

Development Management Committee

Agenda

Members of the Development Management Committee:

Cllr V Thomson (Chairman)	Cllr T Holden
Cllr L Neal (Vice Chairman)	Cllr C Hudson
Cllr D Bills	Cllr T Laidlaw
Cllr F Ellis	Cllr G Minshull
Cllr J Halls	

Date & Time:

Wednesday 8 February 2023
10.00am

Place:

Council Chamber Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU

Contact:

Leah Arthurton tel (01508) 533610
Email: committee.snc@southnorfolkandbroadland.gov.uk
Website: www.southnorfolkandbroadland.gov.uk

PUBLIC ATTENDANCE / PUBLIC SPEAKING

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

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

If a member of the public would like to observe the meeting in person, or speak on an agenda item, please email your request to committee.snc@southnorfolkandbroadland.gov.uk, no later than **5.00pm** on **Friday 3 February 2023**

Large print version can be made available

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

AGENDA

1. To report apologies for absence and to identify substitute members;
2. To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972; [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]
3. To receive Declarations of interest from Members;
(Please see guidance form and flow chart attached – page 5)
4. Minutes of the Meeting of the Development Management Committee held on Wednesday 11 January 2023;
(attached – page 7)
5. Planning Applications and Other Development Control Matters;
(attached – page 13)

To consider the items as listed below:

Item No.	Planning RefNo.	Parish	Site Address	Page No.
1	2022/1306	HEDENHAM	Land east of The Old School House, Norwich Road, Hedenham Norfolk	13
2	2022/0924	WYMONDHAM	Land north of Cemetery Lane, Wymondham, Norfolk	25

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

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

6. Sites Sub-Committee;

Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. Planning Appeals (for information); (attached – page 33)
8. Date of next scheduled meeting- Wednesday 8 March 2023

GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

- (i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
- (ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
- (iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
- (iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
- The **town** or **parish council** - up to 5 minutes for member(s) or clerk;
- **Objector(s)** - any number of speakers, up to 5 minutes **in total**;
- The **applicant**, or **agent** or any **supporters** - any number of speakers up to 5 minutes **in total**;
- **Local member**
- Member consideration/decision.

MICROPHONES: The Chairman will invite you to speak. An officer will ensure that you are no longer on mute so that the Committee can hear you speak.

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

A - Advert	G - Proposal by Government Department
AD - Certificate of Alternative Development	H - Householder – Full application relating to residential property
AGF - Agricultural Determination – approval of details	HZ - Hazardous Substance
C - Application to be determined by County Council	LB - Listed Building
CA - Conservation Area	LE - Certificate of Lawful Existing development
CU - Change of Use	LP - Certificate of Lawful Proposed development
D - Reserved Matters (Detail following outline consent)	O - Outline (details reserved for later)
EA - Environmental Impact Assessment – Screening Opinion	RVC - Removal/Variation of Condition
ES - Environmental Impact Assessment – Scoping Opinion	SU - Proposal by Statutory Undertaker
F - Full (details included)	TPO - Tree Preservation Order application

Key to abbreviations used in Recommendations

CNDP - Cringleford Neighbourhood Development Plan

J.C.S - Joint Core Strategy

LSAAP - Long Stratton Area Action Plan – Pre-Submission

N.P.P.F - National Planning Policy Framework

P.D. - Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified)

S.N.L.P - South Norfolk Local Plan 2015

Site Specific Allocations and Policies Document

Development Management Policies Document

WAAP - Wymondham Area Action Plan

DECLARATIONS OF INTEREST AT MEETINGS

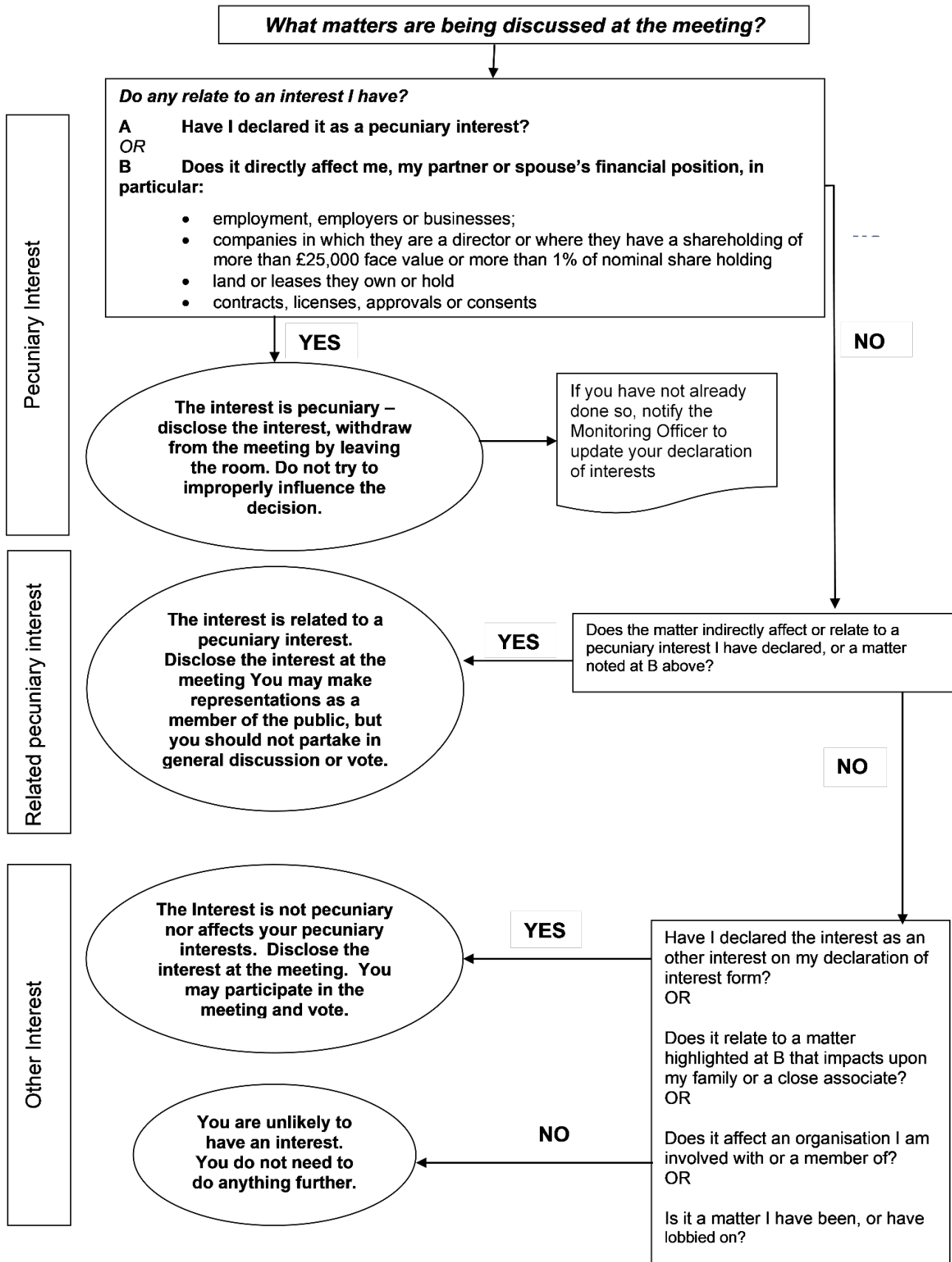
When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.
Does the interest directly: 1. affect yours, or your spouse / partner's financial position? 2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner? 3. Relate to a contract you, or your spouse / partner have with the Council 4. Affect land you or your spouse / partner own 5. Affect a company that you or your partner own, or have a shareholding If the answer is "yes" to any of the above, it is likely to be pecuniary. Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.
Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above? If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but you should not partake in general discussion or vote.
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.
Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.

