

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held remotely on Wednesday, 18 November 2020 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, T Laidlaw, L Neal (Items 2-7) and G Minshull (Items 2-7)

Officers in Attendance: The Assistant Director of Planning (H Mellors), the Area Planning Manager (C Raine), the Principal Planning Officer (C Curtis), the Senior Planning Officer (S Everard) and the Heritage Officer (P Whitehead)

529. 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
2018/2785 (Item 1)	CRINGLEFORD	L Neal	Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the meeting while this item was considered.
2020/0333 (Item 4)	BROOKE	All	Local Planning Code of Practice Lobbied by Agent for the Applicant
		All	Local Planning Code of Practice Lobbied by Objector
2020/1890 (Item 7)	BROOKE	All	Local Planning Code of Practice Lobbied by Developer

530. MINUTES

The minutes of the Development Management Committee meeting dated 21 October 2020 were confirmed as a correct record and signed by the Chairman.

531. 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 application listed below.

APPLICATION	PARISH	SPEAKERS
2018/2785 (item 1)	CRINGLEFORD	N Perryman – Agent for the Applicant
2020/0333 (Item 4)	BROOKE	J Spinks – Parish Council M Banks – Objector I Hill – Agent for the Applicant Cllr J Fuller – Local Member
2020/1495 (Item 5)	CRINGLEFORD	T Wang – Parish Council N Holmes - Applicant
2020/1680 (item 6)	PULHAM MARKET	J Barber – Agent for the Applicant Cllr C Hudson – Local Member
2020/1890 (Item 7)	BROOKE	S Spurgeon – Applicant Cllr J Fuller – 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.

532. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 1.50pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 18 November 2020

Item	Updates	Page No
Item 1	None received	16
Items 2 and 3	DEFERRED Additional information relating to viability has been received by officers which needs to be given due consideration and their views reported to the Development Management Committee.	34
Item 4	Para 4.17 – NCC Highways raise no objections subject to conditions – Para 5.12 to 5.14 sets out NCC Highways view and requirements and their conditions are included in the list of recommended conditions. Lobbying letters have been received and circulated to all members from the applicant's agent and from the neighbour at 2 The Coach House. Officers would wish to confirm that the back track running alongside and to the rear of the Coach House will not be used for construction traffic and would be controlled by the tree protection and method statement (recommended condition no. 4 in the cttee report) and this will be submitted and agreed in full as a pre-commencement condition.	55
Item 5	None received	74
Item 6	A revised elevation plan has been submitted. This has resulted in amendments to the design of the garage as follows: – Pitch lowered by 2.5 degrees – Eaves lowered by 75mm – Garage lowered into the ground – the application site sits lower than Guildhall Lane/ The revised site section also shows that the garage has been lowered in the ground by 1.2m. This results in the garage slab level being 290mm below the new dwelling, Representation from Cllr M Wilby To the committee, as one of the local members for this application. I object to this application 2020/1680 because of the overbearing appearance of this proposal and the size of it in such a rural part of the village, it is also outside of the development boundary. I support the comments of the other district councillor and the parish council, especially regarding	84

	overdevelopment of the site. I ask the committee to refuse this application	
Item 7	None received	89

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

1. **Appl. No** : **2018/2785/D**
 Parish : **CRINGLEFORD**

Applicant's Name : Big Sky Developments Ltd
Site Address : Area BS3 South of Newmarket Road Cringleford Norfolk
Proposal : Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-3 comprising 62 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)

Decision : Members voted unanimously for **Approval** to authorise the Director of Place to approve, subject to amendments

Approved with conditions

 - 1 In accordance with outline consent
 - 2 To accord with submitted plans
 - 3 Materials to accord with submitted details
 - 4 Lighting design strategy
 - 5 Ecological mitigation
2. **Appl. No** : **2019/2252/O**
 Parish : **ASHWELLTHORPE AND FUNDENHALL**

Applicant's Name : Saffron Housing Trust & P. Muskett
Site Address : Land To Rear of Wood Farm The Street Ashwellthorpe Norfolk
Proposal : Erection of 12 affordable dwellings with associated access and parking
3. **Appl. No** : **2019/2253/O**
 Parish : **ASHWELLTHORPE AND FUNDENHALL**

Applicant's Name : Saffron Housing Trust & P. Muskett
Site Address : Land To Rear of Wood Farm The Street Ashwellthorpe Norfolk
Proposal : Erection of 5 affordable dwellings and 7 market dwellings with associated access, garaging and parking. Pond and wetland area.

Items 2 and 3 were deferred by the Applicant prior to the meeting

4. **Appl. No** : **2020/0333/F**
Parish : **BROOKE**
- Applicant's Name : Mr Muj Malik
Site Address : Brooke House Brooke Gardens Brooke Norfolk NR15 1JH
Proposal : Extension to Brooke House to provide an additional 26 bedroom care facility (Class C2), with associated ancillary uses, highway and landscape works.
- Decision : Members voted 3-2 for **Refusal** (against officer recommendation, which was lost 2-3)
- Refused
- Reasons for refusal
- 1 The proposal by virtue of its size, scale, form and specific design, would significantly harm Brooke Conservation Area and the Historic Parkland setting, contrary to Policies DM2.1, DM3.8 and DM4.10.
 - 2 The proposed off-site highway works, which include the loss of the grass island, will change the natural character of the Conservation Area, in particular the setting to the Meres, which will adversely impact on the exiting street scene and would significantly harm Brooke Conservation Area, contrary to Policies DM2.1 and DM4.10.
 - 3 The Intensification/increase in traffic and the location of service area would have an adverse impact on the residential amenities of the neighbouring properties, contrary to DM2.1 and DM3.13.

Other Applications

5. **Appl. No** : **2020/1495/H**
Parish : **CRINGLEFORD**
- Applicant's Name : Mr & Ms Neil And Mary Holmes
Site Address : 1 Newmarket Road Cringleford Norfolk NR4 6UE
Proposal : Demolition of existing porch, roof to single storey front extension, garage and single storey rear extension and erection of 2 storey extension, detached double garage / study, replacement porch and roof to single storey front extension.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Full Planning permission time limit
 - 2 In accordance with submitted drawings
 - 3 External materials
 - 4 Window/external door/glazing details
 - 5 Ecological enhancements
 - 6 Surface Water
 - 7 Tree protection
 - 8 Boundary treatment
 - 9 Replacement trees to be planted

6. **Appl. No** : **2020/1680/F**
Parish : **PULHAM MARKET**
- Applicant's Name : Manor Lake Properties
 Site Address : Agricultural Building South of Guildhall Lane Pulham Market
 Norfolk
 Proposal : Erection of new triple garage and home office.
 Decision : Members voted 4-1 for **Approval**
- Approved with conditions
- 1 Time Limit
 - 2 Submitted Drawings
 - 3 Boundary Treatments
 - 4 Surface water drainage
7. **Appl. No** : **2020/1890/RVC**
Parish : **BROOKE**
- Applicant's Name : C/o Agent
 Site Address : The Bungalow Howe Lane Brooke NR15 1HH
 Proposal : Variation of condition 2 of planning permission 2018/2290 - to clad existing brickwork, reduce size of garage door and changes to fenestration.
 Decision : Members voted unanimously for **Refusal** (contrary to officer recommendation, which was unanimously lost)
- Refused
- Reason for Refusal
 Members felt that the design and appearance of the roof tiles and the cladding were out of keeping and contrary to the Council's Design Policy.
- Members then voted unanimously to pursue enforcement action on the Applicant for the reasons set out above.