

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 9 February 2022 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), Y Bendle, D Bills, B Duffin, J Halls, T Holden, T Laidlaw, L Neal (Items 2 -4) and G Minshull (Items 2 -4).

Apologies: Councillor: F Ellis (with Y Bendle appointed substitute)

Officers in Attendance: The Development Manager (T Lincoln), the Area Team Manager (C Curtis) and the Principal Planning Officers (T Barker & P Kerrison)

7 members of the public were also in attendance

595 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
2021/0195/F (Item 1)	CRINGLEFORD	L Neal & G Minshull	Local Planning Code of Practice As Cabinet Members, Cllrs Minshull and Neal left the room while this application was considered
2021/2757/F (Item 4)	BURSTON AND SHIMPLING	All D Bills, Y Bendle, T Holden, J Halls & T Laidlaw	Local Planning Code of Practice Lobbied by the Parish Council Local Planning Code of Practice Lobbied by the District Member

		B Duffin	Other Interest County Councillor for the area
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596 MINUTES

The minutes of the meeting of the Development Management Committee held on 12 January 2022 were confirmed as a correct record.

597 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	Speakers
2021/1343/F	ASHWELLTHORPE AND FUNDENHALL	C Eastwood – Objector E Griffiths – Agent Cllr N Legg – Local Member Cllr V Clifford Jackson – Local Member (Written Representation)
2021/1244/LB	ASHWELLTHORPE AND FUNDENHALL	C Eastwood – Objector E Griffiths – Agent Cllr N Legg – Local Member Cllr V Clifford Jackson – Local Member (Written Representation)
2021/2757/F	BURSTON AND SHIMPLING	Cllr J Easter – 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.

598 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:00pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 9 February 2022

Item	Updates	Page No
Item 1 2021/0195		18
Item 2 2021/1343	<p>Parish Council Objection:</p> <p>Reiterating points covered in previous objections:</p> <ul style="list-style-type: none"> - Consultation with Neighbours - Removal of Trees/hedges - Reduction in the size of the pond - Loss of amenity for neighbours - Increase in size of the building <p>Additional Neighbour Objection:</p> <ul style="list-style-type: none"> - Date of Consultation - Heritage - Parking/highway safety - Sustainability 	26
Item 3 2021/1344	See above for 2021/1343	40
Item 4 2021/2757	<p>Parish Council - recommends Approval</p> <ul style="list-style-type: none"> - The amendments were noted. The roofline has been lowered to replicate the proportions of the streetscape - There were no concerns raised regarding the proposed double garage with annexe above, which meets the criteria as set out in DM3.4 b, c and d. - The design of the proposal also meets DM3.6 a and b in the view of the Parish Council - DM3.4a invites a subjective view and does not appear to be applied to other decisions for other applications as could be cited for approval for a barn conversion which is higher than surrounding buildings thus lacking consistency <p>2 letters of support</p> <ul style="list-style-type: none"> - In place of an existing building so would have less impact than a new building - Evergreen hedging shields the property from view - Will not be taller than the existing house - There are buildings in the area that are a multitude of shapes and sizes 	45

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 submitted by South Norfolk Council

1. **Appl. No** : **2021/0195/F**
Parish : **CRINGLEFORD**
Applicant's Name : Big Sky Developments Ltd
Site Address : Land East of A11 and North and South of Round House Way Cringleford Norfolk

Proposal : Proposed section of road to extend the existing proposed highway within the development approved under application ref. 2017/2120

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

Approved with conditions

1 Time Limit - Full Permission
2 In accordance with submitted drawings

Other Applications

2. **Appl. No** : **2021/1343/F**
 Parish : **ASHWELLTHORPE AND FUNDENHALL**
 Applicant's Name : Mr H Mason
 Site Address : Barn at The Grange Whipps Lane Fundenhall Norfolk
- Proposal : Proposed conversion of existing Atcost building to
 residential use (following the permission granted for Class
 Q conversion of the building under reference: 2020/2236)

 Decision : Members voted 5-4 for **Approval**

 Approved with conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 External materials to be agreed
- 4 Access Construction Details
- 5 Biodiversity Method Statement
- 6 Tree protection
- 7 Retention of Trees and Hedges
- 8 Details of Services etc.
- 9 Visibility Splays
- 10 Provision of Parking Etc.
- 11 Foul drainage -sealed system/package
- 12 New Water efficiency
- 13 Contaminated land during construction
- 14 No PD for Classes ABCD&E
- 15 No PD for fences, walls etc
- 16 External Lighting to be agreed
- 17 Ecology Mitigation/Enhancement
- 18 Restrict outbuildings to ancillary and incidental to dwelling

3. **Appl. No** : **2021/1344/LB**
 Parish : **ASHWELLTHORPE AND FUNDENHALL**
 Applicant's Name : Mr H Mason
 Site Address : Barn at The Grange Whipps Lane Fundenhall Norfolk

 Proposal : Proposed alteration to existing curtilage listed outbuilding to form car port, as well as minor repairs/alterations to fabric of three other outbuildings.

 Decision : Members voted unanimously for **Approval**

 Approved with conditions

 1 Time Limit - Listed Building
 2 In accordance with submitted drawings
 3 Matching materials
 4 Making good to match existing

4. **Appl. No** : **2021/2757/F**
 Parish : **BURSTON AND SHIMPLING**
 Applicant's Name : Mr Nigel Frankland
 Site Address : Bell Cottage Back Lane Burston IP22 5TT

 Proposal : Demolition of existing double garage and erection of proposed double garage with annexe above

 Decision : Members voted 6-3 for **Approval** (contrary to officer recommendation, which was lost 3-6)

Reasons for overturning officer recommendation

Reduction in height of building from previously refused scheme addresses the previous reasons for refusal and scheme is now acceptable in terms of its impact on the dwelling and its setting

Approved with conditions

- 1 Standard time limit
- 2 In accordance with submitted drawings
- 3 Annexe accommodation only
- 4 Materials