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

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 11 January 2023 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, E Ellis J Halls, T Holden, C Hudson, T Laidlaw, L Neal and G Minshull.

Officers in Attendance: The Development Manager (T Lincoln) and the Area Planning Managers (C Curtis & S Everard), the Planning Officer (E Yarham), the Compliance Manager (P Maryon) and the Democratic Services Officer (L Arthurton)

13 members of the public were also in attendance

651 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
2022/0867	SWARDESTON	All	Local Planning Code of Practice Lobbied by an Objectors
2022/2106	YELVERTON	All	Local Planning Code of Practice Lobbied by the Objectors
2020/8033	SUTON	All	Local Planning Code of Practice Lobbied by local residents
		J Halls	Local Planning Code of Practice Cllr Halls declared that he was pre-determined and

		L Neal	stepped down from the Committee while the item was being discussed. Other Interest Cllr Neal declared that she was a Cabinet Member which covered enforcement but had not taken part in any discussions regarding the item.
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652 MINUTES

The minutes of the meeting of the Development Management Committee held on 14 December 2022 were confirmed as a correct record.

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

Application	Parish	Speakers
2022/0867	SWARDESTON	N Miller – Objector R Edwards – Agent Cllr N Legg – Local Member
2022/2106	YELVERTON	A McAllister – Agent M Hargreaves – Applicant

The Committee made the decisions indicated in Appendix A 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.

654 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 11:41am)

Chairman

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.

Major Applications

- 2. Appl. No** : **2022/0867/F**
Parish : **SWARDESTON**
 Applicant's Name : Orsted Icen ESS (UK) Ltd
 Site Address : Land east of Main Road Swardeston Norfolk
 Proposal : Construction and operation of Energy Balancing Infrastructure (EBI) comprising energy storage technology, to form up to two areas of modular or containerised structures. To include containerised or modular battery array, transformers and inverter area, switchgear and control room building(s), connection of EBI plant to the Hornsea Three Onshore Converter Station (ONCS), required access and internal roads, drainage systems, perimeter and internal fences, and required external lighting and lightning pylons. Development is located within the Hornsea Three ONCS area as consented by the Hornsea Project Three Offshore Wind Farm Development Consent Order (DCO) in December 2020. The application is accompanied by an environmental statement.

Decision : Members voted unanimously for approval

Approved with conditions

1. Time Limit
2. Submitted Drawings
3. Vehicle access/crossing
4. Construction Traffic Management Plan (PC)
5. Construction Traffic Management Plan - implementation
6. Drainage Strategy
7. Code of Construction practice (PC)
8. Noise limit
9. Landscape planting
10. Ecology management and enhancement plan (PC)
11. Tree Protection Measures (PC)

Other Application

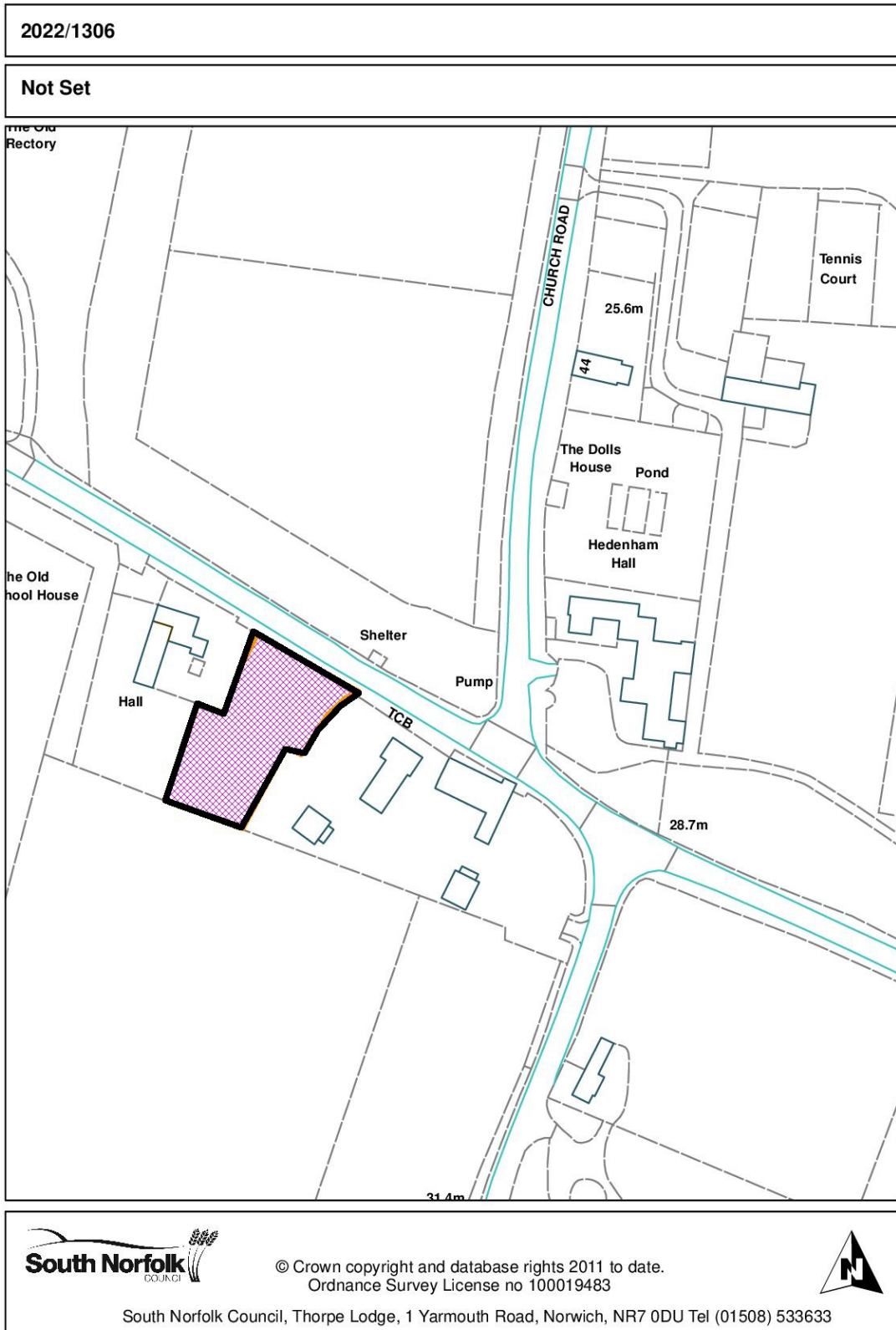
2. **Appl. No** : **2022/2106/F**
 Parish : **YELVERTON**
 Applicant's Name : Mr Alex Mcallister
 Site Address : Land east of The Bungalow, Loddon Road, Yelverton
 Proposal : Change of use of amenity land to residential Romany
 Gypsy site. Erection of dayroom, store/workshop building
 and hard standing for mobile home and touring caravan
 (Revised)
- Decision : Members voted unanimously for approval subject to the
 satisfactory completion of a Unilateral Agreement relating
 to GIRAMS

