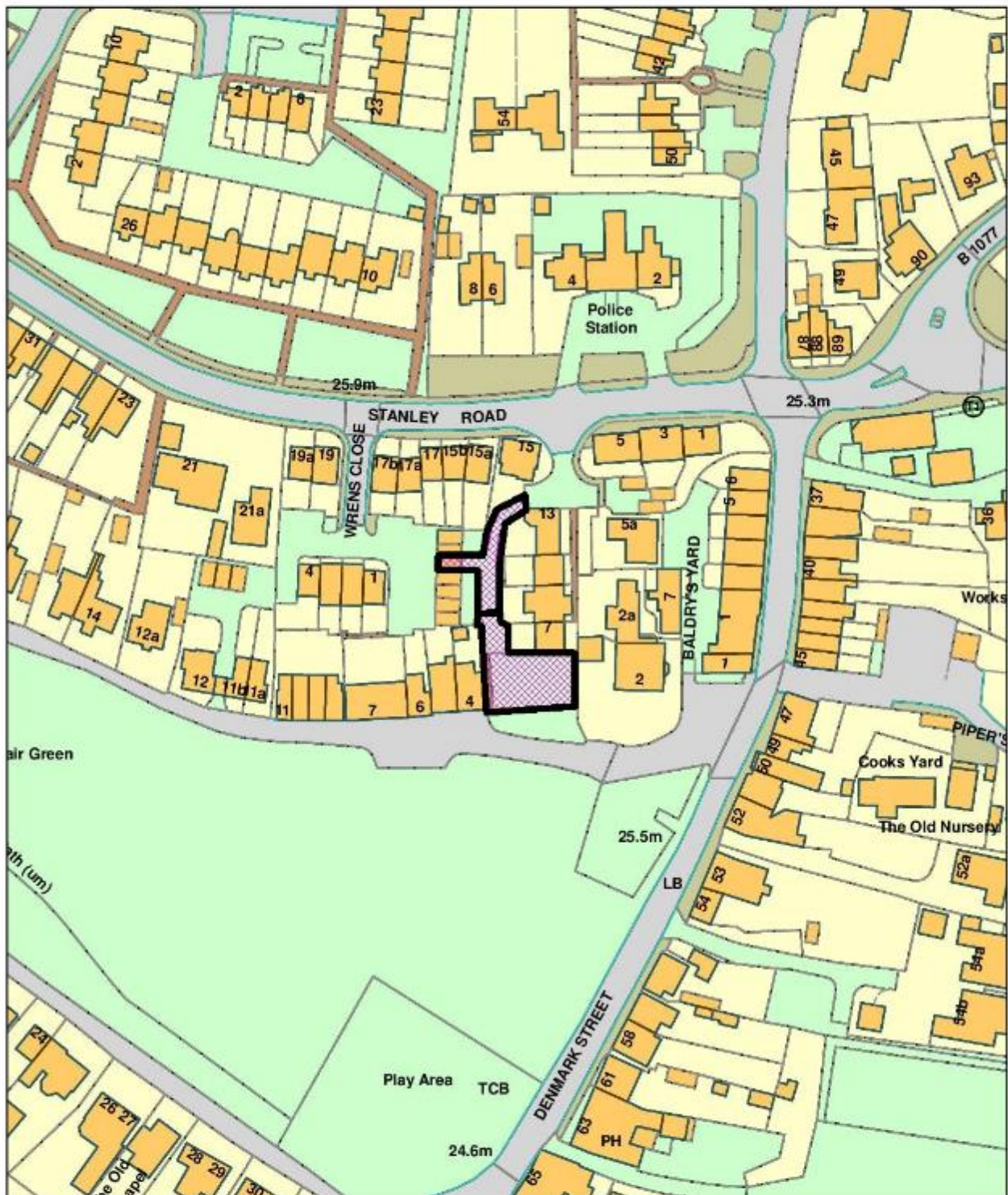
- 6.1 The proposed layout of the site would result in a cramped form of development with impractical car parking layout by virtue of the constrained nature of the site and small amount of space available for both amenity space and parking. This is considered contrary to Policy 12 of the NPPF, Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk and policy DM3.8 of the South Norfolk Local Plan.
- 6.2 The proposed scale, bulk, mass and design of the dwelling which has a varied and complex appearance with a large amount of differing design elements and materials along with the hipped roof, side dormer and uncharacteristic glazed porch would result in a dominant and incongruous element detracting from the street scene which is characterised by simple rendered listed properties. The proposal is therefore contrary to Policy 12 of the NPPF, Policy 2 in the Joint Core Strategy and Policy DM3.8 in the South Norfolk Local Plan
- 6.3 The proposed dwelling by reason of its scale, mass, bulk and design would be an incongruous element in the streetscene which would adversely affect the character and appearance of the Conservation Area and the setting of the adjacent listed building and in doing so would result in less than substantial harm to these heritage assets which is not outweighed by the very limited public benefit of providing one new dwelling as required by paragraph 196 of the National Planning Policy Framework (2018). The proposal is therefore considered contrary to Policy 16 of the NPPF, Policy DM4.10 of the South Norfolk Local Plan and sections 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 6.4 The proposed development would result increased shadowing and have an overbearing impact on the neighbouring property which cumulatively would result in an unacceptable loss of residential amenity contrary to policy DM3.13 of the South Norfolk Local Plan Development Management Policies Document 2015.
- 6.5 Insufficient information has been submitted to assess the impact of surface water flooding of the proposed development to ensure the proposed dwelling remains safe in the event of a flood and that the proposed development would not increase flooding elsewhere. The development therefore cannot be assessed against the requirements of policy DM4.2 of the South Norfolk Local Plan 5 or Policy 14, paragraph 163 of the National Planning Policy Framework.

