

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 24 October 2018** at **9.30am** when there were present:

Miss S Lawn – Chairman

Mr A D Adams
Mrs C H Bannock
Mr G Everett

Mr R R Foulger
Mr R J Knowles
Mr K G Leggett

Mr G K Nurden
Mrs B H Rix
Mr D B Willmott

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

Mr Vincent Minute nos: 48 and 49 (land north of Norwich Road, Gt Plumstead)

Also in attendance were the Development Manager, Area Planning Managers and the Senior Committee Officer.

43 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Mrs Bannock	47 (Reepham Road Treebelt, Thorpe Marriott)	Had predetermined the application so spoke as the Ward Member only and did not vote
Mr Everett	46 (Drayton Old Lodge, 146 Drayton High Road, Drayton)	Had chaired meetings of Drayton Parish Council when this application had been discussed but had abstained from voting. In addition, he had attended two separate meetings with the applicant and Mr Foulger.
	47 (Reepham Road Treebelt, Thorpe Marriott)	Had chaired meetings of Drayton Parish Council when this application had been discussed but had abstained from voting.
Mr Foulger reminded the Committee that he was the Portfolio Holder for Housing & Wellbeing		

44 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr Grady, Mrs Hempsall, Mr Mallett and Mr J Ward.

45 MINUTES

The Minutes of the meeting held on 3 October 2018 were confirmed as a correct record and signed by the Chairman.

46 APPLICATION NUMBER 20180236 – DRAYTON OLD LODGE, 146 DRAYTON HIGH ROAD, DRAYTON

The Committee considered an application for the erection of 30 new build dwellings and conversion of Old Lodge from its current use as a business centre for five dwellings at Drayton Old Lodge, 146 Drayton High Road, Drayton. Five of the new build dwellings would be affordable housing (shared equity) which represented a 14.2% provision. The proposals also included the construction of new roadways within the site, parking areas, footpaths and landscaping, a new public woodland trail through the site with green infrastructure connections to the neighbouring sites to the east and west. Vehicular access would remain from Drayton Lodge Park but the width of the junction at Drayton High Road was proposed to be reduced; a new pedestrian crossing would be installed, together with some road widening from the crossing point, a widened footpath on the eastern boundary of the site and dropped kerb crossing on Drayton High Road to the east of the junction with Drayton Lodge Park. In addition, it was proposed to repair an on-site Scheduled Ancient Monument, which was Grade II* Listed, known as Old Lodge.

The application was reported to committee as it was contrary to the development plan and the officer recommendation was for approval.

The Committee noted a correction to paragraph 9.34 of the report relating to the width of the roadway (a widening of 1m and not 0.6m); an additional condition relating to floor slab levels which was recommended for inclusion and an amendment to the list of approved documents to reflect the updated Flood Risk Assessment & Drainage Strategy Addendum, all as reported in the Supplementary Schedule.

In addition, the Committee received the verbal views of Jonathan Hall of Drayton Parish Council and Ann Breed of 27 Drayton Lodge Park, both objecting to the application and Iain Wilson (the applicant) and Paul Lucas (the agent) at the meeting.

The site was located outside of, but adjacent to, the settlement limit for Drayton and had not been allocated for development but was within the Norwich Policy Area for housing supply.

Policy GC2 of the DM DPD stated that planning permission should be granted unless material considerations indicated otherwise and Paragraph 11(d) of the NPPF required applications to be approved unless the adverse impacts of doing so would “significantly and demonstrably outweigh the benefits”.

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 and also took into consideration the relevant objectives and policies within the Drayton Neighbourhood Plan.

Economic Role

Having regard to the NPPF, the Committee acknowledged that the development of this site would result in some short term economic benefits as part of the construction work and for the longer term, the economy would benefit from local spending from the future occupants of the dwellings. Furthermore, the development would also generate CIL (25% of which would go to the parish council) and New Homes Bonus. It was therefore considered that the scheme would bring forward a level of economic benefit.

Social Role

The site was adjacent to the settlement limit for Drayton, where a wide range of local services and facilities were available. The proposals included the provision of a footpath from the site onto Drayton High Road where a bus route to and from Norwich was available.

It was noted that five of the dwellings would be for affordable housing, equating to 14.2%, which was not in compliance with the Council's adopted policy requirements. The applicant contended that the scheme would otherwise be unviable due to the abnormal development costs involved in the proposals, such as the restoration of the monument, conversion of Drayton Lodge, including the demolition of the large extensions, provision of on-site woodland trails and removal of air raid shelters. The Council had instructed an independent consultant to appraise the applicant's economic viability assessment and he had concluded that the financial viability of the proposal had been satisfactorily demonstrated and it would be not viable to provide any more affordable housing or a commuted sum for off-site recreation.

Highways

It was noted that the Highways Authority was not objecting to the proposal, subject to the imposition of conditions. However, Members were unconvinced that the proposed reduction in the width of the junction with Drayton High Road was necessary. The Development Manager advised the Committee that if the current junction did not exist then the Highways Authority would require any new junction to be constructed with that width to meet highway safety requirements. If Members wished to pursue the option of making no changes to the junction, then they could authorise officers to require the applicant to submit an amended plan (but retaining the proposed pedestrian path and crossings) for consideration by the Highways Authority.

