

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 9 January 2019** at **9.30am** when there were present:

Mr D B Willmott – Chairman

Mr A D Adams
Mr G Everett
Mr R R Foulger

Mr R F Grady
Mrs L H Hemsall
Mr R J Knowles

Mr K G Leggett
Mrs B H Rix
Mr J M Ward

The following Members attended the meeting and spoke with the Chairman's concurrence on the items shown:

Mrs Bannock & Mr Clancy	Minute no: 66 (land at Taverham Hall, Taverham Park)
Mr O'Neill	Minute no: 69 (The Stables, Ranworth Road, South Walsham)
Mr Peck	Minute no: 65 (Old Station Yard, Cawston Road / Stony Lane, Reepham)
Mrs Vincent	Minute nos: 67 & 68 (land at St Faiths Road, Old Catton)

Also in attendance were the Development Manager; Area Planning Manager (West) (for Minute numbers 62-68 & 70-71); Area Planning Manager (East) (for Minute no: 69); Senior Planning Officer (CJ) (for Minute nos: 67 and 68); Historic Environment Officer (for Minute no: 66) and the Senior Committee Officer.

62 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Mr Foulger reminded the Committee that he was the Portfolio Holder for Housing & Wellbeing.

63 APOLOGIES FOR ABSENCE

Apologies for absence were received from Miss Lawn and Mr Mallett.

64 MINUTES

The Minutes of the meeting held on 19 December 2018 were confirmed as a correct record and signed by the Chairman.

65 APPLICATION NUMBER 20180963 – OLD STATION YARD, CAWSTON ROAD / STONY LANE, REEPHAM

The Committee considered an application for the erection of a food retail store (A1 use) with opening hours of 7am-11pm every day; offices (B1a use) with hours of operation as 7am-10pm Monday to Friday and 7am-7pm on Saturdays; a 60 bed care home (C2 use); 20 assisted flats (C2 use); 15 assisted bungalows (C2 use); assembly room / club house (C2 use) and associated car parking, service yards, access roads, drainage works and landscaping at Old Station Yard, Cawston Road / Stony Lane, Reepham. A minimum age limit restriction of 75 years or over had been agreed by the applicant for the occupation of the care bungalows. In terms of vehicular access, the offices and food retail store would be served mainly by an access of Station Yard (with a service exit point onto Stony Lane) and the care village would be served by separate accesses off Stony Lane (secured by a gate). A footway would be provided along the frontage of the site on the northern side of Stony Lane to connect with the existing footway on Station Road. In addition, a gated access was proposed from the care village onto Marriott's Way.

The application was reported to committee as it was a major application and of local interest.

The Committee noted the receipt of five additional neighbour objections / comments in respect of the amended access plans; the officer's response; further comments from the applicant's agent; an amendment to condition 28 relating to the opening hours and additional conditions relating to the eastern gates "B" and the pedestrian access gate, all as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Paul Mitchell of Reepham Town Council; Stephen Briggs of 17 Stony Lane, Mark Lester of 21 Stony Lane (also representing nos: 1, 3, 5 & 25), Lindsay Buley of 21 Stony Lane (also representing nos: 1, 3, 5 & 25), all objecting to the application and Ian Malton of CAM Architects and James Marshall of CDP Ltd (the applicant) at the meeting. Mr Peck also addressed the meeting, in his capacity as the Member for an adjoining Ward and the County Councillor for the Division, expressing his concerns.

The site was currently unused and had been for a considerable number of years. However, it was located within the settlement limit where the principle of development was considered to be acceptable provided that it did not result in any significant adverse impact. In addition, the site was allocated in the Site Allocation DPD (2016) under Policy REP2 for a mixed development of residential and employment of approximately 20 homes, B1 and B2 employment uses. The Committee acknowledged that the mix of uses proposed did not strictly meet the terms of the allocation under Policy REP2 but Policy H5 of the DM DPD (2015) and Policy H4 of the JCS did apply.

Regarding the proposed "care village", it was noted that a significant number

of jobs would be provided (approximately 100 staff) and other employment opportunities in conjunction with the other proposed uses on the site. Therefore, it was considered appropriate for this proposal to be located on this mixed use site and that the requirements of Policy H5 had been met. The application proposed that the care village provide, for persons of age 75 and over, independent living together with regular care being provided by health professionals, with the ability to receive more specific care according to the needs of each individual at any time during their occupation. Therefore, the proposal would offer residents a choice in their level of care but with a minimum requirement of four hours per week. Accordingly, Members considered that it had been demonstrated that the care village element represented a C2 use and, in this respect, there was no requirement for affordable housing to be provided against Policy H4 of the JCS. However, Members were of the opinion that there should be no minimum age limit for occupants who met the care requirements to occupy the care home or assisted flats. As there was a recognised shortfall in the type of accommodation being proposed, the Committee considered that the provision of the care village was a much needed facility within both the district and county and met the employment objectives of the site's allocation.

It was noted that the club house would provide a social hub, similar to a community centre for the residents but also be available for lettings to wider groups to provide interaction with the community.

In terms of the two office buildings proposed adjacent to the Station Road access, these clearly accorded with the policy allocation and therefore, would be appropriate in that location.

The food store would also create employment opportunities (approximately 12-15 jobs) and add to the services available within Reepham. A sequential test had been undertaken and Members noted that this identified there were no other units or development sites in or adjoining the existing centre which could provide the proposed floor space. Due to the store's proposed size, a retail impact test was not necessary and Members concluded that the size and location of the food store was appropriate within the overall development.

Accordingly, taking into account all of the above, it was considered that the mix of uses proposed within the application were appropriate for the town and would enable the development of an unused and undeveloped site to be brought forward, whilst providing a significant number and broad range of employment opportunities.

In terms of the development's impact upon the character and appearance of the area, it was noted that the application had been amended in response to concerns, such as a reduction in height of the buildings (particularly the care home) and a more simplified design so that the buildings all complemented each other. It was noted that the boundary treatments along Marriott's Way were proposed to be significantly enhanced to provide screening between the

path and the development. Whilst the building would be clearly visible, it was considered the broken mass and articulated elevations would give a degree of visual interest on the site. Overall, the impact of the assisted flats was considered to be acceptable. In regards to the design and scale of the food store, these were considered to be acceptable.

Some Members expressed concern that the hedgerow along Stony Lane would need to be removed to accommodate the highway widening improvements including the proposed footpath. It was noted that the submitted Landscaping Statement stated that the hedge to the north side of Stony Lane tended to be very partial and was simply remnant areas of scrub interspersed with fence posts which were covered in ivy. However, their removal would expose the site to a greater degree than currently and the installation of the footpath and highway improvements would erode the verdant character of Stony Lane. Notwithstanding this, it was considered that an opportunity was being provided to plant a hedgerow that would, in time, establish and have a greater value than the existing and as the new hedging and landscaping became established, this would allow any harm caused by the development to diminish over time. Furthermore, the view of the Conservation Officer (Arboriculture & Landscape) was that the existing hedgerow was not considered to be important and accordingly the Hedgerow Regulations did not apply.

In terms of the impact of the development upon the amenity of nearby residents, Members acknowledged that the scheme as a whole had been amended to reduce the overall impact and it was considered that the proposals, in their revised form, did not impact significantly in terms of loss of light, privacy, overlooking or by being overbearing. Regarding the opening hours of the food store, Members noted the earlier closing time referred to in the Supplementary Schedule which would be imposed by condition.

The Committee noted the access arrangements as detailed in the report, together with the fact that the applicant had submitted amended plans to overcome the concerns of the Highway Authority who were now not objecting to the application subject to the imposition of a number of conditions. Accordingly, the proposals were considered to meet the requirements of Policies TS3 and TS4 of the DM DPD.

In terms of all other matters raised, Members concurred with the officer's appraisal addressing these in the report including the imposition of appropriate conditions.

In conclusion it was considered that, whilst there was some conflict with the site allocation, on balance the scheme was acceptable subject to the imposition of conditions and a legal agreement to ensure the care village remained within Use Class C2. Accordingly, it was

RESOLVED:

to delegate authority to the Head of Planning to approve application number 20180963 subject to the satisfactory completion of a Section 106 Agreement with the following Head of Terms and subject to the following conditions:

Head of Terms:

- The care village operator will ensure that it and its care will be regulated by the Care Quality Commission (CQC).
- The care village operator will ensure that occupiers of the care village apartments and bungalows are contractually obliged to purchase a minimum amount of at least four hours of care each week.
- The care village operator will ensure that the minimum age of all residents of the assisted bungalows are 75 years of age; however in terms of the care home and assisted flats, residents have medical needs which fulfil the care requirements.
- The care village operator will ensure that the residents of the care village apartments and bungalows will each pay a weekly maintenance fee to cover the daily bin collections and property maintenance.
- The care village operator will ensure that the care village apartments and bungalows will contain level access bathing / showering facilities, accessible doorways and circulation, higher level electrical sockets and emergency alarm systems with pull cords and intercoms for immediate response.