Contact Officer, Telephone Number Helen Bowman 01508 533833
and E-mail: hbowman@s-norfolk.gov.uk

2018/1548

Appendix 1

Not Set



Scale 1:1,250

© 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

11. Appl. No : 2018/1697/F
Parish : MORLEY

Applicants Name : Mr & Mrs Will & Rachael Lockwood
 Site Address : Land adjacent to Clearview, Hookwood Lane, Morley St. Peter
 Proposal : Erection of 1 No. self-build Passivhaus dwelling with replacement stable, to be erected within enclosed block of grazing meadow (revised)

Recommendation : Refusal
 1 Accessibility of site to local services
 2 No overriding benefits

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 in Section 3 of this report.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 09: Promoting sustainable transport
 NPPF 12 : Achieving well-designed places
- 1.2 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 17 : Small rural communities and the countryside
- 1.3 South Norfolk Local Plan (SNLP) 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
 DM3.1 : Meeting housing requirements and needs
 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
 DM4.5 : Landscape Character Areas and River Valleys
 DM4.8 : Protection of trees and hedgerows

2. Planning History

- | | | | |
|-----|-----------|--|---------|
| 2.1 | 2018/1196 | Erection of 1 No Self-build Passivhaus dwelling with replacement stable, to be erected within enclosed block of grazing meadow | Refused |
|-----|-----------|--|---------|

3. Consultations

- | | | |
|-----|----------------|----------------------|
| 3.1 | Parish Council | No comments received |
|-----|----------------|----------------------|

- | | | |
|-----|--|--|
| 3.2 | District Councillor
Cllr M Edney | <p>To be determined by the Development Management Committee for the following reasons:-</p> <ul style="list-style-type: none"> • The proposed development is located outside the present development boundary. • There is an emerging plan which has been tested at appeal which finds we do not have a five year supply in the Rural Policy Area. • We recognise the need for growth in the Rural parts of our districts and the GNLP growth options document is considering the option (SH2) to amalgamate the service villages, other villages and smaller chloral communities and the countryside into a single tier - Village groups to enable the sharing of services. • The White Paper states that the government is proposing some further changes to the to promote a good mix of sites and increase the supply of land available. • The proposed development site is fairly close to the services offered by the adjoining village and is in the sustainable location is viewed through the auspices of the emerging plan. • I fully support the application. |
| 3.3 | SNC Water
Management Officer | Request the imposition of planning conditions relating to foul and surface water disposal. |
| 3.4 | SNC Community
Services -
Environmental
Quality Team | Request the imposition of a condition relating to previously unidentified contamination being found. |
| 3.5 | NCC Highways | No comments received |
| 3.6 | Other
representations | Hookwood Farm - Objects. Site is outside of development boundary in open countryside; dwelling is forward of the building line and the proposal sets a precedent for further development on surplus land along Hookwood Lane and will change its character. |