Green Infrastructure Path Network

Members noted that a publicly accessible footpath was proposed along the southern boundary of the site which would link to the Drayton High Road and into the neighbouring site (which had permission for 71 homes) and with potential to link to the wider green infrastructure network. Furthermore, a woodland path was also proposed from the southern boundary through the site, connecting to a 2m wide footway and cycleway to the north linking to Drayton High Road. It was considered that these were meaningful community benefits deriving from the scheme which would otherwise not have been possible. In terms of the provision of open spaces on site, it was noted that the proposals provided for a network of woodland trails and that the woodlands and areas of open space around the development would be informal areas of open space. Therefore, the proposals were considered to meet the requirements of Policy EN3 of the DM DPD. However, as demonstrated in the applicant's viability assessment, the scheme would be unviable if a commuted sum had to be paid for the off-site provision of formal recreation. Accordingly, the proposal did not meet the requirements of Policy RL1 of the DM DPD.

In terms of its design, the scheme was considered to be a well-designed development, which combined a sympathetic conversion of Drayton Lodge and appropriately located and designed new build houses in relation to the

form, position and appearance of the heritage assets and retained trees. In addition, the development would allow for safe public access to the 15th Century Old Lodge and the scheduled ancient monument.

Accordingly, the proposal was considered to meet a broad range of the social objectives of sustainable development as set out in the NPPF.

Environmental Role

Members acknowledged that the site had an individual character due to the particular elements which, in combination, were not present on any other site in the district. It was considered that the proposed development had been designed to retain as much of this unique character as possible by retaining the blocks of mature trees around the site boundaries and the open space at the junction of Drayton High Road as well as retaining the space around the ancient monument. Furthermore, the areas of new development were mainly parts of the site which had previously been developed – such as extensions to Drayton Lodge, the roadway and carpark. It was noted that the housing had been designed to reflect the forms of Drayton Lodge and arranged in groups between the trees, with a backdrop of mature landscaping across the site. Accordingly, it was considered that the proposals would not significantly alter the character and appearance of the site when viewed from public vantage points outside of the site and the proposals within the site would have the appearance of a well-designed, high quality development.

Regard was given to Section 16 of the NPPF and sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in addition, the Ancient Monuments and Archaeological Areas Act 1979 in respect of the ancient monument. Members noted that the most significant issue with the development of this site was the protection of the Old Lodge, which was a Grade II* Listed structure, and the preservation of its setting but care had been taken to ensure no dwellings, structures or additional car parking areas would be sited within its immediate setting. The conversion of the Old Lodge into five houses would see the demolition of the less architecturally significant 1930's annexe extension and the more recent flat roofed kitchen extension but, crucially, the original building and its most important historic external and internal features would be retained. Members noted the comments of both Historic England and the Council's Historic Environment Officer and, in response, the suggestion that clauses be included within a Section 106 Agreement for a detailed repair programme and future maintenance of Old Lodge. Accordingly, it was considered that it had been demonstrated that the proposals would have less than substantial harm on the setting of the scheduled ancient monument / listed building. In accordance with Paragraph 196 of the NPPF, Members weighed the level of harm against the public benefits of the proposal and in doing so, noted that the applicant had committed £185,000 to be spent on the much needed sympathetic repair of Old Lodge, in consultation with Historic England. Furthermore, it was proposed by the applicant that the ownership and

maintenance of Old Lodge be held by the owners of the houses on the development and these responsibilities secured by being written into their Deeds. Assessing all of the public benefits to be derived from the scheme in relation to the ownership and maintenance of Old Lodge, Members considered that there were clear public benefits which were considered to outweigh the stated less than substantial harm to the heritage asset.

In terms of the natural environment, Members noted that it was proposed to fell 47 individual trees (category B and C) and eight groups of trees (Sycamore, Holly and Ash) but these losses would be mitigated by replacement planting across the site in more suitable locations. In addition, an area Tree Preservation Order had been served across the entire site which would safeguard the trees into the future.

Accordingly, the proposals were considered to have a positive contribution to the environmental objectives of sustainable development, by protecting and enhancing the built and historic environment.

Residential Amenity

Given the scale and position of the proposed dwellings away from existing neighbouring properties, it was considered there would not be an unacceptable effect on residential amenities. The comments from neighbouring properties and the Parish Council were noted but it was considered that, on balance, the proposals met the requirements of Policy GC4 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 the benefits of the proposal outweighed the stated harm, which had been fully assessed. However, Members remained unconvinced of the benefits of the proposed reduction in the width of the road junction and therefore it was

RESOLVED:

to delegate authority to the Head of Planning to

- (1) allow officers to satisfactorily negotiate with the applicant and the Highway Authority to redesign the junction onto Drayton High Road to retain the junction width with the proposed pedestrian path, crossings and road widening and

- (2) approve application number 20180236 subject to the satisfactory completion of a Section 106 Agreement with the following Heads of Terms and subject to the following conditions. In the event that the Highway Authority raised objections to the revised plan, the application would be referred back to the Planning Committee for determination.

Heads of Terms:

- Affordable housing as proposed, consisting of 5 no: 2 bedroomed shared equity houses.
- Programme of repairs and maintenance of the Scheduled Ancient Monument, together with details of ownership responsibility of the monument to safeguard it for the future.
- Provision and maintenance of the green infrastructure paths and on-site informal open spaces with unencumbered public access in perpetuity.

