

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 4 July 2018** at **9.30am** when there were present:

Mr I N Moncur – Chairman

Mr A D Adams
Mr P H Carrick
Mr G Everett

Mr R R Foulger
Mrs L H Hemsall
Mr R J Knowles

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

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

Mr O'Neill - Minute no: 18 (Oak Farm, Acle Road, South Walsham) and Minute no: 19 (Perownes Farm, Bullacebush Lane, Blofield)

Mr Vincent - Minute no: 14 (land west of Salhouse Road, Little Plumstead)

Also in attendance were the Head of Planning, Planning Projects & Landscape Manager (for Minute nos: 11-15), Area Planning Managers and the Senior Committee Officer.

11 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

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

12 APOLOGIES FOR ABSENCE

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

13 MINUTES

The Minutes of the meeting held on 6 June 2108 were confirmed as a correct record and signed by the Chairman.

14 APPLICATION NUMBER 20172209 – LAND WEST OF SALHOUSE ROAD, LITTLE PLUMSTEAD

The Committee considered an outline application for the erection of 84 dwellings on land west of Salhouse Road, Little Plumstead. All matters were reserved for later approval with the exception of a new access onto

Salhouse Road. Also included as part of the proposal was the creation of a new roundabout at the junction with Salhouse Road / Norwich Road / Honeycombe Road and Belt Road (the “Brick Kilns” junction). In addition, a 1.8m wide footpath would be provided along the site’s frontage with Salhouse Road, to extend south to Sandhole Lane.

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

The Committee received the verbal views of Andrew Cawdron and Russell Heath representing Gt & Lt Plumstead Parish Council and Philipa Ferris of 6 Fairfield Close, both objecting to the application and Philip Atkinson of Lanpro (the agent) at the meeting. Mr Vincent, the Ward Member, expressed his opposition to the proposals.

The site was within the Norwich Policy Area but outside of the settlement limit where development proposals would not normally be permitted unless they accorded with another policy of the Development Plan. Furthermore, the site had not been allocated for development in the Site Allocations DPD. Policy GC1 of the DM DPD stated that planning permission should be granted unless material considerations indicated otherwise and Paragraph 14 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 14 of the NPPF.

However, the Committee noted that, on 14 March 2018, the Greater Norwich Growth Board published the Joint Core Strategy draft annual monitoring report, a key element of which was the Central Norfolk Strategic Housing Market Assessment (SHMA), published in June 2017. 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 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. The development would also generate CIL (of which 25% would go to the Parish Council) and New Homes Bonus. It was therefore acknowledged that the scheme would bring forward a modest level of economic benefit.

Social Role

Members noted that the level of services in Little Plumstead was limited to a Public House and Village Hall and therefore, residents would be reliant on services in Gt Plumstead and further afield.

It was noted that 28 of the dwellings would be for affordable housing (including four of which would be self-build) which equated to 33% and therefore, complied with the Council's adopted policy and also Policy 2 of the Neighbourhood Plan.

As the application was in outline, precise figures for the amount of green infrastructure and formal recreational space were not available but based on the indicative figures provided, Members acknowledged that there would be a very modest over-provision of children's playspace and a significant over-provision of green infrastructure. This was considered to be have moderate weight in favour of the application.

Members acknowledged the proposed highway improvements, in particular the new roundabout which would result in the removal of a sub-optimal junction and considered this would have public safety benefits. It was noted that the roundabout was a community aspiration in the Local Plan. However, the Committee endorsed the Parish Council's view that the roundabout should not be at the expense of having the residential development.

Environmental Role

The Committee noted that the site was outside of the settlement limit and had not been allocated for housing. It was currently an agricultural field on the fringes of a settlement bounded by a mix of dwellings and agricultural fields. It was considered that the development would result in an encroachment into the countryside, altering the existing character of the site and having an urbanising impact through the introduction of residential dwellings and associated infrastructure, contrary to the development plan policies. Accordingly, it was considered the proposals did not reflect the environmental dimension to sustainable development in accordance with the NPPF.

In conclusion, it was considered that the adverse impacts associated with the development were significant and demonstrable and, on balance, outweighed the economic, social and environmental benefits including the limited increase in housing delivery. Therefore, the proposal was considered to represent an unsustainable form of development, contrary to Policies GC2 and EN2 of the DM DPD. Accordingly, notwithstanding the officer recommendation it was

RESOLVED:

To refuse application number 20172209 for the following reasons:

The planning application seeks outline planning permission with all matters reserved except access for the erection of 84 dwellings. Also included within the application is the creation of a new roundabout at the junction between Salhouse Road, Norwich Road, Honeycombe Road and Belt Road. The site is located outside of a settlement limit as defined on the Site Allocations Development Plan Document (2016) (SA DPD) maps. The site is not allocated for development and the proposal does not accord with a specific allocation and/or policy of the development plan. The application is therefore contrary to policy GC2 of the Development Management DPD (2015) (DM DPD). The application is refused for the following reasons.

- (1) The site is an agricultural field, open in character, which contributes positively to the rural setting of Little Plumstead and the surrounding countryside. The proposed development would result in the introduction of dwellings and associated infrastructure including roads, pavements, hard landscaping, residential paraphernalia, street furniture and the loss of a roadside hedgerow. This would have an urbanising impact on, and result in significant harm to, the character and appearance of the countryside and the setting of Little Plumstead contrary to Policies 1 and 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, amendments adopted 2014) (JCS), Policies GC4 and EN2 of the DM DPD and Policy 2 of the Great Plumstead, Little Plumstead & Thorpe End Garden Village Neighbourhood Plan 2014-2034 (2015).
- (2) Little Plumstead contains a limited range of services and is reliant on adjacent villages and settlements for schools, shops, doctors, formal recreation and employment and the site is served by only a limited bus service to Norwich. Given the limited level of services within the village, it is considered that the development would increase reliance on the car contrary to Policies 1 and 6 of the JCS and contrary to the objective of the National Planning Policy Framework (NPPF) of moving towards a low carbon economy by planning for new development in locations which reduce greenhouse gas emissions (paragraph 95).

