

# Planning Committee

## Agenda

### Date

Wednesday 4 November 2020

### Members of the Planning Committee

Cllr S Lawn  
(Chairman)

Cllr J M Ward  
(Vice Chairman)

Cllr A D Adams  
Cllr S C Beadle  
Cllr J F Fisher  
Cllr R R Foulger  
Cllr R M Grattan

Cllr C Karimi-Ghovanlou  
Cllr I N Moncur  
Cllr S M Prutton  
Cllr S Riley

### Substitutes

#### Conservative pool

Cllr N J Brennan  
Cllr S Clancy  
Cllr J Copplestone  
Cllr A D Crotch  
Cllr K S Kelly  
Cllr D King  
Cllr K G Leggett  
Cllr T M Mancini-Boyle  
Cllr M L Murrell  
Cllr G K Nurden  
Cllr C E Ryman-Tubb  
Cllr M D Snowling  
Cllr J L Thomas  
Cllr K A Vincent  
Cllr S A Vincent  
Cllr S C Walker  
Cllr F Whymark

#### Liberal Democrat

Cllr D J Britcher  
Cllr S Catchpole  
Cllr D G Harrison  
Cllr S Holland  
Cllr K Lawrence\*\*\*  
Cllr J Neesam  
Cllr L A Starling  
Cllr D M Thomas

\*\*\*\* Not trained

### Time

9.30am

### Place

To be hosted remotely at  
Thorpe Lodge  
1 Yarmouth Road  
Thorpe St Andrew  
Norwich

### Contact

Leah Arthurton tel (01508) 533610

Broadland District  
Council  
Thorpe Lodge  
1 Yarmouth Road  
Thorpe St Andrew  
Norwich NR7 0DU



**If any Member wishes to clarify details relating to any matter on the agenda they are requested to contact the relevant Area Planning Manager, Assistant Director Planning or the Assistant Director Governance & Business Support (Monitoring Officer) prior to the meeting.**

E-mail: [dawn.matthews@broadland.gov.uk](mailto:dawn.matthews@broadland.gov.uk)



@BDCDemServices

In light of Government guidance, there is restricted public access to the Council offices.

**PUBLIC ATTENDANCE** – This meeting will be live streamed for public viewing via the following link:  
<https://www.youtube.com/channel/UCZciRgwo84-iPyRlmsTCIng>

**PUBLIC SPEAKING** – You may register to speak by emailing us at  
[committee.services@broadland.gov.uk](mailto:committee.services@broadland.gov.uk) no later than 3pm on Friday 30 October 2020

## **A G E N D A**

**Page No**

<b>1</b>	<b>To receive declarations of interest under Procedural Rule no 8</b>	
<b>2</b>	<b>Apologies for absence</b>	
<b>3</b>	<b>Minutes of meeting held on 7 October 2020</b>	<b>5</b>
<b>4</b>	<b>Matters arising therefrom (if any)</b>	
<b>5</b>	<b>Applications for planning permission to be considered by the Committee in the following order:</b>	
	Schedule of Applications	<b>12</b>
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<b>6</b>	<b>Planning Appeals (for information)</b>	<b>38</b>

Trevor Holden  
Managing Director

## DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. Affect yours, or your spouse / partner's financial position?
2. Relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

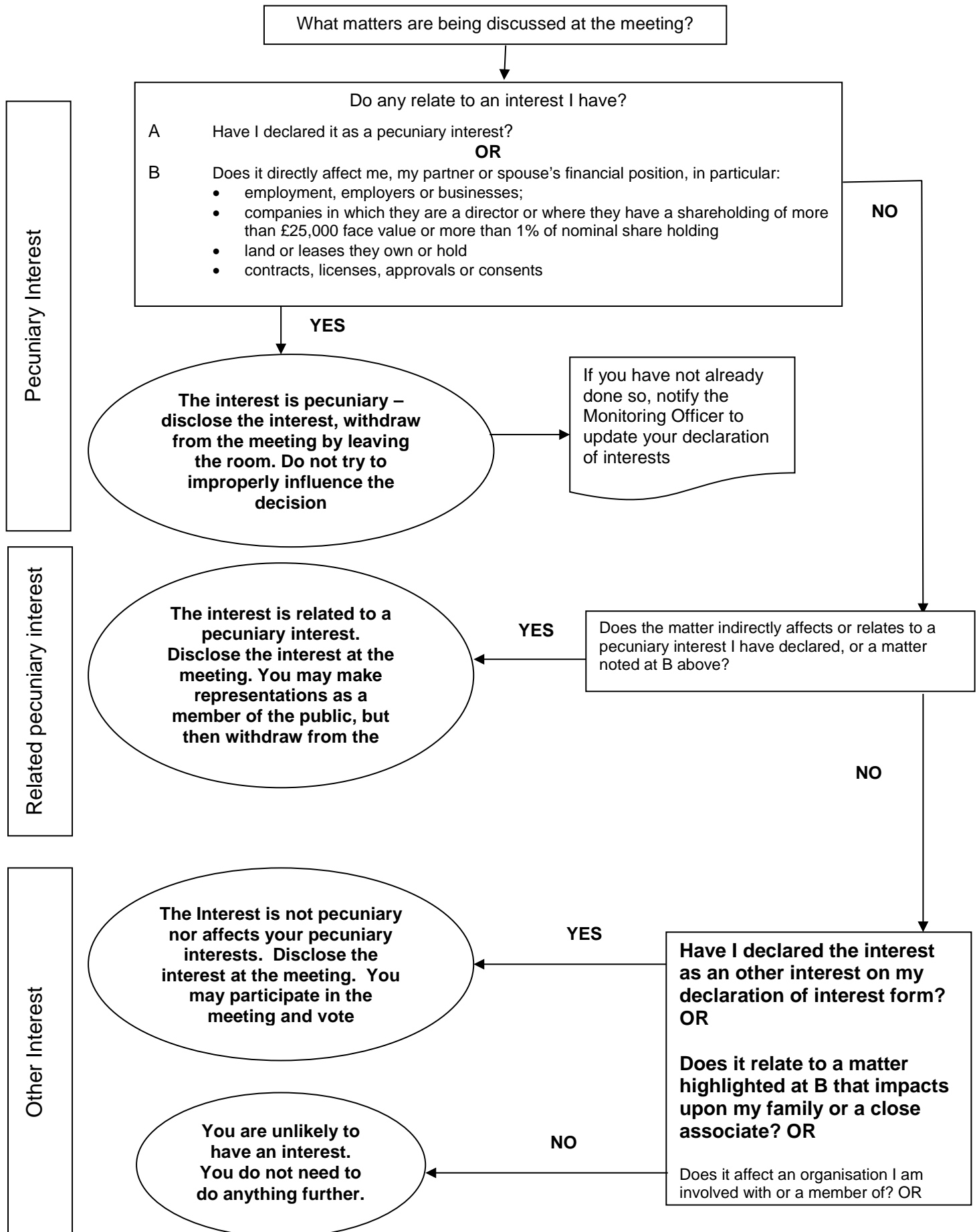
Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF

**PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER  
IN THE FIRST INSTANCE**

# DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Minutes of a meeting of the **Planning Committee** held via video link on **Wednesday 7 October 2020 at 9.30am.**

A roll call was taken and the following members were present:

Cllr S Lawn – Chairman

Cllr A D Adams  
Cllr S Beadle  
Cllr N J Brennan  
Cllr J F Fisher

Cllr R R Foulger  
Cllr S Holland  
Cllr C Karimi-Ghovanlou

Cllr K Leggett  
Cllr S Prutton  
Cllr J M Ward

Also in attendance were the Development Manager, the Area Team Manager (NH) and the Democratic Services Officers (DM & LA).

### 127 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Cllr N Brennan	129 – application 20200302 – Land East of 35 The Hill, Ranworth	Ward member and had attended a parish council meeting when the application had been discussed but had not participated or voted. Non-disclosable - non pecuniary interest.
Cllr S Lawn (on behalf of all Members)	130 - application 20181183 – Woodland Manor, Shack Lane, Blofield	lobbied by objectors – Non-disclosable, non-pecuniary interest.
Cllr N Brennan		Ward member - Non-disclosable, non-pecuniary interest.
Cllr C Karimi-Gouvanlou	131 - application 2020200981 – Walled Garden, Belaugh Green Lane, Coltishall	lobbied – Non-disclosable, non-pecuniary interest.
Cllr S Prutton		

### 128 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr R Gratton and Cllr S Riley.

*In respect of the decisions indicated in the following minutes, conditions or reasons for refusal of planning permission as determined by the Committee being in summary form only and based on standard conditions where indicated and subject to the final determination of the Director of Place.*

**129 APPLICATION NUMBER 20200302 – LAND EAST OF 35 THE HILL  
RANWORTH**

The Committee considered an application for the change the use of agricultural land to a glamping/camping site including erection of four camping huts and a toilet/shower/storage block (part retrospective).