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) Development shall not proceed above slab level on the new build dwellings hereby permitted or commencement of the conversion of Drayton Lodge, whichever is the sooner, until details of all external materials to be used in the development, including full details of the replacement windows and windows frames on Drayton Lodge and large scale drawings of the soffit, eaves, verge and fascia and the window and reveals of the proposed houses 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 demolition of the extensions shown to be removed from Drayton Lodge and commencement of the development of Plots 26 - 30 within Drayton Lodge, a method statement which specifies the method of demolition, the removal / reuse of the demolition materials, together with a programme of works, with a timetable, for the repair of the Drayton Lodge building shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be undertaken as approved prior to the occupation of Plots 7, 8, 15, 17, 26 – 30 hereby permitted.

- (5) Prior to the first occupation of the development hereby permitted, visibility splays measuring 2.4m x 33m shall be provided to each side of the access 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.
- (6) Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- (7) 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.
- (8) Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site, unless otherwise agreed in writing with the local planning authority, until detailed drawings for the off-site highway improvement works to include widening and junction amendments to Drayton Lodge Park, widening of the site frontage footway and provision of pedestrian crossing points on either side of Drayton High Road and Drayton Lodge Park have been submitted to and approved in writing by the Local Planning Authority.
- (9) Prior to the first occupation of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in condition 8 shall be completed to the written satisfaction of the Local Planning Authority.
- (10) No works or development shall take place until a scheme for the protection of the retained trees to comply with the relevant sections of BS5837:2012 - Trees in relation to design, demolition and construction - Recommendations (section 5.5 the Tree Protection Plan) has been agreed in writing with the LPA. This scheme shall include:
 - (a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (paragraph 4.6.1) of retained trees on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
 - (b) a schedule of tree works for all the retained trees in paragraph (a) above, specifying pruning and other remedial or preventative

work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree Work – Recommendations.

- (c) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones and the Construction Exclusion Zones (section 6.2).
- (d) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 paragraph 6.2.2 and Figure 2), identified separately where required for different phases of construction work (eg demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- (e) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 7.7).
- (f) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (paragraph 4.6.1) of any retained tree, including those on neighbouring or nearby ground.
- (g) the details of the working methods to be employed with the demolition of buildings, structures and removal of hard surfacing within or adjacent to the RPAs of retained trees.
- (h) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of 'No-Dig' construction.

The works shall then be undertaken as approved. In the event that any tree(s) become damaged during construction, the Local Planning Authority 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 Local Planning Authority, it shall be replaced within the first available planting season, in accordance with details to be agreed with the Local Planning Authority.

- (11) Development shall not proceed above slab level on the first ten new build dwellings hereby permitted until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall indicate:

- (a) the species, number, size and position of new trees and shrubs at the time of their planting.
- (b) 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.
- (c) specification of materials for fences, walls and hard surfaces,
- (d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation or deposited materials.
- (e) 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.

- (12) Prior to commencement of development, in accordance with the submitted Flood Risk Assessments (Ingent ref: IP17_015_04 Drayton Old Lodge, February 2018 and July 2018) and Dwg. No. SK002 rev. A and alternative drainage strategy (1704_015_010) detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:
 - I Detailed infiltration rates in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed soakaways.
 - II If infiltration is proven to be unfavourable then Greenfield runoff rates for the site shall be attenuated to 3 l/s or 2 l/s /ha as stated

within section 2.2 of the additional FRA.

- III Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1% annual probability rainfall event including for allowances for climate change. A minimum storage volume of 380m³ will be provided in line with Dwg. No. 1704-015-010 in the submitted FRA.
- IV Detailed designs, modelling calculations and plans of the drainage conveyance network in the:
 - 3.33% annual probability critical rainfall event to show no above ground flooding on any part of the site, and
 - 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (eg pumping station or electricity substation) within the development.
- V The design of the soakaways/attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event.
- VI Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.
- VII Details of how all surface water management features are to be designed in accordance with The SuDS Manual (CIRIA C697; 2007) or the updated The SuDS Manual (CIRIA C753; 2015) including appropriate treatment stages for water quality prior to discharge.
- VIII A maintenance and management plan detailing the activities required and details of who will adopt and maintain all the surface water drainage features for the lifetime of the development.

- (13) No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy as approved unless otherwise approved in writing by the Local Planning Authority.
- (14) Prior to the commencement of development the following site investigation must be submitted to and approved in writing by the Local Planning Authority before the commencement of each stage of the process:
- A A desk study compiled in line with current good practice guidance must be completed. The report must include a conceptual site model and risk assessment to determine whether there is a potentially significant risk of contamination that requires further assessment.
- B Based on the findings of the desk study a site investigation and detailed risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originated on the site. The report must include:
- (1) A survey of the extent, scale and nature of contamination
- (2) An assessment of the potential risks to possible receptors identified in the desk study report.
- The report must include a revised conceptual site model and risk assessment. There must be an appraisal of the remedial options and details of the preferred remedial option(s). This must be conducted in accordance with currently accepted good practice guidance.
- C Based on the findings of the site investigation a detailed remediation method statement must be submitted for approval. Remediation must bring the site to a condition suitable for the intended use. The method statement must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site cannot be determined as Contaminated Land as defined under Part 2A of the Environmental Protection Act 1990. Remediation work cannot commence until the written approval of the proposed scheme is received from the Local Planning Authority.
- D Following the completion of the remedial measures identified in the C above a verification report (also called a validation report)

must be produced. The report must scientifically and technically demonstrates the effectiveness and success of the remediation scheme. Where remediation has not been successful further work will be required

