

Planning Committee

Agenda

Members of the Planning Committee

Mr I N Moncur (Chairman)	Miss S Lawn (Vice Chairman)
Mr A D Adams	Mr R J Knowles
Mr P H Carrick	Mr A M Mallett
Mr G Everett	Mrs B H Rix
Mr I G Graham	Mr J M Ward
Mrs L H Hemsall	

Substitutes

Conservative	Liberal Democrat
Mrs C H Bannock	Mr D G Harrison*
Mr R R Foulger	Mr S Riley
Mr R F Grady	
Mr K G Leggett MBE	
Mrs T M Mancini-Boyle*	
Mr G K Nurden	
Mr M D Snowling MBE	
Mrs K A Vincent	
Mr S A Vincent	
Mr D C Ward	
Mr D B Willmott	

*not met training requirement so ineligible to serve

If any Member wishes to clarify details relating to any matter on the agenda they are requested to contact the relevant Area Planning Manager, Head of Planning or the Head of Democratic Services & Monitoring Officer prior to the meeting.

Date

***TUESDAY 27 February 2018**

*note change of day

Time

9.30am

Place

**Council Chamber
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich**

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**The Chairman will ask if anyone wishes to
film / record this meeting**

A G E N D A

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| 1 | To receive declarations of interest under Procedural Rule no 8 | |
| 2 | Apologies for absence | |
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| 4 | Matters arising therefrom (if any) | |
| 5 | Applications for planning permission to be considered by the Committee in the following order: | |
| | <u>Schedule of Applications</u> | 54 |
| | Planning Applications | 55 – 112 |

Please Note: In the event that the Committee has not completed its business by 1.00pm, at the discretion of the Chairman the meeting will adjourn for 30 minutes.

P C Kirby
Chief Executive

Copies of the applications and any supporting documents, third party representations and views of consultees are available for inspection in the planning control section.

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 31 January 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
Miss S Lawn

Mr K G Leggett
Mr A M Mallett
Mrs B H Rix

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

Mr O'Neill - Minute no: 88 (land at Dawsons Lane, Blofield)

Mr Proctor- Minute no: 85 (land south of Broadland Gate, Postwick)

Also in attendance were the Head of Planning, Planning Projects & Landscape Manager (Minute nos: 82-85), Area Planning Managers and the Senior Committee Officer.

82 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Mr Everett	86 (land off Drayton High Road, Drayton)	Had chaired Drayton Parish Council meetings and declared his view on the application. Therefore, spoke as the Parish Council representative only and did not vote on the application.
	70 (land adj to 2 Hurn Road, Drayton)	Had not participated at the Drayton Parish Council meeting when the application had been considered. Therefore retained the right to speak and vote on the application.
Mr Foulger reminded the Committee that he was the Portfolio Holder for Communities & Housing.		

83 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr Graham and Mr J Ward.

84 MINUTES

The Minutes of the meeting held on 29 November 2017 were confirmed as a correct record and signed by the Chairman.

85 APPLICATION NUMBER 20170095 – LAND SOUTH OF BROADLAND GATE, ADJACENT TO POSTWICK INTERCHANGE, POSTWICK

The Committee considered an application for a petrol filling station, two drive-through restaurants and a 24 space HGV parking area together with various infrastructure and landscaping works on land south of Broadland Gate adjacent to Postwick Interchange, Postwick. Thirty-three car parking spaces would be provided to serve the petrol filling station, which would also include an ancillary retail shop element and a small food-to-go counter. Vehicular access to the site would be from an existing point off the A1042 from the south, via a recently constructed roundabout.

The application was reported to committee (1) at the request of Mr Proctor and (2) as it was contrary to policies in the Development Management DPD.

The Committee received the further comments of Mr Eley of 18 Church Road, Postwick, together with the officer's response, both as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Alan Woods, Chairman of Postwick Parish Council, Nick Walters of Anglian Water and Andrew Cawdron of 8 The Boulevard, Thorpe End, all objecting to the application and Emily Robinson of PWA Planning (agent), Marcus Bell of EPS Strategies and Antonio Caparelli ((both representing the applicant) in support. Mr Proctor, one of the Ward Members, expressed his concerns on the application.

The application site was located within the Norwich Policy Area but outside of a defined settlement limit. As the proposal did not accord with a specific allocation and / or policy of the development plan, it was therefore contrary to policy.

The Committee noted that the site was within close proximity to a public water supply groundwater abstraction and also an EU Water Framework Directive Drinking Water Protected Area. Therefore, the environmental sensitivity at the site was considered to be very high. The application proposed below ground fuel tanks for the petrol filling station and it was acknowledged that the Environment Agency (EA) was not objecting to the application (having previously objected) following amended reports, tests and assessments being undertaken and the imposition of certain conditions. However, Members were cognisant of the objection from Anglian Water and, in particular, the fact that it maintained its objection, despite having detailed discussions with the applicants and their agents. Notwithstanding that the EA was the statutory

consultee on this application, Members took the view that greater weight should be given to the views of Anglian Water.

The applicant's representative presented detailed information on the composition and design of the storage tanks, together with the systems which would come into effect if a leak occurred. He stressed that any leaks would be detected very early on and contained within either the first or, if necessary, the second of the two skins within each tank, thereby preventing any leak into the drinking water system.

Notwithstanding the assurances given the applicant's representatives, Members remained of the view that the concerns of Anglian Water should be addressed before considering granting planning permission and therefore, until such time as these matters were resolved to the satisfaction of Anglian Water, the application was contrary to paragraph 120 of the NPPF and Policy ENV3 of the DM DPD.

In conclusion it was considered that the development was contrary to the development plan and insufficient information had been provided to demonstrate there would be no pollution into the drinking water should the underground petrol storage leak. Therefore, contrary to the officer recommendation, it was

RESOLVED:

to refuse application number 20170095 for the following reasons (summary):

The development is contrary to the provisions of the development plan and insufficient information has been provided to demonstrate that there will be no pollution into the drinking water should the underground petrol storage leak.

The Committee adjourned at 11.10am and reconvened at 11.25am when all of the Members listed above were present.

86 APPLICATION NUMBER 20170212 – LAND OF DRAYTON HIGH ROAD, DRAYTON

The Committee considered a full application for the erection of 71 dwellings with garages, open space, vehicular access and ancillary works on land off Drayton High Road in Drayton. The proposed vehicular access would be created from Drayton High Road to the north east corner of the site in the position of the current bus layby. The bus stop would be relocated approximately 50m to the east in a position where the footpath was to be widened. There would also be cycle and footpath access from the site linked to the existing footpaths on Fairview Close and to Lodge Breck. In addition to

the housing elements, the site layout included the retention of a 15m wide tree belt along the southern boundary to accommodate a green infrastructure pathway providing a footpath link from the site to the land beyond to the south east. There would also be three separate areas of public open space within the development. Of the 71 houses, 23 would be for affordable housing of various types and tenures.

The application was reported to committee (1) at the request of Mr Foulger, the Ward Member and (2) as it was contrary to the development plan.

The Committee received the response from the District Council's Contracts Officer; a correction to the year in paragraph 9.6 of the report; a request from the applicant regarding the "triggers" for conditions 4, 14 and 20 to be amended, together with the officer's response, all as reported in the Supplementary Schedule. It was noted that, as the submitted details did not meet the requirements of the Contracts Officer and further negotiation was required, the recommendation would need to be amended accordingly. In addition, the Committee received the verbal view of Mr Everett, Chairman of Drayton Parish Council, David Clarke of 58A Drayton High Road and Christopher Mitchell of 76 Drayton High Road, objecting to the application and Simon Wheatman (the agent) in support.

The Committee concurred with the suggested amendments to conditions (4), (14) and (20).