The application was reported to Committee as the proposal had potential to generate employment and the recommendation was for refusal. The Council previously owned the land and had a covenant on the land restricting its use to agricultural, horticultural, private open or public open space.

Members noted the location and context of the site as set out in detail in the report. They also noted that the recommendation on page 22 included provision for enforcement action if members were minded to refuse the application but that this would in fact if required, be dealt with by way of delegated powers and did not need specific resolution.

The key issues in the determination of the application were an assessment of the proposal against development plan policies and national planning guidance, in particular, whether the site constituted a sustainable location for tourist accommodation. Also, the impact of the proposal on the character and appearance of the area, neighbour amenity, highway safety and ecology/ designated sites.

In assessing these issues, members concluded that the key issues to be considered could not be satisfied. The felt that it had not been adequately demonstrated that there was a site-specific demand or financial viability for the type of accommodation proposed in a remote location with no designated car parking and the proposal was therefore contrary to Policy EC3 of the DM DPD. The proposal would be detrimental to highway safety and contrary to policies TS3 and TS4 in the DM DPD. The elevated site would have a detrimental impact on the visual amenity of the area and views from the Broads Area, and would be contrary to policies 1, 2 and 18 in the JCS and Policies GC4 and EN2 of the DM DPD. The proposal would also result in unacceptable overlooking, which would result in loss of privacy contrary to Policy GC4 in the DM DPD.

It was proposed, duly seconded, that the officer recommendation be supported. On being put to the vote, by way of a roll call, it was

**RESOLVED:**

to refuse application 20200302 for the following reasons:

1. The site is outside a defined settlement limit and a site specific demand or financial viability for the proposed type of accommodation in a location with poor public transport links and with no designated car

parking has been not been adequately demonstrated and the proposal is therefore contrary to policy EC3 of the Development Management Development Plan Document.

2. The proposal does not incorporate on-site vehicular parking and would therefore be likely to lead to an undesirable increase in on-street parking to the detriment to highway safety contrary to Policies TS3 and TS4 in the Broadland Development Management Development Plan Document 2015
3. Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway contrary to policy TS3 in the Broadland Development Management Development Plan Document 2015.
4. The site is elevated and the buildings along with any other associated paraphernalia would be an unattractive feature which does not reflect the local distinctiveness of Ranworth in terms of design and materials and would have a detrimental impact on the visual amenity of the area and views from the Broads Area contrary to Policies 1, 2 and 18 in the JCS and policies GC4 and EN2 of the Broadland Development Management Development Plan Document
5. The siting of the timber viewing platform will result in overlooking and a loss of privacy affecting the amenity of adjacent properties, in particular 34 The Hill, contrary to Policy GC4 of the Broadland Development Management Development Plan Document

### **130 APPLICATION NUMBER 20181183– WOODLAND MANOR SHACK LANE BLOFIELD**

The Committee considered an application for a private motor cross track and change of use of agricultural land to residential curtilage.

The application was reported to Committee as the development of the motor cross track within the extended curtilage did not accord with the development plan.

Members noted the location and context of the site as set out in detail in the report.

The Area Team Manager (NH) drew attention to the supplementary schedule which included comments of the parish council received since the report was published but prepared by the parish council at the time of the original submission in July 2018. The supplementary schedule also included

comments made at the time in relation to the 2017 application. He also made reference to concerns raised regarding consultations on the proposal and reassured members that all the representations received to the current (2018) application had been included in the report/supplementary schedule and that this was not a new application but continued consideration of the 2018 application. It was noted that original engineering works had first commenced on site in 2016 and could potentially reach lawful use within 4 years of that timeframe.

The issues to be considered were the principle of the development and its impact on the landscape, noise to local residents and footpath users, ecology including the county wildlife site, highway safety, public right of way and flooding. Members noted the negotiations which had taken place since the application had been received in 2018 and were mindful of the efforts to manage noise and any adverse effects of this by condition or other legislation. It was noted that noise complaints had at times been received and indeed these had initiated the original application for planning permission to regularise the activity. Members were concerned about the impact of noise generated from the site on neighbour / local amenity and they felt the additional supporting acoustic information and the proposed use of conditions and other legislation would not overcome previous reasons for refusal relating to noise and the development was not appropriate for the location, having regard to the likely impact of noise. The application would therefore be contrary to Policies GC4 and EN4 in the DM DPD and paragraph 180a of the NPPF.

It was then proposed, duly seconded, that, contrary to the officer recommendation, the application be refused. On being put to the vote, by way of a roll call, it was

### **RESOLVED:**

to refuse application 20181183 for the following reason:

The use of the motor cross track would result in unacceptable noise disturbance which would adversely affect the amenity of local residents and the enjoyment of the nearby public right of way, contrary to policies GC4 and EN4 of the Broadland Development Management Development Plan Document 2015 and paragraph 180a of the National Planning Policy Framework.

*[The Committee adjourned for a 5 minute comfort break following which a roll call was taken to confirm that all members as recorded above were in attendance.]*



**131 APPLICATION NUMBER 20200981 – WALLED GARDEN BELAUGH GREEN LANE COLTISHALL**

The Committee considered an application for the erection of a dwelling, greenhouse, garage, landscaping and access.

The application was reported to Committee as it was being recommended for approval contrary to the current development plan policies and the local member had requested the application be determined by the Planning Committee for appropriate planning reasons.

Members noted the location and context of the site as set out in detail in the report.

Members' attention was drawn to additional information in the supplementary schedule stating that, whilst the application did not satisfy the test at paragraph 79 (e) of the NPPF as stated in the report, it did satisfy the test included within paragraph 79 (b) of the NPPF as it was considered to be appropriate enabling development which would secure the future of a heritage asset (the walled garden). The supplementary schedule also included the updated position relating to arrangements for foul drainage and confirmation that no condition was required relating to proposed foul drainage. Also, with regard to the removal of PD rights, it was noted in the supplementary scheduled that condition 8 needed to be extended to secure removal of PD rights as set out in Part 11, of Schedule 2 Class C of the GDPO, which would remove the right to demolish the walls making up the walled garden.

Members heard from Mike Chapman (applicant), Debi Sherman (agent) and Crispin Lambert (architect) for the application. They also heard from Cllr J Copplestone supporting the application.

In considering this application, the main issues were the principle of development, whether the design sufficiently outweighed the location of the development, material considerations, the impact of the development on the character and appearance of the Conservation area, nearby listed buildings and the Broads Authority National Park, residential amenity and highway safety.

Members were satisfied that the proposed development would secure the restoration of the walls and garden within the walled garden secure the preservation of an important non-designated heritage asset for future generations. The proposal therefore satisfied the requirement of paragraph 79 (b). The long-term retention of the walled garden as a non-designated heritage asset was a significant material consideration that outweighed the harms of the site being located outside the settlement limit. Members felt the development would not result in harm to either the character and appearance of the Coltishall and Horstead Conservation area or the setting of nearby

listed buildings, residential amenity, existing trees, ecology or highway safety. Members welcomed the proposal and agreed that the application should be approved.

### **RESOLVED:**

to approve application 2020430548 subject to the following conditions:

- (1) TL01 - 3 year time limit
- (2) AD01 - In accordance with submitted drawings
- (3) NS – In accordance with TPP, AMS and Landscaping Plan
- (4) HC09 – Vehicular access to be upgraded
- (5) HC14 – No structure or gate to overhang the highway
- (6) HC21 – Access and parking to be laid out as on the plans
- (7) D02 – Details of external materials and solar panels to be submitted prior to commencement above slab level
- (8) P01 – Removal of PD rights for Classes A,B,C,D & E [Part 1 of Schedule 2 of GPDO] & Class C [Part 11 of Schedule 2 of GDPO]
- (9) NS – A minimum of 1 bat box, 1 bird box and 1 bee brick to be installed on the dwelling prior to first occupation
- (10) NS - Restoration plan/long term management/maintenance plan of wall

### **132 APPLICATION NUMBER 20201320 – 6 ALSTON ROAD HELLESDON**

The Committee considered an application for change of use from (Former B1 employment use) Class E – Commercial, business & service use to (Former D2 assembly & leisure) Class E (d) – Indoor recreation/fitness use for use as self-defence training facility.

The application was reported to Committee as the proposal would result in the loss of a former B1 employment use (now a Class E use) on a strategic employment site.

Members noted the location and context of the site as set out in detail in the report.

The Committee heard from Emma Griffiths (agent) supporting the application.