- E In the event that previously unidentified contamination is found during the development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken as per part B above, and where remediation is necessary a remediation method statement and post remedial validation testing must be produced and approved in accordance with parts C & D above.
- (15) No works to trees assessed as having bat roost potential, within the submitted MHE Consulting Ltd Ecological Survey dated February 2018, including removal, pruning or crown reduction shall take place unless a competent ecologist has undertaken further survey work to determine presence/ likely absence of roosting bats and provided written confirmation that no bat roosts will be harmed and/or that there are appropriate measures in place to protect bat interest on site. Any such written confirmation should be submitted to the local planning authority.
- (16) (A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and (1) The programme and methodology of site investigation and recording, (2) The programme for post investigation assessment, (3) Provision to be made for analysis of the site investigation and recording, (4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, (5) Provision to be made for archive deposition of the analysis and records of the site investigation and (6) Nomination of a competent person or persons/organisation to undertake the works set out within the written scheme of investigation, and;
- (B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A), and
- (C) The development shall not be operated until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition

has been secured.

In this case the programme of archaeological mitigatory work will consist of an archaeological excavation. A brief for the archaeological work can be obtained from Norfolk County Council Historic Environment Service.

- (17) Prior to the first occupation of the residential development hereby permitted details including accurately scaled plans of the design, size, materials, position, information to be displayed and maintenance of the interpretation board in respect of the on-site Scheduled Ancient Monument, shall be submitted to and approved in writing by the local planning authority, in consultation with Historic England. The approved interpretation board shall then be installed in full accordance with the details as approved prior to the occupation of the fifth dwelling hereby permitted.
- (18) Prior to the occupation of the first dwelling a fire hydrant on not less than a 90mm main shall be provided on site in a position to be agreed with Norfolk County Council Water Resources and Planning Manager.
- (19) Notwithstanding the provisions of Schedule 2 Part 1 and Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no buildings, walls, fences or other structures shall be erected within the site curtilages, nor alterations including replacement windows, revised external materials, roof alterations or extensions be made to the dwellings.
- (20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no solar PV or solar thermal equipment shall be installed on the roof or walls of the dwellings facing the scheduled monument shown on the approved site layout plan drawing no. 1367.3 rev. C.
- (21) Prior to the commencement of development details shall be submitted to and approved in writing by the Local Planning authority to identify the finished ground floor slab levels of the new build dwellings, garages and garden areas above ordnance datum (AOD) with reference to off-site datum points. The development shall then be undertaken as approved.

Reasons:

- (1) The period for the commencement of the development has been reduced to bring forward the delivery of housing in a sustainable

location where the relevant planning policies for the supply of housing are not considered to be up to date, in accordance with the requirements of paragraph 76 of the National Planning Policy Framework.

- (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 in accordance with Policy GC4 of the Development Management DPD 2015.
- (4) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (5) In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (6) 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.
- (7) To ensure adequate off-street parking during construction in the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015. This needs to be a pre-commencement condition as it deals with the construction period of the development.
- (8) 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 in accordance with Policy TS3 of the Development Management DPD 2015.
- (9) 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.
- (10) 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. This needs to be a pre-commencement condition as it deals with first phase of the construction period of the development.

- (11) 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.
- (12) To prevent flooding in accordance with NPPF paragraphs 163, 165 and 170 by ensuring the satisfactory management of local sources of flooding surface water paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development. This needs to be a pre-commencement condition as it deals with first phase of the construction period of the development.
- (13) To prevent environmental and amenity problems arising from flooding in accordance with Policy EN4 of the Development Management DPD 2015. This needs to be a pre-commencement condition as it deals with first phase of the construction period of the development.
- (14) 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. This needs to be a pre-commencement condition as it deals with first phase of the construction period of the development.
- (15) 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.
- (16) To enable the archaeological value of the site to be properly recorded before development commences in accordance with Policy EN2 of the Development Management DPD 2015. This needs to be a pre-commencement condition as it deals with first phase of the construction period of the development.
- (17) To ensure the enhancement of the development by the retention and restoration of historic features which significantly contribute to the historic and amenity value of the area in accordance with Policies GC4 and EN2 of the Development Management DPD 2015.
- (18) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (19) 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 and historic interests, in accordance with Policy GC4 of the Development Management DPD 2015.

(20) 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 and historic interests, in accordance with Policy GC4 of the Development Management DPD 2015.

(21) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.

Plans & Documents:

Dwg. No. 1367.1 rev. A - Existing site & Location Plan, received 11 October 2018

Dwg. No. 1367.3 rev. (TBC) - Proposed Site Layout, received TBC

Dwg. No. 1367.6 rev. C - Proposed Site Layout sheet 1, received 30 August 2018

Dwg. No. 1367.7 rev. (TBC) - Proposed Site Layout sheet 2, received TBC

Dwg. No. 1367.8 - Plots 1, 2, 3, 4, & 31 Floor plans & elevations, received 9 February 2018

Dwg. No. 1367.9 rev. A - Plots 5, 6, 32, 33 & 34 Floor plans & elevations, received 4 July 2018

Dwg. No. 1367.10 rev. B - Plots 7 & 8 Floor plans & elevations, received 4 July 2018

Dwg. No. 1367.11 rev. B - Plots 9, 12, 18 & 35 Floor plans & elevations, received 30 August 2018

Dwg. No. 1367.12 rev. B - Plots 10 & 11 Floor plans & elevations, received 30 August 2018

Dwg. No. 1367.13 - Plots 13 & 14 Floor plans & elevations, received 9 February 2018

Dwg. No. 1367.14 rev. A - Plots 15 & 19 Floor plans & elevations, received 30 August 2018

