

Development Management Committee

Members of the Development Management Committee:

Conservatives	Liberal Democrats
Mr V Thomson (Chairman)	Ms V Clifford-Jackson
Mrs L Neal (Vice Chairman)	Mr T Laidlaw
Mr D Bills	
Mr J Easter	
Mr R Elliott	
Mrs F Ellis	
Mr G Minshull	

Pool of Substitutes

Mrs Y Bendle	Mr D Burrill
Mr T Holden	Mr J Halls
Mr K Hurn	
Mrs A Thomas	
Mr J Worley	
Mr B Duffin	

Pre-Committee Members' Question Time
9.00 am Blomefield Room

Agenda

Date

Wednesday, 21 August 2019

Time

10.00 am

Place

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

Contact

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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.

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 6)

4. **Minutes of the Meeting of the Development Management Committee held on 24 July 2019;**
(attached – page 8)

5. **Planning Applications and Other Development Control Matters;**

(attached – page 15)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2018/2738/CU	WYMONDHAM	Woodland Area south of Silfield Street Silfield Norfolk	15
2	2019/0794/F	DITCHINGHAM	Dark Hole Toad Lane Thwaite NR35 2EQ	26
3	2019/1093/H	STOKE HOLY CROSS	57 Norwich Road Stoke Holy Cross NR14 8LP	34
4	2019/1224/F	HECKINGHAM	Land east of Briar Lane, Heckingham, Norfolk	39
5	2019/1234/H	DENTON	Globe House Norwich Road Denton IP20 0BD	46

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 51)

8. **Date of next scheduled meeting – Wednesday, 18 September 2019**

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 you should not partake in general discussion or vote.

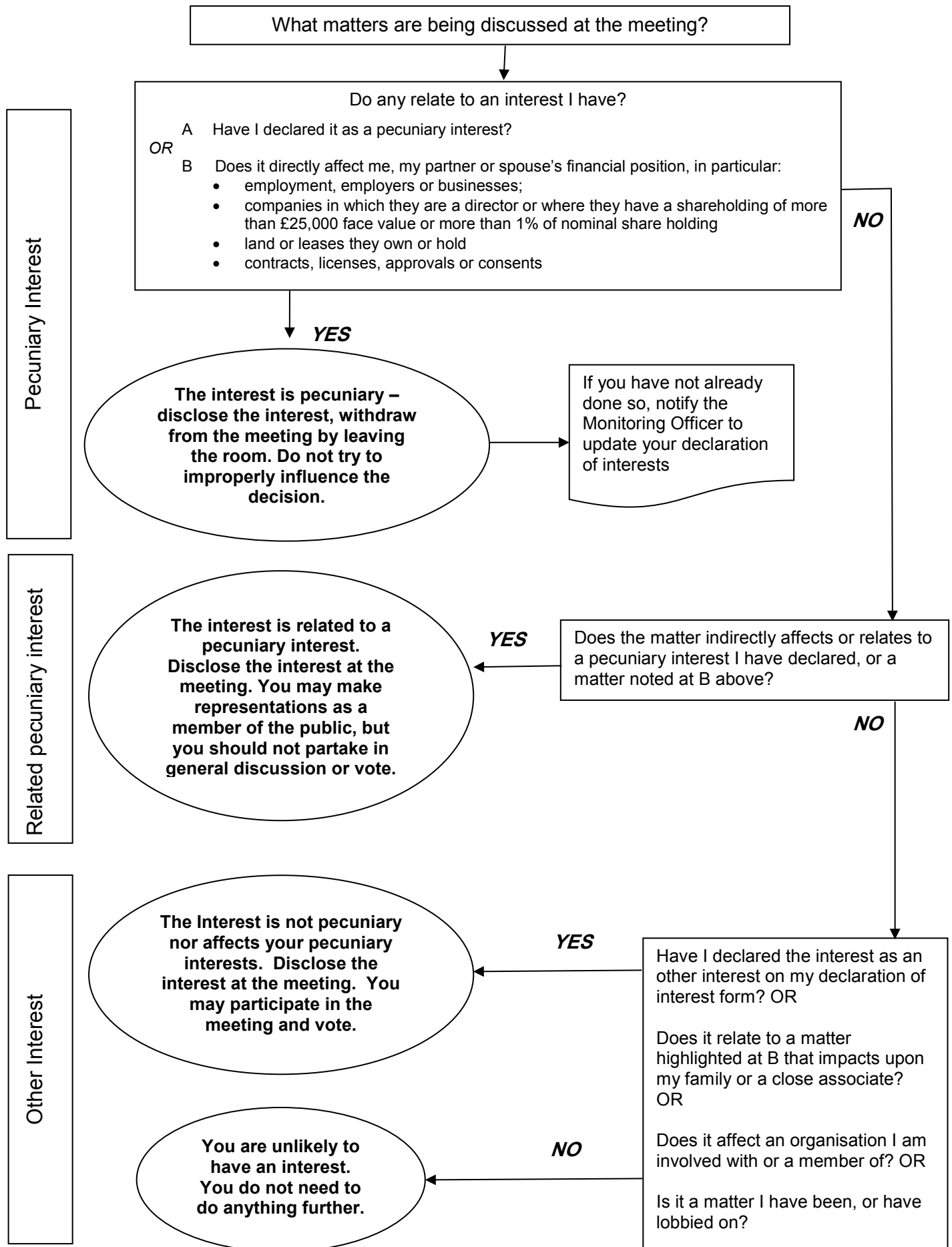
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF





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, 24 July 2019 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, V Clifford-Jackson, J Easter, R Elliott, F Ellis and T Laidlaw

Apologies: **Councillors:** G Minshull and L Neal

Substitute Members: **Councillors:** B Duffin for G Minshull and A Thomas for L Neal

Officers in Attendance: The Development Management Team Leaders (T Lincoln and C Raine), the Senior Planning Officer (G Beaumont), the Landscape Architect (R Taylor), the Planning Officers (J Jackson, D Jones and P Kerrison)

26 members of the public were also in attendance

449. DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

Application	Parish	Councillor	Declaration
2018/2699/F (Item 1)	DISS	J Easter All	Other Interest Friend of Architect Local Planning Code of Practice Lobbied by Objector
2019/0212/F (Item 2)	CRINGLEFORD	All	Local Planning Code of Practice Lobbied by Parish Council
2019/0848/CU (Item 4)	BROOKE	All	Local Planning Code of Practice Lobbied by Applicant
2019/1018/F (Item 7)	WICKLEWOOD	R Elliott	Local Planning Code of Practice Lobbied by Applicant and Objectors

450. MINUTES

The minutes of the Development Management Committee meeting dated 25 June 2019 were confirmed as a correct record and signed by the Chairman.

451. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

APPLICATION	PARISH	SPEAKER
2018/2699/F (Item 1)	DISS	R Bryant – Objector K Day – Agent for Applicant Cllr K Kiddie – Local Member
2019/0212/F (Item 2)	CRINGLEFORD	T Wang – Parish Council G Robinson – Objector K Sherwood – Agent for Applicant
2019/0426/LB (Item 3)	TACOLNESTON	N Ostler – Applicant
2019/0848/CU (Item 4)	BROOKE	A Reeves – Applicant R Walton – For Applicant
2019/1018/F (Item 7)	WICKLEWOOD	L Cullum – Objector A Prowse – Agent for Applicant

The Committee made the decisions indicated in Appendix B of the minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

452. QUARTERLY ENFORCEMENT REPORT

Members noted the quarterly enforcement report.

453. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 2.55pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
24 July 2019

Item	Updates	Page No
Item 1 – 2018/2699	No updates	15
Item 2 – 2019/0212	No updates	32
Item 3 – 2019/0426	No updates	38
Item 4 – 2019/0848	No updates	42
Item 5 – 2019/0929	No updates	51
Item 6 – 2019/0937	No updates	57
Item 7 – 2019/1018	No updates Update from officer at meeting: email received from resident at no. 22 High Street regarding disturbance from vehicles and overlooking.	65
Item 8 – 2019/1048	No updates	72
Item 9 – 2019/1056	No updates	78

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place's final determination.

Applications Referred to Site Inspection

1. **Appl. No** : **2018/2699/F**
Parish : **DISS**

Applicants Name : Mr & Mrs A Warnes
 Site Address : 22A St Nicholas Street Diss IP22 4LB
 Proposal : Demolition of existing garage/stores. Erection of 3 dwellings, single garage and associated hard-standing parking/turning area.

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

Reasons for Deferral

Applicant to produce a construction management plan and landscaping plan including management and maintenance, to be agreed by officers and brought back to Development Management Committee on 21 August 2019 for consideration.

Other Applications

2. **Appl. No** : **2019/0212/F**
Parish : **CRINGLEFORD**

Applicants Name : Mr & Mrs D & P Voy
 Site Address : 72 Colney Lane, Cringleford, Norfolk
 Proposal : Subdivision of garden and construction of a new 3-bedroom house

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

Approved with conditions

- 1 Full planning permission time limit
- 2 In accordance with submitted drawings
- 3 External materials
- 4 Surface water drainage
- 5 Provision of parking area
- 6 No permitted development for Classes A, B & E
- 7 New water efficiency

- 3. Appl. No : 2019/0426/LB**
Parish : Tacolneston
- Applicants Name : Mr Norman Ostler
 Site Address : Oak Cottage Cheney's Lane Tacolneston Norfolk NR16 1DB
 Proposal : Replacement of conservatory with new
- Decision : Members voted 7-0 (with 2 abstentions) for **Approval** (contrary to officer recommendation, which was lost 2-5 with 2 abstentions)
- Approved with appropriate conditions
- Reason for overturning officer recommendation
 Members felt that using a white non-wood grain material would result in a scheme that enhanced the property.
- 4. Appl. No : 2019/0848/CU**
Parish : Brooke
- Applicants Name : Mr Ashley Reeves
 Site Address : The Old Forge 11 High Green Brooke NR15 1HP
 Proposal : Change of use from industrial use to residential use (retrospective)
- Decision : Members voted 8-0 (with 1 abstention) for **Approval** (contrary to officer recommendation, which was lost 1-8)
- Approved with appropriate conditions
- Reason for overturning officer recommendation
 Members felt that there was an environmental benefit in allowing the building to be a dwelling for the purposes of complying with DM2.2 and that the tree is sufficiently protected via TPO, and that the development will result in an adequate standard of amenity for residents.
- 5. Appl. No : 2019/0929/F**
Parish : Hethersett
- Applicants Name : Miss V Gowing
 Site Address : Sub-division of Garden at 5 South Croft Hethersett Norfolk
 Proposal : Sub-division of site for construction of new attached property
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time Limit
 - 2 In accord with submitted drawings
 - 3 New Access over ditch/watercourse
 - 4 Provision of parking, service
 - 5 New Water Efficiency
 - 6 disposal of surface water
 - 7 No PD for fences, walls etc
 - 8 Matching Materials
 - 9 Retention of tree
 - 10 Tree Protection