Approved with conditions

- 1 Time limit
- 2 Plans and documents
- 3 Use by Gypsy and Travellers only
- 4 The workshop hereby permitted shall be used by the occupier of the site only; and shall not be used for any commercial purposes.
- 5 No more than one pitch to be comprised of one residential mobile home, one dayroom, one store/workshop building and hard standing for one touring caravan
- 6 Surface water drainage (PC)
- 7 Foul water disposal as submitted (and no connection to watercourse that feeds in to the NN catchment)
- 8 No external lighting shall be erected unless first agreed with the Council
- 9 Contamination not previously identified
- 10 Ecology enhancements to be submitted, approved and implemented

Enforcement Report

- 3. Appl. No** : **2020/8033**
Parish : **SUTON**
Site Address : Land at: Plots 1-8 south east side of London Road (Hollyoaks)
Breach : Non-compliance with Enforcement Notice (material change of use)
Developers : Occupiers of the site represented by TMA
Decision : Members voted 6-2 to for Option Three in the report subject to no further subdivisions, or recycling of occupiers on the plots on the site. Delegated authority to officers if these conditions were not maintained/met to commence immediate action on either option one or two or a combination thereof.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**Report of Director of Place****Other Applications****Application 1**

Other Applications

1. **Application No :** **2022/1306/F**
 Parish : **HEDENHAM**

Applicant's Name: Groundhog Property Services Ltd
Site Address Land east of The Old School House Norwich Road Hedenham
Norfolk
Proposal Erection of detached dwelling and garage

Reason for reporting to committee

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

Recommendation summary :

Refusal

1 Proposal and site context

- 1.1 The application site is a parcel of land to the south of Norwich Road, which was formally part of the ground of the Mermaid Public House. The site is adjacent to the site of the former Mermaid Inn which has now been converted to a dwelling along with the associated outbuilding which is now a separate dwelling. To the west is an existing dwelling and the village hall.
- 1.2 The site is located within the village of Hedenham but outside the defined development boundary. The site is located within the Conservation Area.
- 1.3 The application sought permission for a detached dwelling with a detached garage. It is proposed to access the site via the existing access to the barn conversion.

2. Relevant planning history

- 2.1 No relevant planning history

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 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 4 : Housing delivery

Policy 6 : Access and Transportation

Policy 7 : Supporting Communities

Policy 16 : Other Villages

3.3 South Norfolk Local Plan Development Management Policies

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

DM1.3 : The sustainable location of new development

DM1.4 : Environmental Quality and local distinctiveness

DM3.8 : Design Principles applying to all development

DM3.10 : Promotion of sustainable transport

DM3.11 : Road safety and the free flow of traffic

DM3.12 : Provision of vehicle parking

DM3.13 : Amenity, noise, quality of life

DM4.2 : Sustainable drainage and water management

DM4.5 : Landscape Character Areas and River Valleys

DM4.10 : Heritage Assets

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

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

4 Consultations

4.1 Hedenham Parish Council

No objection but raised concern regarding the following points

- Foul drainage, is this going a treatment plant, has been issues with foul drainage in the past.
- Is there adequate electricity supply to the village for additional dwelling.

4.2 District Councillor Cllr Chris Brown

Requested that the application be determined by committee for the following reasons:

- There had been no objections from residents, parish council, highways or other consultees.
- The site is brownfield and a single dwelling would be in keeping with neighbouring properties.
- Only reason for refusal is current development boundary.

District Councillor Cllr Brendon Bernard

To be reported if appropriate

4.3 NCC Highways

No objections subject to condition

4.4 SNC Senior Heritage & Design Officer

Original comments

- Historical evidence of a Nursery/ Rosary on site connected with the Mermaid public house.
- Suggest that it was historically an industrial / commercial use and not agricultural/ greenfield
- Large dwelling does not fit with the character of the site with commercial buildings and will compete with The Mermaid Inn, which is historically the principle building on the site.
- The existing building on road mean that there is not tight knit housing in this part of the settlement. The Mermaid stands out as the prominent building, with residential development being along Church Road.
- This is an important feature of the Conservation Area.
- In order to take account of the historical character the design and appearance must reference more historical functional building styles rather than a large house. So as not to detract from the character of the area.
- A more modest building would be more acceptable in terms of preserving the character and appearance of the area.