Dwg. No. 1367.15 rev. A - Plots 16 & 17 Floor plans & elevations, received 30 August 2018

Dwg. No. 1367.16 rev. A - Plot 20 & carport for Plots 20 -24 Floor plans & elevations, received 4 July 2018

Dwg. No. 1367.17 - Plots 21-25 Floor plans & elevations, received 9 February 2018

Dwg. No. 1367.18 rev. B - Old Lodge Floor plans (plots 26-30) sheet 1, received 30 August 2018

Dwg. No. 1367.19 rev. B - Old Lodge Floor plans (plots 26-30) sheet 2, received 30 August 2018

Dwg. No. 1367.20 rev. B - Old Lodge elevations, received 30 August 2018

Dwg. No. 1367.22 – Site sections, received 9 February 2018

Dwg. No. IP17_015_04_005 rev. F - Road setting out sheet 1 of 2, received 4 September 2018

Dwg. No. IP17_015_04_006 rev. (TBC) - Road setting out sheet 2 of 2, received TBC

Dwg. No. IP17_015_04_010 rev. A - Alternative Drainage strategy, received 4 September 2018

Arboricultural Impact Assessment received 30 August 2018

Revised Flood Risk Assessment & Drainage Strategy received 8 August 2018

Ecological survey received 9 February 2018

Planning Statement received 9 February 2018

Informatives:

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

This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any work within the Public Highway, which involves a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that in addition to planning permission any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group based at County Hall, Norwich. If required, street furniture will need to be repositioned at the applicant's own expense. 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 accrued out at the expense of the developer.

The applicant is advised that the previous use of the building and associated land may have involved potentially contaminated activities which have given rise to the presence of contamination. In view of this you are advised to consider commissioning a suitably qualified independent and experienced

professional or company to undertake a site investigation and risk assessment to determine whether any remedial work is required to ensure that the site is suitable for the intended use. The responsibility for the safe development of the site, the disposal of any contaminated materials from the development of the site and ensuring that the site is suitable, or can be made suitable for the intended development, through the implementation of an appropriate remediation strategy, is the responsibility of the developer.

A leaflet explaining in more details what the council would expect to comply with this advice is available either from the Broadland District Council office or via the Broadland District Council website (www.broadland.gov.uk).

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development commences.

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.

The applicant is advised that the trees on site are the subject of a Tree Preservation Order and future occupants will not be permitted to undertake heavy lopping or branch removals to reduce leaf, seed, pollen and bird droppings due to the protection afforded to the trees.

The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. A separate CIL Liability Notice has been issued with the decision notice.

47 APPLICATION NUMBER 20181358 – REEPHAM ROAD TREEBELT, THORPE MARRIOTT

The Committee considered an application for the creation of a public footpath which would link the Thorpe Marriott estate, Marriott's Way, Naber Furlong,

Pendlesham Rise, Littlewood (three woodlands owned by BDC) and the Broadland Northway Green Bridge, which led to Drayton Drewray. It was proposed that the footpath would be positioned within the tree belt which skirted around the Thorpe Marriott estate. Nine access points would be installed to allow access in and out of the woodland belt, in the form of wooden kissing gates. In addition, an access point was proposed on the path to allow users to cross Reephams Road, leading to a footpath and pedestrian bridge over Broadland Northway towards Drayton Drewray.

The application was reported to committee as the applicant was the district council and the majority of the application site was also owned and managed by Broadland District Council.

The Committee noted a correction to paragraph 5.1 of the report relating to the number of representations received; a further representation from 28 Ganners Hill and an objection received from 19 St Margarets Close, together with the officer response, all as reported in the Supplementary Schedule.

In addition, the Committee received the verbal views of Pauline Mooney of Taverham Parish Council, Lesley Gray of 28 Ganners Hill and Julia Holland of 16 Jordan Close all objecting to the application; Jonathan Hall of Drayton Parish Council in support of the application and Annie Sommazzi representing the applicant, at the meeting. Mrs Bannock, one of the Ward Members for Taverham South, spoke in support of the application.

Members noted that Paragraph 91 of the NPPF supported the provision of healthy lifestyles through safe and accessible green infrastructure and this proposal was considered to meet that principle. Furthermore, Paragraph 98 of the NPPF required planning policies and proposals to include opportunities to provide better facilities for users; for example, by adding links to existing rights of way networks. In addition, Members noted the relevant policies and projects within the Drayton Neighbourhood Plan and considered that the application was in accordance with them. In terms of the JCS, it was considered that the proposal was supported by Policy 7 which related to promoting healthier lifestyles and providing opportunities for greater access to green space.

The Committee also gave consideration to the West Broadland Green Infrastructure Project Plan whose aim was to enhance local recreational opportunities for residents and provide enhanced habitats and connectivity for local wildlife populations. It was noted that that the proposal under consideration was one of the ten projects within the WBGIPP and therefore, if approved, would see the delivery of a key green infrastructure project.

In terms of the impact on residential amenity, Members noted the concerns of local residents and Taverham Parish Council, together with the comments of the Architectural Liaison Officer (ALO) from Norfolk Constabulary. However,

it was not considered that the proposal would significantly increase the risk of criminal activity. A significant consideration was the fact that the footpath would be no closer to the rear of properties than the situation which currently existed on the nearby Marriott's Way footpath which was well used and had not resulted in significant levels of crime and anti-social behaviour.