6. Appl. No : 2019/0937/F
Parish : DISS

Applicants Name : J & E Taylor
 Site Address : 5 Shelfanger Road Diss Norfolk IP22 4EH
 Proposal : Change of Use of Building A from workshop to 3 dwellings, including hard and soft landscaping, demolition of 'leanto' to Building B and alterations to South and North elevations of Building A for windows.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Contaminated land - submit scheme
- 4 Implement of approved remediation
- 5 External materials to be agreed
- 6 Surface Water
- 7 New Water Efficiency
- 8 Provision of parking
- 9 Reporting of unexpected contamination

7. Appl. No : 2019/1018/F
Parish : WICKLEWOOD

Applicants Name : Mr & Mrs Shepherd
 Site Address : Land west off High Street, Wicklewood, Norfolk
 Proposal : Erection of 3 detached dwellings, access road, associated landscaping and enabling works

Decision : Members voted unanimously for **Approval**

Approved with conditions

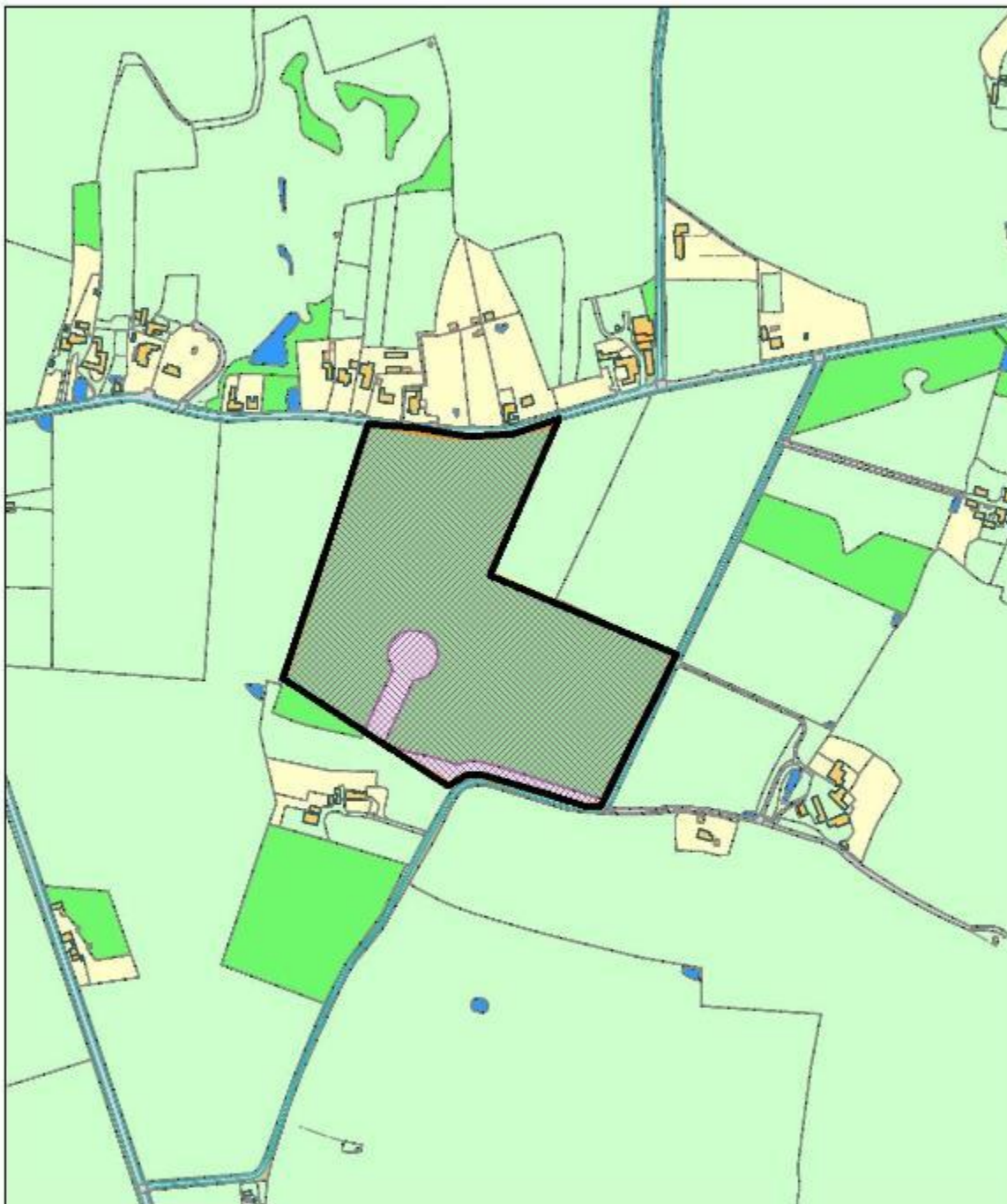
- 1 Full planning permission reduced time limit (2 years)
- 2 In accordance with drawings
- 3 Materials and boundaries
- 4 Surface water
- 5 Foul water disposal
- 6 Bat and bird boxes
- 7 Ecological mitigation
- 8 Parking area
- 9 No additional first floor front windows
- 10 Lower panel of window in front of Unit 2 to be obscure glazed and non-opening
- 11 Rooflight in bedroom 2 above garage to be 1.7m above finished floor level
- 12 Water Efficiency

8. **Appl. No** : **2019/1048/H**
 Parish : **PULHAM MARKET**
- Applicants Name : Mr & Miss Simon & Debbie Gotts & Storey
Site Address : 3 Tattlepot Road Pulham Market Norfolk IP21 4TH
Proposal : Demolition of existing garage and replace with two storey extension
 and front porch. Erection of detached garage
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Full Planning permission time limit
 2 In accord with submitted drawings
 3 Provision of parking, service
-
9. **Appl. No** : **2019/1056/H**
 Parish : **CRINGLEFORD**
- Applicants Name : Mr & Mrs Scowen
Site Address : 8 Kedleston Drive, Cringleford, NR4 6XN
Proposal : Proposed alterations of existing dwelling to two storey dwelling.
 Replace roof on garage to tiled pitched roof. Works to driveway
 including dropped kerb.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Full planning permission time limit
 2 In accordance with submitted drawings
 3 Vehicular access
 4 Windows to be obscure glazed

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

2018/2738



Scale 1:5,000

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

- 1. Application No : 2018/2738/CU**
Parish : WYMONDHAM

Applicant's Name: Mr Maurice Briggs
Site Address: Woodland Area south of Silfield Street Silfield Norfolk
Proposal: Change of use of land to educational purposes. Erection of gates and fencing, Yurt, summer house, field shelter, sheds (4), poly-tunnels (6), composting toilets (3) and construction of parking areas with hard standing.

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation : Approve with Conditions
(Summary)

1 Proposal and site context

- 1.1 The proposed application is for a forest school run as a children's day nursery with the children being dropped off in the morning, remaining all day and being picked up in the evening. It is estimated that there will be a maximum of 30 children under the age of 8 attending 5 days a week. The proposed opening times for the children will work in line with daylight hours with the drop off time at 8:00 and the pick up time will depend on the time of year but it will be between 16:00 and 17:00 with the staff arriving 30 minutes before opening and leaving 30 minutes after the close. The school will be closed bank holidays, public holidays and for 2 weeks over Christmas. The children attending the school will be there all day with no morning or afternoon only sessions. Visits will have to be made over the weekend and during the holidays to care for any animals on the site. The application includes three new vehicle access, one of which is already in situ, and structures including a yurt, a summerhouse to be used as an office and poly tunnels in association with the use of the site. A fire pit is also proposed for heating water and cooking food. There are also proposals for a bore hole to be drilled to provide water to the site. There is no running water or electricity proposed on the site. The proposed school will provide forest school educational activities including growing and harvesting, den building and time spent around the fire pit. The proposal also includes the addition, within a year, of 10 adult volunteers from the community who are potentially at risk of isolation to help maintain and become involved in the horticultural side of the school. The adults will be on site between 9.00 and 15.00. It is proposed that there will be some interaction between the children and adults throughout the day.
- 1.2 Works have started on the site with the erection of fencing, the construction of a new access onto the highway and a new road way within the site, the erection of a poly tunnel, play tunnels and growing beds and also the excavation of drainage routes. Some of this work is permitted development while other elements form part of this application. The existing new access to the south of the site onto Long Lane is proposed for emergency vehicles only and will be kept locked at any other time. The originally proposed emergency access on the east of the site onto Long Lane has now been deleted for the proposal.
- 1.3 The site is located at the southern side of Silfield Street which is an unclassified road approximately 500 metres from the junction with the C594 Silfield Road. The southern end of the site abuts Long Lane which is also an unclassified road. The site is situated outside the development boundary for Wymondham in a countryside location.
- 1.4 There are neighbouring properties along the northern side of Silfield Street with sporadic dwellings to the east and south of the site accessed from Long Lane.

2. Relevant planning history

2.1 None

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development

NPPF 06 : Building a strong, competitive economy

NPPF 08 : Promoting healthy and safe communities

NPPF 12 : Achieving well-designed places

3.2 Joint Core Strategy (JCS)

Policy 2 : Promoting good design

Policy 5 : The Economy

Policy 7 : Supporting Communities

Policy 8 : Culture, leisure and entertainment

3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document

DM1.1 : Ensuring development management contributes to achieving sustainable development in South Norfolk

DM1.3 : The sustainable location of new development

DM2.1 : Employment and business development

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

DM3.14 : Pollution, health and safety

DM3.16 : Improving level of community facilities

DM4.5 : Landscape character areas and river valleys

DM4.8 : Protection of Trees and Hedgerows

4. Consultations

4.1 Wymondham Town Council

Original submitted plans

Refuse

Concerns over free and safe flow of traffic

Number of traffic movements

Adverse impact on residents

Amended plan

The revised application has now been discussed by the Town Council's Planning Lighting and Highways Committee who have concluded that the application should be refused on the same grounds as our initial response.

It was strongly felt that this location is entirely inappropriate for the purposes proposed by the applicant.

4.2 District Councillor

- Councillor Hornby

To Committee if minded to approve based on highway concerns

- Councillor Halls

As I was part of the planning committee at Wymondham Town Council when this was recommended for refusal twice I am quite clearly predetermined so in my view cannot comment upon delegation or otherwise in this instance

4.3 NCC Highways

Original submitted plans

- Revised scheme requested
- Details are vague
- Detailed plans of Silfield Street access required
- Further details regarding transport aspect for traffic levels required
- Does not support access to site from Long Road. All means of access should be from Silfield Street.
- Sustainability of the development at this location has to be questioned as site is not readily accessible from Wymondham on foot

Amended plans

- Not in a position to dictate that vehicles arrive and depart in any particular direction
- Satisfactory access to site from Silfield Street can be provided
- Entrance should be mid-way along the frontage
- Long Road not suitable to cater for likely vehicle movements.
- Current entrance of Long Road should be closed
- Accessibility has to be questioned as site cannot satisfactorily be accessed on foot unless walking within the road. However rural nature of the project as a forest school is noted.

Final submitted plans and reports

Please note these comments are in addition to those that we have raised previously regarding this application. Comments are made in relation to the latest site layout drawing ref 101 Rev E. The Agent has now provided the appropriate revisions that we have requested. Although the proposed overflow parking is poorly sited. Signage will be required to clearly identify the “in and out” access arrangement. That signage will need to be located on the applicant’s land.