Amended proposal

- Objection removed
- No further design comments

4.5 Other Representations

Three letters of support received

- New dwelling will complete the development
- Request that the southern hedge, backing onto farm land is conditioned to be retained.
- Will tidy up the site

- Concern regarding proximity to mature cherry trees
- Support even though it is outside development boundary
- Its brownfield and will enhance the approach to the village
- Will improve the area

5 Assessment

Key considerations

- 5.1 The key considerations in determining this application are the principle of development and whether it meets the policy requirements, impact on the character and appearance of the countryside, impact on the setting of the conservation area and setting of listed buildings, impact on residential amenity, highway safety, parking, trees, ecology and designated sites.

Principle and whether it meets the policy requirements

- 5.2 Planning law requires applications for planning permission to be determined in accordance with the provisions of the development plan unless material considerations dictate otherwise. The NPPF is one such material consideration.
- 5.3 The site is located outside of any development boundary and therefore Policy DM1.3 makes provision for development to be granted in such areas where one of two criterion are met including where there are overriding benefits in terms of economic, social and environmental dimensions as addressed in Policy DM1.1.
- 5.4 It should be noted that the Council currently has less than a 5 years of deliverable sites when having regard to the temporary impact of Nutrient Neutrality and in confirming such the second part of paragraph 11 is engaged, which states:

“where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.”

- 5.5 On the basis of the above the following assessment seeks to establish the benefits of the scheme and any harm that would be caused in the context of sustainable development as set out in the NPPF, and in particular, with reference to the three dimensions (economic role, social role and environmental role) and under each of these three headings the relevant South Norfolk Local Plan Development Management Policies will be referred to.
- 5.6 In respect of the current housing land supply position referred to above, it is anticipated that this will be a “short lived” position brought about by the entirely unforeseen circumstances relating to Natural England’s recent advice on nutrient neutrality.
- 5.7 However, there is no evidence that indicates that the Natural England Guidance will undermine the underlying capability of the substantial housing commitment (sum of permitted and allocation development sites) to deliver homes in line with the yearly housing requirements once the issue of Nutrient Neutrality is resolved.

- 5.8 Moreover, it is also clear that, in addition to the significant progress being made by the Norfolk Councils in developing its Nutrient Mitigation Strategy, Government is making fundamental changes that will significantly accelerate solutions being put in place to address Nutrient Neutrality. The changes proposed by Government are set out within the Environment Secretary of State George Eustice's written ministerial statement (20 July 2022), DEFRA and DLUHC press statement on Government's plan to reduce water pollution (20 July 2022) that accompanied the ministerial statement and the Government's Chief Planner letter to Chief Planners (21 July). In broad terms the changes proposed will:
- Through a legal requirement to improve Waste Water Treatment Works (WWTW), diminish the mitigation burdens on development over the longer term;
 - establish a government mitigation scheme to provide appropriate mitigation for development sites to be launched in Autumn; and,
 - amend planning practice guidance to make clear that judgements on the deliverability of sites should take account of the accelerated timetable for the Natural England mitigation scheme.
- 5.9 These statements are clearly material considerations and significant weight should be given to their content for the purposes of decision making.
- 5.10 In advance of further details of the Natural England mitigation scheme and/or changes to the planning practice guidance, the Council maintains its position that it will not seek to demonstrate a 5-year housing land supply. However, it remains clear that the interruption to the progress and delivery of sites in Greater Norwich situation is a short-term, temporary disruption not a fundamental issue with the underlying capability of the housing commitment in Greater Norwich to meet the housing requirements of the area.
- 5.11 Notwithstanding the fact that, due to current uncertainty caused by Nutrient Neutrality, the Council is not seeking to demonstrate a 5-year supply of housing land. Given the substantial housing commitment that exists across Greater Norwich, the clear evidence of this housing commitment to have delivered a 6.01 year housing land supply in the absence of Nutrient Neutrality and the fundamentally temporary nature of the disruption to supply, which is being proactively and swiftly addressed at both a local and national level, the Council consider that the weight given to the benefits of new housing from speculative windfall development should be no greater than that which would be ascribed to housing if the Council were to have demonstrated a housing land supply.
- 5.12 Therefore at this current time the Council proposes that, taking a precautionary approach, the application is determined on the basis that there is not a demonstrable five-year supply of deliverable housing sites. As such the application should be determined in accordance with Policy 1.1 (d) of the South Norfolk Development Management Policies Document and paragraph 11(d) of the National Planning Policy Framework (NPPF).
- 5.13 Government makes clear within the NPPF that "the planning system should be genuinely plan led" (NPPF, 2021 paragraph 15). In the Council's view, it would not be justified to allow a short-term interruption in supply caused by nutrient neutrality to be allowed to unduly skew the scale and distribution of growth across Greater Norwich. The short-term nature of nutrient neutrality issue, combined with the clearly substantial supply of committed development land, should therefore diminish the weight that might otherwise be given to the potential benefits of speculative departure applications whilst the current uncertainty persists.

Economic role

- 5.14 The NPPF confirms the economic role as: "contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure."
- 5.15 The scheme would result in some short term economic benefits as part of any construction work and in the longer term by local spending from the future occupants. It is therefore considered that the scheme would bring forward a very small level of economic benefit.

Social Role

- 5.16 The NPPF confirms the social role as "supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations: and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being."

Provision of additional dwelling

- 5.17 The proposed development will provide the small social benefit of providing an additional dwelling at a time when the Council cannot demonstrate a five year housing land supply. However, for the reasons set out above and the temporary nature of the housing land supply situation as a result of nutrient neutrality then limited weight should be given to the provision of one dwelling.

Connectivity

- 5.18 Policy 6 of the JCS and policy DM3.10 of the SNLP seeks to locate new development close to services and encourage the use of walking, cycling or use of public transport. Now the public house has closed the village hall is the only facility in close proximity of the site. As a result, potential occupiers would need to travel to Woodton, Ditchingham or Bungay to access day to day services. Whilst it is noted that there is a bus service in close proximity to the site that goes through Hedenham, albeit there appears to only be one bus per hour in each direction (Norwich to Bungay and vice versa), there is a lack of designated pedestrian footpaths with lighting to allow access by foot to services. Furthermore, the fast and curving nature of the B1332 limits the desirability of cycling to access services. On this basis most people would in all eventuality be dependent on the private car to access services and facilities contrary to the aims of the NPPF, Policy 6 of the JCS and policy DM3.10 of the SNLP. As a result, the proposed development would be located in an unsustainable location causing significant social harm.