Conditions:

- (1) The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.
- (3) Development shall not proceed above slab level until details of all external materials (including samples) to be used in the development have shall been submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

- (4) Prior to each phase of development approved by this planning permission no development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- (i) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - (ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (iii) The results of the site investigation and detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

- (5) Development on site shall take place in complete accordance with the approved Arboricultural Impact Assessment, Provisional Tree Protection Plan and Method Statement supplied by CJ Yardley Landscape Survey Design and Management dated October 2018. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AMS have been carried out and all tree protection barriers are in place as indicated. The protective barrier shall be retained in a good and effective condition for the duration of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior written approval of the local planning has been sought and obtained.
- (6) Development shall not proceed above slab level until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall indicate:

The species, number, size and position of new trees and shrubs at the time of their planting.

All existing trees and hedgerows on the land, with details of any to be retained (which shall include details of species and canopy spread, root protection areas as required at paragraph 4.4.2.5 of BS5837: 2012), together with measures for their protection during the course of development.

Specification of materials for fences, walls and hard surfaces.

Details of any proposed alterations in existing ground levels and of the position of any proposed excavation or deposited materials.

Details of the location of all service trenches.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing. If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- (7) Development shall not begin until foul drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- (8) No works shall commence on the site until the Traffic Regulation Order for the extension of the 30 mph speed limit on Stony Lane has been promoted by the Local Highway Authority.
- (9) Any access gates / bollard / chain / other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 10m from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.
- (10) The gradient of the vehicular accesses shall not exceed 1:12 for the first 10m into the site as measured from the near channel edge of the adjacent carriageway.
- (11) Prior to the first use of the development hereby permitted visibility splays measuring 2.4m x 59m shall be provided to each side of the new food store access (on Station Road) where it meets the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225m above the level of the adjacent highway carriageway.
- (12) Prior to the first use of the development hereby permitted visibility splays measuring 2.4m x 43m shall be provided to each side of all new accesses on Stony Lane where they meet the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225m above the level of the adjacent highway carriageway.
- (13) Prior to the first use of the development hereby permitted a visibility splay measuring 2.4m x 59m shall be provided (to north-east) at the junction of Stony Lane & Station Road. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225m above the level of the adjacent highway carriageway.
- (14) Prior to the first use of the development hereby permitted the proposed access/on-site car and cycle parking / servicing / loading / unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- (15) Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the

construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

- (16) Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities shall be submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.
- (17) For the duration of the construction period all traffic associated with (the construction of) the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority.
- (18) Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works have been submitted to and approved in writing by the Local Planning Authority. The scheme of works shall include the widening of Stony Lane to a minimum of 6m (from its junction with Station Road to the most westerly access to the site); provision of a 1.8m footway on the north side of Stony Lane, provision of a size 3 turning head on Stony Lane (at the most westerly access to the site), DDA bus stop improvement on Station Road, pedestrian crossings on Station Road and the design of the accesses onto Station Road & Stony Lane.
- (19) Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works referred to in condition 18 shall be completed to the written satisfaction of the Local Planning Authority.
- (20) No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.
- (21) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site

where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

- (22) No development shall take place (including any demolition or ground works or site clearance) until a method statement for protected species including common reptiles, bats and birds has been submitted to and approved in writing by the local planning authority. The Method Statement should draw together the recommendations in the submitted ecology reports (Protected Species Assessment, Finnemore Associates, May 2018; Addendum to Ecology Report, Wild Frontier Ecology, 30.10.18; and Response to Ecology Comments, Finnemore Associates, 02.10.18), and should include timings of when works should be undertaken and who will be responsible for implementing them. The works shall be carried out strictly in accordance with the approved details.
- (23) Prior to the commencement of development above slab level a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site. The biodiversity enhancement plan should include: numbers and locations of bird boxes, bat boxes, habitat enhancements including drawings, details of the body or organization responsible for implementation of the plan, and ongoing monitoring and remedial measures. The measures shall be carried out strictly in accordance of the approved scheme.
- (24) Details of energy efficient design and the construction of on-site equipment to secure at least 10% of the development's energy from decentralised and renewable or low-carbon sources shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The details as approved shall be completed prior to the first occupation of any of the dwellings hereby permitted and thereafter shall be maintained.
- (25) Prior to the commencement of development above slab level, full details are to be submitted and approved in writing by the local planning authority, detailing the surface water drainage scheme including the connection to the off-site watercourse, including a timetable for the works through to completion. The surface water drainage scheme shall be carried out strictly in accordance with the approved scheme.
- (26) Prior to the commencement of development above slab level, full details are to be submitted and approved in writing by the local planning authority, detailing the resurfacing proposals for that section of the Marriott's Way that is affected by the surface water drainage proposals associated with the approved development, including a

timetable for the works through to completion. The resurfacing shall be carried out strictly in accordance with the approved scheme.

- (27) The office units shall be used as Class B1(a) use and for no other purpose (including any other purpose in Class B1 of the Schedule of the Town and Country Planning Country (Use Classes) Order 1987) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modifications.
- (28) Unless otherwise specified in writing by the Local Planning Authority, the hours of operation of the food store shall be limited to 07:00 – 22:00 each day of the week.
- (29) Unless otherwise specified in writing by the Local Planning Authority, the hours of operation of the offices shall be limited to 07:00 – 22:00 Monday – Friday and 07:00 – 19:00 on Saturdays and at no time on Sundays or Bank Holidays.
- (30) The gates referred to as “Gate B2 on Dwg no: 1407-A-PL27 shall be hung to be open inwards and shall be retained as such in perpetuity.
- (31) The pedestrian gate to the neighbouring commercial uses shall allow access for staff and residents of the care village.

Reasons:

- (1) The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.
- (3) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (4) This is required prior to commencement to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN4 of the Development Management DPD 2015.
- (5) To avoid damage to the health of the existing trees and in the interest of maintaining the amenity value of the area in accordance with

Policies GC4, EN2 and EN3 of the Development Management DPD 2015.

- (6) To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies GC4, EN1, EN2 and EN3 of the Development Management DPD 2015.
- (7) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (8) In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (9) In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened in accordance with Policy TS3 of the Development Management DPD 2015.
- (10) In the interests of the safety of persons using the access and users of the highway in accordance with Policy TS3 of the Development Management DPD 2015.
- (11) In the interests of highway safety in accordance with the principles of the NPPF.
- (12) In the interests of highway safety in accordance with the principles of the NPPF.
- (13) In the interests of highway safety in accordance with the principles of the NPPF.
- (14) To ensure the permanent availability of the parking / manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (15) To ensure adequate off-street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development in accordance with Policy TS3 of the Development Management DPD 2015.
- (16) In the interests of maintaining highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development in accordance with Policy TS3 of the Development Management DPD 2015.

- (17) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (18) To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor. To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
- (19) To ensure that the highway network is adequate to cater for the development proposed in accordance with Policy TS3 of the Development Management DPD 2015.
- (20) To protect and prevent the pollution of the water environment, particularly groundwater, from potential pollutants associated with current and previous land uses in accordance with Policy EN4 of the Development Management DPD 2015 and the National Planning Policy Framework.
- (21) To protect and prevent the pollution of the water environment, particularly groundwater, from potential pollutants associated with current and previous land uses in accordance with Policy EN4 of the Development Management DPD 2015 and the National Planning Policy Framework.
- (22) To ensure the proposal is not detrimental to biodiversity and protected species in accordance with Policy EN1 of the Development Management DPD 2015 and the National Planning Policy Framework.
- (23) To ensure the proposal is not detrimental to biodiversity and protected species in accordance with Policy EN1 of the Development Management DPD 2015 and the National Planning Policy Framework.
- (24) To ensure the development is constructed to an appropriate standard in accordance with Policy 3 of the Joint Core Strategy for Broadland, Norwich and South Norfolk.
- (25) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (26) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.

