

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday, 24 April 2019 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, C Gould, M Gray, C Kemp and G Minshull

Apologies: **Councillors:** B Duffin and F Ellis

Substitute Members: **Councillors:** C Foulger for B Duffin (for items 1-7 only) and N Legg for F Ellis (for applications 1-3 only)

Officers in Attendance: The Development Manager (H Mellors), the Development Management Team Leader (C Raine), the Senior Planning Officers (G Beaumont and C Curtis) and the Planning Officers (T Barker and S Robertson)

60 members of the public were also in attendance

441. 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
2018/0872/O (item 1)	Mulbarton	All	Local Planning Code of Practice Lobbied by Objectors
		N Legg	Local Planning Code of Practice Lobbied by Applicant
2018/2783/D (item 2)	Cringleford	All	Other Interest Big Sky Developments Ltd is the Council's property development company
2018/2645/F (item 3)	Tacolneston	All	Local Planning Code of Practice Lobbied by Agent for the Applicant
		C Gould, C Kemp and D Bills	Local Planning Code of Practice Lobbied by Applicant
2019/0561/F (item 4)	Ditchingham	All	Local Planning Code of Practice Lobbied by Local Member

442. MINUTES

The minutes of the Development Management Committee meeting dated 27 March 2019 were confirmed as a correct record and signed by the Chairman.

443. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

It was noted that, since publication of the agenda, the Director of Growth and Business Development role had changed to Director of Place. Therefore, the Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

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

APPLICATION	PARISH	SPEAKER
2018/0872/O (item 1)	Mulbarton	P Leigh – Parish Council L Jones – Objector B Rejzek – Agent for the Applicant
2018/2783/D (item 2)	Cringleford	M Wagstaff – Parish Council A Andrews and M Fox – Objectors N Perryman and C Stammers – Agents for the Applicant
2018/2645/F (item 3)	Tacolneston	J Darrell – Objector E Maginn – on behalf of the Applicant
2017/0810/F (item 5)	Long Stratton	Cllr D Fulcher – Local Member Cllr A Thomas – County Councillor

The Committee made the decisions indicated in Appendix B of these 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.

444. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.45pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE 24 April 2019

Item	Updates	Page No
Item 1 – 2018/0872	Lobbying material circulated to members from Mulbarton Residents group including in regard to the deliverability of footpath upgrade Green Infrastructure Officer It is correct that a faculty would be needed in order to gain permission of the Diocese to carry out any works on the footpath on Church land. In my experience this has always been relatively easy to achieve as the Diocese are reluctant to take on any responsibility of the PROW on their land especially as refusing works brings into question liabilities. However, if permission was refused then simply the path would be re-surfaced up to the boundary of the Church land, this would still offer a significant improvement for users. I would like to clarify that the Diocese do not have any powers regarding the stile on the route. It is the Highway Authorities responsibility to authorise or request the removal of structures which cannot be authorised on PROW. A structure can usually only be authorised if livestock are present or if the structure is shown on the Definitive Map or in the Definitive Statement for the path. Officer Response It is noted that the Residents Group disagree with the comments made by Green Infrastructure Officer and appreciate that the lobbying information that has been sent to the members expands on this issue	14
Item 2 - 2783	Hethersett Parish Council: The Planning Committee decided that, following consideration, it had the following comments to make: We note Highways England comments that this application has no material effect upon the Strategic Road Network and feel that this is just another example of the lack of strategic planning and multi-agency co-operation. This application is one of a number of large-scale developments in the area and a holistic approach should be adopted to take account of the totality of the development. As previously requested, the Planning Committee would like to see a traffic management plan conducted for Cringleford, Hethersett and the surrounding villages. We support the comments made by residents that providing road access from Cantley Lane will create an additional rat run. Cringleford Parish Council: The Parish Council has held frequent meetings with the applicants, Big Sky Developments, in which ideas and proposals for land off Cantley Lane, Cringleford, have been discussed. The applicants have been responsive to the concerns and suggestions raised by the Parish Council and have taken steps to deal with them. In particular, they have tried	43

to meet the concerns of many residents about the possible development of a 'rat-run' created by the through-road in the planned estate connecting the A11 with Cantley Lane; it borders the section of the estate for which planning permission is being sought in this application. The measures brought forward, shown on the plans accompanying the application, include speed platforms and a 20-mph speed limit. Given the constraints resulting from the approval on appeal by The Planning Inspectorate of the original planning application for the whole site, No. 2013/1494 (See officers' comments 4.18-4.22), the measures should largely alleviate the concerns of residents.

The Parish Council is pleased that other concerns, also raised by the NCC Ecologist, NCC Highways, and the SNC Landscape Architect have been addressed. It is generally content with the proposals for retaining run-off within in the estate and thinks the risk of flooding in the dip on Cantley Lane, adjacent to the medical and veterinary centres, has been reduced. Detailed proposals for the recreational area beside the A47 are still evolving in collaboration with the Parish Council, but the Parish Council is content with the general principles proposed by the applicants in that they have taken on board our suggestions including a community orchard, allotments and community garden.

The Parish Council does not oppose the officers' recommendation that the details of this application should be approved by the Director of Growth and Business Development. However, given the contentious nature of some elements in the proposed development, the Parish Council believes it would be prudent for all subsequent applications to be considered by the Development Management Committee and not delegated to the Director or officers.