Impact on character and appearance of the countryside and heritage assets

- 5.19 Policy DM3.8 of the SNLP and Policy 2 require development to achieve good quality of design. On the south side of Norwich Road the buildings have generally been well spaced commercial buildings with a functional appearance, with the Mermaid Public House being the dominant building in the streetscene. Although many of these buildings have been converted to residential that functional design remains an important feature of the character and appearance of the Conservation Area.

- 5.20 The originally submitted proposal was for a large farmhouse style dwelling, which had a domestic appearance and its scale competed with the Mermaid public house which needs to remain the dominant building in this stretch of the road. As a result, the Senior Conservation and Design Officer raised concerns about the proposed dwelling and that it would cause harm to the conservation area.
- 5.21 The amended scheme has been reduced in scale and has been designed to have more functional commercial features to it. The Senior Conservation and Design Officer has removed his objection as a result of the amended design.
- 5.22 As a result the proposed development would have a moderate social benefit of enhancing an untidy site in the Conservation Area and in doing so enhancing the appearance of the Conservation area and as result complies with S72 Listed Buildings Act 1990 which provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." and also the requirements of the NPPF and policy DM4.10 of the SNLP.
- 5.23 The nearest listed buildings is Hedenham Hall which is located on the corner of Church Road. Due to distance and intervening vegetation the proposed development would not harm the setting of the listed building and as a result complies with S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and policy DM4.10 in the SNLP.
- 5.24 As a result the proposed development does not harm any designated heritage assets or the character and appearance of the area and complies with policies DM3.8 and DM4.10 of the SNLP and policies 1 and 2 of the JCS and would provide a moderate level of social benefit from enhancing the Conservation Area.

Landscape Impact

- 5.25 Policy DM4.5 in the SNLP requires all development to respect, conserve and where possible, enhance the landscape character of its immediate and wider environment. The proposed development would be located between existing buildings and it is proposed to retain the rear hedge. As a result it is considered that the proposed development would have a neutral impact on the local landscape and comply with policy DM4.5.

Residential Amenity

- 5.26 The dwelling is a sufficient distance from the neighbouring properties given the orientation to avoid any significant overshadowing or loss of light. There is a first floor window to the North West elevation but this serves a bathroom and could be conditioned to be obscure glazed. The dormer window to the south east elevation faces the application site garage and neighbours drive. Overall it is not considered that there would be significant overlooking issues.

- 5.27 The proposal will have no significant adverse impact on the amenity of any existing property and would provide a good level of amenity for potential residents and therefore complies with Policy DM3.13 of the SNLP. The proposal would therefore have a neutral social impact.

Highways & Parking

- 5.28 Policy DM3.11 of the SNLP states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network while Policy DM3.12 of the SNLP relates to adequate parking and turning provision for new developments.
- 5.29 It is proposed to share the access with the existing barn conversion. The proposal demonstrates adequate parking spaces and turning for the new dwelling and the Highway Authority considers the access is acceptable subject to standard conditions. Therefore, the proposal complies with Policies DM3.11 and DM3.12 of the SNLP. The proposal would therefore have a neutral social impact.

Self-Build

- 5.30 Under paragraph 62 of the National Planning Policy Framework requires Councils to plan for people wishing to build their own homes. This dwelling could meet the criteria of being a self-build dwelling. As a result, there would be a small benefit of providing a dwelling which could potentially be self-build.

Environmental Role

- 5.31 The NPPF confirms the environmental role as "contributing to protecting and enhancing our natural, built and historic environment: and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

Ecology

- 5.32 The site has been significantly disturbed during the construction of the barn conversion and the Council's Ecologist has verbally agreed that the site is of low ecological value. Policy DM1.4 in the SNLP requires sites to achieve a biodiversity enhancement. A small piece of hedge is proposed along with the retention of the existing hedge to the rear. But a more extensive suite of ecological enhancements could be conditioned along with a condition on external lighting resulting in a small amount of environmental gain.

Trees

- 5.33 Policy DM4.8 in the SNLP requires the protection of trees and hedgerows. The existing hedge to the rear is to be retained with additional hedgerow planted to the south east boundary.

- 5.34 There are no trees within the site, but there are some around the boundaries located in the neighbouring property and an arboricultural impact assessment has been provided with the application. Provided that the protection and mitigation measures identified in this report are implemented which could be conditioned it is considered the proposal would not harm the trees which are protected by virtue of being in a Conservation Area and therefore would comply with policy DM4.8 of the SNLP and have a neutral environmental impact.

Flood Risk and Drainage

- 5.35 The site is within flood risk zone 1 (low risk) for river and fluvial flooding and is not at risk of surface water flooding.
- 5.36 In terms of drainage the application proposes use of a package treatment plant for foul drainage and soakaways for surface water, which both accord with the foul and surface water hierarchies. Precise details could be secured through condition.

Brownfield sites

- 5.37 The application site can be considered to be previously developed land (brownfield land). There could be a small environmental benefit achieved from using a brownfield site.

GIRAMS

- 5.38 South Norfolk and Broadland Councils resolved to adopt the Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMS) and to begin collecting contributions from development in accordance with the requirements of Policy 3 of the emerging Greater Norwich Local Plan (GNLP). These contributions will be sought from 1 April 2022 and comprise payment of the Recreational Avoidance Mitigation tariff of £185.93 per dwelling, or accommodation unit equivalent, and the provision of onsite or off-site green infrastructure equivalent to 2ha per 1000 population. The collection of these contributions will enable the Council to conclude through a HRA that a development will not have any adverse impact on the integrity of a Habitats Site as a result of increased recreational usage. To secure the payment of the mitigation contributions on commencement of the development a Unilateral Undertaking is required. The applicant has not entered into this agreement to date. Without a Unilateral Undertaking of planning obligation to secure these contributions, the applicant will not be able demonstrate that they are adequately mitigating recreational impacts on those protected sites and similar to the nutrient neutrality issues above, therefore the proposal will be contrary to Policy 1 of the JCS and Policy DM1.4 of the DM DPD and paragraphs 174, 179, 180 and 181 of the NPPF.

