

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held remotely on Wednesday, 16 December 2020 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, T Laidlaw and G Minshull

Apologies: **Councillor:** L Neal

Substitute Members: **Councillor:** J Easter

Officers in Attendance: The Development Manager (T Lincoln), the Area Planning Manager (C Raine), the Principle Planning Officer (T Barker) and the Senior Planning Officer (P Kerrison).

536. 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
2020/1896 (Item 3)	WHEATACRE	All	Local Planning Code of Practice Lobbied by the Applicant

537. MINUTES

The minutes of the Development Management Committee meeting dated 3 December 2020 were confirmed as a correct record and signed by the Chairman.

538. 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 application listed below.

APPLICATION	PARISH	SPEAKERS
2020/1255/F (Item 1)	REDENHALL WITH HARLESTON	J Read – Objector J Putman – Agent for the Applicant Cllr J Savage – Local Member
2020/1781/F (Item 2)	BROOME	F Hartwell – Parish Council S Smith – Agent for the Applicant F Bodhee – Applicant
2020/1896 (Item 3)	WHEATACRE	P Harris – Applicant Cllr J Knight – 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.

539. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12:30pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
16th December 2020

Item	Updates	Page No
Item 1 2020/1255	2 further objections received which raise concerns relating to overlooking, access, disturbance from construction, heritage/design concerns, flooding, parking, ac units, waste collection and noise. Officers consider that all relevant points have been addressed in the report. SNC Environment Quality Officer has re-confirmed the need to agree details of air conditioning units via condition. SNC Senior Heritage and Design Officer has confirmed that they have no objection subject to conditions to cover materials to match existing and construction detail drawing of new dormer to ensure that it is built correctly. Officer Update - Would wish to clarify that the ability to submit a prior notification for building new flats above shops does not apply to buildings located in Conservation Areas and therefore this does not represent any kind of “fallback” position. Officer Update - Would wish to draw attention to an allowed appeal at a nearby site (2012/1468) which was granted for a one bedroom unit without a parking space. The following plan shows the location of this development. 	12
Item 2 2020/1781	One further letter of objection received expressing concern that the permission seems a foregone conclusion with no account of views or objections. Officers can confirm that it has considered the planning merits of all issues raised in reaching their recommendation.	25

Item 3 2020/1896	Letters from NHS Norfolk and Suffolk NHS Foundation Trust and The Warren School which support the applicant in her request for the parking space. Officer update - In response to a query raised regarding 13 Whiteways, it would appear that any hedgerow removal at the front of this property is sufficiently historic to be exempt from enforcement action. Officer update - In response to a query raised regarding the installation of an LPG gas tank in the front garden of a neighbouring property in Whiteways (8 Church Lane), the impact was assessed in approving 2015/2671 whereby officers stated the following in the delegated report: A number of properties, including the application property, in the terrace have taken out the front hedgerows, with some creating car parking spaces within the front gardens. As such the usual uniform appearance of a terrace designed by Tayler and Green, has been lost. Unfortunately, no planning permissions were sought for any of these alterations. The Senior Conservation and Design Officer has commented that it would be preferable to locate the tank in a less visible position, to the side of the garden rather than the centre. However, the tank is required to be positioned away from the boundaries and house for safety reasons. Due to the building not being a designated asset, and that the tank is relatively small, and screened, he does not consider that the impact resulting from the placing of the tank to the character of the building will be significant enough to warrant refusal. I agree with the Senior Conservation and Design Officer and consider that the design and siting of the proposal will not adversely impact on the visual amenities of the locality. The material difference here is that the front garden, including the hedgerow, is still intact. On a point of clarification, officers have spoken to the Highway Authority (NCC) and they would not support any request to allocate a disabled space on the carriageway in front of the property.	31
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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** : **2020/1255/F**
 Parish : **REDENHALL WITH HARLESTON**

Applicant's Name : Mr & Mrs Vanisri & Mahalingam Sivaranjan
Site Address : 7 London Road Harleston IP20 9BH
Proposal : Construction of 2 Upper floor apartments.

Decision : Members voted unanimously to give delegated authority for **Approval**
subject to officers ensuring compliance with minimum specifications for
internal space standards

Approved with conditions

 - 1 Time Limit – Full Permission
 - 2 In accordance with submitted drawings
 - 3 External materials to be agreed
 - 4 Windows to be obscure glazed
 - 5 No generators/air plant without consent
 - 6 Personal Food Evacuation Plan
 - 7 Contaminated land during construction
 - 8 External Lighting to be Submitted
 - 9 New Water Efficiency

2. **Appl. No** : **2020/1781/F**
 Parish : **BROOME**

Applicant's Name : Fatma Bodhee
Site Address : The Old Methodist Chapel Sun Road Broome Norfolk
Proposal : Proposed rear extension to form toilet block and the creation of a
new residential annexe.

Decision : Members voted unanimously for **Approval**

Approved with conditions

 - 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Annexe Accommodation Only
 - 4 First Floor Windows to be high level
 - 5 Matching materials
 - 6 New Access
 - 7 Parking area details
 - 8 Boundary treatment to be agreed
 - 9 Surface water

3. **Appl. No** : **2020/1896**
 Parish : **WHEATACRE**
- Applicant's Name : Miss Penny Harris
Site Address : 11 Whiteways, Church Lane, Wheatacre, NR34 0AU
Proposal : Creation of shingle driveway including the removal of existing hedge.
- Decision : Members voted unanimously for **Approval** (contrary to officer recommendation, which was unanimously lost)
- Approved with conditions
- 1 time limit
2 approved plans
3 replanting of hedge upon applicant leaving the dwelling