4. Assessment

Background

- 4.1 This application follows application ref. 2018/1196, which was refused planning permission under delegated powers on 13 July 2018. That application was refused on the grounds that the location of the site and its proximity to services and facilities would result in an overreliance on the private car, and that the development will not provide overriding benefits when having regard to the identified harm.
- 4.2 As with the previous application, the current application seeks full planning for the erection of a self-build single storey dwelling on a grazing meadow on the northern side of Hookwood Lane in Morley St. Peter. The dwelling is proposed to be built to PassivHaus standard. It is also proposed that the existing stable block will be replaced by new stables in the northeast corner of the site.
- 4.3 The main issues to be considered in the determination of this application are the principle of development in this location, the current housing supply situation and the recent planning history of the site.

- 4.4 The site is an overgrown meadow with wooden stable block in the northeast corner that is in a rather poor state of repair. It is accessed from a gated entrance along the southern boundary with Hookwood Lane. Agricultural land is located to the north, west and to the south on the opposite side of Hookwood Lane. A detached dwelling is located to the northeast and the applicants' own detached bungalow to the east.
- 4.5 Although within the parish of Morley, the site is outside of any defined development boundary. It is therefore in a countryside location. The nearest settlement is Besthorpe to the southeast and the closest part of its development boundary is 1.1km away.

Principle of development

- 4.6 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).
- 4.7 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.8 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted outside of Development Boundaries, such as this, where one of two criteria are met: either where specific development management policies allow; or, where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development, as set out in Policy DM1.1.
- 4.9 Where development proposals do not accord with the development plan consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.10 Of particular relevance to applications for housing development is paragraph 11 of the NPPF which sets out the presumption in favour of sustainable development and the circumstances where the tilted balance is engaged. It is considered that it is still appropriate to use the JCS housing requirement, having regard to the revised NPPF (Para 73), given that the JCS is less than 5 years old. The 2017 Greater Norwich Area Housing Land Supply Assessment, published as Appendix A of the Joint Core Strategy Annual Monitoring Report, shows that against the JCS requirements there is 62.5 years supply in the Rural Policy Area (RPA).
- 4.11 Accordingly, with a demonstrated five year supply of deliverable housing sites against the JCS, the policies which are most important for determining applications are not out-of-date. It is however acknowledged that the JCS housing requirement for the South Norfolk Rural Policy Area is now several years old (the JCS was adopted in March 2011, with amendments in January 2014) and the evidence on which the requirement is based has now been superseded.
- 4.12 In June 2017 an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus, North Norfolk and Breckland). The SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.

- 4.13 The SHMA indicates that the Objectively Assessed Need (OAN) for housing in the South Norfolk RPA is significantly greater than the annual housing requirement under the adopted JCS: an annual requirement of 326 homes per annum in the SHMA compared to 132 homes per annum in the JCS. Moreover, when measured against the SHMA assessment of OAN the housing land supply in the South Norfolk RPA falls from 62.5 years supply under the JCS to 4.38 year housing land supply, a potential shortfall of 232 units, against the SHMA.
- 4.14 Whilst the guidance to which the Central Norfolk SHMA accords has now been superseded, it is considered, nevertheless, that the SHMA remains an intellectually credible assessment of housing need. Assessments such as the SHMA will continue to form the basis of local plans submitted ahead of January 2019, including some within the Central Norfolk Housing Market Area. The extant PPG guidance continues to state that "Considerable weight should be given to the housing requirement figures in adopted Local Plans ... unless significant new evidence comes to light. Therefore it remains entirely appropriate to give weight to the SHMA as a material consideration in the determination of planning applications.
- 4.15 Therefore the increased OAN and housing land supply deficit in the South Norfolk RPA that is apparent in relation to the most up-to-date evidence of housing needs should be given weight in the decision making process. This factor weighs in favour of the approval of applications. In addition therefore Para 11 of the NPPF should also be engaged in respect of the titled balance.
- 4.16 Taking account of the above, the following assessment seeks to establish the benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of sustainable development (economic role, social role and environmental role). These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies.