Nutrient Neutrality

- 5.39 This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The proposal will result in additional overnight accommodation, however it is located outside the catchment areas of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site, and does not involve foul or surface water drainage into those catchment areas. As such, it is not

likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

Other issues

Small sites

- 5.40 Paragraph 69 of the NPPF states that small and medium sized sites can made an important contribution to meeting the housing requirement of an area. The Council has taken a proactive approach to this through the allocation of a range small and medium sized sites and through defining Development Boundaries for over 80 settlements to facilitate suitable windfall development. Point (c) of NPPF para 69 states that local planning authorities should *'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'*. This is a material planning consideration. However, this site is not considered suitable for the reasons already set out and therefore is considered contrary to paragraph 69, which is not overriding in this instance. The Council is already delivering a number of windfall sites/small sites to align with paragraph 69 and therefore the need for additional small sites is not considered overriding in terms determining this application and would not outweigh the harm previously identified.

Electricity supply

- 5.41 The Parish Council has raised concern about whether there is adequate electricity supply for an additional dwelling. This is not a material planning consideration and is up to the developer to liaise with the utility supplier to ensure that there is adequate connection.
- 5.42 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.
- 5.43 This application is liable for Community Infrastructure Levy (CIL)
- 5.44 This application is liable for Green Infrastructure Recreational Avoidance Mitigation Strategy (GIRAMS) as overnight accommodation is being provided.

6. Conclusion

- 6.1 The proposal fails to comply with policies 1 and 6 in the JCS and Policy DM3.10 and DM1.4 of the DM DPD and paragraphs 174, 179, 180 and 181 of the NPPF. As identified in the above assessment by virtue of the harm of locating a dwelling in an unsustainable location where residents would be dependent on private cars to access services and facilities and the potential recreation impact harm to the designated conservation sites. These policies are considered to carry full weight despite the current lack of a five year housing land supply. Furthermore, it is considered that the harms set out above would represents significant and demonstrable harm that outweighs the benefit of providing one new dwellings in an unsustainable location where there is not a demonstrable 5 year

housing land supply and the small benefits of developing a brownfield site and enhancing the conservation area and economic benefits during construction and as such the proposal is not considered acceptable in the context of the second part of paragraph 11 of the NPPF.

Recommendation : Refusal

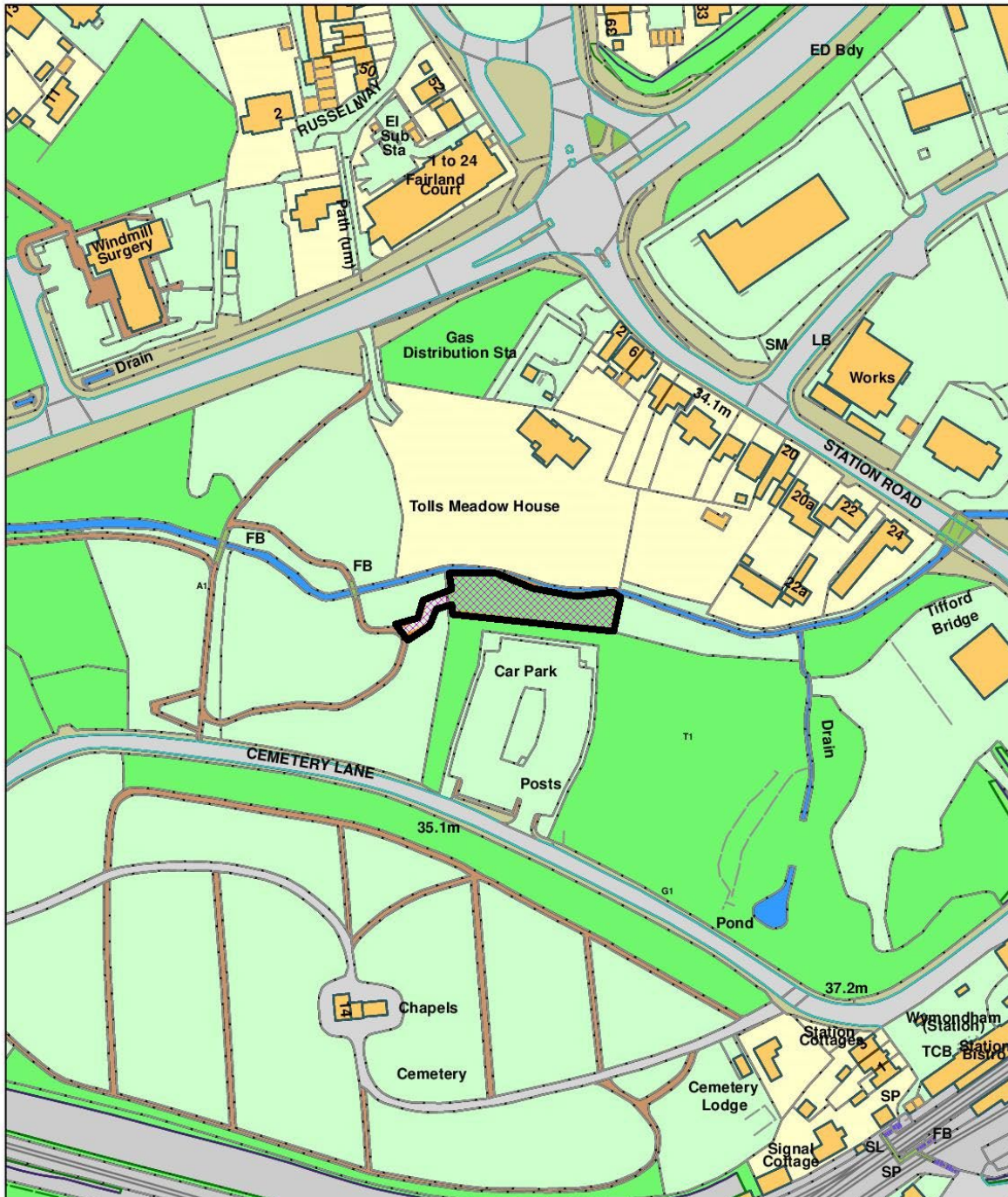
- 1 Unsustainable location
- 2 Recreational harm to protected designated conservation site.
- 3 Contrary to policy
- 4 Result in significant and demonstrable harm