- (3) The development would conflict with the environmental objectives of the NPPF and the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits. The application is therefore contrary to Policy GC1 of the DM DPD and paragraph 14 of the NPPF.

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 however it has not been possible to overcome the reasons for refusal.

The Committee adjourned at 10:50am and reconvened at 11am when all of the Members listed above were present.

15 APPLICATION NUMBER 20172148 – LAND OFF BEECH AVENUE, TAVERHAM

The Committee considered an outline application for the erection of 93 dwellings with associated access, parking and open space on land off Beech Avenue in Taverham. All other matters were reserved for later approval. Access would be via a single point of vehicular access onto Beech Avenue to serve a 5.5m wide estate road with a 1.8m wide footway to either side. Also included in the proposals were off-site highway works to provide a new T-junction from Ringland Road (east) onto Beech Avenue thereby transferring priority to Ringland Lane (west) leading to Beech Avenue.

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

The Committee received the comments from a further member of the public (address unspecified) and additional comments from Taverham Parish, together with the officer comments all as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Paul Harrison of 1 Beech Avenue objecting to the application and Ed Plumb of Brown & Co (the agent) at the meeting.

The site was within the Norwich Policy Area but outside of the settlement limit where development proposals would not normally be permitted unless they accorded with another policy of the Development Plan. Policy GC1 of the DM DPD stated that planning permission should be granted unless material considerations indicated otherwise and Paragraph 14 of the NPPF required applications to be approved unless the adverse impacts of doing so would “significantly and demonstrably outweigh the benefits”.

The Committee noted that, on 14 March 2018, the Greater Norwich Growth Board published the Joint Core Strategy draft annual monitoring report, a key

element of which was the Central Norfolk Strategic Housing Market Assessment (SHMA), published in June 2017. 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 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 (15% 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 Taverham within reasonable walking / cycling distance of a wide variety of services including a library, garden centre, doctors and pharmacy, dentists, care home, recreational grounds, employment areas, primary schools, high school, leisure facilities and local shops. In addition, there were bus routes into Norwich with stops located between 500m – 1km of the site (from the far end). Therefore, the site was considered to be in a sustainable location with good accessibility to services and facilities.

It was noted that 33 of the dwellings would be for affordable housing, equating to 36% which was slightly in excess of the Council's adopted policy requirements. Notwithstanding the implications of the 2017 SHMA on the weight to give to housing as a material consideration, the Committee considered that this represented a social benefit of significant weight in the overall planning balance.

As the application was in outline, precise figures for the amount of green infrastructure and formal recreational space were not available but based on the indicative figures provided, Members noted that the site could provide a total of 2.21 hectares of informal open space on site in addition to a policy compliant level of children's play. The open space would benefit both residents of the new development and also be accessible to the wider public. This was considered to be have moderate weight in favour of the application. A commuted sum would be secured for off-site contributions in lieu of on-site

sports provision and allotments, given the scale of development proposed.

Members acknowledged the proposed package of off-site highway measures to reconfigure the existing junction arrangements between Beech Avenue and Ringland Road. As well as making the development acceptable, it was considered they would also have wider public benefits for existing highway users which represented a benefit of modest weight in favour of the application. However, notwithstanding the views of the Highway Authority, the Committee considered that these should be achieved prior to development commencing on the construction of the first dwelling to mitigate the impact on traffic flows in the immediate area and condition 18 should be amended accordingly.

Environmental Role

The Committee 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, this impact would be limited to the immediate area with the site not being visually prominent in the wider landscape. It was noted that the application proposed the retention of the deciduous woodland as Green Infrastructure and this would therefore continue to screen the site from the Wensum River Valley and provide a pleasant backdrop for the development. A wide landscaped verge to the front of the site was proposed to be retained and it was acknowledged that the site was adjacent to an existing light industrial estate to the north-west and a residential dwelling to the south-east.

It was noted that matters of scale and impact on residential amenity would be considered at the Reserved Matters stage.

In terms of all other matters raised, it was noted these had either been addressed in the report or would be dealt with through the imposition of appropriate conditions.

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, it was, on balance, considered to be acceptable subject to conditions. Accordingly, it was

RESOLVED:

To delegate authority to the Head of Planning to approve application number 20172148 subject to the following conditions and securing a Section 106 Agreement with the following Heads of Terms:

- 36% affordable housing

- Open space to comply with EN3 and RL1 of the DM DPD – but minimum of 2.21 ha of Informal open space to be provided on site

Conditions:

- (1) Application for approval of ALL “reserved matters” must be made to the Local Planning Authority not later than the expiration of TWO years beginning with the date of this decision.

The development hereby permitted must be begun in accordance with the “reserved matters” as approved not later than the expiration of TWO years from either, the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

- (2) Application for the approval of the “reserved matters” shall include plans and descriptions of the:

details of the layout;
scale of each building proposed;
the appearance of all buildings including the precise details of the type and colour of the materials to be used in their construction;
the landscaping of the site.

Approval of these “reserved matters” must be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in accordance with the details as approved.

- (3) The details required by conditions 1 and 2 shall not include provision for more than 93 dwellings.
- (4) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below:

Dwg No 16 065 Site Location Plan

Dwg No 1264 03 007 Rev F Access Strategy Option 1

- (5) Prior to commencement of development, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning 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 testing in accordance with BRE Digest 365 at the depths and locations of the proposed infiltration features.
 - II 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 in 100 year return period, including allowances for climate change, flood event.
 - III Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year 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.
 - IV Plans to be submitted showing the 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 in 100 year return period.
 - V Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.
 - VI Details of how all surface water management features 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.
 - VII A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.
- (6) Concurrently with the submission of reserved matters, an Arboricultural Impact Assessment to comply with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations Section 5.4 detailing the extent of the direct and indirect impacts of the

development proposals on existing trees on or adjoining the site, this will include details of Root Protection Areas (RPAs), Construction Exclusion Zones (CEZs), and Tree Protection shall be submitted to and approved by the Local Planning Authority.

Additionally, an Arboricultural Method Statement shall be similarly submitted and approved prior to the commencement of any work on the site. This will specify the methodology for the implementation of any aspect of the development that has the potential to result in loss of or damage to any retained tree on or adjacent to the site.