- (27) To ensure development appropriate for the area in accordance with the criteria specified within Policy GC4 of the Development Management DPD 2015.
- (28) To safeguard the amenities of the adjacent residential properties in accordance with the criteria specified in Policies GC4 and EN4 of the Development Management DPD 2015.
- (29) To safeguard the amenities of the adjacent residential properties in accordance with the criteria specified in Policies GC4 and EN4 of the Development Management DPD 2015.
- (30) In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (31) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.

The Committee adjourned at 11.35am and reconvened at 11:45am when all of the Members listed above were present.

66 APPLICATION NUMBER 20181142 – LAND AT TAVERHAM HALL, TAVERHAM PARK, TAVERHAM

The Committee considered an application for the erection of six, four-bedroom dwellings with associated landscaping on land at Taverham Hall, Taverham Park, Taverham. Access was proposed via Taverham Park Avenue, a single width driveway which was currently used as the eastern access road to Taverham Hall School. Development of the site was being put forward in order to provide the necessary funds for the repair and renovation of Taverham Hall, a Grade II Listed Building. A viability appraisal had been submitted with the application and the school had put forward a costed schedule of repairs and other works as evidence to justify the development. Independent advice had been commissioned by the district council in order to verify this information.

In presenting the application, the Area Planning Manager referred to the comments from English Heritage which had been summarised from a letter running to five pages. In order to clarify any misunderstanding, he confirmed that English Heritage had stated that, in its view, the proposals would result in a high level of harm but this would be less than substantial.

The application was reported to committee as it was contrary to the Development Plan and the recommendation was for approval.

The Committee received the verbal views of Graham Porter of 23 The Street, Bob Wormald of 25 The Street and Susan Howard of The Lodge, Taverham Park, all objecting to the application and Sharon Turner of Taverham Hall School and Jamie Bird of Fleur Developments Ltd (the applicant) at the meeting. In addition, Mrs Bannock and Mr Clancy, the two Ward Members, expressed their concerns on the application.

The site was located outside of but adjacent to the settlement limit for Taverham and had not been allocated for development in the Site Allocations DPD 2016. Accordingly, it was contrary to Policy GC2 of the DM DPD. Members therefore gave consideration as to whether there were material considerations which otherwise indicated that the development should be approved.

Members acknowledged that the NPPF stated that there was a presumption in favour of sustainable development unless any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole.

There was currently a 4.61 years' supply of housing land in the NPA as published in the 2017 Greater Norwich Area Housing Land Supply Assessment as part of the Annual Monitoring Report for the JCS. Consequently, relevant policies for the supply of housing in the NPA could not be considered up to date and applications for housing should continue to be determined within the context of paragraph 11 of the NPPF.

However, the Committee noted that, in June 2017, an updated Strategic Housing Market Assessment (SHMA), published for Central Norfolk. This identified that, for the Norwich Policy Area, there was an 8.08 year housing land supply. The SHMA was a material consideration in the determination of planning applications – now that this latest evidence showed that there was an abundant housing land supply this should be given weight in the decision making processes.

Accordingly, the Committee assessed the proposals against the three dimensions of sustainable development against the development plan policies.

Economic Objective

It was noted that the development would result in some short term economic benefits as part of any construction work and in the longer term by spending from the future occupants of the dwellings which would support local services and facilities. In addition, the development would generate CIL (15% of which would be paid to the Parish Council) and New Homes Bonus.

Social Objective

It was noted that the development would ensure that the listed school buildings would be repaired and made fit for purpose to ensure the long-term role as an educational establishment as well as providing sporting facilities to a number of local community groups and pupils from other schools.

Members noted there was a wide variety of services within reasonable walking or cycling distance from the site and regular bus routes into Norwich. Therefore, the site was considered to be a sustainable location with regard to the scale of development proposed.

Whilst the current affordable housing requirement was 28% of the dwellings to be affordable and Policies EN3 and RL1 of the DM DPD required the provision of green infrastructure and formal recreational space, it was noted that the development would not be expected to provide these contributions due to the requirement to ensure there were sufficient funds to carry out the repairs to Taverham Hall. This had been evidenced in the submitted viability report and independently assessed by the Council's consultant.

Environmental Objective

It was acknowledged that the proposed development would have an urbanising impact on the character and appearance of the site given its current undeveloped and open nature. However, it was considered this impact would be limited to the immediate area with the site not being visually prominent in the wider landscape. It was noted the submitted plans demonstrated that the proposed dwellings could be achieved whilst retaining the tree belt around the east, west and south of the site which would help to soften the transition from rural to urban and the Conservation Officer (Arboriculture & Landscape) had raised no objections on landscape and visual impact grounds. On balance, the urbanising impact was not considered to be significant.

In terms of the design of the dwellings, this was considered to be acceptable in the context of the site and its surroundings and was supported by the Conservation Officer (Historic Environment) and the Council's Design Advisor.

Furthermore, the Historic Environment Officer had confirmed that the impact of the proposals were less than substantial on the immediate setting of Taverham Hall, the Grade II Listed Building, due to the tree belt along the western boundary of the application site. However, there would be some negligible harm to the Hall's wider setting with its rural location being eroded by the encroachment of built development further to the west behind The Street but it was considered this would be mitigated through the scale, density, layout, design and landscaping of the new development on this site.

Regard was had to Section 16 of the NPPF and section 66(1) of the Planning

(Listed Buildings and Conservation Areas) Act 1990 and careful consideration given to the location, siting, design and landscaping of the proposed development. It was noted that the site had no direct visual connection to the Listed Building affecting its setting or appearance, due to it being located a good distance to the east of Taverham Hall beyond the school playing fields and the site being enclosed by mature tree planting. The Committee also had regard to the relevant paragraphs in the NPPF and weighed up the benefits of conserving the fabric of the Grade II Listed Building and preserving the use of the site as school. It concluded that, given the harm had been identified as less than substantial, the impact on the setting of the Listed Building and historic park were acceptable. Furthermore the benefits of the proposal, both the contribution to the preservation of the Listed Building and the associated social benefits, were considered to outweigh the loss of a relatively small area of land that had become visually separated from the wider parkland and in an area that had already been compromised by earlier housing development.

The Historic Environment Officer advised that, in her opinion, the optimum viable use of the building was its current use and confirmed that the parkland was not a registered parkland but a “non designated heritage asset”. In terms of the comments of Historic England, this body was not a statutory consultee but had been consulted as a matter of courtesy as it was considered beneficial to have its input at an early stage.

Members noted the measures which had been put forward to mitigate the impacts of the proposed development upon the existing access. They also acknowledged the concerns raised by residents and Taverham Parish Council on the safety and suitability of the junction with Costessey Road and also the level of traffic and congestion which would be created. However, Members took account of the fact that the Highways Authority had confirmed it had no objection to the proposal on the basis that there would be an overall reduction in the amount of traffic using the access drive and were supportive of the use of only the Ringland Road exit point for school traffic, subject to the implementation of the measures set out in the access strategy.

In terms of all other matters raised, Members concurred with the officer's appraisal addressing these in the report including the imposition of appropriate conditions.

In terms of the financial justification, Members noted that funds from the sale of the land would be ring-fenced with priority given to the essential repairs of the Listed Building and the demolition of “Big School” and this would be secured by legal agreement. The building was of poor quality and in poor condition and therefore affected the setting and appearance of the Listed Building. Accordingly, demolition would have positive benefits for the Listed Building and it was considered appropriate for the funds raised from the sale of the land to facilitate the demolition. It was also noted that should any surplus funds be available following completion of the scheduled works, a contribution for off-site affordable housing would be secured through legal agreement.

In conclusion it was considered that whilst the development would result in a low density urbanisation of the locality with impact on the immediate character and appearance of the area, contrary to Development Plan policies, the impact was not considered to be significant. Furthermore, no other significant adverse impacts would result from the development.

Accordingly, it was

RESOLVED:

to delegate authority to the Head of Planning to approve application number 20181142, subject to the satisfactory completion of a Section 106 Agreement with the following Heads of Terms and subject to the following conditions:

- Development shall not commence before completion of the sale of the land.
- Submission of a timetable for the carrying out and completion of an approved programme of works to the Listed Taverham Hall.
- A schedule of priority works if insufficient funds are raised from the sale of the land to complete the approved works to the Listed Taverham Hall.
- Any surplus funds following completion of the approved programme of works to the Listed Taverham Hall to contribute to the provision of offsite affordable housing.