Reasons for Refusal

- 1 The proposed location of the dwelling remote for services and facilities and with an absence of designated lit pedestrian routes or safe cycle routes due to the nature of the road network would result in occupiers being dependent on the private car to access services and facilities contrary to policy 6 in the JCS and policy DM3.10 in South Norfolk Local Plan.
- 2 No measures have been provided to adequately mitigate the recreational impacts of the proposal on the protected sites within The Broads, Valley Fens and East Coast zones of influence which the site is within the catchment areas of. As such, the proposal fails to meet the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended) and the aims of Policy 1 of the Joint Core Strategy and Policy DM1.4 of the South Norfolk Local Plan and paragraphs 174, 179, 180 and 181 of the NPPF.
- 3 The proposed dwelling is not supported by any specific Development Management Policy which allows for development outside of the development boundary and nor does it represent overriding benefits when having regard to the harm caused in relation to unsustainable location and as such does not satisfy the requirements of either 2 c) or d) of Policy DM1.3 of the South Norfolk Local Plan.
- 4 The proposed development does not represent a sustainable development, having regard to the three tests set out in the NPPF, by virtue of the of the significant social harm of locating a dwelling in an unsustainable location where residents would be dependent on private cars to access services and facilities and the potential recreation impact harm to the designated conservation sites that significantly and demonstrably outweighing the identified benefits of providing one new dwelling where there is not a demonstrable 5 year housing land supply and the small benefits of developing a brownfield site and enhancing the conservation area and economic benefits during construction which are acknowledging that a 5 year housing land supply cannot currently be demonstrated and is therefore contrary to the aims of the NPPF.

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2022/0924



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South Norfolk Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU Tel (01508) 533633

Application on land owned by South Norfolk Council

- 2. Application No : 2022/0924/F**
Parish : WYMONDHAM

Applicant's Name: Mr Laws
Site Address Land north of Cemetery Lane Wymondham Norfolk
Proposal Extension of riverside footpath link to rear of Cemetery Lane Car Park to connect to Tolls Meadow

Reason for reporting to committee

The applicant is on land owned by South Norfolk Council.

Recommendation summary :

Refusal

1 Proposal and site context

- 1.1 The proposal is for the creation of a new section of footpath along the bank of the River Tiffey. It falls on a piece of land in between a site where five dwellings have been permitted to the east of the site (planning permission ref: 2020/0792) and Tolls Meadow to the west. The new development of five dwellings is to provide a pedestrian link on its boundary with the River Tiffey and the intention of the section of footpath proposed within this application would be to link the section of footpath within this development to the existing pedestrian links in Tolls Meadow. This would provide a wider link should a pedestrian link be provided on land allocated for development under policy WYM2 of the Wymondham Area Action Plan to the east of the site for five dwellings.

2. Relevant planning history

- 2.1 No relevant planning history

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 02: Achieving sustainable development
NPPF 04: Decision-making
NPPF 09: Promoting sustainable transport
NPPF 12: Achieving well-designed places
NPPF 14: Meeting the challenge of climate change, flooding and coastal change
NPPF 15: Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)
Policy 1: Addressing climate change and protecting environmental assets
Policy 2: Promoting good design
Policy 6: Access and Transportation
Policy 13: Main Towns

3.3 South Norfolk Local Plan Development Management Policies Document

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

DM1.4: Environmental Quality and local distinctiveness

DM3.8: Design Principles applying to all development

DM3.11: Road safety and the free flow of traffic

DM3.13: Amenity, noise, quality of life

DM4.2: Sustainable drainage and water management

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

Wymondham Area Action Plan

WYM 2: Allocation of Land at Old Sales Yard, Cemetery Lane

WYM 8: General Green Infrastructure requirements for new Developments within Wymondham AAP Area

4. Consultations**4.1 Wymondham Town Council**

Refuse

- impact on wildlife, no ecology report
- loss of privacy to residents
- Tolls Meadow is a designated nature reserve and County Wildlife Site
- home to water voles, shrews and newts

**4.2 District Councillor
Cllr S Nuri-Nixon**

To be determined by Committee

- the lack of documents was a bit baffling and gave little information about the development
- the fact that there are protected species such as water voles and Great Crested Newts in this part of Wymondham makes this a very difficult application to approve
- the adjoining Tolls Meadow is protected low-land and therefore would be considerable disruption should a pathway be installed

Cllr Nuri-Nixon subsequently clarified that this can be delegated if the recommendation is for refusal

4.3 Environment Agency

No comments received

4.4 Fisher German

No comments received

4.5 Health and Safety Executive

No comments received

4.6 NCC Highways

No objections

4.7 National Grid

No comments received

4.8 Water Management Alliance

- consent required if works are required within 9 metres of the watercourse
- water voles are present within the banks of the watercourse and therefore a water vole survey should be carried out if any works affect the banks of the watercourse

4.9 Wymondham Heritage Society

No comments received

4.10 Other Representations

One letter of support

- welcome the principle as will complete the footpath along the south bank of the River Tiffey, linking the railway station to Toll's Meadow and joining up with the link already required by planning permissions for new housing to the east
- it complies with the specific objectives of Section 12 of the Wymondham Area Action Plan "to promote the amenity and recreational value of the Tiffey Valley ...with enhanced connectivity" and "to provide new and enhance existing green infrastructure to link the River Tiffey / Bays River, Tolls Meadow, the Lizard and Silfield newt reserve"
- it is unfortunate that this application does not explain how the proposal is related to the existing policies and planning permissions in the area and does not include larger scale plans and sections
- whilst it is a credit to Wymondham that wildlife has chosen to make its home within the town, no single interest should have an overriding veto, especially as there are several miles of the river, upstream and downstream, entirely free of built development
- footpath should be realigned further away from the river bank which would seem to meet many of the concerns put forward

17 letters of objection

- perfectly adequate path just a few yards the other side of the car park
- visual impact
- there needs to be a tree survey due to potential impact on mature trees
- site is currently a beautiful conservation area

- impact on wildlife, with inadequate information to assess its impact
- particular impact on water voles which are native to Toll's Meadow
- this is a great environmental corridor for bats
- overlooking of properties and private gardens as no fences between these properties as proposed path
- detrimental effect on security of properties
- increase in anti-social behaviour which already occurs in adjacent car park as this would be more secluded
- adequate street lighting should be provided
- more litter
- dog walkers will be encouraged to use the footpath with dogs then crossing shallow river and into private gardens
- flooding would make path unsafe for the general public
- the provision of this footpath will cause more harm to the area than any benefits it would provide

5 Assessment

Key considerations

- 5.1 The main issues for consideration are the principle of the development, its visual impact, the impact on the residential amenity of neighbouring properties, ecology, and flood risk and drainage.