The site was outside of any defined settlement limit and had not been allocated for development. Therefore, the proposal conflicted with Policy 1 of the JCS and Policies GC1 and GC2 of the DM DPD. However, the site was within the Norwich Policy Area and the JCS stated that approximately 33,000 new homes would be built by 2026 within the NPA. Members were reminded that there was not currently a five year housing land supply (current figure was 4.7 years). Accordingly, the relevant local policies for the supply of housing could not be considered up to date and applications for housing should be considered in the context of the presumption in favour of sustainable development, as prescribed by Paragraph 49 of the NPPF. Therefore, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies as a whole.

It was noted that Drayton had a good level of services / facilities including a doctors' surgery, dentist, infant school, junior school, Post Office, two pharmacies, various food / retail outlets, supermarket, two Public Houses, restaurants, village hall, sports centre and a regular bus service to and from Norwich. Therefore, having regard to the deficit in the supply of land for housing within the NPA and the fact that Drayton was considered to be a sustainable location for new residential development of the scale proposed, it was considered that the principle of development was acceptable, subject to other considerations.

The proposal was also assessed against the Drayton Neighbourhood Plan and it was considered that the proposals met objectives, 1, 2, 4 and 6 and the relevant policies with the exception of Policy 1E as it did not directly alleviate traffic congestion in the village centre. However, the site was not located close enough to directly address this.

Notwithstanding the concerns of the Parish Council and local residents, it was noted that the Highway Authority was not objecting to the proposals, in their revised form, subject to the imposition of a series of conditions. The Committee concluded that the highway proposals were acceptable and met the requirements of Policy 6 of the JCS and Policies TS3 and TS4 of the DM DPD.

The Committee acknowledged the difference in levels between the site and neighbouring properties, which were set approximately 2.5-2.8m lower and the fact that the distances to rear boundaries reduced as the neighbouring property numbers increased. It was proposed to erect a 2.4m fence along the length of the neighbour's boundary along Drayton High Road and at no: 19 Fairview Close. In response to neighbour objections about the loss of privacy and the impact of the proposed dwellings on their properties at 58a-80 Drayton High Road and nos: 19-20 Fairview Close, the applicant had amended the scheme insofar as the proposed houses / garages on the boundary with no: 78 and the rear of nos: 64-66 were concerned. It was noted that the submitted revised drawings indicated that, with a 2.4m high boundary fence, it would not be possible to look into the ground floor windows or the rear gardens of the neighbouring properties from the garden areas or either the ground or first floor windows of the proposed houses. However, mutual overlooking from respective first floor windows would be possible but, given the distances involved, it was considered that the revised proposals paid adequate regard to the amenities of the existing properties on Drayton High Road to the north of the site.

As the site was currently an undeveloped grass field use to graze livestock, its development would inevitably change the character and appearance of the area. Consideration was also given to longer distance views of the site, together with the impact on the visual amenities of the Wensum Valley to the south. On balance it was considered that the proposals would not have a significant detrimental impact on the character and appearance of the area.

In respect of flood risk and drainage, the Committee noted that a revised Flood Risk Assessment with a drainage strategy had been submitted and the Lead Local Flood Authority were no longer objecting to the application, subject to the imposition of a condition requiring more detailed analysis of the proposals to prevent the risk of flooding. Therefore, whilst acknowledging both the Parish Council's and residents' concerns, the Committee concluded that the proposals complied with Policy CSU5 of the DM DPD and the relevant parts of the NPPF.

Regarding the provision of affordable housing, Members noted that the provision of 23 units equated to 32.4%. Therefore, coupled with the tenure mix and dwelling sizes proposed, it was considered that the policy requirement had been met and the proposals were acceptable.

In terms of the provision of formal recreation space, it was noted that the applicant was proposing to meet the requirements through a commuted sum, as opposed to providing on-site. The requirements of Policy EN3 of the DM DPD required the provision of informal open space and this would be met through the on-site provision of three areas of public open space and a publicly accessible path through the tree belt which would ultimately connect to the neighbouring site as part of a wider strategy to link Drayton with the open space at the David Rice site. A commuted payment for the maintenance of the pathway would be secured through the S106 Agreement. The requirement for allotments would be met through the payment of a commuted sum.

In terms of all other matters raised, it was noted that 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 development would not result in any adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole and that the development was sustainable, thereby resulting in an acceptable form of development. Accordingly, it was

RESOLVED:

to delegate authority to the Head of Planning to approve application number 20170212 subject to: no adverse comments in respect of the outstanding issue; the satisfactory completion of a S106 Agreement with the following Heads of Terms and subject to the following conditions:

Heads of Terms:

- Affordable housing as proposed with a tenure split of 12 units of ART: 11 units of intermediate tenure as per the approved plans and details.
- Payment of a commuted sum for the provision and maintenance of a development plan compliant provision of off-site open space, formal recreation, allotments and on-site provision and maintenance of the green infrastructure proposal.

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 (including samples of bricks and roof tiles) to be used in the development have been submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.
- (4) Development shall not proceed beyond the formation of the 10th floor slab until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.
- (5) No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the approved specifications of the Local Planning Authority in consultation with the Highway Authority.
- (6) Before any dwelling is first occupied the roads and footways 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.
- (7) Prior to the first occupation of the development hereby permitted visibility splays onto Drayton High Road shall be provided in full accordance with the details indicated on the approved plan, drawing NHDN1/10-01-RevE. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- (8) Prior to the commencement of any works on-site a Construction Traffic Management Plan to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority in consultation with Norfolk County Council Highway Authority.

- (9) For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan unless otherwise approved in writing with the Local Planning Authority in consultation with the Highway Authority.
- (10) Notwithstanding the details indicated on the submitted drawings no works shall commence on-site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawings numbered 1304/HWY/046 & 1304/HWY/043-RevF have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (11) Prior to the commencement of the works on-site, the off-site highway improvement works referred to in condition 10 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- (12) Notwithstanding the details indicated on the submitted drawings no works shall commence on-site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawings numbered 1304/HWY/044B have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (13) Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 12 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- (14) Development shall not proceed beyond the formation of the 10th floor slab until such time as, in accordance with the submitted Flood Risk Assessment and drainage strategy 1304/NMT/FRA/08-17 and drawings 1304/DRA/301B Proposed drainage strategy and 1304/DRA/016 Surface water impermeable area plan; detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:
 - (i) The scheme will maximise the use of infiltration through the provision of soakaways and permeable paving as shown on drawing no. 1304/DRA/016. The residual areas of the site requiring discharge via a positive connection will be attenuated to discharge at a maximum rate of 3.9 l/s in all return periods (up to and including 1:100 plus climate change) as stated within section 1.14 of the FRA and Drainage Strategy.

- (ii) The surface water attenuation storage and soakaways will be 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. The positive system will have a minimum storage volume of 650m³ in accordance with Appendix I of the submitted FRA and Drainage Strategy. The soakaways will be designed using the worst infiltration rates (as per sections 1.7 and 1.8 of the amended FRA and Drainage Strategy).
- (iii) Detailed designs, modelling calculations and plans 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.

This will include separate calculations for each of the individual soakaway features.