Should consent be granted request the following conditions:

- Access to be constructed in accordance with highway specification
- Gates etc shall be hung to open inwards
- Access by Silfield Street only except emergency provision
- Visibility splays
- Areas levelled and surfaced
- Number of children/adults restricted

4.4 SNC Community Services - Environmental Quality Team

No comments to make.

4.5 SNC Landscape Architect

A hedgerow assessment has been submitted and it appears the hedgerow to be removed is not important when tested against the wildlife criteria. The archaeology and history criteria has not been assessed in the report. There is a strong likelihood that the hedgerow may qualify as important under pre enclosure criterion. Therefore there has to be an overriding justification for their removal.

Condition some replanting of hedgerow behind the visibility splays of the new access points; there appears to be room to do this.

4.6 NCC Ecologist

Comments prior to submission of ecology report

If the Council is minded to approve, conditions required are:

- Nesting bird condition
- Assessment of trees for bat roost potential condition
- Protected species method statement condition

Opportunities to enhance the site for biodiversity by creating managing pond and providing bird boxes

Comments after ecology report submitted

Documents reviewed:

- Ecological Management Plan
- Hedgerow Assessment

Should you be minded to grant consent it is recommended it is conditioned that site clearance and enhancement is undertaken in accordance with the Ecological Management Plan – Woodland South of Silfield Street, Silfield, June 2019 prepared by Bench Ecology (document ecological management plan 6415517).

This document satisfies comments made by my colleague (ref ecology comments 400946) (no trees are to be removed).

4.7 Other Representations

Original submitted plans

33 letters of objection

- Increase in traffic
- No pavements
- Narrow road with blind bends
- Concerns regarding access on Silfield Street
- Short cut for additional traffic when Wymondham bridge floods
- Number of proposed vehicles unacceptable on narrow roads
- Lack of road infrastructure
- Additional traffic will seriously exacerbate an already dangerous situation
- Ditches and drainage channels make passing dangerous
- Lanes are not built for that amount of traffic
- Use inappropriate to area
- Major disturbance to residents
- Quiet rural location
- Not practicable or appropriate for rural location
- A commercial operation outside development limits
- Location unsuitable for scale of activity proposed
- Enterprise should be closer to user group
- Idea good, wrong location
- Noise and overlooking from site boundaries
- Comprehensive development proposal warranted to stop creep and development on site
- Livestock on site will require 24 hour attention
- Works have already been carried out
- Progressing alterations when planning permission not yet heard
- Not amenity woodland

- Site does not resemble a forest
- Does not add value to environment
- General sanitation a concern
- Lack of effective waste management
- Increase pollution levels
- Structures, animals and improvements not in keeping with conservation teaching
- Not in keeping with conservation teaching
- Existing site provides habitat for a great variety of species
- Giant threat to wildlife
- Permission would be both irresponsible and contrary to education values
- Isolated and fencing gives impression nature is someplace you need protection from
- Letters of support disregard the voice of local community
- Lack of understanding of applicant on the concept and due process of the legal implication of what applying for planning permission is

39 letters of support

- Preserving and additional planting of trees
- Children need this
- Give learning opportunities that will be life changing
- Health and wellbeing maximised
- Help rebuild communities
- Protecting the environment and respecting countryside
- Well managed and extremely conscious education provider
- Benefit to South Norfolk
- Wonderful opportunity to use land for the benefit of the young to grow and learn
- Puts an otherwise underutilised area to very good use
- Cross generation interaction is valuable
- Adults mental health and wellbeing will be positively impacted
- Gives families a greater choice and Wymondham a diverse society
- Wymondham wants to be a dementia friendly town and what better way to model and enable this
- Exciting opportunity to development enhance areas of woodland
- Excellent opportunity to educate the next generation as to the importance of the countryside
- Protect the environment
- Key to health and future of our nation
- Injection of cash for local suppliers and trades
- Great asset to community

Amended plans

22 letters of objection

- Need to slow traffic not encourage more
- Road not designed for heavy usage
- Passing places are grass verges, field access and driveways not designed as passing places
- Only option is minibus transport
- Concerns regarding delivery vehicles
- How will one way policy be adhered to
- Voluntary one way system is unworkable
- Silfield Street access should be permanently closed
- No value in traffic survey
- Silfield Street used when Wymondham Bridge floods
- Concerns with speeding on Silfield Street

- Road not gritted
- Disturbance of uses on site
- Site usage times
- Failure to meet criteria to ensure a safe learning environment
- Lack of sustainable water source
- Lack of sufficient drinking water
- Hot water provided in flasks or heated over open fire not conducive to good health and hygiene
- Unsuitable for forest school for at least 20 Years, trees not developed or mature
- Great crested newts present within neighbouring properties
- Correct ecological surveys required
- Wildlife issues – works continuing
- Concerns with borehole
- Erode the value of the forest
- Wood provides a transitional habitat
- Destroy the usefulness of the woodland for nature
- Disrespecting the forest
- Buildings are indoors, should be wallless
- Impact on close knit rural community
- Development outside development zone should support the local community this will not
- Should the business fail precedent set for woodland to be a business

1 letter of support

Final amended plans and reports

24 letters of objection

- No changes can make this site suitable
- No benefit to local community
- Adverse impact on the rural character and appearance of the lane
- Out of character with local area detrimental to local residents and against government guidelines
- Degrade Silfields unique character
- Objections previously listed
- Revisions are relatively minor and do not overcome previous concerns
- Site planted as amenity woodland with money from Forestry Commission and serves as a valuable wildlife reserve
- Wymondham Town Council has recommended refusal on three occasions
- The inspirational nature of the proposal should not outweigh common sense
- School requires a road infrastructure to make it sustainable
- Concerns with highway safety
- Visibility splays not enforceable
- Verge used for local parking
- Introduction of further traffic is not acceptable
- Insurmountable access issues
- No cycle/foot paths
- All visitors will be using vehicles
- New access does not overcome pinch point/narrowness/bend of Silfield Street
- Passing places will destroy verges
- Why are the Highways submitting Typical Residential Access Details
- Open air school will generate noise with no respite for residents due to opening hours and days
- Within block of agricultural land where chemicals used

- Concerned with spray drift and grain dust which is classed as hazardous
- Canopy of young trees not significant to assist in dispersal
- Imbalance between CO2 absorbed and CO2 created
- No electricity will mean borehole will require diesel pump which will add to noise, CO2 emissions and air pollution
- Concerns with number of children
- Has the amount of water to be brought onto site been thought through
- Concerns with hygiene and storage of waste material
- Proposed buildings are completely enclosed, what principles are being taught this way or the fence already erected
- Lyme infected tick found on Long Road
- Great crested newt found in Long Road
- If approved the commercial venture will escalate in size
- More planning application will be submitted for amenity buildings/ ponds etc
- No clear picture on how business intends to operate
- Could be used for private parties, weekend camping
- None of those written in supporting live in Silfield
- Concerns with applicants attitude to the planning system and local residents

5. Assessment

Key considerations

- 5.1 Principle
Character of area
Ecology
Residential amenity
Impact on the surrounding highway network

Principle

- 5.2 The application site is situated approximately 0.6 miles outside the designated Development Boundary for Wymondham, within the open countryside.
- 5.3 Policy DM1.3 states that all new development should be located so that it positively contributes to sustainable development. Part 2 of the policy goes on to say that permission for development in the Countryside outside of the defined development boundaries will only be granted if specific development management policies allow for it; or where overriding benefits can be demonstrated in terms of economic, social and environmental dimensions.
- 5.4 In this instance there are specific policies that allow for the development, and the following explores these:
- 5.5 Policy 3 of the NPPF supports the development of a rural economy and DM3.16 requires new community facilities within the countryside to demonstrate evidence of the need for new facilities: good accessibility to the community to be served and that no alternative sites are available within a settlement with a development boundary.
- 5.6 No specific justification has been put forward for the need for this development by the applicant, however, it is evident that there are no other forest schools within the immediate locality.
- 5.7 In terms of accessibility, there will be a reliance on private cars and other vehicles to travel to and from the site. However, it is considered appropriate to have regard for the fact that a forest school will require both a large site and one that is wooded in order to provide space and materials to grow and harvest produce, den building, open fire cooking and a natural play space. and such a site will only be found in a rural location. With this in mind, it is considered that its relatively close proximity to Wymondham means the site is relatively accessible.

- 5.8 Although the applicant has not provided evidence as to the availability of a possible site inside a settlement boundary, as highlighted above, a forest school would require an area of natural countryside location to provide space and materials to grow and harvest produce, den building, open fire cooking and a natural play space and officers are satisfied that on the balance of probability such a site is not going to be available inside a settlement boundary.
- 5.9 Given that the facility will present employment opportunities, Policy DM 2.1 of the SNLP is also applicable.
- 5.10 This states that in the countryside new sites will be given positive consideration where it is a re-use redundant rural buildings and hard standings, or are located on sites well related to rural towns and villages and it is demonstrated that there are no sequentially preferable sites available, or create accessible jobs and business opportunities in the rural area. In this case the scheme would provide accessible job opportunities.
- 5.11 In summary, I am satisfied that the requirements of Policy DM1.3 and DM3.16 of the SNLP are met.

Impact on the character and appearance of the area

- 5.12 The site is located within the open countryside with housing along Silfield Street to the north and sporadic dwellings to the east and south of the site.
- 5.13 The forest school requires very limited buildings to operate. There is to be a Yurt to provide shelter for the children when required, a summer house for the use as an office and storage, one large poly tunnel and 5 smaller ones for growing, an animal field shelter for the Alpacas and sheds to accommodate the compost toilets. The small polytunnels and animal shelter are to be situated half way along the western boundary with the large polytunnel on the north east boundary. The Yurt, summerhouse and toilets are proposed in the fenced compound in the south east corner of the site adjacent to Long Lane.
- 5.14 The fencing proposed and already erected on the site falls within the permitted development allowance. There has, however, been significant tree planting along the new fencing which will obscure the fencing in the wider area and also obscure the views into the site, including the buildings.
- 5.15 Given the scale of the buildings proposed and the significant tree planting that has taken place within the site they are unlikely to be significantly visible in the wider rural context and therefore unlikely to affect its character in accordance with Policy 7 of the NPPF, Policy 2 of the JCS and Policies DM3.8 and DM4.5 of the Local Plan.

Residential amenity

- 5.16 Paragraph 17 of the NPPF and Policy DM3.13 of the Local Plan aim to protect the amenity of neighbouring properties. Although the proposed use of the site will intensify, the compound for the day care is situated approximately 86 meters from the nearest residential dwellings and the proposed use of the rest of the site will be sporadic during the day removing the children from the compound area for planned and structured activities.
- 5.17 The opening hours of the school during the week will be conditioned to 8am until either 4pm or 5pm depending on the time of year. Staff will be arriving on site 30 minutes before and leaving 30 minutes after the close.
- 5.18 The hours of use of the proposed school does not include weekends or bank holidays although it will only close for two weeks over Christmas but still be open during the other school holidays. There is a proposed condition concerning the days of opening.
- 5.19 The applicant has carried out planting to grow a privacy barrier around the compound area.