All works shall be carried out as approved to the satisfaction of the Local Planning Authority and in accordance with the requirements of BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations".

- (7) Concurrently with the submission of reserved matters full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- proposed finished levels or contours;
- means of enclosure;
- other vehicles and pedestrian access and circulation areas;
- hard surfacing materials;
- structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg drainage, power, communication cables, pipelines etc. indicating manholes, supports etc);
- retained historical landscape features and proposals for restoration, where relevant.

Soft landscaping works shall include:

- plans identifying all proposed planting;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

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) (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 occupied 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.
- (9) Prior to commencement of the development 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. The details as approved shall be completed prior to the first occupation of any of the dwellings hereby permitted and thereafter shall be maintained in accordance with the approved details.
- (10) Prior to the commencement of development a site investigation of the nature and extent of contamination shall be 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 shall be supplied to the local planning authority for

consideration before any development begins. If any contamination is found 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 incorporate the approved additional measures.

- (11) Prior to the commencement of development, an ecological management plan (EMP) shall be submitted to, and approved in writing by the LPA. The content of the EMP shall include the following.
- (a) Description and evaluation of features to be managed
 - (b) Ecological constraints on site that might influence management
 - (c) Aims and objectives of management
 - (d) Appropriate management options for achieving aims and objectives including mitigation detailed in the ecology report submitted with the application namely that for
 - farmland birds
 - protection and enhancement of bat feeding and commuting corridors and protection and enhancement of hedgerows and the deciduous woodland informed by additional bat activity surveys carried out in-line with Bat Conservation Trust guidelines (3rd edn) (Collins, J (ed), 2016). In-line with the Bat Conservation Trust's guidance (3rd ed) (Collins; 2016) up to two survey visits per month (April-October) and static surveys in three locations per transect need to be carried out for high value habitat
 - reptiles
 - number of nest boxes for birds
 - number of bat boxes
 - (e) Prescriptions for management actions

- (f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - (g) Details of the body or organisation responsible for implementation of the plan
 - (h) On-going monitoring and remedial measures.
- (12) Prior to the commencement of development (including demolition ground works, vegetation clearance) a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following:
- Risk assessment of potentially damaging construction activities
 - Identification of 'biodiversity protection zones'
 - A method statement for reptiles informed by reptile surveys undertaken in accordance with best practice guidance
 - Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction
 - The location and timing of sensitive works to avoid harm to biodiversity features
 - The times during construction when specialist ecologists need to be present on site to oversee works
 - Responsible persons and lines of communication
 - The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
 - Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented through the construction phases strictly in accordance with the approved details, unless agreed in writing by the local planning authority.

- (13) Prior to the commencement of development, detailed plans of the roads, footways, foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- (14) No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.
- (15) Before any dwelling unit is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be

approved in writing by the Local Planning Authority in consultation with the Highway Authority.

- (16) Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m x 43m shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225m above the level of the adjacent highway carriageway.
- (17) Prior to the commencement of development a scheme detailing provision for on-site parking for construction workers for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- (18) Notwithstanding the details indicated on the submitted drawings, prior to the commencement of development on the first dwelling, a detailed scheme for the off-site highway improvement works as indicated on drawing number 1264-03-007 rev F, to also include provision of a bus shelter at the existing bus stop on Beech Avenue and bus stop improvements on Nightingale Drive, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in this condition shall be completed to the written satisfaction of the Local Planning Authority.
- (19) Prior to the commencement of development a scheme for the provision of one fire hydrant for every 50 dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- (20) Prior to the commencement of the development hereby approved the following will be submitted to and approved in writing by the Local Planning Authority:
 - (A) A Mineral Resource Assessment will be carried out to inform a Materials Management Plan-Minerals (MMP-M). The Mineral Resource Assessment will include a written methodology for an intrusive site investigation, including Particle Size Distribution testing to determine if the site contains a viable mineral resource for prior extraction.

Assessment of the results of the Particle Size Distribution testing should refer to material class types in Table 6/1 of the Manual of Contract Documents for Highway Works: vol 1: Specification for Highway Works Series 600, in order to identify

potential suitability for use in the construction phases.

- (B) The MMP-M will consider the extent to which on-site materials which could be extracted during the proposed development would meet specifications for use on-site through intrusive site investigations, testing and assessment.

The MMP-M should outline the amount of material which could be reused on site; and for material extracted which cannot be used on-site its movement, as far as possible by return run, to an aggregate processing plant.

The MMP-M will outline that the developer shall keep a record of the amounts of material obtained from on-site resources which are used on site and the amount of material returned to an aggregate processing plant.

The development shall then be carried out in accordance with the approved MMP-M.

The developer shall provide an annual return of these amounts to the Local Planning Authority and the Mineral Planning Authority, or upon request of either the Local Planning Authority or Mineral Planning Authority.

- (21) Prior to the commencement of development details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reasons:

- (1) The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The application is submitted in Outline form only and the reserved matters are required to be submitted in accordance with the requirements of Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- (3) To reflect the scope of the application and 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) To ensure the satisfactory development of the site in accordance with Policy CSU5 of the Development Management DPD 2015.
- (6) To ensure the satisfactory development of the site in accordance with Policy GC4, EN1 and EN2 of the Development Management DPD 2015.
- (7) To ensure the satisfactory development of the site in accordance with Policy GC4, EN1 and EN2 of the Development Management DPD 2015.
- (8) To ensure the satisfactory development of the site in accordance with Policy 1 of the Joint Core Strategy 2011/2014
- (9) To ensure the satisfactory development of the site in accordance with Policy 3 of the Joint Core Strategy 2011/2014.
- (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
- (11) To ensure the satisfactory development of the site in accordance with Policy GC4 and EN1 of the Development Management DPD 2015.
- (12) To ensure the satisfactory development of the site in accordance with Policy GC4 and EN1 of the Development Management DPD 2015.
- (13) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015 and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011
- (14) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015 and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

- (15) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015 and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011
- (16) In the interests of highway safety in accordance with Policy TS3 of the Broadland Local Plan (Replacement) 2006.
- (17) In the interests of highway safety in accordance with Policy TS3 of the Broadland Local Plan (Replacement) 2006.
- (18) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015 and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.
- (19) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (20) To ensure that needless sterilisation of safeguarded mineral resources does not take place in accordance with the National Planning Policy Framework and Policy CS16 of the Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD 2010-2026
- (21) To ensure the satisfactory development of the site in accordance with Policy GC4 and EN2 of the Development Management DPD 2015.