- (iv) In accordance with the drainage hierarchy, the positive elements of the drainage system will outfall to the adjacent watercourse as outlined in section 1.12 of the FRA and Drainage Strategy.
- (v) Plans to be submitted showing the routes for the management of exceedance surface water flow rates that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period as outlined in section 1.18 and 1.19 of the FRA and Drainage Strategy.
- (vi) Finished ground floor levels of properties are a minimum of 300mm above expected levels of all sources of flooding.
- (vii) Details of how all surface water management features are to be designed in accordance with The SuDs Manual (CIRIA C697, 2007), or the updated SuDs Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

- (viii) A maintenance and management plan detailing the activities required and details of who will adopt and maintain all the surface water drainage features for the lifetime of the development based on the information provided in section 1.20, 1.21, 1.22, 1.23 and Appendix J of the FRA and Drainage Strategy.
- (15) Prior to the commencement of development the tree management work recommended in the submitted Arboricultural Impact Assessment (AIA), Tree Protection Plan and the Arboricultural Method Statement dated February 2017 shall be carried out to the satisfaction of and in consultation with the Broadland District Council Conservation (Arboricultural) Officer and in accordance with the requirements of BS 3998:2010 and BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations".
- (16) Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall indicate:

- (a) The species, number, size and position of new trees and shrubs at the time of their planting.
- (b) All existing trees and hedgerows on the land, with details of any to be retained (which shall include details of species and canopy spread, root protection areas as required at para 4.4.2.5 of BS5837: 2012), together with measures for their protection during the course of development.
- (c) Specification of materials for fences, walls and hard surfaces.
- (d) Details of the position of any proposed excavation or deposited materials.
- (e) Details of the location of all service trenches.

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

planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- (17) Prior to the commencement of the development hereby approved the following will be submitted to and approved in writing by the Local Planning Authority in consultation with the Mineral 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 re-used 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 and 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.

- (18) Prior to the first occupation of the housing plots adjacent to the existing properties on Fairview Close and Drayton High Road the new 2.4m high boundary fence shall be installed in the positions shown on the approved plan and shall be retained in perpetuity.
- (19) Prior to the first occupation of the development hereby approved full details of the positions of two fire hydrants for the purposes of firefighting on-site shall be submitted to and approved in writing by the Local Planning Authority in consultation with Norfolk County Council. The hydrants shall be installed as approved.

- (20) Development shall not proceed beyond the formation of the 10th floor slab until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works have been carried out in accordance with the approved foul water strategy unless otherwise approved in writing by the Local Planning Authority.
- (21) Development shall not proceed beyond the formation of the 10th floor slab until such time as an Ecological Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority in order that biodiversity is protected during the construction phase of the proposed development and measures are incorporated into the proposals which accord with the recommendations section of the submitted Phase 1 Habitat survey dated August 2016 and the Reptile survey dated October 2016 and ensure the retention of the southern boundary tree belt with measures to ensure that bats continue to use the site for feeding and include a sensitive lighting plan. The development shall then be undertaken in accordance with the approved EMP.
- (22) Prior to the commencement of 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.

Reasons:

- (1) The period for the commencement of the development has been reduced to bring forward the delivery of housing in a sustainable location where the relevant planning policies for the supply of housing are not considered to be up to date, in accordance with the requirements of paragraph 49 of the National Planning Policy Framework
- (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- (3) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (4) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy TS3 of the Development Management DPD 2015.

- (5) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy TS3 of the Development Management DPD 2015.
- (6) To ensure the satisfactory development of the site 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 maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (9) In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- (10) To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy TS3 of the Development Management DPD 2015.
- (11) To ensure that the highway network is adequate to cater for the development proposed in accordance with Policy TS3 of the Development Management DPD 2015.
- (12) To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy TS3 of the Development Management DPD 2015.
- (13) To ensure that the highway network is adequate to cater for the development proposed in accordance with Policy TS3 of the Development Management DPD 2015.
- (14) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (15) 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.

- (16) In the interest of maintaining the amenity value of the area in accordance with Policies GC4 and EN2 of the Development Management DPD 2015.
- (17) 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.
- (18) To safeguard the residential amenities of neighbours in accordance with Policy GC4 of the Development Management DPD 2015.
- (19) To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- (20) To prevent environmental and amenity problems arising from flooding.
- (21) To ensure that the development has no adverse effects on the biodiversity and habitats on site and the presence of protected species in accordance with Policy EN1 of the Development Management DPD 2015.
- (22) To ensure the satisfactory development of the site in accordance with Policy 3 of the Joint Core Strategy and Policies GC4 and GC5 of the Development Management DPD 2015.

Plans and documents:

NHDN1/GEN-013 Rev. TBC – Site location plan received TBC
NHDN1-10-01 Rev. E - Proposed layout received 29 November 2017
16.12.01 PL01 Rev. A - Elevations & floor plans Plots 1 & 40 received 30 October 2017
16.12.01 PL02 Rev. A - Elevations & floor plans Plots 2, 10, 21, 44 & 71 received 30 October 2017
16.12.01 PL03 Rev. B - Elevations & floor plans Plots 3 & 4 received 21 November 2017
16.12.01 PL04 Rev. A - Elevations & floor plans Plots 5 & 11 received 21 November 2017
16.12.01 PL05 Elevations & floor plans Plots 6 & 7 received 30 October 2017
16.12.01 PL06 Rev. B - Elevations & floor plans Plots 8, 20, 52 & 53 received 30 October 2017
16.12.01 PL08 Rev. B - Elevations & floor plans Plots 12 – 16 received 21 November 2017
16.12.01 PL09 Rev. B - Elevations & floor plans Plots 17 – 19 received 21 November 2017
16.12.01 PL11 Rev. A - Elevations & floor plans Plots 23 & 45 received 30 October 2017

16.12.01 PL12 Rev. C - Elevations & floor plans Plots 24, 25, 26 & 27 received 21 November 2017
16.12.01 PL14 Rev. D - Elevations & floor plans Plots 29, 30, 31 & 32 received 29 November 2017
16.12.01 PL15 Rev. B - Elevations & floor plans Plots 33 – 35 received 21 November 2017
16.12.01 PL16 Rev. A - Elevations & floor plans Plot 36 received 30 October 2017
16.12.01 PL17 Rev. C - Elevations & floor plans Plots 37 – 39 received 21 November 2017
16.12.01 PL18 Rev. C - Elevations & floor plans Plot 41 received 21 November 2017
16.12.01 PL19 Rev. B - Elevations & floor plans Plots 42, 48 & 70 received 21 November 2017
16.12.01 PL20 Rev. B - Elevations & floor plans Plot 43 received 21 November 2017
16.12.01 PL21 Rev. A - Elevations & floor plans Plots 46 – 47 received 30 October 2017
16.12.01 PL22 Rev. B - Elevations & floor plans Plots 49 & 54 received 21 November 2017
16.12.01 PL23 Rev. C - Elevations & floor plans Plot 50 received 21 November 2017
16.12.01 PL24 Rev. A - Elevations & floor plans Plot 55 received 30 October 2017
16.12.01 PL25 Rev. B - Elevations & floor plans Plots 56 – 59 received 21 November 2017
16.12.01 PL26 Rev. B - Elevations & floor plans Plots 60 – 62 received 21 November 2017
16.12.01 PL27 Rev. A - Elevations & floor plans Plot 63 received 30 October 2017
16.12.01 PL28 Rev. B - Elevations & floor plans Plots 64 – 68 received 21 November 2017
16.12.01 PL29 Rev. A - Elevations & floor plans Plot 69 received 30 October 2017
16.12.01 PL30 Rev. B - Elevations & floor plans Plots 9, 22, 28 & 51 received 30 October 2017
16.12.01 PL31 Rev. B – Elevations of garages sheet 1 received 30 October 2017
16.12.01 PL32 Rev. B – Elevations of garages sheet 2 received 30 October 2017
16.12.01 PL33 Rev. B – Elevations of garages sheet 3 received 30 October 2017
1304/SEC/001 Rev. D – Cross sections with location plan received 29 November 2017
1304/SEC/002 Rev. C – Proposed cross sections received 29 November 2017
1304/HWY/043 Rev. F – Access visibility with re-aligned Drayton High Road received 29 November 2017
1304/HWY/046 – Re-location of pedestrian refuge plan received 29

November 2017

1304/HWY/051 Rev. TBC – Refuse plan received TBC

1304/HWY/052 Rev. B – Site access plan received 30 October 2017

1304/ENG/20-01 Rev. B – Drainage and proposed level plan received 08

November 2017

1304/ENG/20-02 Rev. B – Drainage and proposed level plan received 08

November 2017

JBA16/156-SK01 Rev. A – Landscape street view entrance received 30

October 2017

JBA16/156-SK02 Rev. A – Landscape street view cross section received 30

October 2017

JBA16/156-04 Rev. C – Open space landscaping plan received 30 October 2017

NHDN1-EF-01 Rev. D – External finishes plan received 8 November 2017

NHDN1-GEN-011 Rev. C – Affordable housing plan received 30 October 2017

1304/HWY/044-PL-2 Rev. B – Works to pedestrian crossing Fakenham Road/Taverham Road junction received 15 November 2017

Arboricultural Implications Assessment & Preliminary Method Statement received 8 February 2017

Revised Tree Shade Analysis/Revised Plan received 12 December 2017

Revised Flood Risk Assessment & drainage strategy received 30 October 2017

Phase 1 Habitat Survey received 8 February 2017

Reptile Survey received 8 February 2017

Informatives:

- (1) The site is subject to a related agreement under Section 106 of the Town and Country Planning Act 1990.
- (2) It is an offence to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the applicant and the County Council. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development 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 applicant's own expense.