The main matters for consideration were the principle of the development on a strategic employment site and whether the loss of an employment unit was acceptable and whether there was adequate parking provision and the impact on highway safety.

Members agreed that the application would in itself create employment and support a new business and meet the requirements of Policy E2. A condition would ensure the unit would be returned to an employment use upon

cessation of the proposed use. The parking arrangements were acceptable and the development would not have an adverse impact on any other users of the industrial estate or the character of the area. In supporting the application, members suggested that there was no requirement for a condition to control hours of use.

It was proposed, duly seconded, that the officer recommendation be supported subject to removal of the proposed conditions relating to hours of use. On being put to the vote, by way of a roll call, it was

### **RESOLVED:**

to approve application 20201320 with the following conditions:

- (1) Time limit (TL01)
- (2) In accordance with submitted drawings (AD01)
- (3) Specific use (R03) – Specific use as self-defence training facility only and no other Class E (d) use and also that unit will revert back to employment use once the proposed use ceases to operate.

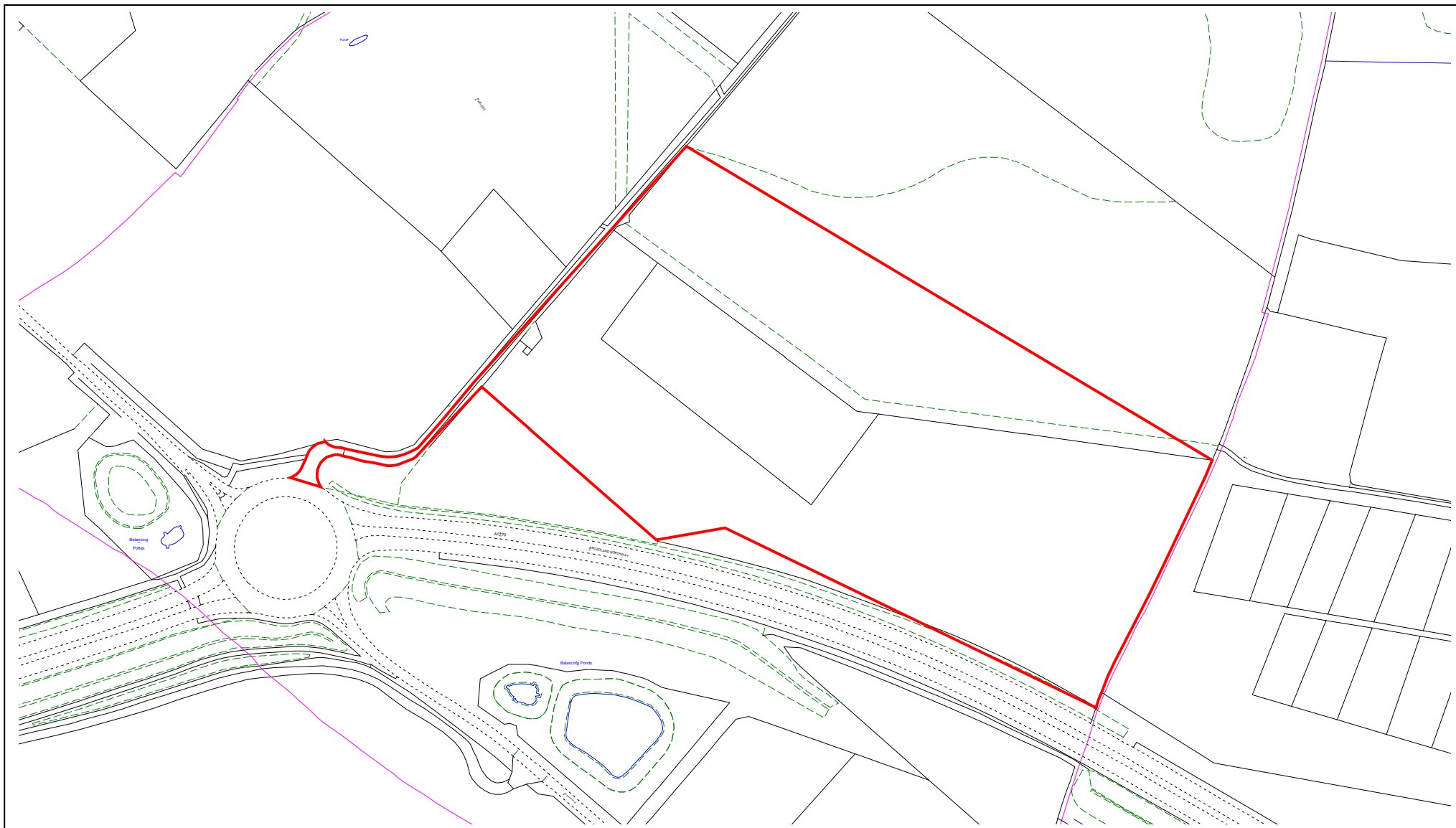
### **NOTE:**

*At the conclusion of the meeting, the Chairman asked to record her thanks and appreciation to Sara Utting who had recently left the Council to take up alternative employment. Sara had worked for Broadland Council for a considerable number of years and had supported the work of the Planning Committee for many years, always upholding the highest of standards. These sentiments were echoed by all members present.*

*The meeting closed at 11:40am*

## SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Area	Application No	Location	Officer Recommendation	Page No
1	20191881	Drayton Drewray, NDR Reepham Road Junction, Drayton	<b>REFUSE</b>	14
2	20201212	10 Penn Road, Taverham	<b>APPROVE</b> subject to conditions	31



**Application No: 20191881**

**Drayton Drewray, NDR Reephams Road Junction, Drayton**

**Scale:  
1:3500**

**Date:  
27-Oct-20**



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**Application No:** [20191881](#)  
**Parish:** Drayton

**Applicant's Name:** Ms Sharon Breeze  
**Site Address:** Drayton Drewray, NDR Reepham Road Junction, Drayton  
**Proposal:** Change of Use of Woodland for Use as Organised Paintballing Site & Erection of Ancillary Structures

**Reasons for reporting to committee:**

The proposal has a potential to generate employment and the recommendation is for refusal.

**Recommendation summary:**

FULL REFUSAL.

**1 Proposal and site context**

- 1.1 The application seeks full planning permission for the change of use of an area of woodland to use as an organised paintballing site. The proposal also involves the erection of several ancillary structures on the site.
- 1.2 The area of woodland measures approximately 6 hectares in size and is situated to the north of the A1270 Broadland Northway distributor road. The undeveloped woodland is in private ownership and managed by the Walsingham Estate. It is a mixture of coniferous and deciduous trees.
- 1.3 The site is bounded on two sides, to the north and west by Public Rights of Way known as Drayton Restricted Byway 6. The woodland continues to the north and west, to the south is the A1270 with a highway verge and small wooden fence. To the east, adjacent to the road, is a new earth bank which has been planted with trees and beyond this a field with paddocks is adjacent to the site boundary.
- 1.4 The proposal takes direct vehicular access from an existing roundabout side arm access off the Broadland Northway roundabout and Reepham Road (C261). This then leads onto a parcel of land which is proposed to be used for parking for staff and visitors of the paintballing. This proposed car parking area already serves for parking for the adjacent public footpaths/ cycleways, is not within the applicant's ownership and would continue to be used by the public for uses not associated with the paintballing site. From the car park, the entrance to the paintballing site is accessed via the Public Right of Way (Drayton Restricted Byway 6).
- 1.5 There would be a contained customer area with a reception, a disclaimer hut, a shop, staff area, racks for the guns and equipment and sheltered seating area. These elements would be constructed of a wood frame with

corrugated roofs. Within this would be two containers, painted green and measuring 6m x 2.5m and 2.5m in height. One would be used for storage of equipment and one as a toilet block. The entire site boundary is proposed to be enclosed with 3 metre high green netting. Lighting is proposed on site powered by an on-site generator. The applicant has stated that the lighting will only be for clearing away within the customer area, for a short period at the end of a day during the darker months. There is not proposed to be any lighting within the game zones.

- 1.6 It is stated that the proposals would generate 2 full time jobs and up to 20 part-time jobs on the site when fully established. The application forms state that hours of operation are between 08:00 and 17:00 seven days a week and including bank holidays. The applicant has clarified that staff would arrive between 08:00-08:30 to set up for the day and leave 16:30-17:00. They have also stated that no games will take place in the dark, and so it is anticipated that the hours of operation are shorter in the darker months.
- 1.7 The application states that the majority of bookings would be at the weekend, with approximately 50 customers each day. There would be 1 member of staff per 10 customers. There would be corporate bookings during the week which could generate around 30 customers and the business would operate on a booking basis only.

## **2 Relevant planning history**

- 2.1 There is not considered to be any relevant planning history on the application site.