It was noted that a number of recommendations proposed by the ALO had been incorporated into the proposals such as the kissing gates, defensive planting and strategically placed clearance brushwood. Furthermore, there would be ongoing maintenance of the path to ensure the boundary was maintained and that the planting would not have any adverse impacts. It was noted that clear signage would be provided and the path had been designed to be as straight as possible following the existing tree belt route whilst minimising the amount of tree removal required. The Committee did not consider that the proposal would result in unacceptable levels of noise or significant detrimental impact upon neighbour amenity.

It was noted that the proposal would require the removal of approximately 123 trees; however these were specimens that were either suppressed or were suppressing more suitable species. Therefore, their removal would not have a detrimental impact on the surrounding landscape. In addition, the tree belt had not previously undergone a structured thinning programme which was necessary to create good structure and safe sustainability of trees. The recommendations within the submitted Arboricultural Report could be secured by condition, together with a landscaping scheme to provide for replacement planting to mitigate against the removed trees. The design of the footpath was considered to be acceptable and sympathetic to the character of the area and therefore, would not cause any harm to the general character and appearance of the area.

In terms of the impact upon biodiversity and habitats, it was considered that overall, there would be no detrimental impact and the proposal may even result in some enhancements.

It was noted that the Highways Authority was not objecting to the proposal and, notwithstanding concerns raised by local residents, it was considered that the proposal would bring about improvements in pedestrian safety by providing a safer walking route rather than users have to walk closer to Reepham Road or School Road, for example.

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.

With reference to the three dimensions of sustainable development, it was considered that there would be minimal economic benefit but the proposal would result in both social and environmental benefits by providing improved

access within the local area through valuable recreational greenspace and alternative travelling options with a reduced reliance on vehicular movements.

In conclusion, it was considered that the proposal would not result in any significant adverse impact and, given the presumption in favour of sustainable development, was considered to be acceptable. Accordingly, it was

RESOLVED:

to approve application number 20181358 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.

Amended Location Plan (Amended), received 09 October 2018
Arboricultural Report (Amended), received 09 October 2018
Design And Access Statement, received 16 August 2018
- (3) Prior to the first use of the development hereby permitted the pedestrian crossing points to Reepham Road shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification (Dwg. No. TRAD 4) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- (4) Prior to the first use of the development hereby permitted visibility splays to the pedestrian crossing points to Reepham Road shall be provided in full accordance with the details referred to and shown in the submitted Design & Access Statement.
- (5) Prior to the commencement of the development hereby permitted full details of how the proposed footpath will link up with the Marriotts Way footpath shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be undertaken as approved.
- (6) All works shall be carried out in accordance with the requirements of the Arboricultural Report (Amended), carried out by Treecare Consultants Ltd, received 09 October 2018.

- (7) Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall indicate:

- (a) the species, number, size and position of new trees and shrubs at the time of their planting;
- (b) 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 para 4.4.2.5 of BS5837: 2012), together with measures for their protection during the course of development;
- (c) specification of materials for fences, walls and hard surfaces;
- (d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation or deposited materials;
- (e) 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.

- (8) No works shall be carried out to those trees assessed as having bat roost potential (Trees T755, T759 and T761 as set out in Arboricultural Report, received 09 October 2018) until a competent ecologist has undertaken further survey work to determine the presence / likely absence of roosting bats and provided written confirmation to the Local Planning Authority that no bat roosts will be harmed and/or that there are appropriate measures in place to protect bat interest on site.

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 satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in the interest of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (4) In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015 and the principles of the NPPF.
- (5) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (6) 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 and EN2 of the Development Management DPD 2015.
- (7) 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.
- (8) 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.

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) This development involves works within the Public Highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

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. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Stephen Coleman 01603 430 596.

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

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.

- (3) Tree T756 (as set out in Arboricultural Report, received 9 October 2018) was also assessed as having moderate potential to support roosting bats. Three knot holes were visible on the tree although no direct impacts on these knot holes are predicted and no significant pruning is proposed. However, if the proposed works were to be altered and direct impacts on these knot holes are necessary then further bat activity surveys or a climbed inspection will be necessary. Dead wood must not be removed in close proximity to these knot holes.

In the event that a bat is found during the course of the proposed works, it is advised that work stops immediately and a suitably qualified ecological consultant is contacted for advice.

As a precaution, and where possible, we recommend any works are conducted in September / October, to avoid maternity and hibernation seasons when bats are most vulnerable to disturbance.

- (4) To reduce the likelihood of impacts on nesting birds to acceptable levels there must be no removal, in full or in part, of hedgerows, trees or shrubs shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared.
- (5) As a precaution, to mitigate for potential impacts on amphibians, reptiles and badgers the following measures need to be implemented:

- Any trenches or excavations should be backfilled by the end of the working day, or if this is not possible, should be covered overnight to prevent accidentally entrapping terrestrial animals. Any excavations which cannot be backfilled or covered overnight should have egress boards left in them overnight. These should be boards left at an angle no steeper than 40 degrees, with one end at ground level and the other at the base of the excavation, as this would prevent any animals which do fall in from becoming trapped.
- To limit disturbance to nocturnal mammals, construction work will be undertaken during daylight hours
- All materials and waste materials should preferably be stored above the ground, such as on pallets or in skips respectively. This measure should ensure that such materials do not provide a sheltering opportunity, attractive to invertebrates, amphibians, reptiles and small mammals.
- Before any site preparation, ground clearance or construction works commence at the site, all contractors will be briefed on the low potential for encountering great crested newts during the project. Contractors will be briefed on the appropriate course of action to take in the unlikely event of encountering great crested newts during any stage of the works.
- In the event that a great crested newt is found during the course of the proposed works, it is advised that work stops immediately and a suitability qualified ecological consultant is contacted for advice.
- There is potential for great crested to hibernate in tree roots of the woodland areas. Ideally all clearance works at the site (including vegetation removal, topsoil stripping and clearance of features such as the compost heap and summer-house) will take place when great crested newts are active (ie not hibernating). Given the time constraint relating to nesting birds noted above, this will mean clearance works should take place between September and mid-November inclusive. Alternatively, clearance works could take place between March and August inclusive, but they would need to be preceded by a nesting bird check as outlined above.