Officer:

For information the following ecological surveys have been carried out:

1. Initial Badger Walkover: Completed 3rd October 2018
2. Autumn Bat Survey: Completed 3rd October 2018
3. Breeding Bird Survey: Ongoing – First survey carried out 9th April 2019.
4. eDNA Newt Sampling Survey: 15th April 2019 Sampling completed. Samples posted 16th April 2019 and results expected by 2nd May 2019. Landowner confirmed that other recent surveys have previously confirmed absence.
5. Badger Walkover Survey: Completed 17th April 2019
6. Spring Bat Survey: Completed 17th April 2019

The following remaining surveys are:

1. Tree Roost Assessment: Proposed 23rd April 2019
2. Breeding Bird Survey: Remaining two surveys in May 2019 and June 2019.

	3. Summer Bat Survey: June 2019 – No date currently proposed as weather dependent but anticipated to be early to mid-June.	
Item 3 – 2018/2645	Verbal update by officer at meeting: aware that a separate email sent to members by applicant in response to this, officer confirmed that trees referred to had been lawfully removed. Officer also confirmed that an updated arboricultural report had not been submitted. separate document received – trees lawfully removed. No TPO or arboricultural report received. 1) The applicant has submitted a response to the Committee report, which has been circulated to Members. Officers do not consider that this raises any planning issues in addition to those considered in the Committee report and do not wish to provide responses to specific points raised. 2) Letter received via agent from Norfolk Wildlife Services regarding tree protection measures following emails with the Council's Arboriculturalist on 4 and 5 April. This letter seeks to demonstrate how the concerns raised by the Arboriculturalist in relation to the proximity of works activity around T37 (the Alder tree in the northwest corner of the site), the construction of a no-dig driveway between T13 and T18 and the position of soakaways can be addressed. The letter also explains that the Arboricultural Method Statement and Tree Protection Plan will be updated to include these elements. However, at the time of writing, these have not been received and accordingly, the officer position on the impact of the development on trees remains as it was.	61
Item 4 – 2019/0561	No updates	72
Item 5 – 2019/0810	No updates	77
Item 6 – 2017/2652	WITHDRAWN	104

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** : **2018/0872/O**
 Parish : **MULBARTON**

Applicants Name : Glavenhill Strategic Land (Number 3) Limited
Site Address : Land east of Norwich Road Mulbarton Norfolk
Proposal : Outline Planning Application for up to 135 dwellings, public open space and associated drainage and highways infrastructure

Decision : Members voted unanimously for **Refusal**

Refused

- 1 Impact on church
- 2 Impact on Paddock Farmhouse
- 3 Impact on conservation area
- 4 Impact on landscape
- 5 Loss of hedgerow
- 6 No overriding benefits
- 7 Contrary to NPPF

2. **Appl. No** : **2018/2783/D**
 Parish : **CRINGLEFORD**

Applicants Name : Big Sky Developments Ltd
Site Address : Area BS1 South of Newmarket Road Cringleford Norfolk
Proposal : Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-1 comprising 67 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)

Decision : Members voted unanimously to authorise the Director of Place to **Approve**

Approve with conditions

- 1 In accordance with outline consent
- 2 To accord with submitted plans
- 3 Materials to accord with submitted details

Subject to the carrying out of further ecological surveys, receipt of amended plans, arboricultural impact assessment and location of affordable housing units.

Other Applications

3. **Appl. No** : **2018/2645/F**
 Parish : **TACOLNESTON**

Applicants Name : Mr & Mrs Maginn
Site Address : Land to the rear of The Pelican Public House, Norwich Road,
Tacolneston

Proposal : Erection of 2 dwellings with associated access, parking and
landscaping

Decision : Members voted 5-3 for **Refusal**

Refused

- 1 Out of character
- 2 Harm to conservation area
- 3 Impact on trees
- 4 No overriding benefits

4. **Appl. No** : **2019/0561/F**
 Parish : **DITCHINGHAM**

Applicants Name : Mr G Hayes
Site Address : 69 Loddon Road Ditchingham Norfolk NR35 2RA
Proposal : Change of use from builders yard and offices to 3no. two bedroom
single storey dwellings.

Decision : Members voted 7-0 for **Approval**

Approved with conditions

- 1 Time Limit
- 2 In accordance with submitted drawings
- 3 Contaminated Land Scheme
- 4 Unexpected Contamination
- 5 Surface water drainage
- 6 Parking and Turning

Major Applications referred back to Committee**5. Appl. No : 2017/0810/F**
Parish : LONG STRATTON

Applicants Name : Orbit Homes (2020) Ltd
Site Address : Land Off St Mary's Road Long Stratton Norfolk
Proposal : Erection of 52 dwellings with associated car parking and amenity
 space, roads, public open space, landscaping and vehicular access
 off St Mary's Road.

Decision : Members voted 7-0 to endorse that the current appeal is only defended
 on the revised single reason below:

The benefits of the scheme in providing new housing, including affordable housing and the over provision of public open space does not override the landscape and character harm that would occur and consequently fails to comply with either criteria 2 c) or 2 d) of Policy DM 1.3 of the South Norfolk Local Plan which are directly applicable to application sites located outside of a development limit.

6. Appl. No : 2017/2652/O
Parish : PORINGLAND

Site Address : Land South of Burgate Lane Poringland Norfolk
Proposal : Outline application for the erection of up to 165 dwellings with
 public open space, landscaping and sustainable drainage system
 (SuDS) and vehicular access point from Burgate Lane. All matters
 reserved except for means of access.

Decision : This item was withdrawn by the Applicant prior to the meeting