Informatives:

- (1) 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 applicants' 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 Management 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 applicants' own expense.

- (2) The site is subject to a related agreement under Section 106 of the Town and Country Planning Act 1990.
- (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 applicants' 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) It is an offence to disturb, harm or kill breeding birds in the UK under the Wildlife and Countryside Act 1981. The removal of the vegetation should take place outside of the breeding season (March – September). In the event that this is not possible, the vegetation to be removed should be inspected by a suitably qualified ornithologist and if any nests are found a 10m exclusion zone should be established until such time as the nest has been fledged.
- (5) 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.
- (6) The applicants need to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp
- (7) 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.

16 APPLICATION NUMBER 20180598 – 94 FAKENHAM ROAD, DRAYTON

The Committee considered an outline application for the sub-division of the residential plot and erection of five additional detached dwellings. Approval was also sought for the access which was to be repositioned to the east at 94 Fakenham Road, Drayton. All other matters, including appearance, landscaping, layout and scale of the development would be dealt with at the reserved matters stage.

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

The site was within the Norwich Policy Area but outside of the settlement limit where development proposals would not normally be permitted unless they accorded with another policy of the Development Plan. Policy GC1 of the DM DPD stated that planning permission should be granted unless material considerations indicated otherwise and Paragraph 14 of the NPPF required applications to be approved unless the adverse impacts of doing so would “significantly and demonstrably outweigh the benefits”.

The 2017 Greater Norwich Area Housing Land Supply Assessment, published as Appendix A of the Joint Core Strategy Annual Monitoring Report 2016-2017, showed that against the JCS requirements there was 4.61 years’ supply in the combined NPA, a shortfall of 1,187 dwellings. 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 14 of the NPPF.

The Committee noted that, on 14 March 2018, the Greater Norwich Growth Board published the Joint Core Strategy draft annual monitoring report, a key element of which was the Central Norfolk Strategic Housing Market Assessment (SHMA), published in June 2017. 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 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. It was therefore considered that the scheme would bring forward a modest level of economic benefit.

Social Role

The site was adjacent to the settlement limit for Thorpe Marriott and was within walking distance of local facilities including a doctors surgery and pharmacy, Post Office, convenience store as well as bus stops. In addition, there were schools nearby and overall therefore, the site was considered to be in a sustainable location with good accessibility to services and facilities.

Given the scale of development proposed, it was noted that affordable housing contributions were not applicable, in accordance with the Ministerial Statement of 28 November 2014.

In accordance with Policies RL1 and EN3 of the DM DPD, the development would be required to pay contributions towards both open space (sport, play and allotments) and green infrastructure. However, as no details of layout and scale had been provided with the application, the total contribution was unknown at this stage but the Committee noted this would be secured through a commuted sum by a Section 106 Agreement.

Accordingly, the Committee considered that the proposals would bring forward a modest social benefit on the basis of the contribution to the supply of homes.

Environmental Role

Members noted the variety of styles currently located on Fakenham Road including both single and two storey dwellings. It was considered that the layout shown on the indicative plans would sit comfortably against the neighbouring properties. Furthermore, given the depth of the site and the screening, the properties to the rear of the existing dwelling would not be clearly visible, especially when viewed from the street scene. In addition, Members acknowledged the number of outbuildings and structures which would be removed from the site as a result of the development and it was considered that their replacement with residential dwellings would contribute to improving the visual appearance of the site.

It was noted that matters of scale and impact on residential amenity would be considered at the Reserved Matters stage.

In assessing the environmental role, it was acknowledged that the proposal extended the village into the surrounding countryside but this was mitigated by the neutral impact the proposal would have upon the general character and appearance of the area as well as the limited impact upon local residents' amenities.

Regarding highway safety, it was noted the Highways Authority was not objecting to the application subject to conditions relating to vehicular access and visibility splays.

In terms of all other matters raised, it was noted these had either been addressed in the report or would be dealt with through the imposition of appropriate conditions.

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, it was, on balance, considered to be acceptable subject to conditions. Accordingly, it was

RESOLVED:

To delegate authority to the Head of Planning to approve application number 20180598 subject to the satisfactory completion of a Section 106 Agreement relating to the following heads of terms and subject to the following conditions:

Heads of Terms:

- Commuted sum for off-site provision of children's play, formal recreation and green infrastructure.

Conditions:

- (1) Application for approval of ALL "reserved matters" must be made to the Local Planning Authority not later than the expiration of TWO years beginning with the date of this decision.

The development hereby permitted must be begun in accordance with the "reserved matters" as approved not later than the expiration of TWO years from either, the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

- (2) Application for the approval of the “reserved matters” shall include plans and descriptions of the:
- (i) details of the layout;
 - (ii) scale of each building proposed;
 - (iii) the appearance of all buildings including the precise details of the type and colour of the materials to be used in their construction;
 - (iv) the landscaping of the site.

Approval of these “reserved matters” must be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in accordance with the details as approved.

- (3) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.
- (4) No development shall take place until a site investigation of the nature and extent of contamination 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 shall be supplied to the local planning authority for consideration before any development begins. If any contamination is found 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 incorporate the approved additional measures.

- (5) Prior to the first occupation of the development hereby permitted, the vehicular access shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway

specification (Dwg No TRAD 1) 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.

- (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 footway / 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) Prior to the first occupation of the development hereby permitted access visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- (8) Concurrently with the submission of the reserved matters application full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following:
 - Access arrangements
 - Parking and turning provision in accordance with adopted standard.
- (9) Concurrently with the submission of the reserved matters application a revised Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement should be submitted and approved by the Local Planning Authority.
- (10) The dwelling shown on Drawing No: P-1713-03 as plot 1 shall be no more than single storey construction.
- (11) The total additional floor area proposed as a result of the development hereby permitted will be no greater than 1,000m².
- (12) Prior to the commencement of the development hereby permitted details and location of the proposed soakaway shall be submitted to and approved in writing by the Local Planning Authority.
- (13) Concurrently with the submission of the reserved matters application a reptile survey shall be submitted to and approved in writing by the Local Planning Authority as in accordance with the recommendations

set out in Paragraph 5.1.1 of the Ecological Report, prepared by Norfolk Wildlife Services and received 12 April 2018.