- (3) Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those aspects within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
- (4) 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.
- (5) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. A separate CIL Liability Notice has been issued with the decision notice. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp

87 APPLICATION NUMBER 20171782 – TAVERHAM GARDEN CENTRE, FIR COVERT ROAD, TAVERHAM

The Committee considered a hybrid application for (1) full planning permission for the construction of a supermarket (Class A1) together with associated access, car parking and landscaping and (2) outline planning permission for the erection of a Class A1 retail unit; a Class A3/A4 public house / restaurant; Class A3 / A5 fast food restaurant and a Class A1 / A3 / B1 lifestyle leisure unit at Taverham Garden Centre, Fir Covert Road, Taverham. The supermarket, to be constructed and occupied by Lidl, would be 2,206m² and provide 129 car parking space along with 32 spaces for cycle parking. The access would be off Fir Covert Road in the form of a T-junction as well as utilising an existing access point which currently served Taverham Garden Centre. Other highways works included junction improvements with the installation of traffic signals at the junction of Beech Avenue, Fakenham Road and Fir Covert Road, with toucan crossings and the widening of footways. With the outline element of the application, all matters other than access would be reserved for later approval. In presenting the application, the Area Planning Manager (West) referred to a change to the conditions at request of applicant - condition (21) to be included as part of the outline permission rather than the full permission.

The application was reported to committee as it was contrary to the development plan.

The Committee received the verbal views of Paul Webster of Scott Properties (the applicant) at the meeting.

It was noted that planning permission had been granted in 2014 for a supermarket, petrol filling station, public house and an A1/A3/B1 lifestyle leisure unit on this site and this had established the principle of development (allocated under Policy TAV1 of the Site Allocations DPD). The current application was vastly similar as the lapsed permission - the main differences being the composition of the retail uses and the highways scheme along Fir Covert Road. The petrol filling station had been replaced with a fast food restaurant and an additional Class A1 retail unit with a floorspace of 1,715m² was proposed from the previously permitted supermarket floorspace which would not now be taken up by Lidl.

The type of retailer for the standalone Class A1 unit was unknown and consequently, to address the objection which had been raised about whether the sequential test had been followed, a condition was being proposed to restrict the unit to either convenience retailing or for the sale of bulky goods.

Members acknowledged the objections raised by local residents but did not consider these warranted refusal of the application.

Whilst the loss of 13 trees was regrettable, it was accepted that this was necessary to implement the highways improvement needed. Members noted the new landscaping being proposed and the mitigation this would provide to screening the back of the supermarket. The supermarket would be visible from the corner of Fakenham Road / Fir Covert Road but, given the need to maintain visibility at the junction, it was considered that the correct balance had been struck between landscaping and highways considerations. It was noted that the Highway Authority was not objecting to the application.

In conclusion, it was considered that the proposals represented an acceptable form of development subject to the suggested conditions but an additional condition should be imposed restricting the hours during which the fast food outlet could operate (not between midnight and 6am). It was noted that further consideration would be given to the development proposed under part (2) of the application at the Reserved Matters stage. Accordingly, it was

RESOLVED:

to approve application number 20171782 subject to the following conditions:

Outline permission conditions:

- (1) 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 hard and soft 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. **Reason for condition code – (R1)**

- (2) Application for approval of ALL Reserved Matters must be made to the Local Planning Authority not later than the expiration of THREE 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 the final approval of the reserved matters. **(R1)**

- (3) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below. **(R15)**

- (4) Prior to the commencement of the development, the developer shall procure a bus service for a period of 5 years from the first occupation (or from opening) of the development. This shall be of a frequency between the development and local residential areas to be agreed in writing with the Local Planning Authority in consultation with the Local Highway Authority operating from 30 minutes prior to superstore opening and 30 minutes after superstore closing Monday to Saturday and a bus service of 60 minute frequency from 30 minutes prior to superstore opening and 30 minutes after superstore closing on Sunday (or such other hours as the Local Planning Authority may from time to time approve) such service is to be provided by a bus operator or operators with details of the service and operator(s) to be approved in advance in writing by the Local Planning Authority in consultation with the Local Highway Authority. **(R72)**

- (5) The net internal floorspace of the standalone A1 retail unit for comparison retailing is 25%, or that the unit is used for a bulky good retail operation. **(R11)**

- (6) The breakdown of the net floorspace within the 'lifestyle leisure unit' shall be as specified in the proceeding 20131175 permission, which is:

Use	Percentage net floorspace
Class A1 Retail	65%
Class A3 Eating and Drinking	10%
Class B1 Offices	20%
Class D1 Cookery School	5%

Unless otherwise agreed in writing with the Local Planning Authority.
(R13)

- (7) Retail sales within the 'lifestyle leisure unit' shall be restricted to the goods set out below and will not be for any other purposes within Class A1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modifications.

Plants, shrubs, trees etc
Garden furniture
Cane and rattan furniture for conservatory use
Barbecues and patio heaters
Patio ware
Country clothing and footwear
Books and jigsaw puzzles
Games and toys
Christmas decorations and animations
Gift ware
Garden machinery
Children's play equipment
Watering equipment
Propagation and growing equipment
Wood preservatives and cleaning equipment (brushes, thinners et.)
Aquatic equipment /fish
Growing medium
Fertilisers – granular and liquid
Cleaners
Paraffin and coal
Bird care
Seeds and bulbs
Cut flowers
Garden related tools and accessories
Grass seed
Plant support and protection
Fungicide

Pesticides
Lighting (garden and exterior)
Vermin control
Composters
Garden related hardware
Garden related household goods
Animal foods and accessories
Craft related goods
Conservatories
Greenhouses
Timber sheds and buildings
Associated timber products
Landscape materials and garden architectural products including concrete slabs etc
Hot tubs
Swimming pools
Outdoor play furniture and equipment
Aquatic goods, water display features and ponds
Specialist food stuffs and local food produce (R13)

- (8) No individual A1 unit within the 'lifestyle leisure unit' shall exceed 200m² in gross floor area. **(R13)**
- (9) Notwithstanding the provisions of the Town and County Planning (Use Classes) Order 1987 (as amended) (or any Act or Order revoking and re-enacting that Order, with or without modification), the permitted Class A1 retail floorspace within the 'standalone retail unit' hereby permitted shall not be used for retail sale of the following goods:
- (a) Food, tobacco and drink
 - (b) Adult and children clothing, shoes and accessories (including sports and outdoor-pursuits clothing and shoes)
 - (c) Jewellery and watches
 - (d) Pharmaceutical good, toiletries and perfumes
 - (e) Book, magazines and stationery
 - (f) Toys and games
 - (g) Electrical good
 - (h) Travel good and luggage **(R11)**

- (10) A scheme for both hard & soft landscaping and site treatment for the whole site to include grass seeding, planting of new trees and shrubs, specification of materials for fences, walls, tree planting pits, root barriers and hard surfaces, and the proposed maintenance of amenity areas, shall be submitted to and approved as part of the application for Reserved Matters.

