

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, 12 February 2020 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, V Clifford-Jackson, J Easter, R Elliott (for items 1 – 4 and 7 - 15, F Ellis (for items 1 – 10), T Laidlaw, G Minshull and L Neal (for items 1 – 2 and 3 – 15)

Officers in Attendance: The Development Manager (T Lincoln), the Development Management Team Leader (C Raine), the Principal Planning Officers (G Beaumont, C Curtis and C Watts), the Landscape Architect (R Taylor) and the Planning Officers (D Jones and B Skipper), Environmental Officers (A Old and A Pridmore)

27 members of the public were also in attendance

484. 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
2019/0184/O (item 2)	WYMONDHAM	All	Local Planning Code of Practice Lobbied by the Applicant
2019/2209/F (item 3)	PORINGLAND	L Neal	Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the room while this item was considered
2019/2316/RVC (item 5)	MORLEY	All	Local Planning Code of Practice Lobbied by the Applicant
		G Minshull	Local Planning Code of Practice Lobbied by the Agent
		R Elliott	Local Planning Code of Practice Cllr Elliott declared that he was pre-determined, stepped down from the committee and reverted to his role as local member for this item
		All	Other Interest The agent is a councillor of Broadland District Council

2019/2486/F (item 6)	KIMBERLEY AND CARLETON FOREHOE	R Elliott	Local Planning Code of Practice Cllr Elliott declared that he had been lobbied by the Applicant and the Agent, and was pre-determined, stepped down from the committee and reverted to his role as local member for this item
2019/2522/F (item 7)	WICKLEWOOD	R Elliott	Local Planning Code of Practice Lobbied by the Applicant and the Agent
2019/1751/F (item 11)	WYMONDHAM	All	Local Planning Code of Practice Lobbied by the Applicant and by Objectors
2019/2016/F (item 12)	WYMONDHAM	All	Local Planning Code of Practice Lobbied by the Applicant and by Objectors
2019/2296/F (item 13)	WYMONDHAM	All	Local Planning Code of Practice Lobbied by the Applicant and by Objectors
2019/2081/F (item 15)	TOFT MONKS	All	Local Planning Code of Practice Lobbied by the Agent

485. MINUTES

The minutes of the Development Management Committee meeting dated 15 January 2020 were confirmed as a correct record and signed by the Chairman.

486. 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
2019/1719/F (Item 1)	MORLEY	J Taylor – for the Applicant
2019/0184/O (Item 2)	WYMONDHAM	L Gill – Agent for the Applicant M Gibbons –for the Applicant

APPLICATION	PARISH	SPEAKER
2019/2209/F (Item 3)	PORINGLAND	S Burrell - Applicant
2019/2316/RVC (Item 5)	MORLEY	S Clancy – Applicant Cllr R Elliott – Local Member
2019/2486/F (Item 6)	KIMBERLEY AND CARLETON FOREHOE	J Smiley – Parish Council Mr and Mrs Dowling – Objectors C Whitehouse – Agent for the Applicant Cllr R Elliott – Local Member
2019/2522/F (Item 7)	WICKLEWOOD	P Rothwell – Objector D Sherman – Agent for the Applicant
2019/1551/F (Item 9)	NEWTON FLOTMAN	M Haslam – Agent for the Applicant
2019/1666/O (Item 10)	CRINGLEFORD	T Wang – Parish Council D Sherman – Agent for the Applicant
2019/1751/F (Item 11)	WYMONDHAM	V Hastings – Objector A Thomas – Objector C Black – Applicant Cllr T Holden – Local Member
2019/2016/F (Item 12)	WYMONDHAM	V Hastings – Objector A Thomas – Objector Cllr T Holden – Local Member
2019/2296/F (Item 13)	WYMONDHAM	V Hastings – Objector A Thomas – Objector Cllr T Holden – Local Member
2019/2053/F (Item 14)	TIVETSHALLS	A Read – Parish Council R Burton – Applicant
2019/2081/F	TOFT MONKS	N Wright – Agent for the Applicant Cllr J Knight – Local Member