Conditions:

- (1) The development to which this permission relates must be begun not later than TWO years beginning with the date on which this permission is granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.
- (3) Prior to the first occupation of the development hereby permitted, the modified access strategy as detailed in the Access Review Technical Note received 12th October 2018, at paragraph 4.0 and in accordance with drawing number 1601/03/002, where it relates to the eastern access to and from the site, shall be implemented and thereafter maintained in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

- (4) Prior to the first occupation of the development hereby permitted the proposed access/on-site car/turning shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- (5) Prior to the commencement of development the trees shown to be retained on the submitted plans shall be protected in accordance with the details contained in the submitted Arboricultural Impact Assessment and Arboricultural Method Statement dated March 2018. Protection shall include:
 - (a) Root Protection Areas (RPAs) of every retained tree on site and on neighbouring ground to the site in relation to the approved plans.
 - (b) Tree Protection Barriers that should be fit for the purpose of excluding construction activity and storage of materials within RPAs appropriate to the degree and proximity of work taking place around the retained tree(s).
 - (c) Ground Protection Zones over RPAs that should consist of scaffold boards placed on top of 100-150mm layer of woodchip which is underlain by ground sheets.

No works should take place until the Tree Protection Barriers and Ground Protection are installed.

In the event that any tree(s) become damaged during construction, the LPA shall be notified and remedial action agreed and implemented. In the event that any tree(s) dies or is removed without the prior approval of the LPA, it shall be replaced within the first available planting season, in accordance with details to be agreed with the LPA.

- (6) The landscaping scheme as indicated on the approved plan (drawing number JBA 13/164-01) received by the Local Planning Authority on 12 July 2018 shall be carried out prior to the occupation of any part of the development.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing. If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, or becomes in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning

authority gives its written consent to any variation.

- (7) None of the dwellings shall be occupied until the surface water drainage works have been completed in accordance with the details contained in Section 6 of the Surface Water Strategy (Rev B) dated March 2018.
- (8) Prior to the occupation of the first dwelling a fire hydrant on not less than a 900mm main shall be provided on site in a position to be agreed with Norfolk County Council Water Resources and Planning Manager.
- (9) Mitigation and best practice measures shall be carried out in accordance with the details set out section 7 of the Ecological Report dated August 2017 including the following measures which must be implemented during construction and for the developed site:
 - (a) Lighting should be avoided where possible. Any lighting that is required should use low level hooded lighting directed away from surrounding woodlands and the river.
 - (b) Any works to trees or hedgerows must be undertaken outside of the bird breeding season (1 March to 31 August). Any nests found prior or during construction must not be disturbed and a suitable buffer erected around the area.
 - (c) Any excavations should be covered during the night or fitted with slopping escapes.
 - (d) Building materials should be stored off the ground.
 - (e) Boundary fences or walls should incorporate gaps of 12cm wide by 10cm high at ground level.
- (10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other order revoking and re-enacting or modifying that Order), no development permitted by Classes A, B, C, D, E or G of Part 1 of Schedule 2 of that Order shall be carried out without the prior consent of the Local Planning Authority.
- (11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other order revoking, and re-enacting or modifying that Order), no development permitted by Classes A or C of Part 2 of Schedule 2 of that Order shall be carried out without the prior consent of the Local Planning Authority.

Reasons:

- (1) The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (3) To ensure the satisfactory development of the site without prejudice to the amenity of the site or to road safety in accordance with Policies GC4 and TS3 of the Development Management DPD 2015.
- (4) To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policies TS3 and TS4 of the Development Management DPD 2015.
- (5) To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interest of amenity in accordance with Policies GC4, EN2 and EN3 of the Development Management DPD 2015.
- (6) To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies GC4, EN1, EN2 and EN3 of the Development Management DPD 2015.
- (7) To prevent flooding in accordance with paragraphs 163, 165 and 170 of the NPPF by ensuring satisfactory management and disposal of local sources of surface water and ensuring the SuDS proposed operates as designed for the lifetime of the development.
- (8) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (9) To ensure that the development has no adverse effects on the presence of protected species in accordance with Policy EN1 of the Development Management DPD 2015.
- (10) In accordance with Article 4(1) of the Town & Country Planning (General Permitted Development) Order 2015, the condition is imposed to enable the Local Planning Authority to retain control over the siting and external appearance of the buildings in the interests of

amenity in accordance with Policy GC4 of the Development Management DPD 2015.

- (11) In accordance with Article 4(1) of the Town & Country Planning (General Permitted Development) Order 2015, the condition is imposed to enable the Local Planning Authority to retain control over the siting and external appearance of the buildings in the interests of amenity, in accordance with Policy GC4 of the Development Management DPD 2015.

Plans and Documents:

Amended Transport Overview Rev A received 04 September 2018
Amended Utilities Assessment Rev A received 04 September 2018
Dwg No TAV PL-130 Garage Type A1 Plot 1 received 11 July 2018
Dwg No TAV PL-125 Rev A House Type B Elevations 2 of 2 received 11 July 2018
Dwg No TAV PL-124 Rev A House Type B Elevations 1 of 2 received 11 July 2018
Dwg No TAV PL-123 Rev A House Type B Sections received 11 July 2018
Dwg No TAV PL-122 House Type B Roof Plan received 11 July 2018
Dwg No TAV PL-121 House Type B First Floor Plan received 11 July 2018
Dwg No TAV PL-120 House Type B Ground Floor Plan received 11 July 2018
Dwg No TAV PL-113 House Type A2 Plot 2 Sections received 11 July 2018
Dwg No TAV PL-112 House Type A2 Plot 2 Roof Plan received 11 July 2018
Dwg No TAV PL-111 House Type A2 Plot 2 First Floor Plan received 11 July 2018
Dwg No TAV PL-110 House Type A2 Plot 2 Ground Floor Plan received 11 July 2018
Dwg No TAV PL-103 House Type A1 Plot 1 Sections received 11 July 2018
Dwg No TAV PL-102 House Type A1 Plot 1 Roof Plan received 11 July 2018
Dwg No TAV PL-101 House Type A1 Plot 1 First Floor Plan received 11 July 2018
Dwg No TAV PL-100 House Type A1 Plot 1 Ground Floor Plan received 11 July 2018
Dwg No TAV PL-002 Proposed Site Plan received 11 July 2018
Dwg No TAV PL-001 Proposed Location Plan received 11 July 2018
Dwg No TAV PL- 131 Garage Type A2 Plot 2 received 11 July 2018
Landscape and Visual Impact Assessment received 12 July 2018
Heritage Statement received 12 July 2018
Flood Risk Assessment & Surface Water Drainage Strategy Rev B received 12 July 2018
Ecology Report received 12 July 2018
Dwg No JBA 13/164-01 Rev D Landscape Masterplan received 11 July 2018
Dwg No JBA 13/164-02 Rev B Detailed Soft Landscaping received 11 July 2018
Dwg No JBA 13/164-01 Rev B Detailed Soft Landscaping received 11 July 2018
Dwg No 20733/004 Rev B Topographical Survey Sheet 4 of 4 received 11

July 2018

Dwg No 20733/003 Rev A Topographical Survey Sheet 3 of 4 received 11

July 2018

Dwg No 20733/002 Topographical Survey Sheet 2 of 4 received 11 July 2018

Dwg No 20733/001 Topographical Survey Sheet 1 of 4 received 11 July 2018

Design, Access and Design Access and Planning Statement received 12 July 2018

Conditions Report received 12 July 2018

Contamination Report and Desktop Study Phase 1 Rev A received 12 July 2018

Arboricultural Impact Assessment received 12 July 2018

Archaeological Desk Based Assessment received 12 July 2018

Amended Dwg No TAV PL-104 Rev B House Type A1 Plot 1 Elevations received 17th August 2018

Amended Dwg No TAV PL-114 Rev B House Type A2 Plot 2 Elevations received 17th August 2018

Additional Technical Note Access Review received 12 October 2018

Archaeological Informative Trial Trenching Report received 19 December 2018

Informatives:

The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.

The site is subject to a related agreement under Section 106 of the Town And Country Planning Act 1990.

The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. A separate Liability Notice has been issued with the decision notice. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp

It is an offence to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a legal agreement between the applicant and the County Council. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Control Group based at County Hall in Norwich. Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the applicant's own expense.

Under the Wildlife and Countryside Act 1981, The Habitat Regulations 1994, The Countryside and Rights of Way Act (Natural Habitats) (Amendment) Regulations 2007 it is an offence to:

- Intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built;
- Intentionally or recklessly disturb any wild bird while it is nest building, or at a nest containing eggs or young, disturb the dependent young of such a bird;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time).

In the light of this legal protection, it is recommended that any works to trees where birds and/or bats are known to, or are likely to, nest / roost, be avoided during the bird nesting season (usually March to August) and / or the advice of a bat specialist is obtained.