- (14) Concurrently with the submission of the reserved matters application a scheme showing bird and bat boxes on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with the recommendations set out in paragraph 5.4.8 of the Ecological Report, prepared by Norfolk Wildlife Services and received 12 April 2018.

Reasons:

- (1) The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (3) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (4) 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 ensure satisfactory access into the site and 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 in accordance with Policy TS3 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) To ensure that trees 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.
- (10) To prevent the development from being overbearing and to prevent overlooking to the detriment of the amenities of the adjacent properties in accordance with Policy GC4 of the Development Management DPD 2015.
- (11) As no affordable housing has been proposed as a result of the proposed development in accordance with Policy 4 of the Joint Core Strategy 2011 (as amended 2014).
- (12) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (13) 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.
- (14) 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 positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp
- (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 applicants' 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 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.

- (4) It is an offence to disturb, harm or kill breeding birds in the UK under the Wildlife and Countryside Act 1981. The removal of the vegetation should take place outside of the breeding season (March–September). In the event that this is not possible, the vegetation to be removed should be inspected by a suitably qualified ornithologist and if any nests are found a 10m exclusion zone should be established until such time as the nest has been fledged.
- (5) Based on information provided with this application it has become apparent that asbestos containing material may be present within existing buildings. The removal of asbestos materials must be carried out in accordance with appropriate guidance and legislation including compliance with waste management requirements. Accordingly any works should be managed to avoid damage to any asbestos containing material such as to prevent the release or spreading of asbestos within the site or on to any neighbouring land. Failure to comply with this may result in the matter being investigated by the Health and Safety enforcing authority and the development not being fit for the proposed use. In addition the developer may incur further costs and a time delay while ensuring the matter is correctly resolved.

Plans and documents:

Location Plan, Dwg No: 1713 01, received 12 April 2018

Indicative Site/Block Plan, Dwg No: 1713 03, received 12 April 2018

Tree Survey and Arboricultural Impact Assessment, received 12 April 2018

Tree Survey and Report, Arboricultural Method Statement and Tree Protection Plan, received 12 April 2018

Tree Protection Plan, received 12 April 2018

Tree Constraints Plan, received 12 April 2018

Ecological Report, Dwg No: 12 April 2018

17 APPLICATION NUMBER 20180722 – HOOT HOLLOW, DUMBS LANE, HAINFORD

The Committee considered an application for the erection of a semi subterranean dwelling and detached shed, greenhouse and carport at Hoot Hollow, Dumbs Lane, Hainford.

The application was reported to committee as the recommendation was contrary to Development Plan policies.

The Committee noted that the applicant had provided an additional plan showing further details of the proposed rooflights and a subsequent amendment to condition 7, all as reported in the Supplementary Schedule.

The site was located outside of the settlement limit and in a rural location where development proposals would not normally be permitted. However, the application had been submitted as an example of a dwelling which met the guidance set out in Paragraph 55 of the NPPF where the design should be of exceptional quality or innovative nature.

It was acknowledged that the technology, materials of construction and energy saving principles proposed were becoming more well-established and, as such, were not considered to be truly outstanding or innovative when applying the special principles of the NPPF. However, Members took into account how the applicant had applied sustainable construction techniques to the overall design concept which was largely unique to the Broadland area and highly innovative in demonstrating a single dwelling which had a reduced visual impact compared to a conventional property. Members considered that the combination of sustainable construction, high quality architecture and a well-considered landscaping scheme cumulatively led to a proposal which helped to raise standards more generally and significantly enhanced the proposal's immediate setting. Members also acknowledged that planning permission had previously been granted for an eco-dwelling on this site in 2014 for a very similar semi-subterranean design with an almost identical footprint to the current proposal and took into consideration the comments of both the Council's Historic Environment Officer and Design Officer.

The proposed carport, shed and greenhouse were of a modern appearance with simple clean shapes and lines and, given the low roofline of the dwelling, the external planting proposed and choice of materials, it was considered the development would retain the spacious feel of the site.

Therefore, it was considered that the proposal met the criteria of Paragraph 55 of the NPPF, together with Policy 2 of the JCS and Policy GC4 of the DM DPD.

As the site was within close proximity to a grade II listed church, the Committee had regard to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It was noted that the Historic Environment Officer had not objected to the application and it was considered that the application would not result in any significant detrimental impact upon the setting of the adjacent listed building and the application complied with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 1 of the JCS and Policy GC4 of the DM DPD.

In conclusion it was considered that the proposal would have an acceptable impact on the landscape character of the area and would not cause significant harm to the adjacent listed building, residential amenity or the satisfactory functioning of the highway network and accordingly, the proposal represented an acceptable form of development. Therefore, it was

RESOLVED:

To approve application number 20180722 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) 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, and re-enacting or modifying that Order) with or without modification, no buildings, walls, fences or other structures shall be erected within the site curtilage, nor alterations or extensions be made to the dwelling without the prior consent of the Local Planning Authority.
- (4) Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification (Dwg. No. TRAD 5) 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.
- (5) Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5m from the near channel edge of the adjacent carriageway.

- (6) Prior to the first occupation of the development hereby permitted the proposed access and on-site car parking / turning area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- (7) Development shall not proceed 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.
- (8) All works shall be carried out in accordance with the requirements of the Arboricultural Implications Assessment, Arboricultural Method Statement and Tree Protection Plan, received 1 May 2018.
- (9) The development hereby permitted shall be implemented in accordance with the recommendations set out in the Ecological Site Appraisal prepared by Wild Frontier Ecology, dated December 2013 and received 1 May 2018. The development shall incorporate the mitigation recommendations and implement all the enhancements set out in the report.