- 5.20 With regard to concerns raised about the site being used for other activities a condition has been attached to restrict the use of the site to a forest school only and no other use within the D1 class use that a forest school falls under. This also restricts any future use of the site.
- 5.21 The attached conditions will restrict the hours and days of use and I therefore considered that this will mitigate any significant impact on the residential amenities of the neighbouring occupiers and therefore accord with Policy DM3.13.

Highway safety

- 5.22 A number of residents have raised concerns about the impact of the development on highway safety grounds. There has also been comprehensive discussions between the applicant and the Highways Authority including site visits.
- 5.23 The details now put forward for approval include the existing access on Long Lane being used for emergency access only and being kept locked at all other times. Two access are proposed on Silfield Street which will be used on an in/out basis.
- 5.24 The highways officer has agreed that the new access that has already been implemented by the removal of hedging and erection of gates off Long Lane can be retained as an emergency access only and all other vehicle movement shall be off Silfield Street only. This has been conditioned that the gate should remain locked at any other time.
- 5.25 There are now two accesses proposed, one for traffic entering and one for vehicles leaving off Silfield Street which form the appropriate revisions requested by the Highways Officers. It is considered that the overflow parking proposed within the site adjacent to the proposed main car park area is poorly sited but this has been brought to the attention of the applicant and they have chosen not to change it. Signage will be required to clearly identify the in and out access arrangement and the signs will have to be located on the applicants land. A condition requiring details of the signage can be placed on the decision notice.
- 5.26 The Highways Officer has also asked that the number of children, adult visitors and staff remains as submitted with the application to control the number of vehicle movements.
- 5.27 There is adequate parking proposed within the site and the proposed access has been assessed by the Highways Officer who has no objections subject to conditions being placed on the decision notice. The proposal accords with Policies DM3.11 and DM3.12 of the South Norfolk Local Plan.

Ecology

- 5.28 An ecology report has been submitted to support the application and the ecologist has been consulted. Should the application be approved it is recommended that it is conditioned that site clearance and enhancement is undertaken in accordance with the ecology report. This includes the installation of bird and bat boxes and mitigation measures for the protection of reptiles and amphibians

Trees and hedges

- 5.29 DM4.8 presumes in favour of the retention of 'important' hedgerows as defined under the Hedgerow Regulations 1997. A hedgerow assessment has been submitted and it appears the hedgerow to be removed is not important when tested against the wildlife criteria. The archaeology and history criteria has not been assessed in the report. There is a strong likelihood that the hedgerow may qualify as important under pre enclosure criterion. Therefore there has to be an overriding justification for their removal. An emergency access could be one such justification. Due to the proposed use of the site and the need for it to be in a rural location the removal of the hedge provides a safe access into and off the site and this also could be considered a justification for its removal.

Historic Asset

- 5.30 There is one listed building to the north of the site but due to the location of the structures on the site relative to it, it is not considered that there will be any significant impact on the setting of the listed building.

Other matters

- 5.31 Other matters raised by the concerned residents such as lack of a sustainable/suitable water and hot water source, effective sanitation and waste management, failure to meet a safe learning environment and the proposal not being in keeping with conservation teaching are not matters that fall under planning criteria and will need to be addressed separately to this application.
- 5.32 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.
- 5.33 **This application is not liable for Community Infrastructure Levy.**

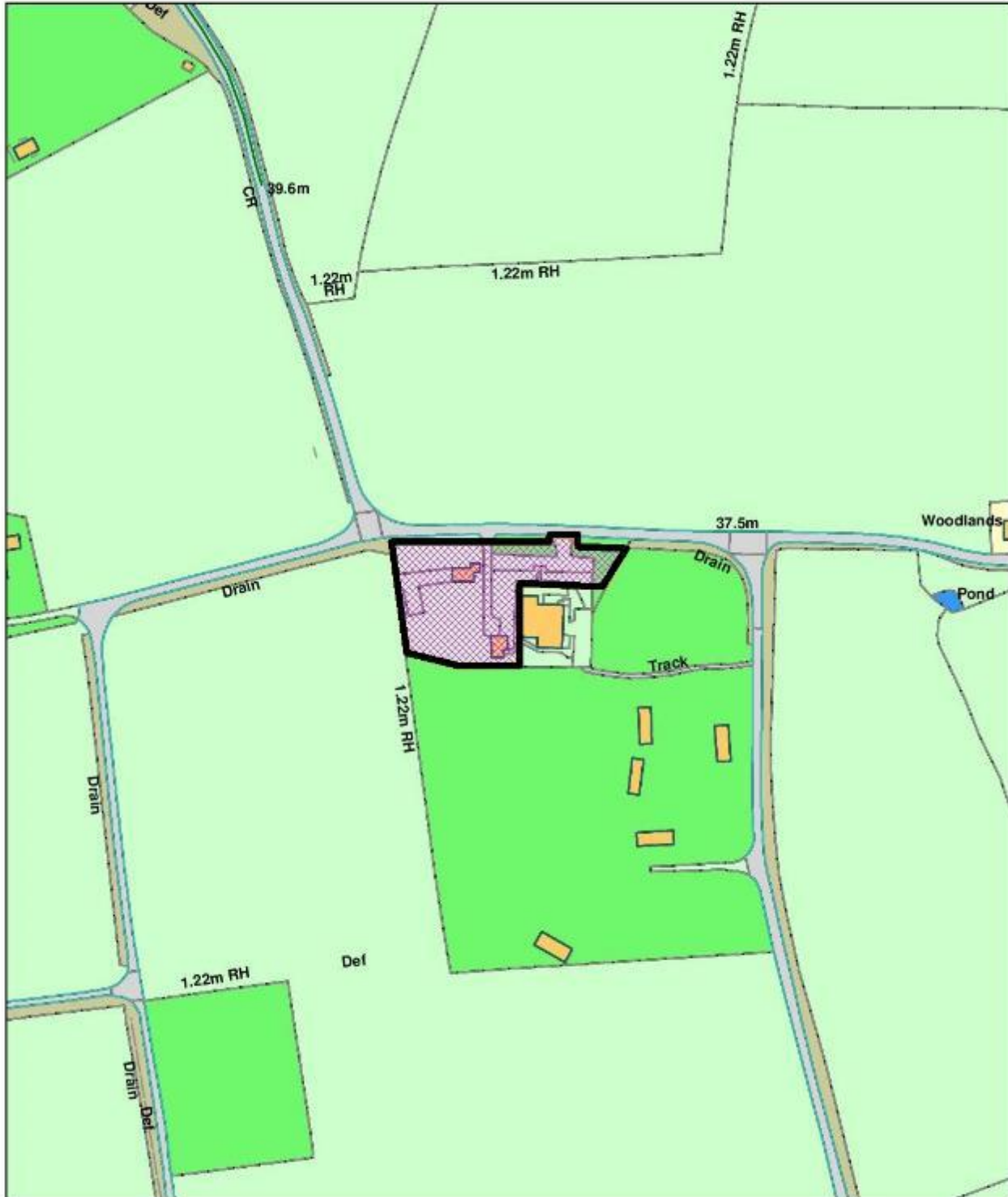
Conclusion

- 5.34 The proposed development would provide overriding benefits from the provision of a forest school and the facilitation of this, as well as not impacting the character of the area or the amenity of the neighbouring properties. The proposal is considered acceptable, subject to conditions and is therefore recommended for approval, with the conditions listed below, in accordance with national and development plan policies.

Recommendation:	Approval with conditions
	1 In accord with submitted drawings
	2 New Access
	3 Access Gates
	4 Access - Limited
	5 Visibility splay
	6 Provision of parking, service
	7 Details of signage
	8 Full details of external lighting
	9 Limited Hours of Use
	10 Numbers of children, adults, staff
	11 No generators,
	12 Specific Use
	13 Ecology
	14 Additional planting

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

2019/0794



Scale 1:2,500

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

2. Application No : 2019/0794/F
Parish : DITCHINGHAM

Applicant's Name: Ditchingham Farms
 Site Address: Dark Hole Toad Lane Thwaite NR35 2EQ
 Proposal: Proposed two commercial units to accommodate flexible B1/B8 uses, comprising refurbishment and small extension to two existing buildings together with associated parking.

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4. In addition, the proposal has potential to generate employment but the recommendation is for refusal.

Recommendation : Refusal
 (Summary)

1 Proposal and site context

- 1.1 The site is a part of the former Seething World War 2 air base and comprises of a number of structures dating back to the Second World War. One was granted consent for change of use and is now in operation as a car repair workshop (planning permission 2013/0357). This application relates to the two remaining derelict structures which it is proposed to extend to create two commercial units. No end users have been identified and the proposal is for the units to be available to any use falling with Class B1 or B8 of the Use Class Order. The application is an amended scheme having previously also for the inclusion of uses within Class B2 uses and also with the provision of a new-build unit to make three new commercial units overall.
- 1.2 The site is in a rural location well outside any development boundaries. The nearest settlement is Thwaite St Mary which is a smaller rural community and therefore has no defined development boundary.

2. Relevant planning history

- | | | | |
|-----|-----------|---|-----------|
| 2.1 | 2013/0357 | Change of use from redundant rural building to car repair workshop | Approved |
| 2.2 | 2018/0455 | Erection of security steel fencing (part retrospective). | Approved |
| 2.3 | 2019/0707 | Variation of condition 5 (hours of operation) and removal of 9 (no use of power tools) of permission 2013/0357 to be replaced with alternatively worded condition | Withdrawn |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 06 : Building a strong, competitive economy
 NPPF 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 15 : Conserving and enhancing the natural environment
 NPPF 16 : Conserving and enhancing the historic environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 5 : The Economy
 Policy 6 : Access and Transportation
 Policy 17 : Small rural communities and the countryside
 Policy 20 : Implementation

3.3 South Norfolk Local Plan Development Management Policies

DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3 : The sustainable location of new development
 DM1.4 : Environmental Quality and local distinctiveness
 DM2.1 : Employment and business development
 DM2.10 : Conversion and re-use of buildings in the Countryside for non-agricultural use
 DM3.8 : Design Principles applying to all development
 DM3.11 : 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
 DM4.2 : Sustainable drainage and water management
 DM4.5 : Landscape Character Areas and River Valleys
 DM4.8 : Protection of Trees and Hedgerows
 DM4.9 : Incorporating landscape into design
 DM4.10 : Heritage Assets

3.4 Supplementary Planning Documents (SPD)

3.5 South Norfolk Place Making Guide 2012

4. Consultations

4.1 Ditchingham Parish Council

Comments on originally submitted plans:

- No effective pre-application consultation as we were not advised that the application would be for an industrial site operating 24 hours a day, 365 days a year
- Application should be refused due to noise pollution from the site; increased traffic using Toad Lane and then inevitably via Thwaite and out through residential areas to Ditchingham and Loddon, and light pollution in a location where there are dark skies hence the location of Seething Observatory

Comments on revised plans:

Urge South Norfolk Council to dismiss the application which in our view represent a direct challenge to our local community in terms of loss of amenity, loss of wildlife habitat, increase in traffic volumes and pollution, loss of rural tranquillity, increase in light and noise pollution to the ultimate detriment of all inhabitants, human and otherwise, in our area