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

487. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 5.50pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
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Item	Updates	Page No
Item 1 2019/1719	Additional neighbour comment submitted which maintains previous objection due to unsafe crossing point for pedestrians walking from north. Seeking further detail of proposed additional bus services and of what safety measures would be acceptable at Golf Links Road/Chapel Road. Officer response Details for nature and frequency of additional bus services would be agreed as part of full combined travel plan – required by condition. Highways have advised limited safety measures that would be acceptable at crossing points and applicants have indicated intention to provide these.	20
Item 2 2019/0184	Applicants responded to the Landscape Architects comments and DMC which has been circulated to all members and therefore treated as lobbying material	33
Item 3 2019/2209	Verbal update by officer at meeting: Highways have confirmed that they are happy with the additional information received and have no concerns. Agent clarification provided on highways cycle parking query - Confirmed provision exists at Crafton House Additional Conditions Proposed: - Implementation of Remediation Scheme (relating to existing contamination condition) Amended Wording of Proposed Conditions: - Ecology Construction Method now also requires wider construction management plan to protect residential amenity Additional neighbour comment submitted on 10/02/2020 raising parking concerns – these have been addressed already in the report. Information submitted on 10/02/2020 by agent to address highways queries. These include: - Vehicle tracking drawing - Updated site layout plan to include vision splays clearly marked	58
Item 4 2019/2169	No updates	70
Item 5 2019/2316	No updates	76
Item 6 2019/2486	Verbal update by officer at meeting: amendment to report at page 96, which states 'approval with conditions' and should say 'refuse'.	89
Item 7 2019/2522	No updates	97
Item 8 2019/2523	Rectangular building on map at page 104 of the agenda has been removed since report was published.	104

Item 9 2019/1551	No updates	108
Item 10 2019/1666	No updates	114
Item 11 2019/1751	It is considered appropriate to add a further condition requiring the agreement of a strategy for dealing with the disposal of dog foul/foul water issues associated with the swimming pool	122
Item 12 2019/2016	Paragraph 1.1 whilst there is a site access from the west there is also an existing access into the site from the north that could be used to facilitate access to the log cabin. Paragraph 5.4 should refer to “intervening boundary treatments” rather than “intervening buildings.”	128
Item 13 2019/2296	No updates	134
Item 14 2019/2053	Contrary to paragraph 5.3 stating that the buildings in question need to be demolished as a requirement of the S106 attached to planning permission 2010/1063, the S106 only requires that they are not used for poultry or other livestock activities. In light of this it is considered necessary in accordance with Policies DM2.2 and DM2.10 of the SNLP to market the property for potential employment uses/opportunities. In this case it would appear from the submission that only one of the 3 units has been marketed (the one at the rearmost part of the site) and only on a lease basis (not for sale) which means that the marketing is considered to be unsatisfactory. For this reason the following additional reason for refusal is suggested: <i>Insufficient marketing has been undertaken to demonstrate that the units cannot be practically or viably converted into other commercial employment uses. The application does not comply with Policies DM2.2((2)(a)) and DM2.10(e) of the South Norfolk Local Plan Development Management Policies Document 2015.</i>	139
Item 15 2019/2081	No updates	146

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 back to Committee

1. **Appl. No** : **2019/1719/F**
 Parish : **MORLEY**

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

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 External materials to be agreed
- 4 Archaeological work to be agreed
- 5 Provision of parking, service
- 6 Travel plan
- 7 Bus provision
- 8 Highway Improvements Offsite
- 9 Fire hydrant
- 10 Archaeological work to be agreed
- 11 Ecology Mitigation
- 12 Landscaping scheme to be submitted
- 13 Landscape management plan
- 14 Tree protection
- 15 Implementation of remediation scheme
- 16 Surface water
- 17 Details of foul water disposal
- 18 Construction Traffic Management

Major Applications

- 2. Appl. No : 2019/0184/O**
Parish : WYMONDHAM
- Applicants Name : United Business and Leisure (Properties) Ltd
 Site Address : Land North of Carpenters Barn Norwich Common, Wymondham, Norfolk
- Proposal : Outline application for the erection of up to 150 residential dwellings including Affordable Housing, with the provision of new vehicular, pedestrian and cycle access from Norwich Common, incorporating open spaces, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks
- Decision : Members voted unanimously for **Refusal**
- Reasons for refusal
1. Harm to rural character of landscape contrary to DM4.5
 2. Loss of likely 'important' section of hedgerow contrary to DM4.5 and DM4.8
 3. No overriding benefit contrary to DM1.3 and DM1.1