The Committee adjourned at 1pm and reconvened at 1.40pm when all of the Members listed above were present with the exception of Mr Knowles and Mrs Hemsall.

67 APPLICATION NUMBER 20181766 – LAND AT ST FAITHS ROAD, OLD CATTON

The Committee considered an application under section 73 of the Town and Country Planning Act 1990 for the removal of condition 27 of outline planning permission 20141955 which sought to restrict the presence of open water features on the site in the interests of aviation safety in association with the development of land for a mixed use of 340 dwellings and 5,640m² of small business units at St Faiths Road, Old Catton. The application had been made as a separate reserved matters application had been submitted under reference 20180920 (see Minute no: 68 below) which provided for an attenuation basin to store surface water which, in extreme rainfall events, would create an open water feature in the site.

The application was reported to committee at the request of one of the Ward Members for the reasons given in paragraph 5.2 of the report.

The Committee received the verbal views of Jordan Last of Taylor Wimpey (the applicant) at the meeting. In addition, Mrs Vincent, one of the Ward Members, expressed her concerns on the application.

It was noted that a Bird Hazard Risk Assessment and Management Plan had been submitted in support of the application to demonstrate the potential impact of the open water feature (as well as other aspects of the reserved matters application such as landscaping and construction activity) on aviation safety. The report concluded that, provided the modelled water retention figures were correct and delivered, the proposed attenuation basis represented a very low bird strike risk due to the lack of feeding opportunities, a lack of security (and high casual disturbances by residents and their pets) and the lack of any suitable nesting opportunities. In addition, the submitted Flood Risk Assessment and Drainage Strategy for the reserved matters application, together with an analysis of historic rainfall for the area confirmed that out of a dataset of 2,953 days there were 130 instances when the attenuation basin would have had held water for greater than half a day, 20 of which would have held water for greater than one day with the longest duration of water held at 2.39 days. The Local Lead Flood Authority had confirmed it had no objections to the removal of the condition and therefore, Members considered the drainage information to be robust and credible. Norwich Airport had no objections provided the development would be carried out in accordance with the submitted Bird Hazard Risk Assessment and Management Plan. Given the above information, the Committee considered that the proposed open water feature was not likely to pose a risk to increased bird strike and that the removal of the condition would not be contrary to Policies TS5 and TS6 of the DM DPD.

In terms of the responses received, Members noted that the attenuation basis would be part of the open space serving the development and managed by a management company on behalf of the residents. Accordingly, the requirement to comply with the Bird Hazard Risk Assessment and Management Plan would fall to the management company in the long term and the Local Planning Authority could use its enforcement powers, if necessary, to ensure the implementation of the plan. It was noted that the comments regarding health and safety risk and the attenuation basin reducing the area of useable recreational space of the development, would be addressed as part of the reserved matters application (see Minute no: 68 below).

In conclusion, it was considered that the applicant had adequately demonstrated that the removal of condition 27 would not result in conditions detrimental to aviation safety or increase the risk of bird strike or conflict with other policies of the development plan.

Members noted that the effect of granting a Section 73 application was the issue of a new permission and therefore, the decision notice should repeat the relevant conditions from the original planning permission, unless they had already been discharged. Accordingly, it was

RESOLVED:

to approve application number 20181766 subject to the re imposition of conditions previously imposed (with the exception of condition 27).

68 APPLICATION NUMBER 20180920 – LAND AT ST FAITHS ROAD, OLD CATTON

The Committee considered a reserved matters application for the erection of 328 dwellings and associated infrastructure and areas of landscaped public open space on land at St Faiths Road, Old Catton. Outline planning permission had been granted in May 2016 (pp20141955 referred). Also included within the application were details in relation to a number of “pre-commencement” conditions imposed on the outline planning permission regarding foul water; contaminated land; surface water drainage; energy efficiency; landscaping and tree protection. A small proportion of the site was within the administrative area of Norwich City Council which had received a duplicate application and it had confirmed that it was satisfied with Broadland Council’s assessment of the proposal insofar as it related to that part of the development within its boundary and the development as a whole.

The application was reported to committee at the request of one of the Ward Members for the reasons given in paragraph 5.2 of the report.

The Committee noted the applicant had submitted drawings of construction specifications for dwellings with rooms in the roof to meet the acoustic design criteria, together with the response of the Environmental Health Officer both as reported in the Supplementary Schedule. In addition, the Senior Planning Officer reported at the meeting the updated comments of the Environmental Health Officer relating to the sound insulation works to be installed prior to occupation and this would be dealt with by an additional drawing (number to be added to condition 1). Accordingly, the officer recommendation needed to be amended as it was no longer necessary to delegate authority.

The Committee received the verbal views of Judy Leggett and Malcolm Vincent of Old Catton Parish Council; Ian Fitt of 347 St Faiths Road, objecting to the application and Jordan Last of Taylor Wimpey (the applicant) at the meeting. In addition, Mrs Vincent, one of the Ward Members, expressed her concerns on the application.

The site formed part of a mixed use allocation under Policy GT15 of the Growth Triangle Area Action Plan 2016 and Members noted that outline planning permission had been granted for a residential development of 340 dwellings and 5,640m² of employment uses on a 15.3 hectare site (ref 20141955). The outline permission had been progressed on a phased basis with 12 plots to the west of St Faiths Road promoted as self build dwellings

and the remainder of the site promoted to accommodate the other 328 dwellings and employment uses. Members noted that some of the self-build dwellings had already been constructed and occupied.

It was noted that Policy GT15 specified a number of criteria against which the application needed to be assessed and Members considered each of these in turn.

In terms of affordable housing provision, the policy required 33% which had been secured through the S106 Agreement as part of the outline permission. As this application proposed 108 dwellings, this equated to 33% and accordingly met the policy requirement. Members noted the proposed tenure split as detailed in the report. In response to a concern raised regarding the location of the affordable housing, the Committee noted that the Housing Enabler had raised no objection and furthermore, given the comments of the Environmental Health Officer, it was not considered that the occupants of these dwellings located adjacent to the airport would be adversely affected in terms of their amenity.

Regarding road connectivity, Members noted the requirements of Policy GT15 particularly the opportunity to complete a new orbital road link across the Growth Triangle by enabling the delivery of a final all traffic link between St Faiths Road and Hurricane Way or, if this was undeliverable, the creation of a new link between St Faiths Road and Repton Avenue. Members noted that the prospect of a connection to Hurricane Way was unlikely in the short term given that Norwich City Council had advised that this was dependent on the redevelopment of its industrial units which were currently occupied and subject to a lease. However, the proposal did provide a layout which safeguarded sufficient land within the site to enable the construction of a Type 1 Road to the boundary with the Airport Industrial Estate to enable a connection to Hurricane Way should this be deliverable in the future. Furthermore, the proposed layout included a Type 1 Road connecting the two points of access (in accordance with the outline permission) between St Faiths Road and Repton Avenue and it was considered that this provided a road layout which enabled both a direct vehicular connection between St Faiths Road and Hurricane Way and provided a link between St Faiths Road and Repton Avenue, compliant with Policy GT15.

Members acknowledged the concerns regarding the lack of a direct connection to the Airport Industrial Estate and the resultant increase in traffic being directed into residential areas of Old Catton. However, the Committee noted that a direct connection was not a requirement of Policy GT15 but rather the policy required a link to Hurricane Way and Repton Avenue “to be enabled” and the layout provided for this. The Committee also noted that, since the determination of the outline application, the promoters of Beeston Park had submitted a Section 73 application to vary the phasing strategy for its development and officers at Norfolk County Council considered this to be beneficial as it would bring forward the link to the east through Beeston Park

sooner than the originally approved phasing. Therefore, it was not considered necessary to re-evaluate the highway impact of the development as part of this reserved matters application given the principle of development and the access strategy had already been approved.

In terms of the open space requirements, it was noted that the policy requirements and planning obligations would be met through a combination on both on and off-site provision in accordance with the S106 Agreement and details of how these would be provided were detailed in the report. Members considered that the recreation and open space strategy complied with Policies EN3 and RL1 of the DM DPD and accordingly, Policy GT15.

The Committee noted that the majority of dwellings within the site were two or two and a half storey and of a traditional form. However, in distinct contrast were four blocks of three storey flats to the north of the site of a more contemporary approach. Whilst these buildings, given their scale, were a significant addition to the site, it was considered that their form and appearance was acceptable and the comments of the Design Officer were noted. Overall, it was considered that, as amended, the development would have an acceptable appearance with regard to local character and the appearance of the dwellings had been designed to create a sense of place in compliance with Policies GC4 of the DM DPD and Policy 7 of the Old Catton Neighbourhood Plan.