## **3 Planning Policies**

### **3.1 National Planning Policy Framework (NPPF) (2019):**

NPPF 02 : Achieving sustainable development  
NPPF 04 : Decision-making  
NPPF 06 : Building a strong, competitive economy  
NPPF 08 : Promoting healthy and safe communities  
NPPF 09 : Promoting sustainable transport  
NPPF 11 : Making effective use of land  
NPPF 12 : Achieving well-designed places  
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change  
NPPF 15 : Conserving and enhancing the natural environment

### **3.2 Joint Core Strategy (JCS) (2014):**

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design  
Policy 5 : The economy  
Policy 6 : Access and transportation  
Policy 12 : The remainder of the Norwich urban area, including the fringe parishes

### 3.3 **Development Management Development Plan Development Plan Document (DM DPD) (2015):**

Policy GC1 : Presumption in favour of sustainable development  
Policy GC2 : Location of new development  
Policy GC4 : Design  
Policy EN1: Biodiversity and Habitats  
Policy EN2: Landscape  
Policy EN4 : Pollution  
Policy TS3 : Highway safety  
Policy TS4 : Parking guidelines  
Policy CSU1 : Additional community facilities  
Policy CSU5 : Surface water drainage

### 3.4 **Drayton Neighbourhood Plan (2016):**

Policy 1A: Proposals for development must show how the development would achieve a high standard of design, sustainability and innovation.  
Policy 1C: Development which would have an impact on the natural environment will not be permitted unless it can be shown that the natural environment would not be harmed.  
Policy 7: Improved walking and cycling routes.  
Policy 8: Nature Conservation

#### **Other Material Considerations:**

3.5 The Planning Practice Guidance (PPG)

3.6 Landscape Character Assessment SPD: B1 Woodland Heath Mosaic

## **4 Consultations**

4.1 Drayton Parish Council:

Drayton Parish Council strongly objects to the application. The application is contrary to the Development Management DPD (2015) in relation to Policy GC4 which states proposals should pay adequate regard to the environment, character and appearance of an area. In respect of environmental assets there is the need to safeguard and enhance the environmental assets of the district. Policies EN1, EN2 and EN3 also refer to harmful environmental impact.



The proposed site is in close proximity to the recently enhanced Dog Lane footway from Drayton Drewray through to Horsford. Broadland District Council has recently purchased Houghen Plantation and is looking to create a country park between Felthorpe and Horsford which will link up with Drayton Drewray and will create a wonderful interconnecting footpath between the 3 parishes. This planning application if approved will have a detrimental impact on this area and conflicts with the recent statement from Cllr. Shaun Vincent, leader of Broadland District Council regarding this new country park "It's the perfect location to expand our green infrastructure, but it's so much more than that. It's about people having access to the countryside. We talk about the homes we need, but this is where we are protecting the existing environment".

This planning application conflicts with Drayton Parish Council's Neighbourhood plan especially Policy 8 'Nature Conservation. Project 3. Local green infrastructure states "The Parish Council supports the maintenance, protection and enhancement of Drayton Drewray, Drayton Wood and Canham's Hill as important components of local green infrastructure".

Drayton Parish Council shares Norfolk County Council's Highways department concerns regarding the ability to provide 40 car parking spaces within land in the ownership of the applicant. There is a discrepancy between the application form which states there will be a reduction from 40 car spaces down to 25 with one LGV/public carrier vehicle and the planning statement which states that it is proposed to allow for parking for up to 40 vehicles within the existing hard stand car park. The planning statement says there could be up to 50 customers a day with a staff ration of 1 to 10 meaning there could be up to 55 vehicles on site at a time.

Drayton Parish Council agrees with the County Council's Ecologist's objection on ecological grounds and note that further documentation is requested regarding supporting protected species.

#### 4.2 Business Support Officer:

No objection subject to resolution of any planning issues.

#### 4.3 Campaign to Protect Rural England (CPRE) (summarised)

Objects.

- Insufficient information to be able to judge effects to the environment
- Other than to say "paintballing has been found to have very little impact on both nature and the ecology of the woodland" there is no detail as to how or why there would be no impacts
- Needs to comply with GC4 so proposal achieves a high standard of design and avoid any significant detrimental impact, in particular with regard to the environment, character and appearance of the area

- Need assessment of biodiversity, habitats, landscape as required by EN1 and EN2
- No mention of Drayton Neighbourhood Plan, County Wildlife Site or public footpath around and through Drayton Drewray

#### 4.4 Environment Agency (summarised):

No objections subject to condition relating to foul drainage.

Require justification for use of cesspool as opposed to a package treatment plant as they are a last resort if no other option is available and appropriate measures are put in place to ensure no discharge to the environment. They need to be properly managed.

#### 4.5 Environmental Management Officer (Community Protection):

No objection. Suggest the use of bangers and fireworks is restricted, except for smoke bombs.

#### 4.6 Environmental Management Officer (Contamination)

No objection

#### 4.7 Norfolk County Council Ecologist (summarised):

No information has been submitted as to the potential of the site to support protected species. We therefore object on ecological grounds and recommend that the applicant is asked to provide further information and would request that a Preliminary Ecological Appraisal (PEA) of the site is undertaken.

Specific surveys, for example bats and botanical surveys, may need to be undertaken following the PEA. The results of these surveys will also need to be submitted in support of planning. Following the completion of surveys an Ecological Impact Assessment (EclA) may also be required. (EclA is a process of identifying, quantifying and evaluating potential effects of development-related or other proposed actions on habitats, species and ecosystems. The findings of an assessment can help authorities understand ecological issues when determining applications for consent).

It is recommended that the Arboricultural Implications Assessment cover the whole site and the results fed into the ecology surveys.

Trees within the site have potential to support bat roosts and proposals will result in the loss/remedial works to trees. It is therefore recommended that a Ground Level Assessment of Trees for Bat Roost Potential be submitted in support of the application. Additional bat surveys may be required and these will also need to be submitted in support of any planning application.

It is recommended that a lighting contour plan is submitted to the LPA for approval which complies with the Bat Conservation Trust and The Institution of Lighting Professionals (ILP) guidance on bats and lighting.

No information has been submitted as to how the site will be fenced or the game zones identified other than the details (3m high netting) proposed in the planning application. No plans have been provided nor details of how the netting will be erected/secured (or any impacts on trees avoided).

### Additional Comments

Insufficient information in relation to potential badger sett: It is therefore recommended that this sett is subjected to additional survey to establish use. The results of this surveys should be submitted.

### Further comments following submission of additional information:

The information provided addresses my previous concerns about the possible sett but I remain concerned about lighting impacts and suggest that lighting is not permitted, the site is located within an area where bats (including barbastelles) were recorded during surveys for the NDR and lighting will impact their use of the site (and other nocturnal species). Should you be minded to grant consent it is suggested that mitigation and enhancement measures identified in Sections 5.3 and 6 of the report (Norfolk Wildlife Services, 2020) are conditioned. It is also suggested that the lighting proposed is not permitted and that a more sensitive lighting design, which accords to BCT and Institute of Lighting guidelines, is submitted which reflects the nature of the site.

#### 4.8 Norfolk County Council as Highway Authority (summarised):

This proposal takes direct access from an existing roundabout side arm access off the NDR (A1270) and Reepham Road (C261).

Given the satisfactory access arrangement I have no grounds for objection to this proposal. However, I do note the intention for up to forty cars to be at the site at any one time; given the proposed car parking area already serves for parking for the adjacent public footpaths/cycleways I question whether the existing parking space is adequate, accordingly, a condition should be included requiring sufficient space for 40 cars.

### Further comments following the submission of additional information:

Further to recent comments provided by NCC Countryside/PROW officers I would wish to add that although there is no principle Highway Authority objection to this proposal the proposal must be able to provide its own dedicated parking area which should be shown within the overall site red line. Car parking on highway land, as is presently suggested, is unacceptable. You will note my original response required clarification of the ability to provide a 40 space car park.

The other comments raised by Countryside Officer will need to be separately addressed.

Further comments following the submission of additional information:

In principle this is an acceptable location but they have to provide adequate dedicated on-site parking on non-highway land. They have not done this and until they can there is an issue. Accordingly, if the application is to be decided as submitted we would then be raising objection on the following grounds:-

SHCR 17 - The proposal does not incorporate adequate on-site vehicular parking and manoeuvring facilities to the standard required by the Local Planning Authority. The proposal, if permitted, would therefore be likely to lead to an undesirable increase in on-street parking to the detriment to highway safety. Contrary to Development Plan Policies.

4.9 Norfolk County Council as Planning Services (Minerals and Waste):

While the application site is underlain by a Mineral Safeguarding Area (Sand and Gravel), it is considered that as a result of the site area it would be exempt from the requirements of Policy CS16-safeguarding of the adopted Norfolk Minerals and Waste Core Strategy.

