

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 3 January 2018 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), Y Bendle, B Duffin, F Ellis, C Gould, M Gray, C Kemp and G Minshull

Apologies: **Councillors:** L Neal, J Mooney and A Thomas

Substitute Members: **Councillors:** N Legg for L Neal
D Bills for A Thomas

Officers in Attendance: The Development Manager (H Mellors), the Development Management Team Leader (R Collins), the Major Projects Team Leader (T Lincoln) and the Planning Officer (T Barker)

371. 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
2017/2564/F (Item 2)	LONG STRATTON	ALL	Other Interest Applicant is South Norfolk Council
		Y Bendle	Other Interest As a Cabinet Member, Cllr Bendle left the room whilst this item was considered
2017/2746/F (Item 3)	KETTERINGHAM	Y Bendle	Other Interest As a Cabinet Member, Cllr Bendle left the room whilst this item was considered

372. MINUTES

The minutes of the Development Management Committee meeting dated 6 December 2017 were confirmed as a correct record and signed by the Chairman.

373. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Planning and Environment, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

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 Director of Growth and Business Development.

374. PLANNING APPEALS

The Committee noted the planning appeals.

375. QUARTERLY ENFORCEMENT REPORT

The Committee noted the quarterly enforcement report.

(The meeting closed at 10.25 am)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
03 January 2018

Item	Updates	Page No
Item 1 – 2017/2511	No update.	25
Item 2 – 2017/2564	Landscape Architect I note that this proposal necessitates the removal of the existing oak tree, which has been classified as a B2 specimen in the submitted arboricultural information. DM4.8 applies and we would normally seek to retain such trees if possible, but in this instance I accept that arguably the benefits of the scheme outweigh the loss of the tree, especially if mitigation can be provided. A condition is proposed requiring landscaping, this should include the planting of new trees along the frontage. It appears that the verge for the new car park layout will be about 3m wide, which should be feasible for tree planting especially if the whole length is available for rooting. Whoever details the scheme might wish to consider installing root barriers (a common practice now) installed along the edge of the path and parking areas. Officer response The relevant condition will be updated to include the planting of replacement trees along the frontage.	28
Item 3 – 2017/2746	District Member – Cllr Legg Can be delegated. More accommodation needed for plant and vehicles. Making good use of an untidy site. Highways England No objection NCC Highways Both aspects of the application will have highway benefits in reducing the number of vehicles that currently have to park on the highway. Clarification to be provided regarding the pedestrian route that will be used from the car park to the SNC depot – this has now been provided to the satisfaction of the highway authority. Condition required to ensure parking and manoeuvring area is retained in perpetuity. SNC Water Management Officer Condition requiring full details of surface water drainage to be submitted. Health and Safety Executive No objection SNC Conservation and Design Officer No comment or objection	34

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 Growth and Business Development's final determination.

Other Applications

- 1 Appl. No : 2017/2511/CU**
Parish : ROYDON
- Applicants Name : Mrs Georgina Taylor-Cross
Site Address : 1 Manor Road Roydon IP22 5QU
Proposal : Retrospective application to change the use of bedroom to beauty salon.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 In accord with submitted drawings
 - 2 Personal Permission

Application submitted and on land owned by South Norfolk Council

- 2 Appl. No : 2017/2564/F**
Parish : LONG STRATTON
- Applicants Name : South Norfolk Council
Site Address : Leisure Centre, Swan Lane, Long Stratton, NR15 2UY
Proposal : External: New first floor extensions comprising fitness suite and studio store. Rationalisation works to existing car park area and creation of additional spaces on the site.
 Internal: General refurbishment, formation of new facilities comprising soft play, changing rooms and inclusive fitness suite
- Decision : Members voted 9-0 for **Approval**
- Approved with conditions
- 1 Full Planning permission time limit
 - 2 In accord with submitted drawings
 - 3 Provision of parking, service
 - 4 Noise mitigation
 - 5 No generators/air handling plant
 - 6 Construction noise management plan
 - 7 Drainage Strategy
 - 8 Full details of external lighting
 - 9 Landscaping scheme
 - 10 Planting of replacement trees along the frontage

Application where South Norfolk Council has an interest

3 Appl. No : 2017/2746/F
Parish : KETTERINGHAM

Applicants Name : Mr Nathan Riches
Site Address : Land West of Station Lane Ketteringham Norfolk
Proposal : Construction of car park, storage area and haulage yard including a workshop.

Decision : Members voted 9-0 to Authorise the Director of Growth and Business Development to **Approve**

Approved with Conditions

1. In accord with submitted drawings
2. In accordance with tree protection measures
3. Ensure that parking and manoeuvring area is retained in perpetuity
4. Full details of surface water drainage to be submitted

Subject to no objection from NCC Highway Authority, SNC Environmental Services, the Health and Safety Executive and Network Rail and no new material considerations being raised by other consultees and third parties.