Economic Objective

- 4.17 The NPPF confirms the economic objective as:
- "to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."
- 4.18 The scheme would result in some short-term economic benefits as part of any construction work and in the longer term by local spending on the maintenance of the property in the local economy from future occupants. The scheme would therefore bring forward limited economic benefits.

Social Objective

- 4.19 The NPPF confirms the social objective as:
- "to support strong, vibrant and healthy communities, by ensuring that a sufficient number of and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being."

Accessibility

- 4.20 The application is approximately 1.1km away from the nearest development at Besthorpe. As with the previously refused application, this distance, the absence of footpath provision and the limitations of the road network do not provide residents or visitors with an attractive option to walk to the village, particularly during hours of darkness and cold or poor weather conditions. Instead, most travel is likely to be by car. In having regard to this, the location of the site and its proximity to services and facilities would result in over-reliance on the private car, which will not minimise the need to travel and give priority to low impact modes of travel nor minimise greenhouse gas emissions and is not located to use resources efficiently as required by Policy 1 (bullet 7) of the JCS. For similar reasons, the application is also contrary to Policy DM3.10 of the SNLP.

Design and character of area

- 4.21 The application site forms part of a cluster of development centred around the crossroads of Hookwood Lane with Morley Road and Hill Road. Property sizes and types vary but in general terms, dwellings are well established and sit in generous plots.
- 4.22 The dwelling proposed by this application will be single storey in scale and will be positioned towards the rear of the site. Its appearance derives from that of a barn and it takes a relatively simple form. External materials proposed for use include black tongue and groove timber cladding and predominantly a black corrugated steel roof. The replacement stables take a modest form appropriate to their use.
- 4.23 With the exception of the dilapidated stables in the northeast corner of the site, the site is an overgrown paddock. The character and appearance of the site will undoubtedly change as a result of a dwelling and domestic paraphernalia being introduced. The site is on the edge of the aforementioned cluster and although Hookwood Lane is a no-through road to vehicular traffic, it does eventually lead to a public footpath. Nevertheless, regard has been paid to the context of the site in designing the dwelling, which is considered to be acceptable and complies with Policy 2 of the JCS and Policies DM1.4((d)(i)) and DM3.8 of the SNLP.

Residential amenity

- 4.24 The position and scale of the dwelling will have a neutral impact on the residential amenity of the nearest dwellings to the east and northeast. The application accords with Policy DM3.13 of the SNLP 2015.

Highway safety

- 4.25 In its capacity as Highway Authority, Norfolk County Council has not objected to the application on the grounds of highway safety subject to the imposition of standard planning conditions relating to the construction of the vehicular access into the site and the provision and future retention of a parking and turning area on site. These will ensure that the application complies with Policy DM3.11 of the SNLP.

Self-build

- 4.26 Paragraph 63 of the National Planning Policy Framework requires Councils to plan for people wishing to build their own homes. This can be a material planning consideration and information submitted with the application explains that the development is for a self-build dwelling. For the period 31 October 2017 to 30 October 2018, the Council's target is to make 97 self-build plots available. At the time of writing this report, planning permission has been granted for 83 plots demonstrating that the Council is making good progress towards this target. Further, although a self-build is being proposed and is a consideration

in the determination of the application, it cannot be certain that the method of delivering this site will be as self-build and that in this case, the planning considerations appraised elsewhere in this report are of greater significance.

Environmental Objective

4.27 The NPPF confirms the environmental objective as:

"to contribute to protecting and enhancing our natural, built and historic environment; including making efficient use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy."

4.28 From longer views, given the screening provided by roadside hedges and on neighbouring boundaries, the development will not have a significant adverse impact on the wider landscape. The application complies with Policy DM4.5 of the SNLP.