The scheme shall also include the positions of all existing trees (which shall include details of species and canopy spread) and hedgerows both on the site and within 15m of the boundaries together with measures for the protection of their above and below ground parts 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. **(R41)**

- (11) No works or development shall take place until a scheme for the protection of the retained trees to comply with the relevant sections of BS5837:2012 - Trees in relation to design, demolition and construction - Recommendations has been agreed in writing with the LPA. This scheme shall include:

- (a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (paragraph 4.6.1) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- (b) the details of each retained tree as required at paragraph 4.4.2.5 in a separate schedule.
- (c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree Work -

Recommendations.

- (d) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 6.2).
 - (e) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 paragraph 6.2.2 and Figure 2), identified separately where required for different phases of construction work (eg demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
 - (f) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6.2).
 - (g) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 7.7).
 - (h) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (paragraph 4.6.1) of any retained tree, including those on neighbouring or nearby ground.
 - (i) the details of any special engineering required to accommodate the protection of retained trees (Annex A General advice for other interested parties), (eg in connection with foundations, bridging, water features, surfacing).
 - (j) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees.
 - (k) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of 'No-Dig' construction. **(R45)**
- (12) Prior to the commencement of development a scheme shall be agreed with the Local Planning Authority, which specifies the provisions to be made where necessary for the control of noise emanating from the whole site. The scheme shall be implemented and retained as agreed. **(R27)**

- (13) Prior to commencement of development, in accordance with the submitted Flood Risk Assessment, Taverham Garden Centre, Taverham, Norfolk, CCE/J121/FRA-01, June 2018 for M Scott Properties Ltd, and drawing J121/004, Rev C, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:
- I. Detailed infiltration 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. (Non-standard – NS)
- (14) (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/organization 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. **(R37)**
- (15) Prior to the commencement of this development details of the following must be submitted to and approved in writing by the Local Planning Authority before the commencement of each stage of the following process:

Based on the findings of the site investigation a detailed remediation method statement must be submitted for approval. Remediation must bring the site to a condition suitable for the intended use by removing or mitigating unacceptable risks to the identified receptors. The method statement must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and

site management procedures. The scheme must ensure that the site cannot be determined as Contaminated Land as defined under Part 2A of the Environmental Protection Act 1990. The Local Planning Authority must be given a minimum of two weeks written notification of the commencement of the remediation scheme works.

Following the completion of the remedial measures identified in the approved remediation method statement a verification report (also called a validation report) that scientifically and technically demonstrates the effectiveness and success of the remediation scheme must be produced. Where remediation has not been successful further work will be required

In the event that previously unidentified contamination is found during the development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation method statement and post remedial validation testing must be produced and approved in accordance with the above. **(NS)**

- (16) The hours of operation of the Class A3 / A5 fast food restaurant hereby permitted shall be limited to 0600 hours to midnight. **(R20)**

Full permission conditions:

- (17) 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. **(R2)**
- (18) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below. **(R15)**
- (19) Prior to the commencement of development, details of all external materials (including samples) to be used in the development to which the full approval relates shall be submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details. **(R13)**

Landscaping

- (20) The landscaping scheme as approved by the Local Planning Authority shall be carried out prior to the first occupation of any part of the development or in accordance with a timescale agreed in writing with the Local Planning Authority.

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. (R11)

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

The scheme shall indicate:

- (a) the species, number, size and position of new trees and shrubs at the time of their planting.
- (b) all existing trees and hedgerows on the land, with details of any to be retained (which shall include details of species and canopy spread, root protection areas as required at para 4.4.2.5 of BS5837: 2012), together with measures for their protection during the course of development.
- (c) specification of materials for fences, walls and hard surfaces.
- (d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation or deposited materials.
- (e) details of the location of all service trenches.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing. If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. (R43)

Highways

- (22) The development hereby permitted shall not be commenced until an Overarching Travel Plan together with a timetable for its

implementation has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Travel Plan shall accord with Norfolk County Council document 'Guidance Notes for the Submission of a Travel Plan'. **(R66)**

- (23) Prior to commencement of the use 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 15 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site. **(NS)**
- (24) Prior to the commencement of the use hereby permitted a visibility splay measuring 4.5 x 120 metres 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 0.225 metres above the level of the adjacent highway carriageway. **(NS)**
- (25) Prior to the commencement of the Supermarket use hereby permitted the proposed access / on-site car and cycle parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan (Drawing No 3627 05 Rev V2) and retained thereafter available for that specific use. **(NS)**
- (26) No works shall commence on site until a detailed scheme for the parking of cycles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose. **(NS)**
- (27) Development shall not commence until a scheme detailing provision for onsite parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period. **(NS)**
- (28) No works shall commence on site until the details of wheel cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. **(NS)**
- (29) For the duration of the construction period all traffic associated with the construction of the development permitted will use the approved wheel cleaning facilities provided referred to in condition 27. **(NS)**

- (30) Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawings numbered J121/210 Rev A and J121/011 Rev C have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. **(NS)**
- (31) Prior to the commencement of the use hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority. **(NS)**

Retail

- (32) The net internal floorspace for comparison retailing in the Lidl store shall not exceed 25%. **(R13)**
- (33) The premises which form the subject of this permission shall not be open to the public, trading or have members of the public, as customers or guests, on the premises between the hours of 22:00 and 07:00 on Mondays to Saturdays and 17:00 and 10:00 on Sundays or Bank or Public Holidays. **(R20)**
- (34) Trade deliveries or collections, including trade waste, shall take place between 06:00 hours and 21:00 hours Monday to Saturday and between 08:00 and 17:00 Sundays or Bank or Public Holidays. **(R20)**
- (35) Notwithstanding the provisions of section 55(2)(a) of the Town and Country Planning Act 1990 and Article 44 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, no mezzanine floor shall be installed within the food store hereby permitted without first receiving planning permission from the Local Planning Authority. **(NS)**
- (36) No subdivision of the food store hereby permitted shall take place and any comparison retail floor space provided shall not be accessed separately to the convenience floor space, nor shall it be operated by a different retailer to that of the convenience floor space. **(NS)**

Flooding

- (37) Development shall not commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed strategy. **(R16)**

- (38) Prior to commencement of development, in accordance with the submitted Flood Risk Assessment, Taverham Garden Centre, Taverham, Norfolk, CCE/J121/FRA-01, June 2018 for M Scott Properties Ltd, and drawing J121/004, Rev C, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:
- I. Detailed infiltration 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. **(NS)**

Hydrants / Energy / Noise / Archaeology / Contamination

- (39) Prior to the commencement of the development details of the installation of fire hydrants for that phase shall be submitted to and agreed by the Local Planning Authority. These shall be installed to the satisfaction of the Local Planning Authority in consultation with the Norfolk Fire Service. **(R13)**
- (40) Details of energy efficient design and the construction of on-site equipment to secure at least 10% of the development's energy from decentralised renewable or low-carbon sources shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The details as approved shall be completed prior to the first occupation of any of the development hereby permitted and thereafter shall be maintained. **(NS)**
- (41) The development hereby permitted shall be carried out in accordance with the recommendations in the Noise Impact Assessment, by Meyer Brown, received on 6 October 2017. **(R13)**
- (42) (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/organization 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. **(R37)**
- (43) Prior to the commencement of this development details of the following must be submitted to and approved in writing by the Local Planning Authority before the commencement of each stage of the following process:

Based on the findings of the site investigation a detailed remediation method statement must be submitted for approval. Remediation must bring the site to a condition suitable for the intended use by removing or mitigating unacceptable risks to the identified receptors. The method statement must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site cannot be determined as Contaminated Land as defined under Part 2A of the Environmental Protection Act 1990. The Local Planning Authority must be given a minimum of two weeks written notification of the commencement of the remediation scheme works.

