

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, 25 June 2019 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), V Clifford-Jackson, J Easter, R Elliott, F Ellis, D Bills (for applications 1,2&4 only), and G Minshull (for applications 2,3 &4 only)

Apologies: **Councillors:** L Neal and T Laidlaw

Substitute Members: **Councillors:** Y Bendle (for applications 1,2&3 only) for L Neal
J Halls for T Laidlaw

Officers in Attendance: The Development Manager (H Mellors), the Development Management Team Leaders (C Raine and T Lincoln), the Senior Planning Officers (G Beaumont) and the Planning Officer (J Jackson)

25 members of the public were also in attendance

445. 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
2018/2699/F (item 1)	Diss	G Minshull	As a member of the Diss Heritage Triangle Trust, member considered that he was pre-determined, stepped down from the Committee and reverted to his role as Local Member for this item.
		J Easter	Other Interest Friend of Architect.
2019/0749/F (item 3)	Hethersett	D Bills	As member had personal involvement with application, he stepped down from the Committee for this item.
		V Thomson	Local Planning Code of Practice Lobbied by Applicant.
2019/1055/F (item 4)	Wymondham	Y Bendle	Local Planning Code of Practice As a Cabinet Member, Cllr Bendle left the room while this item was considered.

446. MINUTES

The minutes of the Development Management Committee meeting dated 24 April 2019 were confirmed as a correct record and signed by the Chairman.

447. 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
2018/2699/F (item 1)	Diss	E Taylor – Town Council A Rowe – Objector R Bryant – Objector K Day – Architect for the Applicant G Minshull – Local Member
2019/0412/D (item 2)	Wortwell	M Gray – Objector
2019/0749/F (item 3)	Hethersett	L Culling – Applicant P Hardy – Local Member (statement read out in Cllr Hardy's absence)

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.

448. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.08pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
25th June 2019

Item	Updates	Page No
Item 1 –	For the avoidance of doubt, outline planning permission was refused on a small part of the current application site for a chalet style bungalow in 2003 under 2003/0948 which given the duration of time since this decision coupled with the different policy framework (different Local Plan, pre NPPF) under which a decision was made, it was not considered to be “recent relevant planning history” as outlined in section 2 of the committee report. The agent has submitted an indicative drainage strategy that suggests the use of attenuation crates that would allow for the storage of water and infiltration of this into the ground without the need to have an outfall to the Mere. The agent has confirmed that they accept that the final details would need to be finalised following further detailed assessment including undertaking percolation tests and as such suggested condition 7 is still necessary. It would appear that any outfall to the Mere would require the consent of the Environment Agency and Diss Town Council and it is understood that neither consent is presently in place. Officer observation: It is still considered reasonable to deal with a detailed scheme via planning condition. Officers would also need to draw the agent’s attention to the need to consider an archaeological implications given the comments of Historic Environment Services.	16
Item 2 -	No updates	28
Item 3 –	No updates	34
Item 4 – 2019/1055	Comments received from Sport England: Sport England accepts that this facility does not play a significant role in the delivery of sport at this location and its loss will not impact on any other sports facility at this site. Football is best delivered through the new 3G pitch at Ketts Park and the additional car parking will assist the operation of the leisure centre. Having assessed the application, Sport England is satisfied that the proposed development broadly meets exception E3 of our playing fields policy, in that:	41

	'The proposed development affects only land incapable of forming part of a playing pitch and does not: • reduce the size of any playing pitch • result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas); • reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; or • prejudice the use of any remaining areas of playing field on the site.' It does result in the loss of a small poor quality facility, but this is not considered sufficient to justify objection to this application. This being the case, Sport England does not wish to raise an objection to this application.	
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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.

Other applications

1. **Appl. No** : **2018/2699/F**
 Parish : **DISS**

Applicants Name : Mr & Mrs A Warnes

Site Address : 22A St Nicholas Street Diss IP22 4LB

Proposal : Demolition of existing garage/stores. Erection of 3 dwellings, single garage and associated hard-standing parking/turning area.

Decision : Members voted 7-1 to **DEFER** (to a future meeting of the Development Management Committee) for a Sites Sub-Committee Visit.

Note: The Committee indicated the reasons for the Sites Sub-Committee visit were because the intended site layout and relationships between site boundaries and existing buildings were difficult to envisage other than by site assessment, and because the material planning conditions raised were finely balanced and it was felt that member assessment and judgement could only be concluded by assessing the issues directly on site (in line with guidance notes 1 and 3 contained within the agenda papers).

2. **Appl. No** : **2019/0412/D**
 Parish : **WORTWELL**

Applicants Name : Mrs Riches

Site Address : Land West Of 2 High Road Wortwell Norfolk

Proposal : Reserved matters application following outline permission 2018/2019 for 3 dwellings to include appearance, layout and landscaping.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Approved drawings
- 2 External materials
- 3 Boundary treatments
- 4 TRAD 4
- 5 Retention of hedge
- 6 No PD for plot 1
- 7 Surface water drainage details tba
- 8 Foul water drainage tba
- 9 Slab level tba

3. Appl. No : 2019/0749/F
Parish : HETHERSETT

Applicants Name : Mr & Mrs A & L Culling
Site Address : Land to the rear of 35 Lynch Green, Hethersett, Norfolk
Proposal : Proposed new dwelling

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

Approved with conditions

- 1 Full planning permission time limit
- 2 In accord with submitted drawings
- 3 External materials as detailed
- 4 Provision of parking, service
- 5 Surface of driveway as detailed
- 6 New water efficiency
- 7 Retention trees and hedges
- 8 Landscaping as detailed
- 9 Implement boundary treatment
- 10 No additional windows at first floor
- 11 Slab level
- 12 Details for disposal of surface water

Applications submitted by South Norfolk Council

4. Appl. No : 2019/1055/F
Parish : WYMONDHAM

Applicants Name : Mr Mark Heazle
Site Address : Wymondham Leisure Centre, Norwich Road, Wymondham, NR18 0NT
Proposal : Removal of an existing external 'All Weather Sport Pitch' and replacement with an extended car park and external amenity lighting

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

Approved with conditions

- 1 Full planning permission time limit
- 2 In accord with submitted drawings
- 3 No further lighting