4.29 A number of trees line the side and rear boundary of the site while two trees are positioned in more open areas. The intention is to retain the boundary trees and the Pear tree in the northeast corner. The loss of one tree will not cause harm to the visual amenities of the area and the application complies with Policy DM4.8 of the SNLP.

Other considerations

4.30 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 as with paragraph 4.29 above, the planning considerations appraised above are of greater significance.

4.31 This application is liable for Community Infrastructure Levy although it is open to the applicant to claim exemption for it as a potential self-build.

5. Conclusion

5.1 Based on the evidence that was used in the drafting of the JCS, the Council is able to demonstrate that it has a 62.5 year supply of land for housing in the RPA. However, the more up to date evidence within the SHMA sets out that there is a deficit in housing supply. Although the development plan has primacy in decision making, the SHMA is nevertheless a material consideration and the deficit that it identifies in the RPA weighs in favour of approving the application.

5.2 Also in favour of the application is that it provides the potential for a self-build dwelling, that there will be economic benefits (albeit limited), that it will not result in significant adverse harm to the character of the wider landscape and it is acceptable in respect of highway safety. On the other hand, that the development will not minimise the need to travel nor encourage low impact modes of transport given the distance and connectivity to local services and facilities represents significant and demonstrable harm and the site is not considered to be in a sustainable location.

5.3 Overall, it is considered that the benefits of a single dwelling in this location are not overriding as required by Policy DM1.3 of the SNLP and instead, these will be outweighed by demonstrable and significant harm arising. The application is therefore considered contrary to Policies 1 and 17 of the JCS and Policies DM1.1, DM1.3 and DM3.10(1) of the SNLP.