- 4.2 District Councillor
- Cllr Brendon Bernard

To be determined by committee

- this is a speculative development on a site which is not zoned as an industrial estate
- the villagers have filed numerous cogent objections which cite planning policies in support of their arguments that the application should be refused
- the application seeks to extend and alter historical buildings with no evidence that such alterations or extensions are necessary since no end users or their requirements have been identified
- this is an area of deep rural tranquillity and this development which is very close to a lane, the nearest village house and the village will destroy that tranquillity

- 4.3 NCC Highways

Conditional support

- 4.4 SNC Water Management Officer

Conditional support

- 4.5 SNC Community Services - Environmental Quality Team

Comments on originally submitted plans:

Unable to support application

- Site is in area of relatively low background noise approximately 180 metres to the nearest dwelling
- Unclear how noise generating activities could be defined in a condition in a way that meets the planning tests of being reasonable, enforceable and precise
- Insufficient information as to how a boundary noise condition could be implemented

Comments on amended plans:

Conditional support

- 4.6 Economic Development Officer

No comments received

- 4.7 Historic Environment Service

Conditional support

- the proposed development affects a heritage asset comprising buildings formerly part of Seething airfield a World War Two installation occupied by the 448th Bomber Group of the USAAF. The proposed works will alter and affect the significance of the heritage asset which is worthy of recording prior to its conversion

- 4.8 Other Representations

Comments on originally submitted plans:

20 letters of objection

- the application should not be considered as brownfield
- very little hardstanding on the site
- local roads are inadequate as they are narrow, winding, often single track and in poor condition

- road is a popular cyclist route and a peaceful environment enjoyed by residents and cyclists alike
- even the smallest business may require deliveries by HGVs
- danger of vehicles parking on Toad Lane
- machinery noise is very invasive
- this rural area has unpolluted night skies; Seething Observatory relocated here because of this
- the site is described as remote from dwellings, but the nearest dwelling is just over 210 metres away
- Thwaite St Mary is a peaceful, quiet and attractive little hamlet
- development is another unnecessary destruction of the rapidly disappearing countryside
- the rural character of Norfolk is rapidly disappearing
- whole area was designated a conservation area years ago
- granting consent for the car repair workshop was a disaster changing a wooded stretch to a hideous metal fence with the area in front of the workshop littered with unsightly vehicles awaiting repair
- the site backs onto the Estate which has two ancient woods which are SSSIs
- surrounding area is rich in owls, hedgehogs, bats, great crested newts, red kites, buzzards, marsh harriers, deer and other species
- site is of historic World War 2 interest and the buildings should be listed
- should be kept as it is as a memorial to the service men who served at Seething during the Second World War
- high risk of contamination from previous WW2 uses
- new build would be out of keeping
- no provision is made for waste which could create a significant nuisance
- applicant has a track record of ignoring planning conditions on 2013 permission on site
- 2013 permission should not be used to support the application as that was change of use of an existing building for an identified prospective tenant with an existing business to be relocated
- this is an entirely speculative development
- sequential test should be applied if more development is planned
- larger, better sites are available for employment use such as St John's Road, Bungay

Comments on amended plans

18 letters of objection

- original objections still stand
- it is becoming increasingly likely that the application is being tailored to encourage South Norfolk Council to pass it
- this could then result in creeping exploitation of the site so that the area ends up with a much larger developed area than that originally proposed
- at a meeting with local residents the applicant stated that the scheme wasn't financially viable without the new build
- Environmental Protection Officer confirms this is an area with low background noise levels

5 Assessment

Key considerations

- 5.1 The key considerations in the determination of this planning application are the principle of development, highway access and the impact on residential amenity.

Principle

- 5.2 Policy DM1.3 only allows for development outside of development boundaries where specific development management policies allow for such development, or where development otherwise demonstrates overriding benefits in terms of economic, social and environmental dimensions as addressed in Policy DM1.1.
- 5.3 Policy DM2.1 sets out where economic development proposals such as this will be supported. As the two new units would not relate to the existing business on the site they should be considered a new site in the countryside which Policy DM2.1 states will be given positive consideration where the proposal is for:
- a) Re-use of redundant rural buildings and hardstandings (see Policy DM2.10) and / or*
 - b) Are located on sites well related to rural towns and villages and it is demonstrated that there are no sequentially preferable sites available and / or*
 - c) Create accessible jobs and business opportunities in the rural area*
- 5.4 As noted above the site is in a rural location well removed from any settlement with a defined development boundary. It also remote from any public transport accessibility. As such, it is not considered that the proposal can accord with either criteria (b) or (c). The proposal does however make use of existing structures and therefore can be considered under Policy DM2.10 under criteria (a).
- 5.5 Policy DM2.10 supports the change of use and conversion of buildings in the countryside for employment uses subject to the following requirements:
- a) The proposed development should not result in the loss of a farm building suitable for continued agricultural use and which, if its alternative use is permitted, would be likely to result in the construction of a replacement agricultural building;*
 - b) The building(s) to be re-used should be standing and of adequate external dimensions to accommodate the proposed use, without the need for the erection of major extensions and additional outbuildings and / or significant changes in materials and appearance that would have a serious adverse impact on the rural characteristics of the original building;*
 - c) The development (including associated use of external space and change of use of land) is sympathetic to the setting; and*
 - d) Any proposed commercial use (including leisure or retail sales content) should not have an adverse impact or give rise to the dispersal of activity on such a scale as to prejudice the vitality and viability of local rural towns and villages*
- 5.6 The change of use of the buildings will clearly not require the construction of a replacement agricultural building, as the buildings have not been in agricultural use. The proposal therefore complies with requirement (a). In regard to requirement (c) it is considered that with appropriate landscaping, there would not be a conflict with this element of the policy. It is also accepted that in regard to requirement (d) that the scale of the development is such that it would not give rise to dispersal of activity on such a scale as to prejudice the vitality and viability of local rural towns or villages.
- 5.7 In regard to requirement (b), the proposal involves extensions to both buildings. This is because the buildings as they stand are both small and therefore unlikely to be viable as units for employment use as they stand. Requirement (b) is clear that the buildings should be of external dimensions to accommodate the proposed use without the need for the erection of major extensions. Whilst the applicant has contended that extensions of 30sqm and 24sqm cannot be considered to be major, it is my view that in the context of the very modest size of the existing buildings they can be considered to be major. It is in my view the clear intention of the policy that proposals to convert buildings that are not of sufficient size to viably be converted should not supported. It is clear that the buildings are not viable to be converted as they stand and therefore it is my view that the proposal to convert them fails to meet requirement (b) of the policy.

Highway Access

- 5.8 The site is accessed by Toad Lane which although a rural lane is classed as a HGV access route between the B1332 and the entrance to Seething Airfield. Norfolk County Council's Highways Officer has commented that it is considered as adequate for the likely small amount of additional traffic that would be generated by the development.

Residential Amenity

- 5.9 Although the site has no immediately adjoining residential properties, the site is in a very rural location with very low background noise levels. There is therefore potential for noise disturbance to those properties a short distance away.
- 5.10 The application has been considered by Environmental Protection and they have advised that they do not wish to object subject to a number of conditions attached to any planning permission. These include limiting the uses to those falling within Classes B1 and B8 (as applied for), restricted hours of use, control over type of vehicular reverse alarm type and control over any generators or extraction systems.
- 5.11 I therefore consider that given that Class B1 uses are by definition those that should be compatible with surrounding residential uses and storage uses in Class B8 would not involve in disturbance other than through vehicles accessing the site which can be restricted from occurring at unsociable hours by hours of use conditions the uses applied for can be accommodated on the site without having an adverse impact on residential amenity.

Other Issues

- 5.12 The buildings can be considered to be non-designated heritage assets by virtue of their history in connection with the Second World War air base. Planning policy therefore seeks to ensure their retention. However, having discussed the proposal with the Senior Conservation and Design Officer, I do not consider that this should be a determining factor in favour of their retention. The extensions will change their character and detract from their original function. As I do not consider that their justification on heritage grounds to support an application that is judged to be contrary to Policy DM2.10.
- 5.13 The site is not in a conservation area, nor does the development affect the setting of any listed buildings. The proposal does not therefore affect any designated heritage assets.
- 5.14 Surface water drainage is to be provided through discharge to soakaways. The Water Management Officer has no objection to this approach but is aware that infiltration drainage is not always a viable option in this area. In the event that planning permission were to be granted a condition would be needed to provide full details of drainage.
- 5.15 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.
- 5.16 **This application is not liable for Community Infrastructure Levy (CIL).**

Conclusion

- 5.17 The need to extend the buildings to make them viable for commercial uses means they cannot be considered as suitable buildings for conversion under Policy DM2.10. Given their location well outside of any development boundary and in a remote rural location the proposal is therefore considered contrary to Policies DM1.3 and DM2.1.

Recommendation : Refusal

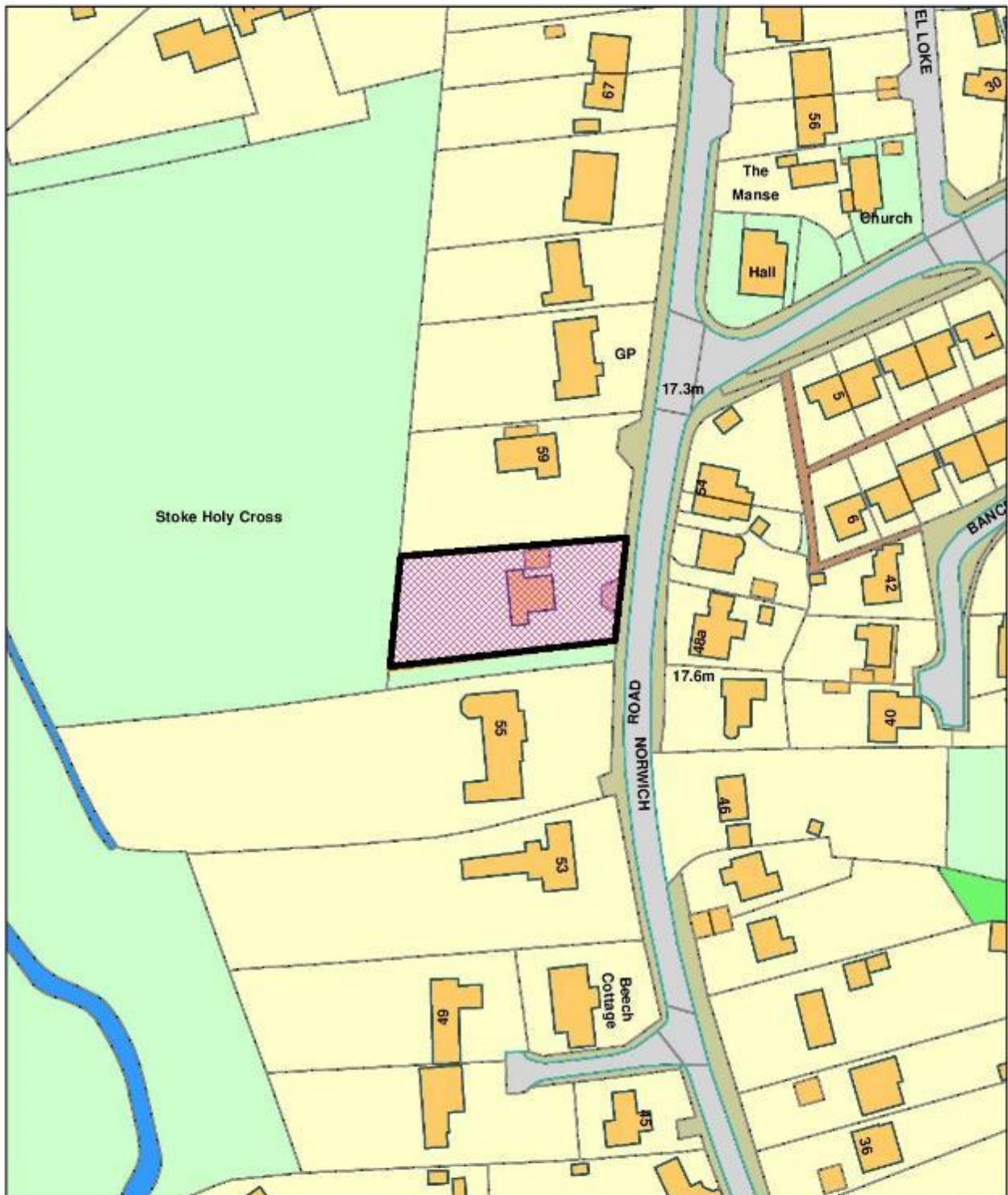
- 1 Contrary to Policy DM2.10
- 2 Contrary to Policy DM21 and DM1.3