Major and Applications submitted by South Norfolk Council

- 3. Appl. No : 2019/2209/F**
Parish : PORINGLAND
- Applicants Name : Mr Spencer Burrell
 Site Address : Phase 3, Land North of Shotesham Road Poringland Norfolk
 Proposal : Erection of 15no. dwellings and office accommodation, with associated access, parking and play space provision
- Decision : Members voted 8-0 to authorise the Director of Place to Approve with conditions, subject to a Section 106 agreement to secure the provision of affordable housing and open space
- 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 External materials to be agreed
 - 4 Fire Hydrant
 - 5 Ecology Construction Method
 - 6 Ecology Mitigation Enhancement to accord with submitted details
 - 7 Landscape Scheme to be Submitted
 - 8 In accordance with Drainage Strategy
 - 9 Restricted use for Commercial Building
 - 10 Tree Protection
 - 11 Contamination Assessment
 - 12 Unexpected Contamination
 - 13 Existing Ground Levels
 - 14 Resident Disturbance Management Plan
 - 15 No external plant etc.
 - 16 No trees / hedges to be removed
 - 17 Energy Efficiency
 - 18 New Water Efficiency
 - 19 No External Lighting

Other Applications

- 4. Appl. No : 2019/2169/F**
Parish : DEOPHAM AND HACKFORD

Applicants Name : Mrs Sara Armitage
Site Address : Nick's Diner, Church Road, Deopham, NR18 9DT
Proposal : Change of use from (A3) restaurant to (C3) residential

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Time limit - full permission
- 2 In accordance with submitted drawings
- 3 Remove permitted development rights

- 5. Appl. No : 2019/2316/RVC**
Parish : MORLEY

Applicants Name : Mr Neil Clancy
Site Address : Willow Tree Barn, Attleborough Road, Morley St. Peter, Norfolk
NR18 9TU
Proposal : Removal of condition 2 of 2016/0537 - To allow full time permanent
occupancy of the holiday accommodation

Decision : Members voted 7-1 for **Refusal**

Refused

Reasons for Refusal

1. Loss of holiday unit not adequately justified
2. Accessibility of site

- 6. Appl. No : 2019/2486/F**
Parish : KIMBERLEY AND CARLETON FOREHOE

Applicants Name : Mr & Mrs C House
Site Address : Land northwest of Norwich Road, Kimberley, Norfolk
Proposal : Erection of self-build dwelling

Decision : Members voted 8-0 for **Refusal**

Refused

- 1 Design and harm to heritage assets
- 2 Accessibility of site
- 3 No overriding benefits

7. Appl. No : 2019/2522/F
Parish : WICKLEWOOD

Applicants Name : Mr D Coldham
Site Address : Land west of Milestone Lane, Wicklewood, Norfolk
Proposal : Erection of two single storey self-build dwellings and associated access

Decision : Members voted unanimously for **Refusal**

Refused

1. Harm to character and appearance
2. No overriding benefits

8. Appl. No : 2019/2523/D
Parish : ASLACTON

Applicants Name : Wilkinson Builders Reepham Ltd
Site Address : Land north of Sneath Road Aslacton Norfolk
Proposal : Reserved Matters application for appearance, landscaping, layout and scale for the erection of a single dwelling following outline permission 2019/1631

Decision : Members voted unanimously for **Approval**

Approved with conditions

1 Relate back to outline PP
2 In accordance with submitted drawings

9. Appl. No : 2019/1551/F
Parish : NEWTON FLOTMAN

Applicants Name : Mr Karl Lake
Site Address : Land at Brick Kiln Lane Newton Flotman Norfolk
Proposal : Retention of use of land for storage and crushing of materials and display of finished work in connection with a domestic brick weave and drive.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Approved plan
- 2 Used only for storage and crushing of materials and display of finished work in connection with a domestic brick weave and drive
- 3 CCTV to be retained and operational
- 4 Earth banks to north and west perimeter to be retained
- 5 Earth bank around crusher to be retained
- 6 Only one agreed crusher on-site
- 7 Restriction on hours of operation
- 8 Bowser and spray available for damping material available at all times
- 9 Agree areas for storage of material
- 10 Parking as in plan
- 11 Boundary treatments as in plan and previously agreed discharge of condition approval