6. Reasons for Refusal

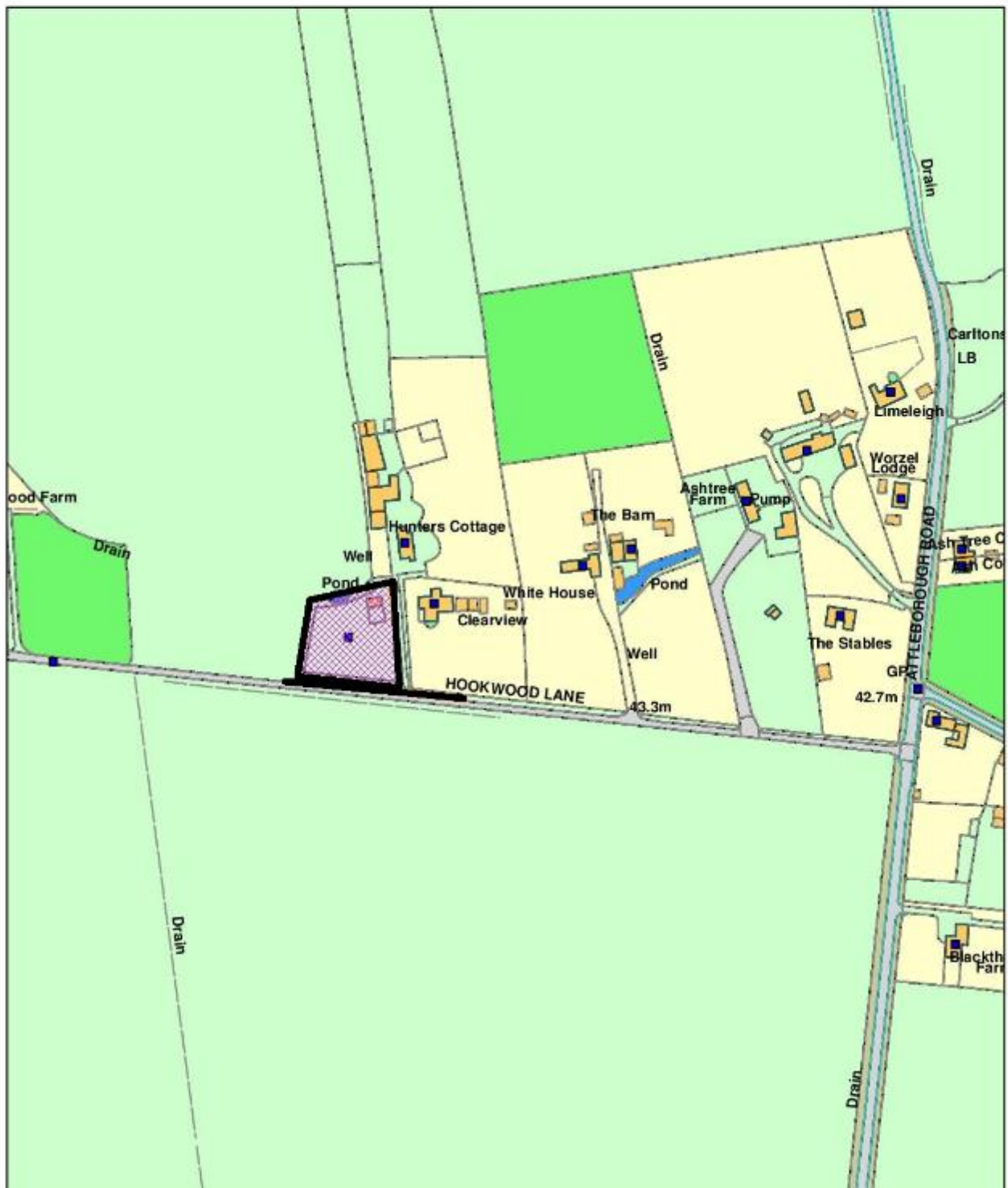
- 6.1 The location of the site and its proximity to services and facilities would result in over-reliance on the private car, which will not minimise the need to travel and give priority to low impact modes of travel. The application is therefore considered contrary to Policy 1 of the Joint Core Strategy and Policy DM3.10(1) of the South Norfolk Local Plan.
- 6.2 The proposed housing is not supported by any specific Development Management policy which allows for development outside of the development boundary and nor does it represent overriding benefits when having regard to the harm identified above. As such, the application does not satisfy the requirements of either items 2 c) or d) of Policy DM1.3 of the South Norfolk Local Plan or Policy 17 of the Joint Core Strategy. The application does not represent sustainable development and is contrary to paragraphs 14 and 55 (insofar as it relates to promoting sustainable development in rural areas) of the NPPF and Policy DM1.1 of the South Norfolk Local Plan.

Contact Officer, Telephone Number Glen Beaumont 01508 533821
and E-mail: gbeaumont@s-norfolk.gov.uk

2018/1697

Appendix 1

Not Set



Scale 1:2,500

© 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

Planning Appeals**Appeals received from 4 August 2018 to 31 August 2018**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2017/2427	Colney Bob Champion Research And Educational Building James Watson Road Colney NR4 7UQ	Mr Andrew Burbidge	Non-illuminated "NHS" sign	Delegated	Refusal
2018/0199	Costessey Land To The Rear Of 45- 49 Stafford Avenue Costessey Norfolk NR5 0QF	Mr Damian Le-may	Erection of single storey dwelling	Development Management Committee	Refusal
2018/0342	Costessey Land To The Rear Of 31 Stafford Avenue Costessey Norfolk	Mr G Fox	Construction of a single storey dwelling and garage	Delegated	Refusal

Planning Enforcement Appeals**Appeals received from 4 August 2018 to 31 August 2018**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2017/8224	Wicklewood Church Farm, 56 Church Lane, NR18 9QH	Mr Peter Meacock	Change of use of agricultural building	Development Management Committee	Refusal

Planning Appeals

Appeals decisions from 4 August 2018 to 31 August 2018

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2018/0272	Hethersett Land To The Rear Of 3 Great Melton Road Hethersett Norfolk	Mr Ray Brown	Erection of new detached dwelling	Development Management Committee	Refusal	Appeal dismissed
2017/2897	Costessey 1A Margaret Road Costessey Norfolk NR5 0AU	Mr C Dique	2 storey side and rear extension	Delegated	Refusal	Appeal dismissed