Reasons for Refusal

- 1 The proposal is considered to conflict with criteria (b) of Policy DM2.10 as the buildings require extensions for them to be viable as commercial units. As such, it is considered that in the context of the modest scale of the existing structures means that they cannot be considered to be of adequate external dimensions to accommodate the proposed use without the need for the erection of major extensions.
- 2 The site is in a rural location remote from any settlement with a defined development boundary and from any public transport accessibility. As they are not considered to accord with Policy DM2.10 for the above reason, the development is also considered contrary to Policy DM2.1 as the site is not well related to rural towns and villages or create accessible jobs and business opportunities. The development therefore accords with no specific development management policy and therefore is also contrary to Policy DM1.3.

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2019/1093



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

3. Application No : 2019/1093/H
Parish : STOKE HOLY CROSS

Applicant's Name: Mr Kieran Jessett
 Site Address 57 Norwich Road Stoke Holy Cross NR14 8LP
 Proposal Removal of existing detached garage, erection of a one-and-a-half storey side extension and corresponding replacement roof to house including 6 dormers, erection of a single-storey rear extension, and further alterations including to fenestration

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation : Refusal
 (Summary)

1 Proposal and site context

- 1.1 The application seeks permission to extend an existing detached single storey dwellinghouse to create a one-and-a-half storey house, together with a single storey rear extension.
- 1.2 The site is located within the development boundary of Stoke Holy Cross on the western side of Norwich Road with agricultural land to the rear. Neighbouring the site to the north is a detached bungalow at 59 Norwich Road, and to the south is a detached house at 55 Norwich Road. An access track leading to the field to the rear passes between the curtilages of 55 and 57 Norwich Road. Detached houses are located to the east on the opposite side of Norwich Road .
- 1.3 The land falls downhill from east to west, with the site at a lower elevation than the road and the houses opposite, and also falls downhill to a lesser degree from north to south.

2. Relevant planning history

- 2.1 None

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02: Achieving sustainable development
 NPPF 12: Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)
 Policy 2: Promoting good design
- 3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document
 DM1.4: Environmental quality and local distinctiveness
 DM3.4: Residential extensions and conversions within Settlements
 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
 DM4.1: Renewable energy
 DM4.4: Natural environmental assets - designated and locally important open space
 DM4.5: Landscape Character Areas and River Valleys
 DM4.8: Protection of trees and hedgerows

4. Consultations

4.1 Stoke Holy Cross Parish Council

Recommend approval; concerns regarding overlooking number 55; the overall design will we believe modernise the street view which has seen similar changes to other properties.

4.2 District Councillor

- Cllr Clifford-Jackson

I would like the committee to consider this decision as I am not convinced it has a detrimental effect on the street scene.

4.3 Other Representations

Two letters of support received from neighbouring properties.

One objection received from a neighbouring property on the grounds of unsympathetic design, adverse effect on the character of the area and loss of privacy.

Comments received from one neighbour raising concern that no ecology survey has been carried out.

5. Assessment

Key considerations

- 5.1 The key considerations in the determination of this application are the principle of development, the design of the extensions, their impact on the appearance of the area and the impact on residential amenity.

Principle

- 5.2 Policy DM3.4 of the SNLP permits residential extensions within development boundaries subject to consideration being given to design, the impact on the appearance and character of the area, the impact on neighbouring properties and that the extensions maintain suitable amenity space and adequate access and parking. These will be considered below.

Design

- 5.3 The proposed development comprises the demolition of an existing garage to the north side of the existing dwelling and the erection of a one-and-a-half storey extension on the north side with a corresponding replacement of the existing roof of the house.
- 5.4 This will result in the increase in height of the roof ridge from approximately 5.5 metres to 7.3 metres. The roof space will comprise the half-storey, including the first floor. The roof slopes will feature six flat roof dormers projecting from the slopes, one of which at the rear is larger, which will face east and west. Additionally on both roof slopes, there will feature a strip of fenestration running down from the ridge to just above the eaves. The south and north elevations will be a pronounced gable form with the walls rendered and featuring long vertical fenestration.
- 5.5 To the rear is proposed a single storey projection with a green flat roof featuring a lantern.

- 5.6 It is acknowledged that the local area comprises dwellings of modern construction, many of which have been extended and altered, and these have a mixture of heights, forms, design details and materials used. However, the form, height and scale of the side gable elevations and also the height, scale, colour and material of the roof slopes will result in a dwelling that will be considerably more prominent on the street scene than other houses in the vicinity, in particular on the view from Norwich Road from the northeast, and also be significantly out of character with the existing built form of the area. The roof slopes proposed are significant in size in terms of both area and length of rake, the appearance of which is then exacerbated by the dark roof material and colour. The view of the proposed development will be partially obscured by existing trees from only a few positions along Norwich Road. It is therefore considered that the proposal will result in an appearance that is incongruous in and unduly prominent on the street scene and the surrounding area.
- 5.7 Policy 2 of the JCS requires all development to be designed to the highest possible standard, Policy DM1.4 (d)(i) of the SNLP requires that development should take all reasonable opportunity to make a positive contribution to local character and distinctiveness. Policy DM3.4(a) requires residential extensions to incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings. Policy DM3.8 provides design principles that apply to all proposals, including that it respects adjoining structures, spaces, routes and local landscape, and that the scale, height, massing, form and appearance is designed with a satisfactory relationship with surroundings. Taking account of the concerns set out in the paragraph above, the application is therefore contrary to Policy 2 of the JCS and Policies DM1.4(d,i), DM3.4(a) and DM3.8 of the SNLP.

Residential amenity

- 5.8 When considering the impact of the development on the neighbour to the south at 55 Norwich Road, with respect to overlooking and privacy, the proposed fenestration will not result in an unacceptable increase or net degree or extent of overlooking potential by virtue of the size and direction of the dormer windows and the side windows being obscure-glazed, which could be satisfactorily ensured in perpetuity by a condition.
- 5.9 It is acknowledged that there will be an impact on the outlook from the front of the house at 55 Norwich Road and the garden areas to the front and side of it resulting from the form, height and scale of the gable side elevation of the proposed development. However, it is considered that the lines of hedgerow that have been planted on either side of the intervening track will in a satisfactory period provide adequate relief in this regard.
- 5.10 There will not be any discernible impact on the occupiers of 55 Norwich Road with respect to loss of natural light or overshadowing due to the orientation of the development to the north and the distance involved.
- 5.11 With regard to the other dwellings in the vicinity, the proposed development will not have an adverse impact on residential amenities by virtue of the position and type of fenestration proposed, the relative height of the proposed development to these dwellings and their gardens and the distances to these dwellings and gardens together with the intervening existing means of enclosure and trees.
- 5.12 Overall then, the proposal will not result in unacceptable adverse impacts on the residential amenities of nearby residents in regard to overlooking, privacy, loss of natural light, shadowing and outlook. Further it is considered that adequate private amenity space will be retained at the property. The application therefore accords with Policies DM3.4(b and c) and DM3.13 of the SNLP.

- 5.13 The proposal will not alter the existing access arrangements at the site. The total number of bedrooms within the enlarged dwelling would be four and the recommended number of car parking spaces to be provided on the site for this number of bedrooms is three. There will continue to be adequate parking and turning space within the site following the proposed development. The application therefore accords with Policies DM3.4(d), DM3.11 and DM3.12 of the SNLP.

Other Issues

- 5.14 Officers have considered the possible impact on existing trees and hedgerow at and adjacent to the site. The distances to the proposed development are sufficient for construction activity and the resulting development to not present any significant harm. The application is therefore considered to be in accordance with policy DM4.8 of the SNLP.
- 5.15 The proposed works would involve the removal of the existing roof and officers have considered the concerns raised by a member of the public regarding wildlife/habitat potential of the existing and the impact of the proposed development. Officers note that the existing roof is not dilapidated and the roof space not empty, and that the property is not a known site for bats, owls or other such wildlife and not in a location that would significantly increase the likelihood of being such a site, for example being isolated or within a woodland. Further, the protection of certain wildlife and their habitat is required by law in any case, and an informative note advising the application could be applied to any decision notice for approval. It is therefore considered to not be reasonable or necessary to request further detail, such as an ecology survey, in these circumstances.
- 5.16 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.17 **This application is not liable for Community Infrastructure Levy (CIL). This application is liable for CIL under the Regulations, however, Cabinet resolved on 7/12/2015 to no longer apply CIL to domestic extensions.**

Conclusion

- 5.18 Although the application is acceptable in respect of its impacts on residential amenity and highway safety, it is considered that the extensions will result in a dwelling that is incongruous and unduly prominent on the street scene and surrounding area. The application is therefore recommended for refusal on the basis that it is contrary to Policy 2 of the JCS and Policies DM1.4(d, i), DM3.4(a) and DM3.8 of the SNLP.