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 in accordance with Policy GC4 of the Development Management DPD 2015.
- (4) To ensure satisfactory access into the site and 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.
- (5) To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened 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 area, in the interests of highway safety in accordance with Policy TS3 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) 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.
- (9) To protect local wildlife and ensure that the development has no adverse effects on the biodiversity on site and presence of any protected species in accordance with Policy EN1 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) 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 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) 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 site to which this permission relates contains suitable habitat for bats, barn owls or reptiles which are protected by the Wildlife and Countryside Act 1981 (as amended). In this respect the applicant is advised to consult Natural England, Dragonfly House, 2 Gilders House, Norwich, NR3 1UB or enquiries.east@naturalengland.org.uk and follow any requirements in this respect.

The Committee adjourned at 12:25pm and reconvened at 12:35pm when all of the Members listed above were present for the remainder of the meeting.

18 APPLICATION NUMBER 20180688 – OAK FARM, ACLE ROAD, SOUTH WALSHAM

The Committee considered an application for the demolition of agricultural buildings and the erection of one dwelling house and garage at Oak Farm, Acle Road, South Walsham.

The application was reported to committee (1) at the request of Mr O'Neill and (2) as the site was outside of the settlement limit and the application was therefore contrary to policy.

The Committee received the verbal views of Mr Murrell, the applicant, at the meeting. Mr O'Neill, one of the Ward Members, spoke in opposition to the application.

The site was located outside of the settlement limit where development proposals would not normally be permitted unless the proposal accorded with another policy of the development plan. Whilst the principle of development in this location was contrary to the DM DPD and JCS, Members noted that regard must be had to the requirements of the NPPF and, in particular paragraphs 14, 47 and 49 which sought to boost the supply of housing. The Committee noted that, on 14 March 2018, the Greater Norwich Growth Board published the Joint Core Strategy draft annual monitoring report, a key element of which was the Central Norfolk Strategic Housing Market Assessment (SHMA), published in June 2017. The site was located in the rural part of the district outside of the Norwich Policy Area where there was a 14.94 year housing land supply against the SHMA assessment of the Objectively Assessed Need for housing, substantially above the five year target. Accordingly, in accordance with Paragraph 49, the Development Plan

was considered to be up to date insofar as it dealt with housing supply and accordingly, the proposal conflicted with Policies GC1 and GC2.

However, Members noted a recent prior approval application on the site for the change of use of an agricultural building to a dwelling house which, although refused by the Council, had subsequently been allowed on appeal and this was a material consideration and carried significant weight.

Given the proposal would result in the demolition of the existing agricultural buildings on site, taken together with the residential nature of the surrounding development, it was considered that the proposal would remove a potential conflict between these two uses and would result in a more appropriate use of the site. In addition, the removal of these buildings would result in a visual improvement on site, more in keeping with the surrounding uses. The design and appearance of the proposed dwelling were considered acceptable and in keeping with surrounding development and would not impact significantly upon the surrounding landscape.

In terms of neighbour amenity, it was considered that the proposal would not impact unduly in terms of loss of light, privacy, outlook or overlooking due to the orientation of the dwelling and separation distances.

In terms of all other matters raised, it was noted these had either been addressed in the report or would be dealt with through the imposition of appropriate conditions.

In conclusion, it was considered that there were limited adverse impacts and there were economic, social and environmental benefits associated with the development, albeit given the proposal was only for one dwelling. On balance, the proposal was considered to be acceptable and accordingly, it was

RESOLVED:

To approve application number 20180688 subject to the following 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 until details of all external materials 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) Development shall not proceed above slab level until a scheme has been submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall then be completed before the building first occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- (5) The first floor windows shown on the submitted plans on the north elevation shall be permanently formed with obscure glass unless the prior consent of the Local Planning Authority has been obtained.
- (6) Prior to the first occupation of the development hereby permitted visibility splays measuring a minimum of 120m from a 2.4m setback shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- (7) The development, including demolition, shall not commence until a suitably qualified ecologist has undertaken a careful, detailed check of the building for nesting barn owls and provided written confirmation that no nesting barn owls will be harmed. Such written confirmation shall be submitted to the local planning authority for approval.
- (8) The development shall be undertaken in accordance with the enhancement measures stated in section 8.2 and 8.10 if the Biodiversity and European Protected Species Survey Report produced by Aurum Ecology, dated 30 June 2016.

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

- (4) To safeguard the amenities of the adjacent residential properties in accordance with Policy GC4 of the Development Management DPD 2015.
- (5) To prevent overlooking to the detriment of the amenities of the adjacent properties in accordance with Policy GC4 of the Development Management DPD 2015.
- (6) In the interest of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (7) To ensure the proposal is not detrimental to protected species in accordance with Policy EN1 of the Development Management DPD 2015 and the National Planning Policy Framework.
- (8) To ensure the proposal is not detrimental to protected species in accordance with Policy EN1 of the Development Management DPD 2015 and the National Planning Policy Framework.

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's attention is drawn to the requirements of the Conservation of Habitats & Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).
- (4) The applicant's attention is drawn to the following comments from Norfolk County Council Ecology:

Given the nature and size of this development and the information included in the Biodiversity and European Protected Species Survey report (Aurum Ecology; June 2016), the following working practices will

be adhered to:

- No piles of loose sand or other granular materials into which [amphibians or reptiles] could bury themselves should be left around the site. All such materials should be delivered in bags and kept on pallets or hardstanding until required for use;
- Should any waste be generated from the development, this should be placed straight into skips or rubble sacks, or immediately removed and not left lying around the site;
- No bonfires should be made or lit on site. [Amphibians and / or reptiles] often use piles of timber as a place of refuge;
- All trenches should be left covered at night. They must be checked in the morning before they are filled in.
- Works should preferably be restricted to daylight hours only to prevent disturbance or accidental harm to nocturnal animals such as hedgehogs. Ideally night lighting of the site should be minimised to reduce disturbance to other nocturnal animals such as bats.

Site lighting schemes for the new development should be unobtrusive, hooded / shielded and directional away from features that may be used by commuting/ foraging bats, such as hedgerows and mature trees. Further guidance on lighting is available on the Bat Conservation Trust website (Interim Guidance: Artificial lighting and wildlife – Recommendations to help minimise the impact of artificial lighting; 2014. Available at: http://www.bats.org.uk/pages/bats_and_lighting.html).