In terms of landscaping, Members noted that an acceptable landscape masterplan had been submitted to meet the requirements of Policy GT15, which was complemented by a tree planting plan, tree protection plan, Arboricultural Method Statement, Landscape Management Plan, surface treatment plan and footpath detail plan which had all been either amended or additional to reflect comments received during the course of the application. The concerns of the Council's Conservation Officer (Arboriculture & Landscape) were noted but the loss of some trees and hedgerow was considered to be acceptable, given the constraints of the site and the amount of development approved at the outline stage. Members noted that significant mature Oak trees within the site and other boundary trees which were considered important to the local landscape would be retained. Overall, it was considered that the landscaping proposed would respect the character and appearance of the area, enhance the proposed development and comply with Policies GC4, EN1 and EN2 of the DM DPD and Policies 2, 3 and 7 of the Old Catton Neighbourhood Plan.

Regarding the proposed location for the attenuation basin adjacent to the children's play area and any potential impact on health and safety, the Committee noted that the children's play area would be contained by a fence 1.05m in height with a swing shut gate and it was about finding the right balance between safety and creating an attractive environment. Members also took into consideration the detailed rainfall analysis which demonstrated that in a dataset of 2,953 days, there were only 130 instances where the

basin would have had water for a period of more than half a day, 20 of which would have held water for greater than one day. Given the limited frequency that the basis would hold water, Members were satisfied with the officer's assessment that the proposed attenuation basin would not pose a risk to health and safety and that resisting an open water feature on this basis would not constitute a robust reason for refusing the application.

In response to concerns raised regarding the route which construction vehicles would take during the construction phase and its potential adverse impact on the roads of Old Catton, Committee noted that the outline permission included a condition requiring the submission of a Construction Traffic Management Plan and Access Route prior to the commencement of development to manage construction traffic for the duration of the development. However, these details had not been submitted as part of this reserved matters application.

In terms of all other matters raised, Members concurred with the officer's appraisal addressing these in the report including the imposition of appropriate conditions. It was noted that a number of other pre-commencement conditions still needed approval and these would be the subject of other planning application(s).

In conclusion it was considered that the application complied with the development plan policies relevant to the proposal and there were no material considerations to justify a decision otherwise than in accordance with the Development Plan. Accordingly, it was

RESOLVED:

to approve application number 20180920 subject to the following conditions:

- (1) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.
- (2) Development shall not proceed above slab level until details of all external materials to be used in the development have been submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.
- (3) Development shall not proceed above slab level until a scheme for construction of the 2m high acoustic fence to be erected along the western boundary of the site and referred to in paragraph 5.7 of the Amended Acoustic Design Statement (ref RP01-18269) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the precise siting, elevations and materials and shall identify existing trees and shrubs and protection measures for those to be retained and mitigation for those to be

removed. The fence shall be constructed in accordance with the approved details prior to the first occupation of the development.

- (4) Prior to the first occupation of the development a scheme to provide details of the number, siting and type of bat and bird boxes to be installed on dwellings and trees within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reasons:

- (1) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (2) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (3) To ensure the proper development of the site without prejudice to the amenities of the area and future residents, and in accordance with Policy GC4 and EN4 of the Development Management DPD 2015.
- (4) To enhance biodiversity in accordance with policy EN1 of the Development Management DPD 2015 and policy 2 of the Old Catton Neighbourhood Plan 2016.

Informatives:

- (1) The applicant's attention is drawn to the remainder of conditions on permission 20141955. Development should be carried out strictly in accordance with the specified conditions. Where conditions are imposed which are required to be complied with, all relevant details should be submitted for approval and approval given in writing by the local planning authority before any work commences on site or before the use commences.
- (2) The site is subject to a related agreement under Section 106 of the Town and Country Planning Act 1990.
- (3) If the construction phases of the development require the use of mobile or tower cranes, they should be operated in accordance with British Standard 7121 and CAP 1096, and the Airport should be notified of plans to erect these cranes at least 21 days in advance.

The notification should include:

- OSGB grid coordinates of the crane's proposed position to 6 figures each of Eastings and Northings,
- the proposed height of the crane Above Ordnance Datum (AOD),
- the anticipated duration of the cranes existence, and
- contact telephone numbers of the crane operator and the site owner for use in an emergency.

Plans and Documents:

Amended Accommodation Schedule received 17 December 2018
Amended Dwg No 17_2639_001 Location Plan received 19092018
Amended Additional Dwg No 20843_500_D Repton Avenue Site Layout received 13 December 2018
Amended Dwg No 17_2639_003_E Massing Plan received 13 December 2018
Amended Dwg No 17_2639_004_E Refuse Strategy Plan received 13 December 2018
Amended Additional Dwg No 17_2639_195A Boundary Treatment Details received 13 December 2018
Amended Dwg No 17_2639_006_E Affordable Tenure Plan received 13 December 2018
Amended Dwg No 17_2639_008_F Materials Plan received 13 December 2018
Amended Additional Dwg No 17_2639_009_C Character Area Plan received 13 December 2018
Amended Additional Dwg No 17_2639_010_C Surface Treatment Plan received 13 December 2018
Amended Dwg No 17_2639_005_F Boundary Treatment Plan received 13 December 2018
Amended Additional Dwg No 17_2639_100_B House Type PA22 Floor Plans received 13 December 2018
Amended Additional Dwg No 17_2639_101_B House Type PA22 Elevations_Garden Village Brick received 13 December 2018
Amended Additional Dwg No 17_2639_104_B House Type PA34 Floor Plans received 13 December 2018
Amended Additional Dwg No 17_2639_105_A House Type PA34 Elevations_Garden Village Brick received 13 December 2018
Amended Additional Dwg No 17_2639_106_A House Type PA34 Elevations_Neighbourhood Edge Brick received 13 December 2018
Amended Additional Dwg No 17_2639_107_B House Type PA34 Elevations_Parkland Edge Brick received 13 December 2018
Amended Additional Dwg No 17_2639_108_A House Type PA34 Elevations_Parkland Edge Weatherboarding received 13 December 2018
Amended Dwg No 17_2639_112_B House Type PT36 Elevations received 13

December 2018

Amended Additional Dwg No 17_2639_114_C House Type PT36

Elevations_Parkland Edge Brick received 13 December 2018

Amended Additional Dwg No 17_2639_115_B House Type PT36

Elevations_Parkland Edge Render received 13 December 2018

Amended Additional Dwg No 17_2639_116_B House Type PR36 Elevations received 13 December 2018

Amended Additional Dwg No 17_2639_118_B House Type PT27 Elevations Garden Village received 13 December 2018

Amended Additional Dwg No 17_2639_121_A House Type PB33 Floor Plans received 13 December 2018

Amended Additional Dwg No 17_2639_122_A House Type PB33 Elevations Garden Village received 13 December 2018

Amended Additional Dwg No 17_2639_123_B House Type PB33 Elevations Parkland Edge received 13 December 2018

Amended Additional Dwg No 17_2639_124_B House Type PB33 House Type Elevations Parkland Edge received 13 December 2018

Additional Dwg No 17_2639_126_A House Type PA44 Floor Plans received 13 December 2018

Amended Additional Dwg No 17_2639_127_B House Type PA44 Elevations Garden Village received 13 December 2018

Amended Additional Dwg No 17_2639_128_B House Type PA44 Elevations Neighbourhood Edge received 113 December 2018

Amended Additional Dwg No 17_2639_129_B House Type PA44 Elevations Parkland Edge received 13 December 2018

Amended Additional Dwg No 17_2639_133_A House Type PT42 Elevations Neighbourhood Edge received 13 December 2018

Amended Additional Dwg No 17_2639_134_B House Type PT42 Elevations Parkland Edge received 13 December 2018

Amended Additional Dwg No 17_2639_135_B House Type PT42 Elevations Parkland Edge received 13 December 2018

Additional Dwg No 17_2639_136_A House Type PT42 Elevations received 13 December 2018.