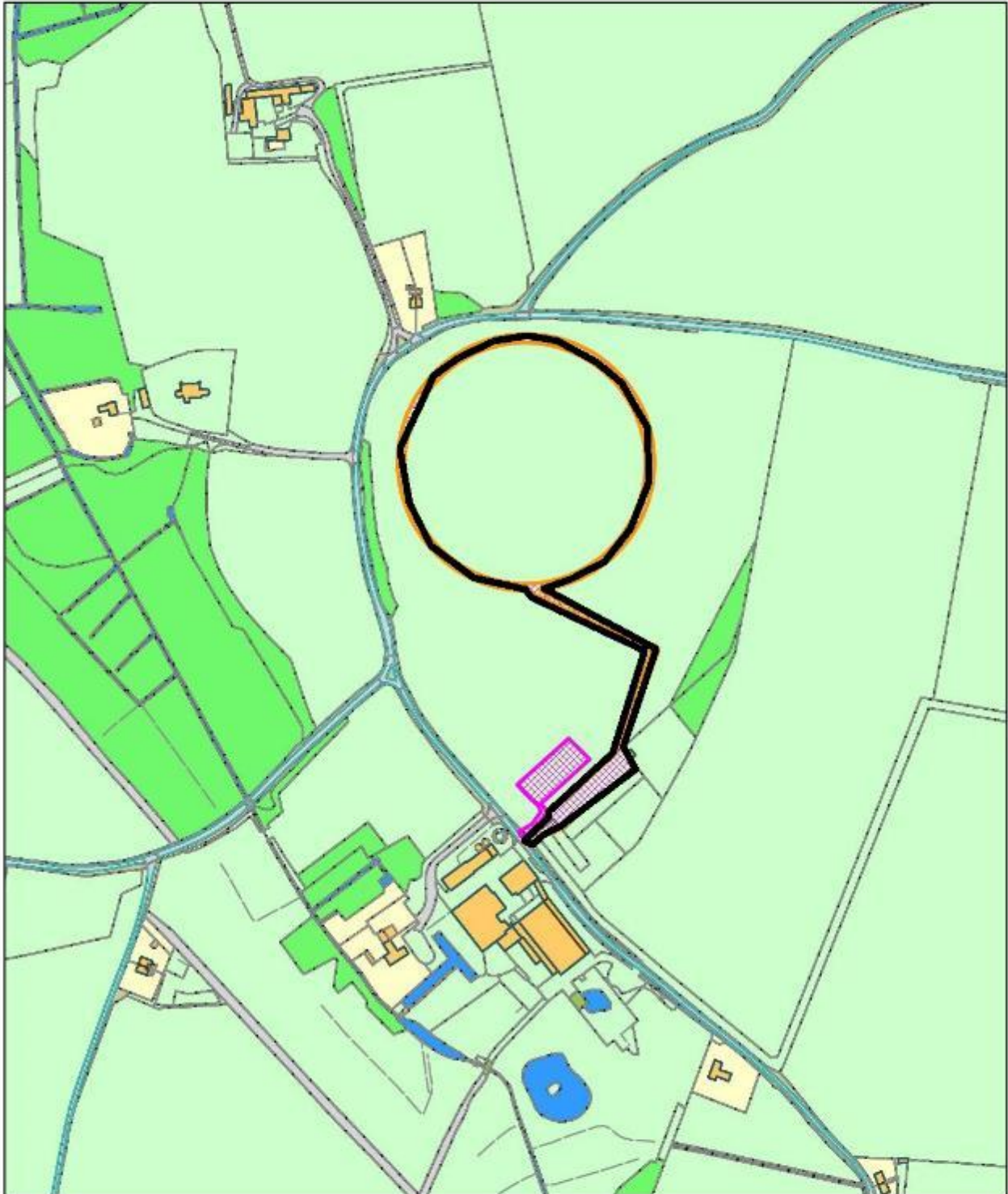
Recommendation: Refusal
1 Incongruous and unduly prominent

Reasons for Refusal

- 1 The proposed development, due to the form, height and scale of the side gable elevations and the height, scale, colour and material of the roof slopes, will result in an appearance that is incongruous in and unduly prominent on the street scene and the surrounding area. As such, the proposal is contrary to Policy 2 of the Joint Core Strategy and Policies DM1.4, DM3.4 and DM3.8 of the South Norfolk Local Plan Development Management Policies Document 2015.

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2019/1224



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

4. Application No : 2019/1224/F
Parish : HECKINGHAM

Applicant's Name: Mrs Nick & Lizzie Roberts
 Site Address Land east of Briar Lane, Heckingham, Norfolk
 Proposal Development of gallops, manège and parking area

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation : Approval with Conditions
 (Summary)

1. Proposal and site context

- 1.1 This application seeks permission for the development of a gallops and manège for personal and commercial use along with the associated parking area.
- 1.2 The current use is agricultural and there is a small area of hardstanding adjacent to the site entrance from Briar Lane. The land slopes broadly north to south.
- 1.3 The site is located in open countryside and is bordered by agricultural fields to the east and Briar Lane and Norton Road to the north, west and south. The land on the opposite side of Briar Lane and Norton Road is predominantly agricultural but there are two residential dwellings opposite the north west corner of the site and St Gregory's Church (on Church Lane) is visible from Norton Lane.
- 1.4 There is a collection of old agricultural buildings opposite the Briar Lane site entrance that used to be a Dairy Farm but have been the subject of various applications over the years for different uses including the use as stables and indoor training area.
- 1.5 The site is well screened by thick hedging and trees on the boundary along Briar Lane and Norton Road with only glimpsed views into the site through a few small openings within the hedge.
- 1.6 The site sits adjacent to the Broads Executive Area boundary which runs along Norton Road.

2. Relevant planning history

- | | | | |
|-----|-----------|--|----------------------------------|
| 2.1 | 2004/2430 | Proposed change of use of disused farm building to stables and indoor training arena with stack yard to outdoor training arena | Approval with conditions |
| 2.2 | 2005/0678 | Retrospective change of use from agricultural use to private stables for horses and breeding | Approval with conditions |
| 2.3 | 2006/0459 | Removal of conditions 3 & 4 on approval 2004/2430/CU | Refusal (Appeal allowed in part) |

3. Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development

NPPF 12 : Achieving well-designed places

NPPF 14 : Meeting the challenge of climate change, flooding and coastal change

NPPF 15 : Conserving and enhancing the natural environment

3.2 Joint Core Strategy (JCS)

Policy 1: Addressing climate change and protecting environmental assets

Policy 2: Promoting good design

Policy 17: Small rural communities and the countryside

Policy 18: The Broads

3.3 South Norfolk Local Plan Development Management Policies

DM1.4 : Environmental quality and local distinctiveness

DM2.1 : Employment and business development

DM2.8 : Equestrian & other changes of use of agricultural land

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 and River Valleys

4. Consultations

4.1 Heckingham Parish Council

Raised two queries:

1. The agent states that "the site already benefits from a permission for a manège" and "this application seeks to change the siting". We are unable to locate any such permission.
2. Condition 1 of planning permission 2012/0685/RVC has not been complied with.

4.2 District Councillor

- Cllr Kay Billig

To be determined by Committee

Due to the highways planning issue and in order to take into account the interests of all parties on both sides of the argument for or against the granting of this application.

4.3 SNC Water Management

No objections

4.4 Broads Authority

Raised concern at the extent of the 2.1m high, white, upvc fencing on a currently open site opposite the Broads Authority Executive Area.

4.5 NCC Highways

No objection subject to condition restricting use of the site

4.6 SNC Community Services - Environmental Quality Team

No objection subject to conditions

4.7 Other Representations

Five letters of objection have been received from local residents raising the following concerns (summarised):

- The increase in vehicular movements, particularly horse boxes/ trailers coming to and from the site will impact on traffic and road safety and result in noise disturbance.
- The proposed opening hours are excessive and would lead to disturbance
- The use of lighting will detrimentally impact the dark skies in this countryside location, residential amenity and local wildlife.
- The tranquillity and setting of the Broads National Park will be compromised
- Negative impact on the setting of St Gregory's Church
- The gallops will be visible from some distance in certain directions as the site sits on high ground.
- Negative impact on the landscape character, contrary to Policy DM4.5
- No notice has been displayed on or near the site and no neighbour notifications sent.

5 Assessment

Key considerations

5.1 The key considerations for this application are:

- Impact on the appearance of the area
- Impact on residential amenity
- Impact on natural environment
- Highways

Principle

5.2 The principle of the development is acceptable as the proposal is considered to be in accordance with Policy DM2.8 which addresses the change of use of agricultural land for equestrian uses as outlined below.

Impact on the appearance of the area

- 5.3 The gallops introduce a white upvc gallop rail 2.1m high on 75mm posts at 3m intervals. A hedge screen has been proposed to run around the outside of the gallops to screen the fencing from view. Whilst this will be a large stretch of fencing the posts are well spaced and does not form a solid enclosure and it will be screened from view.
- 5.4 The applicants could erect fencing up to 2m in height if they were to subdivide the field for agricultural purposes which would have a more significant impact on the appearance of the site.
- 5.5 The site itself is well screened along the boundaries adjacent to Norton Road and Briar Lane by hedging and trees with only a few openings providing glimpsed views into the site. There is an opening at the north east corner providing access from Norton Road as well as the site access to the south from Briar Lane which provide clearer views into the site.
- 5.6 Given the screening around the site and the proposed hedge around the outside of the gallops I do not consider that the fence would be visible from within the Broads Executive Area and so does not impact on its setting.
- 5.7 The manège will require a 1.2m timber post and rail fence around the 60x30m arena with a finished level surface. Timber post and rail fencing is commonplace within agricultural holdings and there is a small amount on site close to the site entrance from Briar Lane. The finished surface will be raised from the existing ground level but will be screened by the existing hedging and trees with the only views from the site entrance when approaching from the south east along Briar Lane.

- 5.8 Equestrian uses such as gallops and a manège are rural activities and are expected to be located in rural locations. The equipment that is proposed does not look out of place within this setting and does not have a serious adverse impact on the appearance of the area. The proposal is therefore considered to accord with policy DM2.8 and Dm 4.5 of the Local Plan and Policy 2 of the JCS.

Impact on residential amenity

- 5.9 The only residential properties adjacent to or opposite the site are 1 & 2 Church Farm Cottages, Norton Road which sit on the opposite side of the road at the north west corner of the site. These semi-detached dwellings are set back approximately 20m within their sites whilst the nearest point of the proposed gallops would be approximately 57m away.
- 5.10 The majority of the surrounding land is agricultural or woodland. The next closest residential dwellings are Little Church Farm (187m), Church Farm (205m), Hall Farm Cottages (300m), High House Farm (380m) and Hill Farm & Hill Farm Barn (457m) (distances measured as the crow flies to nearest boundary of site and are approximate)
- 5.11 If there is to be any lighting on the site it will be to light the manège but this is subject to approval of details as per condition 3. The use of these lights, if and when approved, will be limited to when the manège is in use only. As per condition 4 the use of the site as a commercial venture will be limited to two bookings per day. The latest time that the site can be used until is 21:00 so there would be no light from the site between 21:00 and 08:00.
- 5.12 The shortest distance from a flood light to the nearest residential dwelling would be 345m. The lights will need to be designed to light only the area intended. Given the distance to dwellings and the limits placed on the use of the site in terms of number of uses and time of use I do not consider that the lighting will have a detrimental impact on residential amenity.
- 5.13 A neighbour raised concern over the noise as a result of increased traffic particularly if leaving the site at 21:00. The number of bookings will be limited to two per day and so if both visitors came and went by the same route there would be a maximum of four vehicular movements past any particular dwelling on any particular day, with one vehicle passing at or just after 21:00. I consider it unlikely that this would be a regular occurrence but even if it were I do not consider the number of movements to result in significant disturbance to any of the nearby residential dwellings.
- 5.14 Concern was raised regarding the proposed opening hours of 08:00-21:00 7 days a week. The gallops will not have any lighting and so could only be used up to 21:00 when daylight permits meaning that the majority of the year it would not be possible to use it up to this time. The manège could have lighting, subject to approval, so could be used outside of daylight hours but given the limits imposed on the use and the distance from residential dwellings I consider that there would not be significant impact to neighbour amenity
- 5.15 Based on the above I do not consider that the proposals would have a significant impact on residential amenity and therefore accords with policy DM3.13 of the Local Plan.