19 APPLICATION NUMBER 20180777 – PEROWNES FARM, BULLACEBUSH LANE, BLOFIELD

The Committee considered an application for the sub-division of the plot and erection of one self-build dwelling; new vehicular access and associated soft and hard landscaping and other ancillary works at Perownes Farm, Bullacebush Lane, Blofield.

The application was reported to committee at the request of Mr O'Neill.

The Committee received the verbal views of Caroline Rogerson the applicant and Kian Saedi of La Ronde Wright (the agent), at the meeting. Mr O'Neill, one of the Ward Members, spoke in opposition to the application.

The site was within the Norwich Policy Area but outside of the settlement limit where development proposals would not normally be permitted unless they accorded with another policy of the Development Plan. Furthermore, the site had not been allocated for development in the Site Allocations DPD. Policy GC1 of the DM DPD stated that planning permission should be granted unless material considerations indicated otherwise and Paragraph 14 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 14 of the NPPF.

However, the Committee noted that, on 14 March 2018, the Greater Norwich Growth Board published the Joint Core Strategy draft annual monitoring report, a key element of which was the Central Norfolk Strategic Housing Market Assessment (SHMA), published in June 2017. 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 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. It was therefore considered that the scheme would bring forward a level of economic benefit, albeit limited.

Social Role

The site was approximately 0.5 miles from the school and doctors’ surgery and these were only accessible by crossing the A47 trunk-road and Members noted there was no footpath on Planation Road or Bullacebush Lane. Therefore the site was considered to be in an unsustainable location in transport terms with poor accessibility to services and facilities by foot or public transport.

Given the scale of development proposed, it was noted that affordable housing contributions and tariff style contributions were not applicable, in accordance with the Ministerial Statement of 28 November 2014. Furthermore, Policies EN3 and RL1 of the Development Management DPD only applied to developments of five or more dwellings and therefore, no financial contributions could be required towards equipped children's play space, formal recreation space and informal open space.

The Area Planning Manager (East) advised that the proposal would be a self-build project and developed as self-build plot. The Self-build and Custom Housebuilding Act 2015 required the Council to have regard to the self-build register. In particular, the Act imposed a duty to grant sufficient development permission in respect of serviced plots of land to meet the demand as evidenced by the number of entries on the register in a base period. The draft regulations gave a three year period from the end of the base for sufficient plots to be given. The provision of a self-build plot weighed in favour of the proposal, however when all the benefits of the scheme were combined, they were significantly and demonstrably outweighed by the harm to the character and visual amenities of the area and the unsustainable location.

Accordingly, the Committee considered that the proposals would bring forward only a very modest social benefit on the basis of the contribution to the supply of homes.

Environmental Role

The Committee noted the proposed development involved the erection of a dwelling beyond the built up area in an attractive countryside location which had an open character of surrounding fields. The site itself, although within the curtilage of an existing property, physically and visually read as countryside. Furthermore, the sub-division of the site to facilitate the development would lead to the loss of the historic plot for Perownes Farm, a substantial, detached farmhouse and in addition, the remaining private amenity space would mostly be situated to the front of the dwelling, visible from the highway.

In terms of the impact on landscape character, it was considered the sub-division of the curtilage to facilitate the development would adversely impact on the rural character of the street scene, extending the built form east along Bullacebush Lane. Therefore, it was considered that the scheme, including the loss of trees and hedging to facilitate the access, would have an urbanising effect on the locality, at odds with the rural character of the surrounding area and detract from, rather than enhance, its open character and appearance, contrary to Policy EN1 of the DM DPD and HOU4 of the Blofield Neighbourhood Plan.

In conclusion, it was considered that the modest economic, social and environmental benefits would not outweigh the significant and demonstrable harm to the rural landscape character of the area. Therefore, the proposal was considered to represent an unsustainable form of development, contrary to Policies GC2 and GC4 of the DM DPD. Accordingly, it was

RESOLVED:

To refuse application number 20180777 for the following reasons:

The planning application seeks full planning permission for the subdivision of the plot and erection of one, detached, two-storey dwelling and new access. The site is located outside of a settlement limit as defined on the Site Allocations Development Plan Document 2016 (SA DPD) maps. The site is not allocated for development and the proposal does not accord with a specific allocation and/or policy of the development plan. The application is therefore contrary to Policy GC2 of the Development Management DPD 2015. The application is refused for the following reasons:

The subdivision of the site to facilitate the development will lead to the loss of the historic plot for Perownes Farm and will adversely impact on the rural character of the area, extending the built form east along Bullacebush Lane leading to an encroachment into the open countryside. Furthermore, the proposal involves the loss of some trees and hedgerow along the road frontage to facilitate the new access and visibility splays.

It is therefore considered that the scheme, including the highways works to create a new access, results in loss of existing landscape features which would have an urbanising effect on the locality, at odds with the rural character of the surrounding area and will detract from rather than enhance its open character and appearance. This would be contrary to Policies 1 and 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011 amendments adopted 2014) (JCS), Policies GC4 and EN2 of the DM DPD and Policies HOU4 and ENV2 of the Blofield Parish Neighbourhood Plan (2016).

The site is located outside the settlement limits of both Blofield and Blofield Heath. The proposal is distanced from the services and facilities which can be found in either village and lies on a narrow road with no footways, cycleways or street lighting. Policies 1 and 2 of the JCS and GC2 and GC4 of the DM DPD all support minimising the need to travel and the use of sustainable transport modes. Given the sites location, it is likely to mean its occupants would be heavily reliant on the private car, contrary to these policies.

The proposed development does not represent sustainable development, having regards to the three tests set out in the NPPF and the benefits of the proposal including a self-build plot are not considered overriding to justify an

approval of this application on this basis, especially given the harms as identified above.

The development would conflict with the environmental objectives of the NPPF and the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. The application is therefore contrary to Policy GC1 of the DM DPD and Paragraph 14 of the NPPF.