Amended Additional Dwg No 17_2639_138_A House Type PT43 Elevations Neighbourhood Edge received 13 December 2018

Additional Dwg No 17_2639_139_B House Type PT43 Elevations Parkland Edge received 13 December 2018

Amended Additional Dwg No 17_2639_141_A House Type PA48 Floor Plans received 13 December 2018

Amended Additional Dwg No 17_2639_142_B House Type PA48 Elevations Garden Village received 13 December 2018

Amended Additional Dwg No 17_2639_143_A House Type PA48 Elevations Neighbourhood Edge received 13 December 2018

Amended Additional Dwg No 17_2639_144_B House Type PA48 Elevations Parkland Edge received 13 December 2018

Amended Additional Dwg No 17_2639_147_B House Type PA49 Elevations Garden Village received 13 December 2018

Amended Additional Dwg No 17_2639_148_A House Type PA49 Elevations Neighbourhood Edge received 13 December 2018

Additional Dwg No 17_2639_149_A House Type PA49 Elevations Parkland Edge received 13 December 2018
Amended Additional Dwg No 17_2639_150_A House Type PA49 Elevations Parkland Edge received 13 December 2018
Amended Additional Dwg No 17_2639_151_A House Type PA49 Elevations Garden Village received 13 December 2018
Amended Additional Dwg No 17_2639_153_A House Type NB51 Floor Plans received 13 December 2018
Amended Additional Dwg No 17_2639_154_A House Type NB51 Elevations Garden Village received 13 December 2018
Amended Additional Dwg No 17_2639_155_A House Type NB51 Elevations Neighbourhood Edge received 13 December 2018
Amended Additional Dwg No 17_2639_156_A House Type NB51 Elevations Parkland Edge received 13 December 2018
Amended Additional Dwg No 17_2639_160_A House Type AA23 Floor Plans received 13 December 2018
Amended Additional Dwg No 17_2639_161_B House Type AA23 Elevations Garden Village received 13 December 2018
Amended Additional Dwg No 17_2639_163_A House Type AB31 Floor Plans received 13 December 2018
Amended Additional Dwg No 17_2639_164_B House Type AB31 Elevations Garden Village received 13 December 2018
Dwg No 17_2639_166_A House Type AA41 Floor Plans received 13 December 2018
Amended Additional Dwg No 17_2639_167_B House Type AA41 Elevations Garden Village received 13 December 2018
Amended Additional Dwg No 17_2639_190_A Single Garage Elevations and Floor Plan received 13 December 2018
Amended Additional Dwg No 17_2639_192_A Twin Garage Elevations and Floor Plan received 13 December 2018
Norwich City House Type Brochure received 131218.pdf
Amended Additional Dwg No 17_2639_195A Boundary Treatment Details received 13 December 2018
Amended Additional Dwg No P18_0892_06_C Landscape Proposals_NCC Land received 13 December 2018
Amended Dwg No P18_0892_01_G Landscape Concept Plan received 13 December 2018
Amended Dwg No P18_0892_02D Tree Planting and Influence Plan received 13 December 2018
Amended Dwg No P18_0892_03_E Biodiversity Enhancement Plan received 13 December 2018
Amended Additional Dwg No P18_0892_06_C Landscape Proposals_NCC Land received 13 December 2018.
P18_0892_07_B Landscape Management Plan received 13 December 2018
P18_0892_08_A Landscape Management Plan received 13 December 2018
Additional Dwg No 17_2639_170 Flat Block S01 Floor Plans received 13 December 2018
Additional Dwg No 17_2639_171 Flat Block S01 Elevations Northern Quarter received 13 December 2018

Additional Dwg No 17_2639_173 Flat Block S02 Floor Plans received 13 December 2018
Additional Dwg No 17_2639_174 Flat Block S02 Elevations Northern Quarter received 13 December 2018
Additional Dwg No 17_2639_176 Flat Block S03 Floor Plans received 13 December 2018
Additional Dwg No 17_2639_177 Flat Block S03 Elevations Northern Quarter received 13 December 2018
Additional Dwg No 17_2639_179 Flat Block S04 Floor Plans received 13 December 2018
Additional Dwg No 17_2639_180 Flat Block S04 Elevations Northern Quarter received 13 December 2018
Additional Dwg No 17_2639_193 Bin and Cycle Store received 13 December 2018
Additional Dwg No 17_2639_194 Substation Plans and Elevations received 13 December 2018
Additional Dwg No 17_2639_07 Indicative Footpath Detail_Self Binding Gravel received 19/09/2018
Amended Arboricultural Method Statement_Rev C received 19 November 2018
Amended Drainage Strategy received 28 October 2018
Amended Bird Hazard Risk Assessment and Management Plan received 19 November 2018
Amended Acoustic Design Assessment received 19 September 2018 (and any other details required by the Environmental Health Officer)
Amended Energy Statement Revision D received 29 October 2018
Additional Acoustic Design Specifications received 7 January 2019

The Committee adjourned at 3.10pm and reconvened at 3.17pm when all of the Members listed above were present with the exception of Mr Adams and also Mr Leggett who left during consideration of Minute no: 69.

69 APPLICATION NUMBER 20181628 – THE STABLES, RANWORTH ROAD, SOUTH WALSHAM

The Committee considered an application for the demolition of the existing buildings and the erection of a new purpose-built office, storage and pre-delivery inspection area including offices, a meeting room, reception, ancillary kitchen, WCs and a store for ancillary equipment on land at The Stables, Ranworth Road, South Walsham. The existing floorspace of the building was approximately 375m² and the new proposed floorspace was 412m². The proposed facilities were to be used in association with the existing storage use of the adjacent hardstanding granted permission in 2016 (pp 20161259) for the buying and selling of mining vehicles.

In presenting the report, the Area Planning Manager (East) advised the Committee that Natural England did not object to the application and

consequently, the officer recommendation was amended to reflect that delegated authority was no longer necessary.

The application was reported to committee at the request of one of the Ward Members for the reasons given in 5.2 of the report.

The Committee noted the receipt of a revised site location plan as well as revised plan / elevations incorporating an office window in the east elevation not previously shown, both received on 21 December 2018 and that conditions 6 and 7 would need to be updated to refer to the correct drawing number, all as reported in the Supplementary Schedule.

In addition, the Committee received the verbal views of Peter Crook of South Walsham Parish Council; David Pooley of 21 The Street, objecting to the application and Calum Phelan (the applicant) at the meeting. Mr O'Neill, one of the Ward Members, expressed his concerns on the application.

The Committee noted the relevant paragraphs in the NPPF and policies of the JCS and concluded that the proposal would meet the needs of the business in an appropriate form and therefore, complied with the economic policies of the Development Plan.

As the application site was approximately 100m from two Listed Buildings (St Mary's Church and St Lawrence's Church), consideration had to be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act which required regard to be had to the desirability of preserving the buildings, their settings or any features of special architectural or historic interest which they possessed. Members noted that the location of the site in relation to the nearby listed churches (including the distances involved and landscape features) meant that it would be very difficult to evidence an adverse impact upon the setting of the Listed Buildings, as confirmed by the Council's Historic Environment Officer. Therefore, the Committee considered that the proposal would lead to less than substantial harm to designated heritage assets and furthermore, there were public benefits in the redevelopment proposal with a well-designed replacement building.

It was noted that the site was well screened by vegetation along the northern, southern and western boundaries and the new building would be situated in a similar position to the existing buildings, which were currently of various heights and forms, somewhat dilapidated in appearance. The Committee considered that the building's proposed design was sympathetic to the rural location and character and a visual improvement to the existing buildings and the proposed materials could be secured through condition.

Due to the predominantly single storey nature of the building and its orientation with the nearest neighbouring properties to the south-east, it was considered there would be no overlooking and unlikely to be any adverse

impact on neighbour privacy.

In response to concerns raised about additional noise and disturbance from the pre-delivery inspection area, Members acknowledged that the noise would likely be reduced (or be at least no more than existing) as the activity would in future be undertaken inside the new building. Furthermore, hours of operation could be controlled by condition as well as controlling the use in association with the approved storage of plant and equipment.

In terms of any potential impact on highways, it was noted that the Highways Authority had not raised any concerns and therefore, the proposal was considered to be in accordance with Policies GC4 and TS3 of the DM DPD.

In conclusion it was considered that the redevelopment of the existing buildings was appropriate which related to the business on the site in a manner which was acceptable and in accordance with the development plan subject to the imposition of conditions and informatives. Accordingly, it was

RESOLVED:

to approve application number 20181628 subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the following plans and documents.
- (3) Notwithstanding details provided on the submitted plans and documents, development shall not proceed above slab level (with the exception of demolition) until full details of all external materials to be used in the development have been submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.
- (4) Prior to the first use of the development hereby permitted the proposed on-site car parking and loading / unloading / turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter for that specific use.
- (5) The hours of operation for the development hereby approved shall be Monday to Friday 08:00 hrs – 18:00 hrs; Saturday 08:00 hrs to 12 noon and at no time on Sundays or Bank Holidays.