The Committee adjourned at 11:55am and reconvened at 12:05am when all of the Members listed above were present for the remainder of the meeting.

48 APPLICATION NUMBER 20181261 – LAND NORTH OF NORWICH ROAD, GT PLUMSTEAD

The Committee considered an application for the erection of a pig rearing building on land to the north of Norwich Road in Gt Plumstead. The building would be used for pig rearing using a deep straw based system and, together with the other buildings on the site, would house 2,000 pigs from 7 kgs to 100 kgs bacon weight with each batch on site for approximately 20 weeks.

The application was reported to committee at the request of the Ward Member for the reasons stated in paragraph 3.4 of the report.

The Committee noted the comments of the Council's Environmental Services (Statutory Nuisance), together with the officer response; an additional condition which was recommended for inclusion and additional policy guidance (relevant policies of the Gt Plumstead, Lt Plumstead and Thorpe End Garden Village Neighbourhood Plan 2014-2034), together with the officer responses, all as reported in the Supplementary Schedule.

In addition, the Committee received the verbal views of Andrew Cawdron of Gt Plumstead Parish Council expressing its concerns and Mr Murrell, the applicant, at the meeting. Mr Vincent, the Ward Member, expressed his concerns on the application and requested the Committee to impose additional conditions.

It was noted that the site already had permission for two pig rearing buildings (20180864), a straw storage barn (20181104) and a grain store (20181105) which were yet to be constructed. Accordingly, it was considered that the principle of agricultural development and pig rearing buildings including a new vehicular access had been established at the site. The additional building would allow a pig farming operation to be established which would enable the growth of a rural agricultural business which, the Committee noted, was supported by the NPPF. Therefore, the principle of development was considered to be acceptable.

The proposed buildings would have a functional appearance, not uncommon to modern agricultural buildings and found within rural landscapes. It was considered that whilst the buildings would be visible within the surrounding landscape, the proposed landscaping scheme, together with the existing mature boundary hedgerows and trees, would help to break up the mass and bland form of buildings. As the building would be sited over 400m from Norwich Road and residential properties to the north and west, it was considered that there would be no significant impact upon the character and appearance of the area.

In terms of neighbour amenity, it was considered that, due to existing boundary treatments, the proposal additional landscaping within the site together with the separation distances, the proposal would not impact unduly upon neighbour amenity.

It was noted that both the Council's Environmental Services and the Environment Agency had not objected to the proposals and the applicant had submitted an Odour Management Plan, as requested.

The Highways Authority was also raising no objection, subject to the imposition of conditions relating to the vehicular access, closure of the existing access, gates etc and visibility splays. It was noted that National Grid had subsequently withdrawn its objection following an amendment to the scheme so that the access track did not cross the high pressure gas pipeline which ran through the site.

In conclusion it was considered that the proposal would not result in any significant adverse impact and accordingly, it was

RESOLVED:

to approve application number 20181261 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.
- (3) The development hereby permitted shall be constructed using the materials specified within Section 9 of the planning application form and proposed plans.
- (4) The landscaping plan produced by A T Coombes Associates Ltd, received on the 11 October 2018 shall be carried out within the first planting season following the commencement of work on site or in accordance with a programme agreed in writing with the Local Planning Authority.

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.

- (5) Prior to the first occupation / use of the development hereby permitted the vehicular access / crossing over the verge shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the Norfolk County Council Field Access construction specification and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- (6) Vehicular access to and egress from the adjoining highway shall be limited to the access shown on the approved drawing only. Any other access or egress shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.
- (7) Any access gates / bollard / chain / other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 8m from the near channel edge of the adjacent carriageway.
- (8) Prior to the first occupation/use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- (9) The development shall be operated in accordance with the approved Odour Management Plan, if less than 2,000 pigs are accommodated on the site.

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 appearance of the development, in accordance with Policy GC4 of the Development Management DPD 2015.
- (4) To ensure the maintenance of screening to the site and to protect the appearance and character of the area in accordance with Policies GC4, EN2 and EN3 of the Development Management DPD 2015.
- (5) 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 in accordance with Policy TS3 of the Development Management DPD 2015.
- (6) In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (7) 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.
- (8) In the interests of highway safety in accordance with the principles of the National Planning Policy Framework and Policy TS3 of the Development Management DPD 2015.
- (9) In the interests of the amenities of the area and local residents in accordance with Policy GC4 and EN4 of the Development Management DPD 2015.

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

- (3) This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

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. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Stephen Coleman on 01603 430596.

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

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.

- (4) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp
- (5) The applicant's attention is drawn to National Grid's tree planting guide which can be found on the following website: <https://www.nationalgridgas.com/land-and-assets/working-near-our-assets>.
- (6) The applicant's attention is drawn to following comments from the Environment Agency:

The Environmental Permitting Regulations 2016 require farms stocking 2,000 production pigs over 30 kg to have an Environmental Permit. The permit application fee is £8,020.