Following the completion of the remedial measures identified in the approved remediation method statement a verification report (also called a validation report) that scientifically and technically demonstrates the effectiveness and success of the remediation scheme must be produced. Where remediation has not been successful further work will be required

In the event that previously unidentified contamination is found during the development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation method statement and post remedial validation testing must be produced and approved in accordance with the above. **(NS)**

Informative:

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.

The Committee adjourned at 1pm and reconvened at 1.30pm when all of the Members listed above were present for the remainder of the meeting with the exception of Mr Knowles and Miss Lawn (who left after Minute no: 87) and Mr Leggett (who left after Minute no: 89).

88 APPLICATION NUMBER 20172032 – LAND AT DAWSONS LANE, BLOFIELD HEATH

The Committee considered an outline application for the erection of eight detached dwellings with garages and an access road from Dawsons Lane, leading off Blofield Corner Road in Blofield Heath. All other matters were reserved for later approval. The application also included improvements to the access of Dawsons Lane onto Blofield Corner Road and a footpath along Blofield Corner Road to link up with the existing access at Skedge Way.

The application was reported to committee as (1) it was contrary to policy and (2) at the request of Mr O'Neill, one of the Ward Members.

The Committee noted the content of a letter which had been received the previous day from the Broads Internal Drainage Board (in its capacity as the Water Management Alliance) as reported by the Area Planning Manager (East) at the meeting. In view of its comments, an additional Informative was suggested and the letter would be attached to the decision notice, if planning permission was granted. In addition, the Committee received the response of Norfolk County Council Historic Environment Service and the comments of Cllr D Ward and Mr Coghlan of Bella Vista, Blofield Corner Road objecting to the application, all as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Dr Moxon of 74 Blofield Corner Road, objecting to the application and Cheryl Ward of Fusion 13 (the agent) in support, at the meeting. Mr O'Neill, one of the Ward Members, expressed his objections to the application.

The site was outside of any defined settlement limit and therefore, the proposal conflicted with Policy 1 of the JCS and Policies GC1 and GC2 of the DM DPD. However, the site was within the Norwich Policy Area and the Committee was reminded that there was not currently a five year housing land supply. Accordingly, the relevant local policies for the supply of housing could not be considered up to date and applications for housing should be considered in the context of the presumption in favour of sustainable development, as prescribed by Paragraph 49 of the NPPF. Therefore, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies as a whole. The Committee noted that Policy 15 of the JCS identified Blofield Heath as a Service Village based on having a good level of services / facilities. The village had a primary school, convenience store / Post Office, restaurant, Social Club, recreation ground, small scale employment opportunities and a regular bus service to and from

Norwich. Although the new dwellings would be located outside of the settlement limit, they would be located adjacent to other residential dwellings in accordance with Paragraph 55 of the NPPF and therefore, were considered to be sustainable development.

The Committee accepted that the character and appearance of the site would undoubtedly change but the site was currently featureless and therefore, did not make a significant contribution to the character of the wider area.

Members noted that the Highways Authority was not objecting to the proposal – acknowledging that the proposals indicated that Dawsons Lane could be widened to enable two cars to pass each other as well as the junction improvements could both be achieved on land within the applicant's control.

Notwithstanding the concerns raised by local residents and the Ward Member, Members noted that the Lead Local Flood Authority had advised that the proposal fell below the threshold for its comments in relation to surface water drainage as the site was not located within an area at risk of surface flooding nor was it on a surface water floodplain. However, there was a flood path to the south of the site at a lower level. Therefore, the submission of a sustainable drainage scheme as part of the Reserved Matters application would be imposed through condition which would require the surface water drainage to be discharged within the site and not lead to surface water flooding off site.

As it would not be appropriate to seek the provision of open space on site, this requirement would be met through the payment of commuted sums.

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

In conclusion it was considered that the development would not result in any adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole and that the development was in a relatively sustainable location (in transport terms), thereby resulting in an acceptable form of development. Accordingly, it was

RESOLVED:

to delegate authority to the Head of Planning to approve application number 20172032 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:

- Off-site commuted sums in respect of equipped play space (Policy RL1) and informal open space (Policy EN3) (including maintenance arrangements and provision).

Conditions:

- (1) Details of the appearance, landscaping, layout, access and scale (hereinafter called the “reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- (2) Application for approval of the all of the reserved matters shall be made to the local planning authority not later than TWO years from the date of this permission. The development hereby permitted shall not begin later than TWO years from the date of approval of the last of the reserved matters to be approved.
- (3) The development hereby permitted shall not be carried out otherwise than in accordance with the following plans and documents:
- (4) As part of the reserved matters application, details of the surface water drainage scheme to serve the residential dwellings and access shall be submitted to and approved in writing by the local planning authority. The scheme shall include the following:
 - (a) Calculations of the existing greenfield run-off rates for the proposed impermeable area and modelling to demonstrate that the surface water runoff will be restricted to the existing greenfield run-off rates in the equivalent rainfall events.
 - (b) Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1 in 100 year rainfall event including climate change.
 - (c) Modelling of the conveyance system to demonstrate that there would be no above ground flooding in the 1 in 30 year rainfall event, and to detail the volumes of flooding in the 1 in 100 year climate change event, along with plans and drawings to show where any flood volumes would flow and be stored to prevent flooding of buildings and offsite flows.
 - (d) Plans depicting the exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they

are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system.

- (e) Details of who will maintain each element of the surface water system for the lifetime of the development, and submission of a maintenance schedule.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the local planning authority.

- (5) Prior to any works starting on site the junction of Dawsons Lane with Blofield Corner Road shall be upgraded / widened to a minimum width of 5 metres and provided with kerb radii of 6 metres in accordance with the Norfolk County Council residential access construction specification for the first 10 metres as measured back from the near channel edge of the adjacent carriageway. 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) Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the highway improvement works (new section of 1.8m wide footway linking from Dawsons Lane to existing footway on Blofield Corner Road to the east) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (7) Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- (8) Prior to the commencement of the development hereby permitted 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 in consultation with the Highway Authority to illustrate the following:
 - (i) Access arrangements.
 - (ii) Parking provision in accordance with adopted standard.

- (9) The development hereby approved shall have a maximum combined floorspace (including garaging) of no more than 1,000m² (gross internal area).
- (10) No development shall commence on site until a scheme has been submitted for the provision of the fire hydrant on the development in a location agreed with the Council in consultation with Norfolk Fire and Rescue Service. The fire hydrant shall be available for use prior to the first occupation of any dwelling.

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 prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 (amendments adopted 2014).
- (5) In the interest of highway safety and traffic movement in accordance with Policies GC4 and TS3 of the Development Management DPD 2015.
- (6) To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policies GC4 and TS3 of the Development Management DPD 2015.
- (7) To ensure that the highway network is adequate to cater for the development proposed in accordance with Policies GC4 and TS3 of the Development Management DPD 2015.
- (8) In the interests of highway safety and to ensure the provision of adequate off-road parking spaces in the interests of highway safety in

accordance with policies TS3 and TS4 of the Development Management DPD 2015.

- (9) This application is not seeking to provide affordable housing and this condition has been imposed to ensure compliance with the Ministerial Statement of 28 November 2014.
- (10) To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with policy GC4 of the Development Management DPD 2015.

Informatives:

- (1) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
- (2) If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk
- (3) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site in due course. 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
- (4) It is an offence to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the applicant and the County Council. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Stephen Coleman on 01603 430596.