4.10 Norfolk County Council Rights of Way Officer (summarised)

We would offer a holding objection. The proposed site is bounded on two sides by the Public Rights of Way known as Drayton Restricted Byway 6, these routes can be used by horses which don't like sudden noises and movement. There appears to be no mention of this in any of the statements and mitigation measures.

Access to the site is proposed to be via the Public Right of Way known as Drayton Restricted Byway 6 which does not offer any means of public vehicular access and it is not maintainable at the public expense to a vehicular standard. It would be expected that any damage caused to the surface of the Restricted Byway by the exercise of private rights remains with the rights holders to repair to ensure that the surface remain safe, open and available for use by public users.

We would also seek clarification regarding the proposed car park, its alignment in regard to the Restricted Byway and details as to how the applicant proposes to ensure that the PROW remain open and available for use at all times. We therefore strongly recommend that the applicants obtain a Highway Boundary plan of the Restricted Byway in order to ensure its full legal extent remain open and available for use.

4.11 Norfolk Wildlife Trust

We wish to support the comments made by the County Ecologist. Due to the proximity to the Drayton Drewray County Wildlife Site, we support the recommendation for an ecological appraisal of the proposal to be carried out prior to any determination.

Further comments following the submission of additional information:

We have read the ecology report and updated comments from the County Ecologist. We note the mitigation measures set out in section 5.3 of the ecology report and recommend that they are included as conditions should permission be granted. We also note and support the recommendation for further ecological survey made by the County Ecologist.

**Other Representations**

4.12 Councillor Crotch

I would like to call this application in for planning committee consideration should officers be minded to approve.

I believe this to be an unsuitable location for this type of activity - Drayton Drewray is well used by people walking and I do not believe that permission for this activity is in line with the peaceful nature of the area. The reduction of the car parking spaces is also cause for concern with the proposed reduction from 40 to 25 (although this contradicts the planning application which says it is proposed to allow for 40 vehicles). With the area and therefore car park being used by existing users this reduction in number is not acceptable. With further enhancements nearby, this car park is likely to be even more well used by the current and future users walking in this woodland area. I don't believe this application pays due regard to the environment, character and appearance of the area.

4.13 Representations (summarised, for full details online)

55 representations have been received from residents. 39 letters of objection have been received from 30 addresses and 16 letters of support have been received from 14 addresses. These are summarised by topic as follows;

Objections:

- Woodland site, countryside, outside development boundary
- Noise pollution and disturbance from people, gun shots, grenades etc.
- Disruptive and unsafe and will affect nearby livery yard and horses
- Negative impact on wildlife, habitats and biodiversity, particularly bats. 3m high nets would be danger to bird life.
- Disrupt walks through woodland, will affect walkers/cyclists etc. in area

- Impact on / loss of trees
- Other paintballing sites close by – not necessary here and there are better alternative locations
- Public safety
- Proposals are too close to the footpath and road. Danger next to a busy road, smoke grenades could affect highway carriageway
- Inadequate, unsurfaced car-park which is already often full, could result in cars parking on carriageway
- Condition of car park – currently full of pot holes
- Will increase impact on area, litter, pollution
- Woodland will be trampled
- Negative impact of lighting & advertisements
- Disruption whilst work is in progress
- Loss of walkways
- Detrimental to character of area and natural environment – structures will create industrial landscape
- Concerns of vandalism and antisocial behaviour
- Statement of support was from 30 years ago
- Already advertising they've moved here

### Support:

- Is needed as there are no other paintballing sites in the area
- Will not affect the woodland or wildlife
- Will give Norwich an accessible paintball site, stop travelling to Thetford
- Something positive for people/kids to do
- Good for health – and fun
- Will create jobs
- Will be safe as there are regulations to follow
- It is fully contained within the boundary

## 5 **Assessment**

### **Key Considerations**

- 5.1
- The principle of the development
  - The impact on the character and appearance of the area
  - The impact on amenity
  - The impact on ecology
  - The impact on highway safety
  - The impact on the public right of way
  - The impact on the economy

### **Principle of the development**

- 5.2 As set out in paragraph 1.1 the application seeks full planning permission for the change of use of an area of woodland to use as an organised

paintballing site. This includes the erection of ancillary structures on the site.

- 5.3 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the policies of the Development Plan, the National Planning Policy Framework (NPPF) and whether the merits of the application warrant granting it planning permission outside of a defined settlement limit. Also key is the impacts of the development on the character and appearance of the area, amenity and highway safety.
- 5.4 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This point is reinforced by the NPPF, which itself is a material consideration.
- 5.5 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals that accord with the development plan should be approved without delay.
- 5.6 The application site is located outside the settlement limit that has been defined for Drayton and is not allocated for any purpose. Policy GC2 of the DM DPD seeks to locate new development within defined settlement limits, but outside of these limits, it permits development where it accords with a specific allocation and/or policy of the development plan and does not result in any significant adverse impact.

In this case Policy CSU1 (Additional community facilities) is relevant. Policy CSU1 advises that proposals which improve the range of community facilities and local services available within the district will be encouraged where no significant impact would arise. Such proposals may be permitted outside settlement limits where it has been adequately demonstrated that a clearly defined need exists.

The information submitted with the application is not considered to demonstrate that a clearly defined need for the proposed paintballing facility exists in this location. In addition, Policy CSU1 would only permit new community facilities outside settlement limits if it doesn't result in any significant adverse impact. Therefore, the impact of the proposal must be considered as set out below.

### **The impact on the character and appearance of the area**

- 5.7 Paragraphs 127 and 130 of the NPPF seek to ensure that development is sympathetic to local character, that developments establish or maintain a strong sense of place and state that permission should be refused for poorly designed development that fails to take the opportunities available to improve the character and quality of an area. Policy GC4 of the DM DPD

requires proposals to, amongst other things, pay adequate regard to the environment, character and appearance of the area. Policy 2 of the JCS states that all development will be designed to the highest possible standards and that development proposals will respect local distinctiveness. Policy 1A of the Neighbourhood Plan states that all development proposals should have a high standard of design and sustainability.

- 5.8 The area of woodland proposed to be used for the paintballing activities is privately owned and whilst there is no public access it forms a significant part of the countryside setting of Drayton. This is particularly true since the opening of the A1270 (NDR) as it is now highly visible in the landscape both in terms of long views and views to the north of this busy road. The Landscape Character Appraisal identifies it as part of the 'Woodland Heath Mosaic' B1 character area. The strategy in this area is to conserve and enhance the mature blocks of woodland which have strong biodiversity value and are recognisable landscape features and ensure that any development is consistent with this character and sensitively located.
- 5.9 The application proposes a 3 metre high net fence along the whole boundary of the site to contain the use and give some security. It would be green to blend in, however it would be an incongruous element within this woodland setting. The use also requires several shelters and structures and two storage container buildings as described in paragraph 1.5 of this report. These would be close to the site entrance and near to the public right of way (PROW). In addition, the existing parking area to the south would be intensively used in association with new visitors to this site.
- 5.10 The existing site is of a rural appearance and even though the use will be contained within the wooded area there will be movement and activity associated with the proposed paintballing use. It is considered that the use along with the introduction of the proposed buildings, shelters, structures, external lighting, 3 metre high nets, advertising and other paraphernalia associated with the proposed activity will have an adverse visual impact on the site and result in a detrimental impact on the general character and appearance of the immediate area. The proposal would therefore conflict with Policies GC4 and EN2 of the DM DPD, Policy 2 of the JCS and Policy 1A of the Neighbourhood Plan.

### **The impact on amenity**

- 5.11 Policy GC4 of the DM DPD states that proposals should, amongst other things, consider the impact on the amenity of existing properties. There are no nearby residential properties, with the closest being on Dog Lane to the east and Furze Lane/Reephams Road to the west/south.
- 5.12 Lighting data has been submitted with the application and the Council's Environmental Health Officer has raised no objection to the application. Overall, although the external lighting is likely to be visible from outside the site, given the degree of separation between the development and the



nearest neighbouring dwellings, it is considered that the application will not result in any significant light pollution to neighbouring residents.

- 5.13 The site is proposed to be open between 08:00 and 17:00 each day, 7 days a week, however given the leisure nature of the development, it is considered unlikely for the site to be constantly attended during the week. Moreover, as set out above, there are no immediate neighbours. There will be some noise from the use of paintball guns, airsoft and laser tags, as well as from those taking part in the games, but it is not considered likely to have a significant adverse impact on residential amenity. Nor is it considered that it would significantly impact on users of the PROW or the nearby paddocks. The Environmental Management Officer has not raised an objection in terms of noise providing no bangers or fireworks are used.
- 5.14 Overall, although some noise is expected to be generated, it is considered that the development will not have a significant detrimental impact on the amenity of existing users of the PROW for walking and horse riding or on any residential property. The application is therefore considered to comply with Policy GC4 of the DM DPD.