The applicant is advised to contact us for pre application advice before submitting a permit application. They can submit a pre application request by filling in a form available at <https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>.

The applicant is advised to calculate how much water pigs will require and plan how this need will be met. If the applicant plans to apply for an abstraction licence they should make a preliminary enquiry to see if this is possible. The applicant should note that there is no guarantee that a water abstraction licence will be granted. The preliminary enquiry for abstraction licences is made up of two forms – WR328 and WR330. These can both be found on our website at <https://www.gov.uk/government/publications/water-abstraction-application-for-a-water-resources-licence>.

The requirement for an odour management plan will be assessed when the applicant submits a permit application. On submission of the application, screening will be carried out to determine if there are sensitive receptors within 400m of the installation, and if so then an odour management plan will be required. If additional information is required the applicant will be advised at this stage. Further information on producing an odour management plan can be found in Appendix 4 of How to Comply with your Intensive Farming Permit https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297086/geho0110brsc-e-e.pdf.

49 APPLICATION NUMBER 20181361 – LAND NORTH OF NORWICH ROAD, GT PLUMSTEAD

The Committee considered an application for the erection of an agricultural workshop on land to the north of Norwich Road in Gt Plumstead. The building would be used to store and repair agricultural machinery in connection with a proposed new pig farming operation on the site. Minute no: 48 above referred.

The application was reported to committee at the request of the Ward Member for the reasons stated in paragraph 3.3 of the report.

The Committee noted additional policy guidance (relevant policies of the Gt Plumstead, Lt Plumstead and Thorpe End Garden Village Neighbourhood Plan 2014-2034), together with the officer responses, all as reported in the Supplementary Schedule.

In addition, the Committee received the verbal views of Andrew Cawdron of Gt Plumstead Parish Council expressing its concerns and Mr Murrell, the applicant, at the meeting. Mr Vincent, the Ward Member, expressed his concerns on the application and requested the Committee to impose additional conditions.

It was noted that the site already had permission for two pig rearing buildings (20180864), a straw storage barn (20181104) and a grain store (20181105)

which were yet to be constructed. Accordingly, it was considered that the principle of agricultural development and pig rearing buildings had been established at the site. The erection of an agricultural workshop on the site would provide secure storage and a space to repair agricultural machinery used in association with the proposed farming operation on site and therefore, it was considered reasonably necessary for the purposes of agriculture. Therefore, the principle of development was considered to be acceptable.

The proposed workshop would have a functional appearance, not uncommon to modern agricultural buildings and found within rural landscapes. It was noted that the scheme had been amended to relocate the access track away from an agricultural hedge with a considerable number of mature Oaks. In addition, replacement hedging would also be required adjacent to the proposed visibility splays to soften and screen the proposed buildings from Norwich Road.

It was considered that whilst the buildings would be visible within the surrounding landscape, the proposed landscaping scheme, together with the existing mature boundary hedgerows and trees, would help to break up the mass and bland form of buildings. As the building would be sited over 400m from Norwich Road and residential properties to the north and west, it was considered that there would be no significant impact upon the character and appearance of the area.

In terms of neighbour amenity, it was considered that the proposal would not impact unduly upon neighbour amenity, given the proposed separation distances, existing boundary treatments and the proposed additional landscaping within the site.

The Highways Authority was raising no objection, subject to the imposition of conditions relating to the vehicular access, closure of the existing access, gates etc and visibility splays. It was noted that National Grid had subsequently withdrawn its objection following an amendment to the scheme so that the access track did not cross the high pressure gas pipeline which ran through the site.

In conclusion it was considered that the proposal would not result in any significant adverse impact and accordingly, it was

RESOLVED:

to approve application number 20181361 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.
- (3) The development hereby permitted shall be constructed using the materials specified within Section 9 of the planning application form and proposed plans.
- (4) The landscaping plan produced by A T Coombes Associates Ltd, received on the 11 October 2018 shall be carried out within the first planting season following the commencement of work on site or in accordance with a programme agreed in writing with the Local Planning Authority.

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.

- (5) Prior to the first occupation / use of the development hereby permitted the vehicular access / crossing over the verge shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the Norfolk County Council Field Access construction specification and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- (6) Vehicular access to and egress from the adjoining highway shall be limited to the access shown on the approved drawing only. Any other access or egress shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.
- (7) Any access gates / bollard / chain / other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 8m from the near channel edge of the adjacent carriageway.
- (8) Prior to the first occupation / use of the development hereby permitted visibility splays shall be provided in full accordance with the details

indicated on the approved plan. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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 appearance of the development, in accordance with Policy GC4 of the Development Management DPD 2015.
- (4) To ensure the maintenance of screening to the site and to protect the appearance and character of the area in accordance with Policies GC4, EN2 and EN3 of the Development Management DPD 2015.
- (5) 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 in accordance with Policy TS3 of the Development Management DPD 2015.
- (6) In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (7) 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.
- (8) In the interests of highway safety in accordance with the principles of the National Planning Policy Framework and Policy TS3 of the Development Management DPD 2015.

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
- (3) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp.
- (4) The applicant's attention is drawn to National Grid's tree planting guide which can be found on the following website <https://www.nationalgridgas.com/land-and-assets/working-near-our-assets>
- (5) This development involves works within the Public Highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

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. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Stephen Coleman on 01603 430596.

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

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.

The meeting closed at 12:54pm