- (5) The site is subject to a related agreement under Section 106 of the Town and Country Planning Act 1990.
- (6) With reference to condition no: 10, the developer will have to meet the costs of supplying and installing the fire hydrant.
- (7) In relation to condition no: 4 above, the applicant's / developer's attention is drawn to the letter from the Broads Internal Drainage Board dated 29 January 2018 regarding possible land drainage consent.

89 APPLICATION NUMBER 20171008 – LAND AT LITTLE PLUMSTEAD HOSPITAL WEST, HOSPITAL ROAD, LITTLE PLUMSTEAD

The Committee considered an application for the erection of 20 two-storey dwellings (four of which would be affordable); the provision of a land swap between the applicant and Norfolk County Council to facilitate a better located car park in relation to potential expansion of the primary school; the provision of car parking and serviced access road to the walled garden and to transfer the walled garden to the Parish Council for community purposes all on land at Lt Plumstead Hospital West, Hospital Road, Lt Plumstead. Four of the houses would be accessed from Hospital Road (Old Hall Road) via the new estate road and the remaining 16 from Water Lane via the new estate road (Penrice Road).

The application was reported to committee as it was contrary to the development plan.

The Committee noted a correction to the year in paragraph 9.4 of the report and received the comments of Mr Nagle representing the Walled Garden Community Shop and Café, as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Andrew Cawdron of Gt & Lt Plumstead Parish Council in support of the application at the meeting.

In presenting the report the Area Planning Manager advised Members that the Heads of Terms for the Section 106 Agreement would need to include for the provision for the payment of a sum of £75 per dwelling towards library provision as required by Norfolk County Council Planning Obligation Standards April 2017.

The site was outside of but adjacent to the settlement limit defined for Gt & Lt Plumstead and had not been allocated for development. Therefore, the proposal conflicted with Policy 1 of the JCS and Policies GC1 and GC2 of the DM DPD. However, the site was within the Norwich Policy Area and the Committee and the JCS stated that approximately 33,000 new homes would be built by 2026 within the NPA. Members were reminded that there was not currently a five year housing land supply (current figure was 4.7 years).

Accordingly, the relevant local policies for the supply of housing could not be considered up to date and applications for housing should be considered in the context of the presumption in favour of sustainable development, as prescribed by Paragraph 49 of the NPPF. Therefore, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies as a whole.

It was noted that the proposed dwellings would be located within the larger site area currently being developed as part of planning permission 20160808 for 88 dwellings. The original proposal was for 104 dwellings but 16 dwellings had been omitted from to ensure the footprint of the original outline planning permission not was exceeded. This current application sought approval for those 16 dwellings and a further four on land identified in the current S106 as land for school expansion. The Committee considered that the proposal would not result in significant or demonstrable harm and would be of benefit by contributing to the deficit in the supply of land for housing.

It was acknowledged that Lt Plumstead VA Primary School needed to expand to accommodate need arising from housing growth in the locality (potentially from 210 to 420 places). Discussions had identified that the land currently secured for the school expansion (as part of OPP 20130906) would not enable the best possible outcome to be achieved in terms of outdoor learning space, access and vehicle parking. Accordingly, the proposed land swap would enable a parcel of land in front of the walled garden to be utilised for the school expansion with the current retained parcel of land being given up and developed with two pairs of houses. Members considered this to be acceptable in principle, mindful that the school expansion plans would require planning permission from Norfolk County Council as the relevant planning authority.

The application to bring forward the transfer of the walled garden was considered to be necessary as the local community group wished for this to be progressed in advance of the trigger point within the S106 relating to OPP 20130906 as it was unlikely to be reached for several years. Provision of the land for car parking and the surfaced road were not a requirement of the S106 but the applicant had responded positively to this request. However, the cost of the provision would be offset by a reduction in the number of affordable housing units from six down to four (now equating to 20%). Members acknowledged that the reduction was regrettable but considered that the community benefit which would be derived from the off-setting was a material consideration.

Regarding the design for the dwellings, it was noted that these represented a form and appearance already being constructed on the wider site and used a similar palette of materials.

In terms of all other matters raised, it was noted that 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 benefits from the proposal were material considerations which justified approving the application and that any adverse impacts did not significantly or demonstrably outweigh the benefits. Accordingly, it was

RESOLVED:

To delegate authority to the Head of Planning to approve application number 20171008 subject to the satisfactory resolution of surface water drainage and no new material issues being raised during the re-consultation period (expires 2 February) and completion of a Section 106 Agreement / Deed of Variation and subject to the following conditions:

S106 Heads of Terms:

- Provision of commuted sums for formal and informal recreation space.
- Provision of commuted sum for library provision.
- Provision of 4 affordable housing units (3 Affordable Rent Tenure and 1 Shared Equity).
- Land swap / transfer with Norfolk County Council.
- Provision of serviced access road to southern boundary of walled garden.
- Transfer of walled garden, serviced access road and additional land to Great & Little Plumstead Parish Council.

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 was granted.
- (2) The development hereby permitted shall not be carried out otherwise than in accordance with the following documents:

20171008 Design and Access Statement.pdf
20171008 Additional Dwg No 4918_84_C MaterialsPlan.pdf

20171008 Amended DwgNo 4918_80_B LocationPlan.pdf
20171008 Amended Dwg No 4918_81_C Site Plan recd 150118.pdf
20171008 Dwg No 4918_82_01 House Types Garages.pdf
20171008 Dwg No 4918_82_02 House Types AD 2b_4p Elevations & Floor Plans.pdf
20171008 Dwg No 4918_82_03 House Types B4 3b_6p Elevations & Floor Plans.pdf
20171008 Dwg No 4918_82_04 House Types B5 3b_6p House 1 of 2 Elevations & Floor Plans.pdf
20171008 Dwg No 4918_82_05 House Types B5 3b_6p House 2 of 2 Elevations & Floor Plans.pdf
20171008 Dwg No 4918_82_06 House Types C 3b_4p Elevations & Floor Plans.pdf
20171008 Dwg No 4918_82_07 House Types D 3b_5p Elevations & Floor Plans.pdf
20171008 Dwg No 4918_82_08 House Types D1 3b_5p Elevations & Floor Plans.pdf
20171008 Dwg No 4918_82_09 House Types F 4b_7p Elevations & Floor Plans.pdf

- (3) Highway condition(s) as recommended by the Highways Authority.
- (4) Surface Water drainage condition(s) as recommended by the Lead Local Flood Authority.
- (5) Details of energy efficient design and the construction of on-site equipment to secure at least 10% of the development's energy from decentralised and renewable or low-carbon sources shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The details as approved shall be completed prior to the first occupation of any of the dwellings hereby permitted and thereafter shall be maintained
- (6) No works or development shall take place until a scheme for the protection of the retained trees to comply with the relevant sections of BS5837:2012 - Trees in relation to design, demolition and construction – Recommendations (section 5.5 the Tree Protection Plan) has been agreed in writing with the LPA. This scheme shall include:
 - (a) A plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (paragraph 4.6.1) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

- (b) The details of each retained tree as required at paragraph 4.4.2.5 in a separate schedule.
- (c) The details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 6.2).
- (d) The details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 paragraph 6.2.2 and Figure 2), identified separately where required for different phases of construction work (eg demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- (e) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6.2).
- (f) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 7.7).
- (g) The details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 4.6.1) of any retained tree, including those on neighbouring or nearby ground.
- (h) The details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of 'No-Dig' construction.

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

- (7) No development shall commence until a foul water drainage strategy has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the works have been carried out in accordance with the foul water drainage strategy so approved unless otherwise approved in writing by the local planning authority.