### **The impact on ecology**

- 5.15 This is an existing woodland surrounded by agricultural fields and as such provides a distinct natural habitat. Additional information has been submitted following concerns raised by the County Ecologist and Norfolk Wildlife Trust relating to the impact of the use on wildlife. Whilst the additional information addresses the badger sett, and the mitigation proposed in the Ecology Report (sections 5.3 and 6) could be secured by condition, an issue remains with the impact of lighting in the area on bats and other nocturnal species which have been recorded here. The County Ecologist advises that the proposed lighting is unacceptable and has stated that a more sensitive lighting design should be submitted which reflects the nature of the site.
- 5.16 The applicant has stated that the lighting will only be for clearing away within the customer area, for a short period at the end of a day during the darker months and that there is not proposed to be any lighting within the game zones. However no detailed lighting scheme has been submitted to the Local Planning Authority.
- 5.17 It is therefore considered that the proposal is contrary to Policy EN1 of the DM DPD which requires biodiversity and habitats to be protected and enhanced. It is also considered that the application conflicts with Policy 1C of the Neighbourhood Plan, which states development will not be permitted unless it can be shown that the natural environment would not be harmed and Policy 8 of the Neighbourhood Plan which requires nature conservation to be promoted along the green corridor.

### **The impact on highway safety**

- 5.18 Access to the site is proposed to be from an existing roundabout side arm access off the Broadland Northway (A1270) and Reephams Road (C261) and the Highway Authority has not raised an objection in principle to the proposal in this location.
- 5.19 A parcel of land just off the roundabout is proposed to be used for parking for the proposed paintballing use. This parking area already serves for parking for the adjacent public footpaths / cycleways, and is not within the applicant's ownership. Parking spaces are not demarcated and at times this parking area is already busy particularly at the weekends without the proposed use in operation. The paintballing site is proposed to generate approximately 50 customers a day at weekends and the Planning Statement estimates approximately 20 to 30 vehicles arriving on site from customers. It has also been estimated that there would be 1 member of staff for every 10 customers, meaning that there could be in excess of 30 cars on site at any one time in connection with the proposal. Given that the car park would continue to be used by the public for uses not associated with the paintballing site, there could often be scenarios when the car park is already busy before customers arrive for bookings, or vice versa, leaving visitors with nowhere to park.
- 5.20 Parking for Drayton Drewray is considered to be of importance, and is mentioned within Policy 8 of the Drayton Neighbourhood Plan where it states that the Parish Council encourages the provision of limited formal car parking for visitors to Drayton Drewray to improve accessibility to all.
- 5.21 The Highway Authority have indicated that there is a need to provide adequate on-site parking on non-highway land amounting to 40 parking spaces. Despite this being raised it has not been adequately addressed and there are concerns for highway safety at this location without it being available at the level required for the proposed use.
- 5.22 For this reason the proposal has a detrimental impact on highway safety and the application is considered contrary to Policies TS3 and TS4 of the DM DPD.

### **The impact on the public right of Way (PROW):**

- 5.23 Paragraph 98 of the NPPF states that 'planning policies and decisions should protect and enhance public rights of way' and Policy 7 of the Neighbourhood Plan promotes improved walking routes in the area.
- 5.24 The site is adjacent to a Public Right of Way which is well used by walkers and horse riders. Norfolk County PROW officer has a holding objection due to lack of information relating to the Public Rights of Way known as Drayton Restricted Byway 6. Access to the site is proposed to be via the Public Right of Way known as Drayton Restricted Byway 6 which does not offer any means of public vehicular access and it is not maintainable at the public

expense to a vehicular standard. It would be expected that any damage caused to the surface of the Restricted Byway by the exercise of private rights remains with the rights holders to repair to ensure that the surface remain safe, open and available for use by public users. The proposal does not address this concern and is therefore currently unacceptable for this reason.

### **The impact on the economy**

- 5.25 Policy 5 of the JCS seeks to support jobs and economic growth both in urban and rural locations in a sustainable way. Furthermore, the need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. The application form, submitted with the application, states that the proposed development would create 2 full time jobs and 20 part time jobs which is a positive contribution to the economy of the area. The Economic Development Officer supports the creation of jobs.
- 5.26 However, this benefit needs to be balanced against the other impacts of the proposal as discussed above. Given that the proposed development is not considered to fit in within its surroundings and will have a negative impact on the area, the PROW and the natural environment, it is not considered to be a sustainable development and therefore the proposal does not accord with Policy 5 of the JCS, Policy GC1 of the DM DPD or Policy 1a of the Neighbourhood Plan.

### **Other issues**

- 5.27 Concerns have been raised by Drayton Parish Council, CPRE and representations have also been made both in support and objecting to the proposal and the issues raised are addressed above.
- 5.28 The application form states that foul sewage will be managed by a septic tank. The planning statement then states that 'there will be no foul sewer or cesspit, but waste from the toilet block will be removed once a week'. The Environment Agency have commented that if this is the case, this would have to be a cesspit if there is no discharge via a drainage field. The site is partly located in an SPZ3 on top of a principal aquifer. According to section G6 of 'The Environment Agency's approach to groundwater protection' they 'do not encourage the use of cesspools or cesspits, other than in exceptional circumstances.' Cess pits are a last resort and the applicant has not justified why they will use the cess pit in the place of a private sewage treatment plant. The Environment Agency have therefore requested that a condition is imposed requiring a foul drainage assessment to be submitted to, and approved in writing by the Local Planning Authority. It is confirmed that such a condition would be added to the decision notice, should the application be approved.

### **Other material considerations**

- 5.29 The development would result in some economic benefits given that the proposals would aim to create 2 full-time, and up to 20 part-time, jobs at the site. It is therefore considered that the scheme would bring forward a small level of economic benefit.
- 5.30 The site is located outside the settlement limits for Drayton and it is considered that the development would be of limited benefit to the local community, although it is acknowledged that it offers some health and leisure opportunity. The creation of jobs on the site would provide a modest social benefit.

### Conclusion

- 5.31 The site is located outside the settlement limit where policy GC2 would allow development if it accords with a policy of the plan and has no adverse impacts. Policy CSU1 would allow in principle new community facilities outside settlement limits subject to an adequate need having clearly been demonstrated and no significant adverse impact. In this case, as set out above, it hasn't been adequately demonstrated that a clearly defined need exists and the proposal is considered to cause significant harm to the general character and appearance of the area. It is also considered that the proposals will cause harm to highway safety and the possibility of harm to the nearby public right of way, and the ecology on the site.

The economic and social benefits of the proposal have been considered and are afforded limited weight when considering the conflict identified with Local Plan policies. There are therefore no material considerations to indicate determining other than in accordance with the development plan.

The proposals are therefore contrary to the policies of the development plan and government guidance and it is recommended that planning permission should be refused.

Recommendation: FULL REFUSAL, for the following reasons:

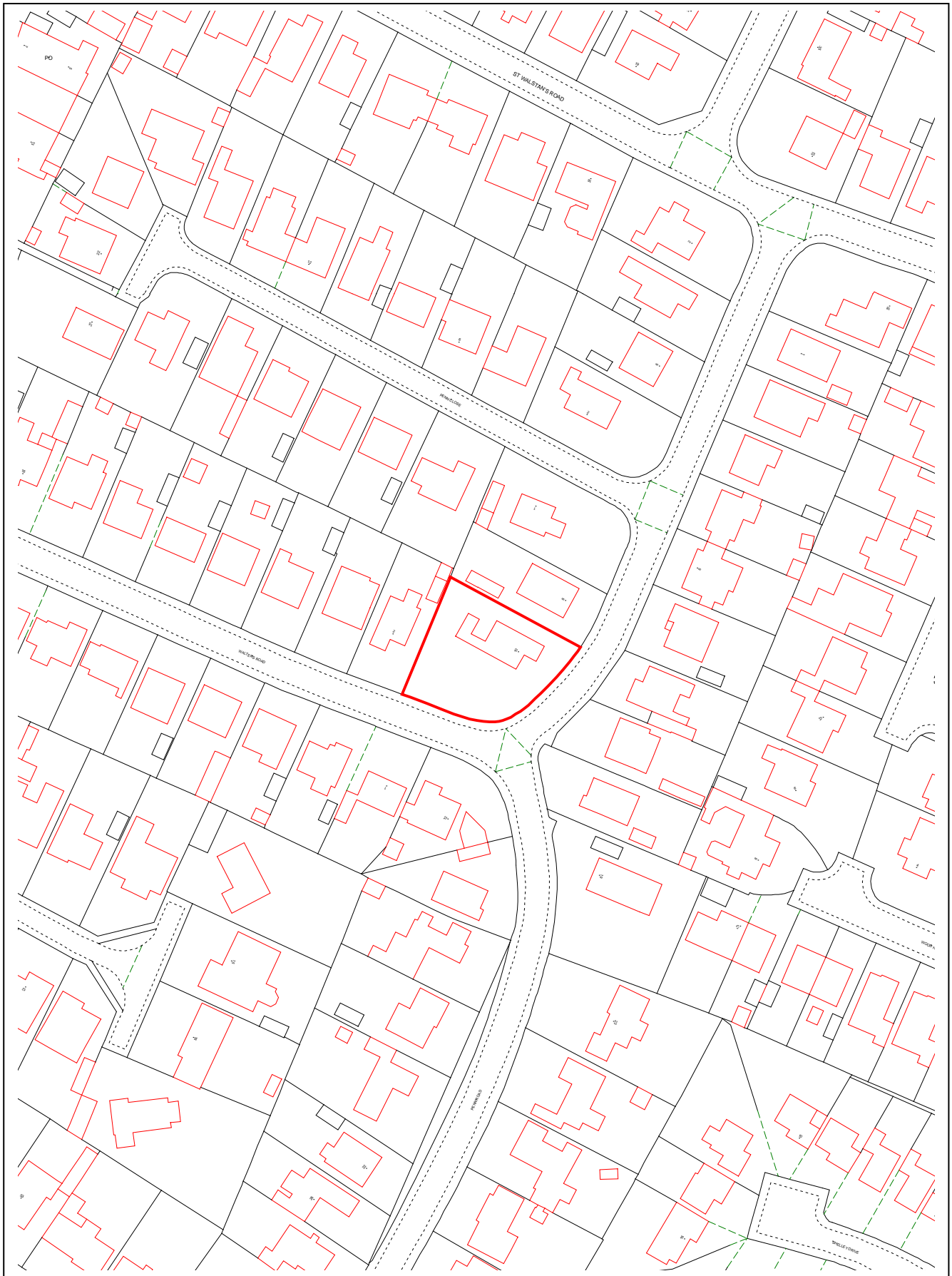
1. The site is located outside of the defined settlement limit and as the development is considered to result in significant adverse impacts in relation to the harm caused to the environment, character and appearance of the area, the application conflicts with Policy GC2 and CSU1 of the Development Management Development Plan (DM DPD) 2015.
2. The proposed development would result in a substantial change to the countryside character of a site in a prominent location. It is considered that the development would constitute a visual intrusion into the countryside, which would, by reason of its appearance, associated structures

and lighting and additional parking intensify the scheme's harmful impact on the rural character and appearance of the woodland. As a consequence, the proposed development would be discordant and harmful to the general character and appearance of the area in conflict with Policies GC4 and EN2 of the Development Management Development Plan (DM DPD) 2015 and the Landscape Character Appraisal, Policy 2 of the Joint Core Strategy 2014, Policy 1A of the Drayton Neighbourhood Plan 2016 and Paragraphs 127 and 130 of the National Planning Policy Framework.

3. The lighting proposed will have an adverse impact on the identified species of bats (including barbastelles) and other nocturnal species. It is therefore contrary to Policy 1 of the Joint Core Strategy 2014, Policy EN1 of the Development Management DPD 2015 and Policies 1C and 8 of the Drayton Neighbourhood Plan 2016.
4. The proposal does not incorporate adequate on-site vehicular parking and manoeuvring facilities to the standard required by the Local Planning Authority. The proposal, if permitted, would therefore be likely to lead to an undesirable increase in on-street parking to the detriment to highway safety. The application is therefore considered to be contrary to Policies TS3 and TS4 of the Development Management DPD 2015.
5. The proposal does not adequately address the concerns relating to the impact on the public right of way and is therefore contrary to Paragraph 98 of the National Planning Policy Framework which states that 'planning policies and decisions should protect and enhance public rights of way and access' and Policy 7 of the Drayton Neighbourhood Plan 2016 which aims to promote improved walking routes in the area.

**Contact Officer,  
Telephone Number  
and E-mail**

Christopher Rickman  
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**Application No: 20201212**

**Maragowen, 10 Penn Road, Taverham, NR8 6NJ**

**Scale:  
1:1250**

**Date:  
27-Oct-20**



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**Application No:** 20201212  
**Parish:** Taverham

Applicant's Name: Mr Hoban  
Site Address: Maragowen, 10 Penn Road, Taverham, NR8 6NJ  
Proposal: Raising of roof level with loft conversion, dormer windows and single storey extension to the rear and extension to the front.

### Reason for reporting to committee

The Local Member has requested that the application be determined by the Planning Committee for appropriate planning reasons as set out below in section 4.2 of this report.

Recommendation summary:

Approve, subject to conditions.

### 1 Proposal and site context

- 1.1 This application seeks planning permission to raise the main section of the roof of the existing single storey dwelling by 1.15m to a total height of 6.37m to provide rooms within its roof space. It also seeks to extend the property to the side/rear to form an extended kitchen / living / dining area. The proposal also seeks to install a flat roof dormer window with obscure glazed windows on the north east elevation facing 8 Penn Road, and two smaller pitched roof dormers on the south west elevation. There is a small front extension at the property which will form an entrance area at ground floor level and hallway/landing space at first floor level. The height of this will match the main section of the roof and will have a total height of 6.37m.
- 1.2 The existing single storey dwelling is located on a corner plot located on the corner of Penn Road and Walters Road where there is a decline in levels declining from north to south.
- 1.3 The property is located on Penn Road in Taverham which is predominantly a residential area within the defined settlement limit for Taverham. The dwellings in this section of Penn Road and immediate surrounding area vary in design and are of single storey design, some with loft conversions and dormer windows serving rooms within the roof space.
- 1.4 The site has two vehicular access points, one from Walters Road and another from Penn Road. Both accesses combined lead to parking areas which can accommodate several cars.
- 1.5 The proposal was amended throughout the course of the application following concerns raised by the case officer regarding the height of the extension to the side/rear of the property as it appeared bulky and not in-keeping with the

main dwelling. To avoid a long-elongated ridge line which would be overbearing to neighbouring properties and the character and appearance of the surrounding area.

### 2 Relevant planning history

#### 2.1 No relevant planning history

### 3 Planning Policies

#### 3.1 National Planning Policy Framework (NPPF)

NPPF 12 : Achieving well-designed places

#### 3.2 Joint Core Strategy (JCS)

Policy 2 : Promoting good design

#### 3.3 Development Management Development Plan Development Plan Document (DM DPD) 2015

Policy GC4: Design

#### 3.4 Emerging Taverham Neighbourhood Plan – reached referendum stage referendums cannot take place until 2021 due to Covid-19 however where a local planning authority has made a decision detailing its intention to send a Neighbourhood Plan to referendum (as in this case), that plan can be given significant weight in decision making, so far as the plan is material to the planning application being considered.

Policy TAV3: Well-designed new development

### 4 Consultations

#### 4.1 Taverham Parish Council:

No response received (parish council meetings cancelled until further notice due to Covid-19)

#### 4.2 Ward Member (Cllr Kelly):

If the planner is of a mind to accept this application, I wish to call it in for review by the Planning Committee.

- The proposed site does not possibly meet the normal criteria by



allowing such a massive structure in an area of bungalows and is totally out of keeping with the general area.

- The proposed massive windows in the property will act as a light house during the evening and night in adjoining properties.
- Totally unneighbourly and obtrusive.

Comments on amended plans:

The amended drawing from the applicant does not affect my original misgivings of this application and continue to call this to committee.

- Domineering structure
- Totally out of keeping with adjoining properties and the area
- Overlooking other properties with major light pollution.
- There are no dimensions on the amendment so there could not be any height or dimension interpretation.

*Officer note: Response to ward member that it is not a requirement that dimensions are on the plans submitted to us as they have been produced to scale. The case officer would happily provide measurements if the ward member is unable to measure the plans.*

#### 4.3 Ward Member (Cllr Clancy):

Whilst I have no objection in principle to the improvement and extending and re-modelling of the above dwelling, the current proposal is not in keeping with existing dwellings in the area, and has an overbearing effect on neighbouring properties. The proposed structure is disproportionate in size for the plot, and I would consider that the development would be better orientated towards Walters Road, with a reduction in height and overall scale.

Requested that officers engage with the applicant with a view to negotiating a more acceptable proposal, which would allow the beneficial improvements, but would not be detrimental to neighbouring properties.