20 APPLICATION NUMBER 20180631 – WITTON HALL, WITTON LANE, POSTWICK

The Committee considered an application for the change of use of land from agricultural to residential curtilage adjacent to the existing garden of Witton Hall and the erection of a tennis court. No external lighting was proposed.

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

In presenting the application, the Area Planning Manager (East) reported an amended drawing had been received which required a revision to condition 2; condition 4 should be an Informative and a new condition 4 to prohibit the use of floodlighting. In addition, the Committee noted the receipt of an additional Planting Schedule on 27 June together with a proposed additional condition, all as reported in the Supplementary Schedule.

Members noted there was limited garden space to the side and rear of the Hall and this would not be large enough to accommodate a tennis court, given the existence of large trees. The tennis court would be screened from the north by existing hedgerow and would only have limited views from the A47 to the south, given that further screening was proposed as part of the proposal. It was considered the proposal did not represent a significant intrusion into open countryside or result in a detrimental impact on the rural nature of the locality.

In terms of the impact on residential amenity of neighbouring properties, it was considered that the change of use was unlikely to give rise to conditions which could be regarded as unneighbourly, given the distance of separation from neighbouring dwellings.

In conclusion it was considered that the change of use would not cause significant harm to the character and appearance of the surrounding area, the setting of the Grade II* listed church or residential amenity and therefore, represented an acceptable form of development. Accordingly, it was

RESOLVED:

To approve application number 20180631 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 was granted.
- (2) The development hereby permitted shall be carried out in accordance with the plans and documents listed below.

Site Location Plan

Dwg No 18_02_SK3_Rev A Tennis Court Proposed Site Layout

- (3) The Landscaping Scheme and Planting Schedule received 27 June 2018 shall be carried out no 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.
- (4) No floodlighting, security lighting or other means of external illumination shall be provided at 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) In the interests of visual amenity in accordance with the criteria specified within Policy GC4 of the Development Management DPD 2015.
- (4) To safeguard the amenities of the adjacent residential properties and the surrounding countryside in accordance with Policy GC4 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 paragraphs 186-187 of the National Planning Policy Framework.
- (2) The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
- (3) Given the nature and size of this development, the following working practices will be adhered to:
 - No piles of loose sand or other granular materials into which [amphibians or reptiles] could bury themselves should be left around the site. All such materials should be delivered in bags and kept on pallets or hardstanding until required for use;
 - Should any waste be generated from the development, this should be placed straight into skips or rubble sacks, or immediately removed and not left lying around the site;
 - No bonfires should be made or lit on site. [Amphibians and / or reptiles] often use piles of timber as a place of refuge;
 - All trenches should be left covered at night. They must be checked in the morning before they are filled in.
 - Works should preferably be restricted to daylight hours only to prevent disturbance or accidental harm to nocturnal animals such as hedgehogs. Ideally night lighting of the site should be minimised to reduce disturbance to other nocturnal animals such as bats.
 - Site lighting schemes for the new development needs to be unobtrusive, hooded/shielded and directional away from features that may be used by commuting/ foraging bats, such as hedgerows and mature trees. Further guidance on lighting is available on the Bat Conservation Trust website (Interim Guidance: Artificial lighting

and wildlife – Recommendations to help minimise the impact of artificial lighting; 2014. Available at:
http://www.bats.org.uk/pages/bats_and_lighting.html).

In addition if any protected species are identified at any stage during the development, work should immediately cease and a suitably qualified ecologist contacted for further advice.

21 APPLICATION NUMBER 20180503 – 93 NEWTON STREET, NEWTON ST FAITHS

The Committee considered an application for the change of use of land to the rear of the existing residential garden to residential curtilage to be used in association with 93 Newton Street, Newton St Faith and the erection of a detached garage on the parcel of land. The proposed garage would be accessed by a gravel drive along the western side of the dwelling.

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

In presenting the application, the Area Planning Manager (East) reported an updated plan had been received on 3 July which would need to be reflected in condition 2 and the word “further” should be removed from condition 4 in relation to outbuildings. Also, that an additional condition be included specifying the means of enclosure shown on the amended plan be carried out as approved and retained thereafter.

The site was located outside of the settlement limit which ran along the boundaries of the rear gardens to the north and, as such, the application site’s southern boundary was adjacent to the settlement limit. The proposed extension to the curtilage would extend it in line with the rear of the gardens at nos: 97 and 99. The proposal would provide additional trees and shrubs to enhance this small parcel of land and help it to integrate into the adjoining woodland. Members noted that the use of metal post and rail fencing to the rear and garden boundary would minimise any impact on the existing wildlife and, combined with the planting, would provide additional habitat.

It was noted the garage would be set back from the rear garden at no: 91 and therefore, would have no impact on the light or amenity of the neighbouring property.

In conclusion it was considered that the proposal represented an acceptance form of development and accordingly, it was

RESOLVED:

To delegate authority to the Head of Planning to approve application number 20180503 (in revised form) subject to the expiry of the re-consultation period ending 6 July 2018 (providing no material issues are raised) and 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 Dwg No RS2_1 Proposed plans received 21 June 2018.

- (3) Prior to the commencement of the development hereby approved, a landscaping scheme comprising new tree and shrub planting within the hatched area as show on Dwg No: RS2-1received 3 July 2018 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 paragraph 4.4.2.5 of BS5837: 2012), together with measures for their protection during the course of 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. (T04)

- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any other Order amending, revoking or re-enacting that Order with or without

modification, no outbuildings permitted by Class E of Part 1 Schedule 2 of that Order shall be erected or placed on the hatched area as shown on Amended Dwg No RS2_1 Proposed plans received 21 June 2018 without the prior written consent of the Local Planning Authority. (D3 Amended)

- (5) The boundary treatment shown on the plans and particulars hereby approved shall be constructed in the manner shown and completed before the change of use hereby permitted is first commenced and shall be retained as such thereafter.

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. (R2)
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents. (R15)
- (3) 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. (R41)
- (4) To ensure development appropriate to the site in accordance with the criteria specified within Policy GC4 of the Development Management DPD 2015. (R11 Amended).
- (5) To ensure development appropriate to the site 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 paragraphs 186-187 of the National Planning Policy Framework.
(INF40)

The meeting closed at 1:35pm