- (6) The building as shown on drawing no. PL01 Rev C shall operate solely in connection with the use of the adjoining land permitted by planning permission no: 20161259.
- (7) The use of the parts of the building labelled as 'Ancillary Parts' and 'Pre-Delivery Inspection Area' as shown on drawing no. PL01 Rev C shall only be used for parts storage and pre-delivery preparation of plant and equipment stored on the land the subject of planning permission no: 20161259.
- (8) The development hereby permitted, including demolition, shall be carried out in accordance with the following as set out in the submitted Arboricultural Impact Assessment [AIA] dated 24 August 2018:
 - (a) Section 5 relating to Services and Soakaways
 - (b) Appendix 4 Tree Protection Plan [TPP]
 - (c) Appendix 5 Arboricultural Method Statement [AMS]
- (9) Prior to development commencing, a 'lighting design strategy for bat commuting routes and bat roosts' for:
 - (1) The construction of the building and
 - (2) The exterior of the building once completed shall be submitted to and approved in writing by the local planning authority.The strategy shall:
 - (a) For the exterior of the building once completed – minimise any light spillage to woodland edge and other linear habitat features; and during construction of the building - lighting should not illuminate any trees and hedgerows on site or confirmed bat roosting sites; and
 - (b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to breeding sites, resting places or feeding areas.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

- (10) No development [excluding demolition] shall take place until a site investigation into the nature and extent of possible contamination of the application site has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation with associated risk assessment and interpretation shall be supplied to the local planning authority for consideration before any development begins. If any contamination is found that warrants remediation during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before commencement of the remediation of the site. The site shall be remediated in accordance with the approved measures and a post remediation validation report produced and submitted to the local planning authority to demonstrate the successful remediation of the site.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The additional remediation of the site shall be carried out in accordance with approved additional measures.

Reasons:

- (1) This time limit condition is imposed in accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (3) To ensure the satisfactory appearance of the site in accordance with Policies GC4 and EN2 of the Development Management DPD 2015.
- (4) To ensure the permanent availability of the parking/manoeuvring area in the interests of highway safety in accordance with Policies GC4 and TS3 of the Development Management DPD 2015.
- (5) In the interests of neighbour amenity in accordance with Policy GC4 of the Development Management DPD 2015.

- (6) To retain control and to enable consideration as to whether other uses would be appropriate on the site in accordance with Policies GC2, GC3, GC4 and TS3 of the Development Management DPD 2015.
- (7) To retain control and to enable consideration as to whether other uses would be appropriate on the site in accordance with Policies GC2, GC3, GC4 and TS3 of the Development Management DPD 2015.
- (8) To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interest of amenity in accordance with Policies GC4, EN2 and EN3 of the Development Management DPD 2015.
- (9) To ensure that the development has no adverse effects on the presence of protected species in accordance with Policy EN1 of the Development Management DPD 2015.
- (10) To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN4 of the Development Management DPD 2015.

Plans and Documents

- Planning Statement and Heritage Statement received 05 October 2018
- Arboricultural Impact Assessment received 03 October 2018
- Design and Access Statement received 03 October 2018
- Bat Survey received 03 October 2018
- Amended Dwg No 18_509_PL01_C Plan and Elevations received 21 December 2018
- Amended Location Plan received 21 December 2018

Informatives:

- (1) The local planning authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.
- (2) European Protected Species licence informative:

“NOTE: The applicant is advised that Bats are protected species under the Wildlife & Countryside Act 1981 and the Conservation of Habitat and Species Regulations 2017. The granting of planning permission

does not absolve the applicant / developer / successors in title from obtaining a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitat and Species Regulations 2017 and complying with the terms and conditions of any licences. The applicant is therefore advised to contact Natural England and acquire the necessary Licence(s) prior to any development / works commencing on site. No works affecting the building B2 [as identified in the submitted Bat Survey] should start until the licence has been granted."

- (3) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk
- (4) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site.

70 APPLICATION NUMBER 20181670 – 25 CHENERY DRIVE, SPROWSTON

The Committee considered an application for the erection of a building to enclose an existing swimming pool within the rear garden of 25 Chenery Drive, Sprowston. The pool would be for private use only in association with the residential use of the property. In presenting the report, the Area Planning Manager (West) referred to a revised plan which had been received on 8 January 2019 relating to the glazed doors – two to be fixed shut and two capable of being slid open and the list of drawings would be updated accordingly if Members were minded to approve.

The application was reported to committee at the request of Mr Foulger for the reasons given in 5.11 of the report.

The Committee received the verbal views of Mr Sayer of 44 Chenery Drive and Mr McGrotty of 23 Chenery Drive, both objecting to the application and Mr Herbison (the agent) at the meeting.

Members noted that the garden was completely enclosed and the building would not be visible from the road. Therefore, it was considered that the proposed building would not have any adverse impact on the appearance or character of the area.

The concerns of neighbouring residents were noted but Members acknowledged that the swimming pool already existed and the application had been revised to restrict to private use only. Furthermore, although covering the pool would extend the potential amount of time the swimming pool would be used, by enclosing it within a building was likely to contain any associated noise and therefore, any impact for neighbour amenity would be negligible as a result. In terms of cited highways issues, Members took into consideration the fact that normal domestic use would not generate additional traffic or pressure on parking in the area and the Highways Authority had raised no objections to the proposal.

In conclusion it was considered that the proposal would not have any significant detrimental impact upon neighbour amenity or parking in the area and the proposal was therefore in accordance with Policies GC4 and TS4 of the DM DPD. Furthermore, Members acknowledged that if the height of the building were to be reduced to no more than 2.5m, it could be erected under Permitted Development Rights and, in addition, a change of use to include community use would require a further planning application. For these reasons, it was considered that refusal of the application as submitted could not be justified and accordingly, it was

RESOLVED:

to approve application number 20181670 subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

Reasons:

- (1) The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.

Plans & Documents:

Dwg No 01 Rev.A Existing and Proposed Plans and Elevations received 08 January 2019

Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk

71 APPLICATION NUMBER 20181652 – MEETING HOUSE FARM, MARLPIT LANE, OULTON

The Committee considered an application for the change of use of agricultural land to residential curtilage to be used in association with Meeting House Farm, Marlpit Lane, Oulton. The application also sought the erection of a garden home office building within that part of the residential curtilage proposed to change from agricultural to residential.

The application was reported to committee as the recommendation to approve was contrary to the provisions of the Development Plan.

In terms of the proposed garden home office, it was considered that there would be minimal impact on any neighbouring amenity given the degree of separation between the office and the nearest residential property and the scale of development being proposed.

It was considered that the extension of the curtilage would not be unduly excessive nor represent a significant incursion into the countryside or be to a degree that would cause harm to the general character and appearance of the surrounding area.

In conclusion it was considered that whilst the extension of the residential curtilage was contrary to Policy GC2 of the DM DPD, the development would not cause significant harm in terms of its impact on the character and appearance of the area. Furthermore, there was no other harm associated with approving the development. Therefore, the lack of harm was considered to be a material consideration which justified the approval of the application. Accordingly, it was

RESOLVED:

to delegate authority to the Head of Planning to approve application number 20181652 subject to no new material issues being raised before the expiration of the Press notice period and subject to the following conditions.

- (1) The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

Additional Dwg No S010_P1 Site Plan received 29102018
Dwg No A_32_388 Site Location Plan
Dwg No S001_P1 Block Plan
Dwg No S002_P1 Existing South and North Elevations
Dwg No S003_P1 Existing East and West Elevations
Dwg No S004_P1 Proposed South and North Elevations
Dwg No S005_P1 Proposed East and West Elevations
Dwg No S006_P1 Existing and Proposed Floor Plans
Dwg No S007_P1 Proposed Construction_Section View
Dwg No S008_P1 Proposed Construction Typical Details Sheet 1
Dwg No S009_P1 Proposed Construction Typical Details Sheet 2

- (3) The use of the garden home office hereby approved shall be incidental to the use of the main dwelling (known as Meeting House Farm, Marlpit Lane, Oulton) and shall not be occupied (let or sold) at any time as a separate and un-associated unit.

Reasons:

- (1) The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (3) To ensure development appropriate for the area in accordance with the criteria specified within Policy GC4 of the Development Management DPD 2015.

Informatives:

- (1) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk (INF27)
- (2) Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraph 38 of the National Planning Policy Framework. (INF40)

The meeting closed at 4:37pm