Principle

- 5.2 Policy WYM8 of the Wymondham Area Action Plan requires that new development maintains, protects and enhances green infrastructure. The provision of footpath links can be seen as enhancing green infrastructure as it provides an additional and potentially attractive pedestrian route from the railway station along the River Tiffey and through Tolls Meadow to the town centre, providing connectivity to the new development to the east along its routes. It should be noted however that green infrastructure also refers to habitat connectivity and that there is potential for this development to have an adverse impact on this.

Visual Impact

- 5.3 The site of the footpath consists of a well wooded river bank with a notable change in levels to the public car park to the south. However, no arboricultural information has been provided with the application. As such it is not possible to identify whether trees will need to be removed, or whether there will be any adverse impacts on trees that are to be retained from the construction of the footpath. The loss of trees has the potential to have a significant adverse impact on the visual amenities of the area, particularly in this location where the trees contribute so positively to the verdant character of the area. In the absence of arboricultural information relating to the proposed works then, the proposal is considered contrary to criteria (i) of DM1.4 as the development could have an adverse impact on the local character and distinctiveness, as well as policy DM4.8 in regard to the potential loss of significant trees.

Residential Amenity

- 5.4 Concerns have been raised about overlooking and disturbance from users of the path to residential properties on the opposite bank of the river. The river forms the boundary to these properties which are unfenced. In the case of one property in particular, Toll Meadow House, this boundary is completely open and therefore if the footpath were to be created immediately on the boundary then there could be a considerable erosion of the privacy of the amenity area of this property. In the absence of any details of what trees are to be retained and the exact positioning of the footpath in relation to the trees and existing vegetation it is difficult to fully assess the extent to which there may be overlooking of this property. However it could be possible to mitigate any such impact through planting or boundary treatment.

Ecology

- 5.5 Tolls Meadow immediately to the west is a County Wildlife Site and consequently, development on this site has the potential to impact on this site given that the habitat along the river bank is interlinked. In addition the site of the footpath itself clearly has the potential to provide habitat for protected species such as water voles as well as supporting biodiversity more generally. In the absence of any ecological survey or assessment, I cannot be sure that construction of the footpath would not have an adverse impact on protected species or biodiversity both immediately within the site or more generally in the area including within the County Wildlife Site. As such, the proposal conflicts with criteria (ii) and (iii) policy DM1.4 of the Local Plan which require that new development enhances biodiversity to achieve a net gain for nature and to improve the resilience of ecosystems to environmental change, and criteria (a) of policy DM4.4 of the Local Plan which states that protected sites will be protected from any significant harmful impact arising from new development.

Flood Risk and Drainage

- 5.6 Concern has been raised about whether the footpath would be safe to use in the event of potential flooding. Despite that concern, the drainage and management of the footpath is a matter that could be dealt with via an appropriately worded planning condition in order to minimise any risks in regard to flooding.

Other Issues

- 5.7 There is considerable doubt as to whether the footway could or will be delivered if permitted. The land is not within the ownership of the applicant and there is no indication of how they would deliver the footway. It is noted that the Town Council does not support the proposal either and is unlikely to be willing to deliver it itself.
- 5.8 A concern has been raised about street lighting in the area and suggested that if this application were to be approved then street lighting should be provided along the footpath. Street lighting does not form part of this application and if it were to be proposed it could create additional issues in terms of the visual and ecological impact of the development.

- 5.9 Concerns have been raised about anti-social activity in the area and that this would be likely to occur on the proposed footpath should it be constructed. Whilst this concern is appreciated and development should be designed to reduce the risk of crime, existing issues of anti-social activity are a police matter and is not in itself a reason to refuse planning permission.
- 5.10 This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. This site is located within the catchment area of one or more of these sites as identified by Natural England and as such the impact of the of the development must be assessed. The development proposed does not involve the creation of additional overnight accommodation and as such it is not likely to lead to a significant effect as it would not involve a net increase in population in the catchment and is not considered a high water use development. This application has been screened, using a precautionary approach, as is not likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).
- 5.11 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.
- 5.12 This application is not liable for Community Infrastructure Levy (CIL), nor is it liable for Green Infrastructure Recreational Avoidance Mitigation Strategy (GIRAMS).

Conclusion

- 5.13 Whilst it is recognised that there are benefits in terms of connectivity from such a footpath, insufficient information has been provided to demonstrate how it can be delivered without having a significant adverse visual impact due to the lack of any supporting arboricultural information, nor whether it can be delivered without having an unacceptable impact on ecology.

Recommendation

Refusal

- 1 Insufficient information - trees
- 2 Insufficient information - ecology

Reasons for Refusal

- 1 Insufficient information has been provided to demonstrate that the development accords with policies DM1.4 and DM4.8 of the South Norfolk Local Plan Development Management Policies Document as it has not been satisfactorily demonstrated that the development will not result in the unacceptable loss of important trees or otherwise adversely impact on trees and planting that contributes positively to the visual amenity of the area. The application therefore conflicts with criteria (i) of policy DM1.4 which requires that development makes a positive contribution to local character and distinctiveness.
- 2 Insufficient information has been provided to demonstrate that the development accords with criteria (ii) and (iii) of policy DM1.4 and criteria (a) of policy DM4.4 of the South Norfolk Local Plan Development Management Policies Document as it has not been satisfactorily demonstrated that the development will not have an impact on protected species such as water voles and that it will not result in a net loss of biodiversity.

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Planning Appeals

Appeals received from 21 December 2022 to 26 January 2023

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2022/0734	Wrampingham 4 The Bowers The Street Wrampingham Norfolk NR18 0RU	Mr Malcolm Latache	Erection of detached garage	Delegated	Refusal
2022/0460	24 Keswick Road Cringelford Norfolk NR4 6UG	Mr & Mrs Andrew and Ani Few	Two storey and single storey side extension with pitched roofs. (Revision of approved application 2021/2421)	Delegated	Refusal

Planning Appeals

Appeals decisions from 21 December 2022 to 26 January 2023

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2020/0333	Brooke House Brooke Gardens Brooke Norfolk NR15 1JH	Mr Muj Malik	Extension to Brooke House to provide an additional 26 bedroom care facility (Class C2), with associated ancillary uses, highway and landscape works	Development Management Committee	Refusal	Appeal dismissed
2021/2391	Annexe at 62 High Green Brooke NR15 1JD	Ms Hilary Culbertson	Removal of Condition 5 of permission 2016/2188 - to allow separation into two individual semi-detached dwellings	Delegated	Refusal	Appeal Allowed