Impact on natural environment

- 5.16 Concern was raised regarding the lighting on site having a detrimental impact on local wildlife and plants. As detailed above the use of the lighting will be restricted to when the manège is in use and will not be on later than 21:00. I do not consider that the limited amount of light that the site would produce would cause significant harm to the local plant and wildlife.

- 5.17 The manège is designed with surface water drainage in mind and will be constructed of porous materials. As per the drainage report submitted by the applicants the rainwater will drain away at the same rate that it currently does within the field. I consider that the proposals will not result in any surface water flooding issues.
- 5.18 I consider that the proposal is in accordance with Policy DM1.4 of the Local Plan & Policy 1 of the JCS.

Highways

- 5.19 The site can only be accessed by single track roads with a lack of formal passing places which are not suited to larger vehicles such as horse boxes or trailers.
- 5.20 The applicant currently has to travel daily in order to train their horse(s) at other facilities, often some distance away. By having the proposed facilities these journeys will no longer be necessary and so there would be a reduction in vehicular movements to and from the site opposite where the horses are stabled.
- 5.21 A condition is required by the Highway Authority to limit the hiring of the site to no more than two appointments per day. Once offset against the reduction in the applicant's vehicular movements the result is two additional movements as a result of the proposed development. This would only be on the days where there are two bookings.
- 5.22 The condition also stipulates that there would be no more than one horsebox/ trailed horsebox permitted at any one time. This reduces the risk of users meeting on the local road network and having to reverse down the single track roads.
- 5.23 Concern was raised by local residents regarding road safety. Given that there would be an overall increase in vehicular movements of no more than two per day I cannot consider that this will result in an unacceptable impact on highway safety.
- 5.24 There will be no change to the existing vehicular access and parking will be provided on site within an existing hardstanding. There is ample space for the vehicles to manoeuvre on site in order that they will be able to enter and exit the site in a forward gear.
- 5.25 For these reasons I consider that with the highway condition the proposal accords with policies DM3.11 & DM3.12 of the Local Plan

Other Issues

- 5.26 The proposal is part of the farm diversification that the applicants have undertaken within associated land that they own. Policy DM2.1 of the Local Plan and Policy 17 of the JCS support proposals for the expansion of existing businesses and farm diversification schemes where there is no significant adverse impact. As discussed above I consider there to be no significant adverse impact and the proposals are therefore in accordance with these policies.
- 5.27 A site notice was displayed on the telegraph pole a couple of metres south east of the site entrance on Briar Lane on 21st June 2019.
- 5.28 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.
- 5.29 **This application is not liable for Community Infrastructure Levy (CIL).**

Conclusion

5.30 The proposal is in accordance with the relevant policies of the development plan referred to in this report and is therefore recommended for approval with the conditions listed below.

Recommendation : Approval with Conditions

1. Full planning permission time limit
2. In accord with submitted drawings
3. Full details of external lighting
4. Highways (limit to 2 appointments per day)
5. No loudspeaker

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

5. Application No : 2019/1234/H
Parish : DENTON

Applicant's Name: Mr & Mrs Brown
 Site Address: Globe House Norwich Road Denton IP20 0BD
 Proposal: Removal of existing shed and replace with garden room, to include solar panels to roof

Reason for reporting to committee

The applicant is known to be a member, employee, or close relative of a member of South Norfolk Council.

Recommendation : Approval with Conditions
 (Summary)

1. Proposal and site context

- 1.1 This application seeks approval for the replacement of an existing single-storey outbuilding with a new single-storey outbuilding within the curtilage of a listed two-storey dwelling, Globe House. The proposed outbuilding, and the solar panels proposed on its roof, requires planning permission due to its location within the curtilage of the listed building. The existing outbuilding proposed to be demolished is not curtilage listed and therefore listed building consent is not required for its removal.
- 1.2 The site is located within the development boundary of Denton. The site is on level ground and is bounded by Norwich Road to the east, a single-storey dwelling known as The Old Smithy to the north, agricultural land to the west, and a single-storey dwelling at 19 Norwich Road to the south. The location of the outbuilding is at the northwest corner of the site.

2. Relevant planning history

2.1 None

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 12 : Achieving well-designed places
 NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
- 3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document
 DM1.4 : Environmental quality and local distinctiveness
 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
 DM4.1 : Renewable Energy
 DM4.5 : Landscape Character Areas and River Valleys
 DM4.10 : Heritage Assets

Statutory duties relating to setting of listed buildings:

S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that 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.

4. Consultations**4.1 Denton Parish Council**

Recommend approval, with no comments.

4.2 District Councillor

To be updated if appropriate.

4.3 Senior Conservation & Design Officer

The house date from the early 19th Century and has Norfolk red brick symmetrical front Georgian façade/elevation. However, to the side and rear the building is rendered and it would appear from the list description that a lean-to was replaced with a rear two storey extension to replicate the front range. Also, an existing outbuilding is rendered. It would appear the significance now lies principally the front range of the building and views of the frontage from the street. The rear elevations are quite plain in appearance and there are no significant architectural design features to the rear elevation that are important in terms of views of the rear/out of the rear over open countryside. An additional rendered single storey outbuilding will not have a significant impact on the significance of the building. I would however suggest a simpler symmetrical gable roof.

4.4 Other Representations

None.

5. Assessment**Principle and Key Considerations**

- 5.1 The erection of an outbuilding with the curtilage of an existing dwelling is acceptable in principle, under policy DM3.4 of the SNLP. As such the main considerations are design, impact on the setting and significance of the listed building, and impact upon residential amenity.

Design and impact on setting and significance of listed building

- 5.2 The existing outbuilding is a simple timber shed erected on a concrete slab that appears to have reached the end of its useful life. The replacement proposed is a more permanent building. Its use will be a garden outbuilding ancillary to the dwelling and is not proposed to provide living accommodation.
- 5.3 The proposed building is four metres tall and proposed to be sited 1 metre from the rear boundary with the field and 2 metres from the boundary with the garden of The Old Smithy. It will be positioned in the rear corner of the property to the rear of an existing single-storey garage belonging to The Old Smithy.

- 5.4 The Senior Conservation and Design Officer has assessed the proposal and has raised no objection. The applicant has explained that the reason for the asymmetrical roof is in order to increase the potential for solar power generation. On balance and in consideration of policy DM4.1 of the SNLP concerning renewable energy, that the proposed asymmetric roof design is acceptable and preserves the setting of the listed building.
- 5.5 The materials proposed reflect the side and rear elevations and the roof of the listed building, with painted rendered walls and a grey slate roof, and are considered to be appropriate for an outbuilding of this size and in this location at the rear. The appearance of the solar panels proposed on the south elevation is considered to be acceptable by virtue of their distance, relative height and orientation to the listed building. Therefore, it is considered that the scale, form, choice of materials and overall design details are all considered appropriate and are in-keeping with the existing dwelling and its surroundings. Further, the proposed building will not be visible from the highway due to its height and the existing intervening outbuildings and means of enclosure, and it is considered that it will not appear prominent in the wider landscape.
- 5.6 The development is therefore considered to accord with policies DM1.4, DM3.4(a), DM3.8, DM4.1 and DM4.5 of the SNLP with respect to its design and compatibility with its surroundings.
- 5.7 Section 16 of the NPPF and policy DM4.10 of the SNLP requires local planning authorities to assess the impact of any development on the significance of heritage assets and section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that local planning authorities must 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. This application would involve development within the setting of a grade II listed building. Taking into consideration the significance of the listed building and its setting, it is considered that there will be no harm caused to its significance and that the character and appearance of its setting will be preserved by virtue of the reasoning provided in the paragraphs above. As such, it is considered that the proposal accords with section 16 of the NPPF, policy DM4.10 of the Local Plan and section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity

- 5.8 By virtue of the height, scale and form of the proposed outbuilding and the two-metre distance to the boundary with the neighbouring garden at The Old Smithy together with existing screening on that boundary, the outbuilding will have no discernible impact on neighbouring residential amenity, including with regards to privacy, natural light or outlook. The application therefore accords with policies DM3.4(b) and DM3.13 of the SNLP.

Other issues

- 5.9 The proposal will not affect the existing access or parking arrangements at the site.
- 5.10 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.
- 5.11 **This application is not liable for Community Infrastructure Levy (CIL) as the floor space created is less than 100 sq metres.**

Conclusion

- 5.12 The proposal is in accordance with the relevant policies listed at the header of this report and other material planning considerations. Further, it is considered that the development will not harm the significance of the listed building and that the character and appearance of the setting of the listed building will be preserved. It is therefore recommended to be approved.

Recommendation: Approval with Conditions

- 1 Full planning permission time limit
- 2 In accord with submitted drawings

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Planning Appeals**Appeals received from 12 July 2019 to 9 August 2019**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2018/0043	Tacolneston The Pelican 136 Norwich Road Tacolneston NR16 1AL	Mr & Mrs Derek Maginn	Change of use of part of public house to create single dwelling and alteration to rear elevation	Delegated	Refusal
2019/0093	Alpington Land North of 2 Gilbert Close Church Road Alpington Norfolk	Mr Raymond Lincoln	Demolition of garage and erection of a 2 storey affordable dwelling (revised)	Delegated	Refusal
2018/1884	Dickleburgh and Rushall Land adjacent to Moorlands Norwich Road Dickleburgh Norfolk	Mr Derek Lock	Proposed new Passivhaus / carbon negative dwelling	Development Management Committee	Refusal
2018/2577	Starston Land adjacent to Brick Kiln Farm, Cross Road Starston Norfolk	Mr Samuel Carter	Erection of two storey dwelling	Development Management Committee	Refusal

Planning Appeals

Appeals decisions from 12 July 2019 to 9 August 2019

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2018/1548	Diss Land east of 4 Fair Green Diss IP22 4BQ	Mr & Mrs Nigel Owen	Erection of 1 no. Dwelling with associated parking	Development Management Committee	Refusal	Appeal dismissed
2018/2072	Diss Land South of Riverside Diss Norfolk	Mr Robinson - Conclomeg Construction Ltd	Proposed raised single storey dwelling on stilts with car parking	Delegated	Refusal	Appeal dismissed
2018/2368	Bawburgh Land adjacent to Park View New Road Bawburgh Norfolk	Mr R Greengrass	Erection of 1 no. self- build dwelling with associated parking	Development Management Committee	Refusal	Appeal dismissed
2019/0247	Saxlingham Thorpe Land north of Gransville Ipswich Road Saxlingham Thorpe Norfolk	Mr J Jarvis & Miss M Skutela	Erection of single self- build dwelling	Delegated	Refusal	Appeal dismissed
2018/0758	Bergh Apton Land west of Washingford Barn Cokes Road, Bergh Apton Norfolk	Mr Grenville Cooper	Outline planning permission (with all matters reserved) for the development of two detached dwellings with garages.	Delegated	Refusal	Appeal dismissed