#### 4.4 Other Representations

#### 4.5 A total of 11 objections received from 5, 7, 8, 9, 12, 13, 15 Penn Road, 1 Penn Close, 1 and 5 Walters Road; and 38 Ringland Road, Taverham (Taverham Parish Councillor)

Comments in summary:

- #### 4.6
- Overlooking
  - Overshadowing
  - Light pollution
  - Not in keeping with surrounding area
  - Road safety and highways concerns
  - Drainage issues

5 Assessment

**Key Considerations**

- 5.1 Principle of development
- 5.2 The impact on the character and appearance of the surrounding area
- 5.3 The impact on neighbouring amenity

**Principle of development**

- 5.4 The site is located within the settlement limit for Taverham surrounded by residential properties, where the principle of adding extensions or making alterations to an existing residential property is acceptable. The details of the proposals require further assessment in the following paragraphs.

**The impact on the character and appearance of the surrounding area**

- 5.5 Policy 2 of the JCS requires all new development to be of a high quality that respects and contributes to the character of the surrounding area.
- 5.6 Policy GC4 of the DMDPD states that development will be expected to achieve a high standard of design and avoid any significant detrimental impact. Criterion (i) requires proposals to reinforce local distinctiveness through careful consideration of the treatment of space throughout development, its appearance and scale; and criterion (ii) requires proposals to pay adequate regard to reinforcing local distinctiveness through careful considerations including the appearance and scale of new development.
- 5.7 Policy TAV3 of the emerging Taverham Neighbourhood Plan states that development should respect scale, materials and character of the existing and surrounding buildings, reinforcing local development patterns, form, scale, massing and character of adjacent properties where this provides a positive contribution.
- 5.8 The immediate surrounding area consists of mainly single storey dwellings, some with dormer windows serving rooms within the roof space. Although the majority of properties are single storey and vary in design, they typically consist of gable ends.
- 5.9 The proposal seeks to raise the roof by 1.15m and will retain a gable end facing onto Penn Road and with a reduced height gable end facing the neighbouring property on Walters Road.
- 5.10 The difference in levels along Penn Road result in the dwellings within this section of the road to sit at different overall heights. It is considered that

raising of the main roof of the dwelling would not cause any detrimental harm to the overall character and appearance of the surrounding area.

- 5.11 The originally submitted plans showed the extension to the side/rear being of the same height as the main dwelling which appeared elongated when viewed from the street scene. It was requested that the overall height of this roof was reduced so it appeared subservient to the main host dwelling and did not appear as a dominating feature. As this extension was single storey, the applicant is still able to achieve the vaulted ceiling they wished for with the reduction in height.
- 5.12 Permitted development rights could allow for a domestic outbuilding to be constructed in the place of the proposed extension. If an outbuilding was to be placed 2m or over away from the boundaries, an outbuilding could be erected up to 4m in total height with a dual pitched roof. Therefore, this element of the proposal measures at 4.3m in total height, would not be much different to what the owner could erect under permitted development rights and without consent from the Local Planning Authority.
- 5.13 The external appearance of the property will be altered to install larger sections of glazing to the front of the property. It should be noted that this could also be installed under permitted development rights and without consent from the Local Planning Authority.
- 5.14 There have been objections to the proposal in relation to the proposal not being in-keeping with the surrounding area. However, as described and outlined above, I consider that the proposal will be in-keeping with the general character of the surrounding area and will not cause a detriment to the character and appearance of the surrounding area.
- 5.15 It is considered that the extensions and alterations proposed would not have a detrimental impact on the character and appearance of the surrounding area given the size, siting and design. It is therefore considered that, in terms of the impact on the character and appearance of the area, the extensions proposed would comply with Policy 2 of the JCS and Policy GC4 of the DM DPD and Policy TAV3 of the emerging Taverham Neighbourhood Plan.

### **The impact on neighbouring amenity**

- 5.16 Policy GC4 of the DM DPD states that development will be expected to achieve a high standard of design and avoid any significant detrimental impact on the amenity of existing properties.
- 5.17 The site is located on a corner plot which is located on the corner of Penn Road and Walters Road and is located in a predominantly residential area.
- 5.17 This proposal seeks planning permission to extend the dwelling and raise the roof of the existing dwelling to create rooms within the roof space which will also be facilitated by dormer windows to both roofslopes.

- 5.18 The first floor of the property will be facilitated by the proposal to raise the roof and by the installation of dormer windows, one which faces 8 Penn Road and the others face towards Walters Road. The plans submitted as part of the application state that all of the window facing 8 Penn Road will be obscured and will serve two en-suites and two wardrobe/dressing areas. Therefore, given the nature of the use of the rooms to which the windows will serve and that in addition they are to be obscurely glazed, there should be no significant adverse loss of privacy arising from this element of the proposal. I consider it necessary to include a condition which refers to the windows in this dormer being obscured to Pilkington Level 3 or equivalent to protect the amenities of the neighbouring property.
- 5.19 The property is to be brought up to modern standards, which includes additional glazing and a vaulted ceiling within the extension to the side/rear of the property which is to be single storey. Concerns have been raised regarding the additional glazing at the property due to the possible detrimental impact on neighbours in relation to light pollution from the property. However, I consider that the lighting used will be within a domestic property and that neighbouring properties are at a considerable distance away from the site in question on the opposite side of the road and that any additional lighting will not cause a detriment to the neighbouring properties.
- 5.20 Objections were received regarding the loss of a view over the Wensum Valley as a result of the proposals. Unfortunately, loss of views are not a material planning consideration therefore I cannot take this into account within my recommendation for the application.
- 5.21 Concerns have been raised over additional drainage at the site. The site will be connected to the mains sewer which is maintained by Anglian Water, and should any problems arise regarding drainage, these should be reported directly to Anglian Water.
- 5.22 It is considered that the extensions and alterations proposed in their amended form would not have a detrimental impact on neighbouring amenity given the size, siting and design. It is therefore considered that, in terms of the impact on the amenity of existing properties, the extensions proposed would comply with Policy GC4 of the DM DPD.

### **Other Matters**

- 5.23 Comments were received from neighbours and ward members in relation to the submitted plans and documents and that they have not included written measurements. It should be noted that the plans have been produced to a defined scale and it is not a requirement for plans to have the measurements written on them.
- 5.24 Furthermore, comments were received from neighbouring properties relating to the traffic and parking from the proposal in the future and during the

construction stage. The size of the site is of an adequate size to accommodate the required parking of vehicles without causing detriment to the surrounding area.

### **Conclusion**

- 5.25 It is considered that the design is acceptable within the context of the property, the proposal will not have an adverse impact on the amenity of either the immediate neighbours or the wider area and parking provision is acceptable. As such the proposal accords with the criteria set out within Policy GC4 of the Development Management DPD, Policy 2 of the Joint Core Strategy and Policy TAV3 of the emerging Taverham Neighbourhood Plan.
- 5.26 The need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. This application will provide employment during the construction phase of the project and this weighs in favour of the proposal although the proposal is acceptable in its own right.
- 5.27 **This application is not liable for Community Infrastructure Levy (CIL) – Householder residential development**

Recommendation: Approve, subject to the following conditions:

1. Time limit (TL01)
2. Approved plans and documents (AD01)
3. Windows to be obscure glazed within the dormer window (P05)

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**Planning Appeals:** 25 September 2020 to 22 October 2020

**Appeal decisions received:**

<b>Ref</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision maker</b>	<b>Officer recommendation</b>	<b>Appeal decision</b>
20191685	Land adjacent to Lesita,Buxton Road,Cawston,NR10 4HN	Erection of Dwelling with Associated Works (Outline)	Delegated	Refusal	Dismissed

**Appeals lodged:** - None

## **PLANNING COMMITTEE**

**4 November 2020**

### **Final Papers**

	<b>Page No</b>
<b>Supplementary Schedule</b>	<b>40</b>

Attached is the Supplementary Schedule showing those representations received since the Agenda was published and other relevant information.

#### **DEMOCRATIC SERVICES**

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## SUPPLEMENTARY SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Update	Page Nos
1	20191881	Drayton Drewray, NDR Reepham Road Junction, Drayton	<p>A further objection has been received from Drayton Drewray Relief in Need Charity. The objection is on the following two points (summarised):</p> <ol style="list-style-type: none"> <li>1. The use of the Drayton Drewray name in conjunction to paintballing and developments of that land is unacceptable.</li> <li>2. Environmental Issues. Paintballing will trample and contaminate the flora and fauna of the forest floor, what does not die will be driven out. Fences and construction of buildings will spoil the natural beauty of the area and destroy trees. The area is already overpopulated with cars and this will become worse with the proposed paintballing venue being sited here. Litter is also an issue.</li> </ol> <p>These comments can be viewed in full on the Council's website.</p>	13-29