

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, 18 September 2019 at 10.00 am.

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

Apologies: **Councillors:** R Elliott and G Minshull

Substitute Members: **Councillors:** B Duffin for G Minshull and T Holden for R Elliott

Officers in Attendance: The Development Management Team Leader (C Raine), the Senior Planning Officer (G Beaumont), the Planning Officers (T Barker and S Everard) and the Senior Community Protection Officer (A Pridmore)

10 members of the public were also in attendance

458. 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
2019/1520/H (Item 4)	BAWBURGH	All	Local Planning Code of Practice Lobbied by Objector
2019/1629/CU (Item 5)	MULBARTON	All	Local Planning Code of Practice Lobbied by Parish Council

459. MINUTES

The minutes of the Development Management Committee meeting dated 21 August 2019 were confirmed as a correct record and signed by the Chairman.

460. 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
2011/1666/F & 2011/1732/LB (Item 1)	WORTWELL	N Jackson – Agent for the Applicant
2018/1318/F (Item 2)	FLORDON	R Bishop – Objector T Tumov – Applicant
2019/1520/H (Item 4)	BAWBURGH	D Goodman – Parish Council T Sprong-Sleath – Objector
2019/1629/CU (Item 5)	MULBARTON	Cllr G Francis – 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.

461. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 11.50am)

Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE 18th
September 2019**

Item	Updates	Page No
Item 1	<p>One further letter of objection</p> <p>Support the officer recommendation</p> <ul style="list-style-type: none"> - Have lived in Wortwell for 33 years and know the site and its history well both from regularly using nearby footpath and as the former District Councillor. - Barn is one of two listed barns that were bought by the applicant to convert into dwellings, one of which has been completed - The applicant removed cladding that had been added to protect the barn in the 1990s which unfortunately allowed strong winds to enter the barn during a winter storm resulting in its collapse - A timber frame using modern timbers was subsequently erected up to roof level - The applications to reconstruct the barn was considered in 2014 where it was deferred to determine whether the original roof timbers, particularly the queen posts, could be used to re-construct the roof - It is now clear that this is not feasible and that the structure would be entirely in modern timbers, with some originals inserted purely cosmetically - What is proposed therefore is tantamount to a new dwelling in the countryside and does not meet the requirements of Council policy - In addition, the building will be constructed in the functional flood plain (zone 3b) - If refused, enforcement action should be authorised to remove the existing timber frame 	13
Item 2	<p>One additional public representation has been received objecting to the application on the basis of:</p> <ul style="list-style-type: none"> - Dangers of large vehicle movement on the local road network - Noise pollution from operating of tunnel fans over a 24hr period causing continued disruption to village residents - Traffic noise from fork lift movement of pallets etc on the Mushroom Farm is a continual nuisance from early in the morning. <p>Additional information from the applicant has also been received following publication of the committee report. This includes additional landscaping information and a plan setting out the location of tunnels on the original site which would be subject to conditions.</p> <p>For information, Condition 15 requires verification testing prior to each tunnel being brought into use to</p>	28

	ensure that the specified noise attenuation measures achieve the required attenuation as set out within the noise impact assessment.	
Item 3	APPLICATION HAS BEEN WITHDRAWN	43
Item 4	None	50
Item 5	<p>One public representation has been received. This objects to the application on the basis of:</p> <ul style="list-style-type: none"> - Creating a commercial enterprise on a residential estate which was design of residential dwellings only. - Scale of proposal is more suitable on a site within a commercial area - Insufficient parking. Only 4 parking spaces however proposal is for 6 staff. No parking for customers. Will result in parking on Bromedale Avenue. 	55

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** : **2011/1666/F & 2011/1732/LB**
Parish : **WORTWELL**
- Applicants Name : Mr T Gentleman
Site Address : Granary Barn Wortwell Hall Farm Low Road Wortwell
Proposal : Repair & re-erection of collapsed barn caused by storm damage
and conversion to residential use
- Decision : Members voted unanimously for **Refusal**
- Refused
- 1 Contrary to DM2.10
 - 2 In Flood Zone 3b
 - 3 Fails to comply with DM1.3

Major Applications

2. **Appl. No** : **2018/1318/F**
Parish : **FLORDON**

Applicants Name : Mr T Tumov
Site Address : Polytunnels At Tas Valley Mushrooms The Street Flordon Norfolk
Proposal : Erection of 7 plastic covered growing tunnels

Decision : Members voted unanimously to authorise the Director of Place to **Approve**, subject to receipt of an updated landscaping scheme and a plan setting out further details of buildings within the blue line and the conditions set out below, and S106 legal agreement, if necessary.

Approved with conditions

- 1 Time Limit
- 2 In accordance with submitted plans
- 3 Foul Drainage
- 4 Surface Water Drainage
- 5 Drainage Management Plan
- 6 Removal of bund
- 7 Implement Landscaping Scheme
- 8 Landscape Management Plan
- 9 Biodiversity Enhancement Plan
- 10 Weather Cowl
- 11 Vibration mounts for external evaporator units
- 12 Attenuator on inlet axial fan
- 13 Acoustic Louvres
- 14 Noise from inlet fans
- 15 Verification Testing
- 16 Haul Road
- 17 Boiler Room
- 18 Growing Room
- 19 Compost handling building and Trayline building
- 20 Operational Hours
- 21 No air handling plant without consent
- 22 External Lighting

Other Applications

3. **Appl. No** : **2019/1275/CU**
Parish : **DISS**

Applicants Name : Mr Alan Stevens
Site Address : Roswald House Oak Drive Diss IP22 4GX
Proposal : Change of use of part of overflow car park to motorcycle training area

Decision : Item withdrawn by the Applicant prior to the committee meeting.

4. **Appl. No** : **2019/1520/H**
Parish : **BAWBURGH**
- Applicants Name : Mr & Mrs Plant
Site Address : 4 Stocks Hill, Bawburgh, NR9 3LL
Proposal : First floor rear extension
- Decision : Members voted 6-2 (with one abstention) for **Refusal** (contrary to officer recommendation, which was lost 3-6)
- Refused
- Reasons for overturning officer recommendation
- 1 Overlooking of adjoining neighbour
 - 2 Loss of light and overshadowing
 - 3 Oppressive and overbearing to adjoining neighbour
5. **Appl. No** : **2019/1629/CU**
Parish : **MULBARTON**
- Applicants Name : Mr Craig Hilliam
Site Address : 5 Pightle Close Mulbarton NR14 8GJ
Proposal : Change of use from garage to office
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time Limit
 - 2 In accordance with submitted plans
 - 3 Personal Occupancy and garage not to be severed from property
 - 4 Business not to be run from property
 - 5 Hours of Use
 - 6 No customers visiting the site
 - 7 Foul drainage to sealed system only