10. Appl. No : 2019/1666/O
Parish : CRINGLEFORD

Applicants Name : Tusting, Murphy and Sigston
Site Address : 40A Newmarket Road Cringleford NR4 6UF
Proposal : Outline application for demolition of existing dwelling. Erection of 9 no. dwellings including access only

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Outline permission time limit
 - 2 Reserved matters to be submitted
 - 3 Finish floor level to be agreed
 - 4 Foul drainage to main sewer
 - 5 Surface water drainage
 - 6 New Water efficiency
 - 7 Access onto Willowcroft Way
 - 8 Visibility splays
 - 9 Access and parking area
 - 10 Contamination scheme to be submitted
 - 11 Remediation scheme
 - 12 Contaminated land during construction
 - 13 Tree Protection
 - 14 Details of no-dig driveway
 - 15 Ecological mitigation and enhancement
 - 16 Landscaping scheme
- S106 agreement to secure affordable housing contribution

- 11. Appl. No : 2019/1751/F**
Parish : WYMONDHAM
- Applicants Name : Miss Clare Black
Site Address : Centre Paws at Barnards Farm Youngmans Road Wymondham
Norfolk
Proposal : Temporary Canine swimming pool, purpose built docking platform
with steps, fencing and gated access, small caravan within
enclosure used for shelter/changing facilities.
- Decision : Members voted 5-4 for **Approval**. The Chairman used his casting vote.
- Approved with conditions
- 1 Temporary to the end of 2020
 - 2 Hours of operation
 - 3 Boundary treatments to be erected
 - 4 strategy for managing dog foul/foul water issues associated with the pool.
- 12. Appl. No : 2019/2016/F**
Parish : WYMONDHAM
- Applicants Name : The Occupier
Site Address : Barnards Farm, Youngmans Road Wymondham NR18 0RR
Proposal : Change of use including the erection of log cabin to provide a
canine and small animal massage business
- Decision : Members voted 7-0-1 for **Approval**
- Approved with conditions
- 1 Full time limit
 - 2 Hours of operation
 - 3 No more than one person working
- 13. Appl. No : 2019/2296/F**
Parish : WYMONDHAM
- Applicants Name : Mrs Kathryn Cross
Site Address : Barnards Farm, Youngmans Road Wymondham NR18 0RR
Proposal : retention of car park
- Decision : Members voted 7-0-1 for **Approval**
- Approved with conditions
- 1 Previous Highways conditions (access, specification and visibility
 - 2 Three-month time limit

14. Appl. No : 2019/2053/F
Parish : TIVETSHALLS

Applicants Name : Mr Robert Burton
Site Address : Former Poultry Buildings at Elm Tree Farm School Road Tivetshall
St Margaret Norfolk
Proposal : Conversion of existing poultry buildings to 3 x residential dwellings
to include demolition. (Revised application)
Decision : Members voted unanimously for **Approval** (contrary to officer
recommendation, which was lost 0-8)

Reasons for overturning officer recommendation

Members considered what the benefits of additional residential dwellings would bring to the village including enabling the permission adjacent to be implemented and environmental improvements in respect of removing agricultural traffic through the village outweighed the loss of the employment use.

15. Appl. No : 2019/2081/F
Parish : TOFT MONKS

Applicants Name : Mr & Mrs Gavin Ellis
Site Address : Land west of Bulls Green Road, Toft Monks, Norfolk
Proposal : New near zero carbon, art and design live-in studio
Decision : Members voted 5-3 for **Approval** (contrary to officer recommendation,
which was lost 3-5)

Reasons for overturning officer recommendation

Members decided that, after using the tests of paragraph 79(e) of the NPPF, the development would meet those tests, particularly given the context and setting of the site.