- (8) Development shall not proceed above slab level until a scheme has been submitted for the provision of a fire hydrant in a location agreed with the Council in consultation with Norfolk Fire and Rescue Service. The fire hydrant shall be available for use prior to the first occupation of any dwelling

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 highway safety.
- (4) In order to prevent flooding.
- (5) To ensure the development incorporates sufficient energy efficiency measures in accordance with policy 3 of the JCS.
- (6) To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interest of amenity in accordance with Policies GC4, EN2 and EN3.
- (7) To prevent environmental and amenity problems arising from flooding in accordance with GC4 of the DM DPD.
- (8) To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire 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 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 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 provides 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

90 APPLICATION NUMBER 20172017 – LAND ADJACENT TO 2 HURN ROAD, DRAYTON

The Committee considered an application for the erection of a single storey shop unit (Use Class A1) adjacent to an existing shop at 2 Hurn Road, Drayton. The application site was currently used as a parking area for the adjacent unit (previously a hairdressers but currently vacant). No details had been provided with regards to the future occupier of the proposed unit. Vehicular parking would be provided to the front of the proposed unit for three vehicles, adjacent to which was parking associated with the neighbouring three units. There was also room for a single parking space to the side of the shop, resulting in a total of four car parking spaces for this particular unit.

The application was reported to committee at the request of Mr Foulger, one of the Ward Members.

The Committee noted the receipt of amended plans as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Joy Ramsey of 151 Drayton High Road, objecting to the application, at the meeting.

The site was within the settlement and therefore, the principle of development was considered to be acceptable. Given the modest size and scale of the shop unit being proposed, it was not considered that the application would result in any harm to the existing retailing function of the village centre, thus complying with Policy 1D of the Drayton Neighbourhood Plan.

Members acknowledged the concerns which had been raised with regards to parking, particularly as some existing on-site parking would be lost by the creation of a further commercial unit. However, it was noted that the Highway Authority was not objecting to the application, subject to the imposition of a condition. Furthermore, the car parking standards for an A1 shop use, set out within the Council's Parking Standards SPD, stated that the maximum car parking provision for an A1 shop use should be one parking space per 20m² of the shop's floor area. The proposed unit had a floor space of 49m² and, therefore, the provision of four spaces was more than the recommended

number. It was considered that any off-site parking as a result of the development would not result in any detriment to highway safety; it was more likely to be an inconvenience.

There were not considered to any issues of overlooking or significant detrimental impact on residential amenity associated with the proposal. It was noted that the hours of operation would be limited by condition. The scale and design of the proposal were considered to be sympathetic with the character of the area and although the unit would be clearly visible in the street scene, neither the proposed building or associated parking could cause any harm to the general character and appearance of the area.

In conclusion it was considered that the benefits associated with the development (including the creation of employment) decisively outweighed any perceived harm. Accordingly, it was

RESOLVED:

to approve application number 20172017 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.

Site Location Plan, received 17 November 2017

Block Plan, received 17 November 2017

Existing and Proposed Floor Plans and Elevations (Amended), Dwg No: 01 A, received 21 November 2017

Proposed Site Plan (Additional), received 21 November 2017

- (3) Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking areas shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- (4) Unless otherwise specified in writing by the Local Planning Authority, hours of operation shall be limited to 08:00 to 18:00 on Monday to Saturday and 10:00 until 16:00 on Sundays.
- (5) The windows and door shown on the submitted plans on the rear elevation shall be permanently formed with obscure glass unless the prior consent of the Local Planning Authority has been obtained and no further openings shall be added to the rear elevation

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 permanent availability of the parking / manoeuvring area, in the interests of highway safety and in accordance with Policies TS3 and TS4 of the Development Management DPD 2015.
- (4) To ensure the satisfactory development of the site and to safeguard the amenities of neighbouring 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

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

91 APPLICATION NUMBER 20171945 – LAND REAR OF CHURCH COTTAGE, 2 NORWICH ROAD, STRUMPSHAW

The Committee considered an application for the change of use of agricultural land to residential curtilage to be used in association with Church Cottage and the erection of a garage on this parcel of land at 2 Norwich Road,

Strumpshaw. The additional residential curtilage would be linked to the existing dwelling through a new pedestrian link in the form of a gravelled path.

The application was reported to committee as it was contrary to policy.

The Committee received the verbal views of Lynda Hunt, the applicant, at the meeting.

The site was outside of the settlement limit where development proposals would not normally be permitted unless they complied with a specific allocation and / or policy of the development plan. The Committee noted that the site was within close proximity to the settlement limit (approximately 38m to the north and 45m to the south).

It was considered that the proposed development would not have any significant adverse impact on the amenity of adjacent residents, given the degree of separation from the majority of properties and the scale of development being proposed. Furthermore, the extension of the curtilage was not considered to be unduly excessive and therefore, would not represent a significant incursion into the countryside or cause harm to the general character and appearance of the surrounding area.

Members noted that the proposed garage was to be positioned towards the western side of the site, approximately 22m from the Grade I Listed Church of St Peter. It was considered that with the materials being proposed, the garage would have a weathered appearance as opposed to a newly built garage and therefore, would not look out of character next to the listed church. The comments of the Council's Historic Environment Officer were noted and Members concurred with their views, concluding that the change of use of the land and erection of a garage would not result in any significant harm to the listed church or its conservation.

The planning history of the site was considered to be of relevance – five applications had been refused permission for the erection of a dwelling on this site. Although one application had been granted permission by the Committee in 2013 (contrary to the officer recommendation) this had subsequently expired. It was considered that the current proposal was a more acceptable use than the erection of a separate dwelling.

In conclusion it was considered that the proposed development would not cause significant harm sufficient to justify refusing the application. Accordingly, it was

RESOLVED:

To approve application number 20171945 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.

Location Plan

Amended Rev 2 Elevations, Sections, Floor Plan & Block Plan of Garage received 13 December 2017

Amended Window Materials received 13 December 2017

- (3) 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 further outbuildings permitted by Class E, nor any further hardstanding permitted by Class F of Part 1; and no further gates, fences, walls etc permitted by Class A of Part 2 of Schedule 2 of that Order shall be carried out without first receiving planning permission from the Local Planning Authority.
- (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 installation of solar equipment within the site area permitted by Class A; and no installation of stand-alone solar equipment within the site area permitted by Class B of Part 14 of Schedule 2 of that Order shall be carried out without first receiving planning permission from the Local Planning Authority.
- (5) The garage hereby approved shall be incidental to the use of the main dwelling (known as Church Cottage, 2 Norwich Road, Strumpshaw) and shall not be occupied as a separate and unassociated unit of accommodation.

Reasons:

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

- (3) To ensure development appropriate to the site in accordance with the criteria specified within Policy GC4 of the Development Management DPD 2015.
- (4) To ensure development appropriate to the site in accordance with the criteria specified within Policy GC4 of the Development Management DPD 2015.
- (5) To ensure development appropriate for the area in accordance with the criteria specified within Policy GC4 of the Development Management DPD 2015.

Informatives:

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

92 APPLICATION NUMBER 20170764 – RESIDENTIAL DEVELOPMENT (OUTLINE) AT THE EQUESTRIAN CENTRE, LOWER STREET, SALHOUSE

Further to Minute no: 59 of the meeting held on 1 November 2017, the Committee considered a report providing an update since the decision to defer consideration.

It was noted that matters remain unresolved in respect of the options for access to the proposed development but a meeting with representatives of the Village Hall Committee was due to take place shortly. Furthermore, the applicant's drainage consultant was currently revising the Flood Risk Assessment in order to overcome the objection raised by the Lead Local Flood Authority.

Members were mindful that the Committee had previously considered that the application site was capable of accommodating the proposed development

without significantly compromising the character and appearance of the area, subject to the imposition of appropriate conditions. However, the matters referred to in Minute no: 50 of the meeting held on 4 October 2007 needed to be resolved to the Committee's satisfaction. Therefore, it was considered appropriate to extend the period for determination and accordingly, it was

RESOLVED:

to extend the period for negotiating the access and that the application be brought back to Planning Committee by 25 April 2018.

The meeting closed at 3pm

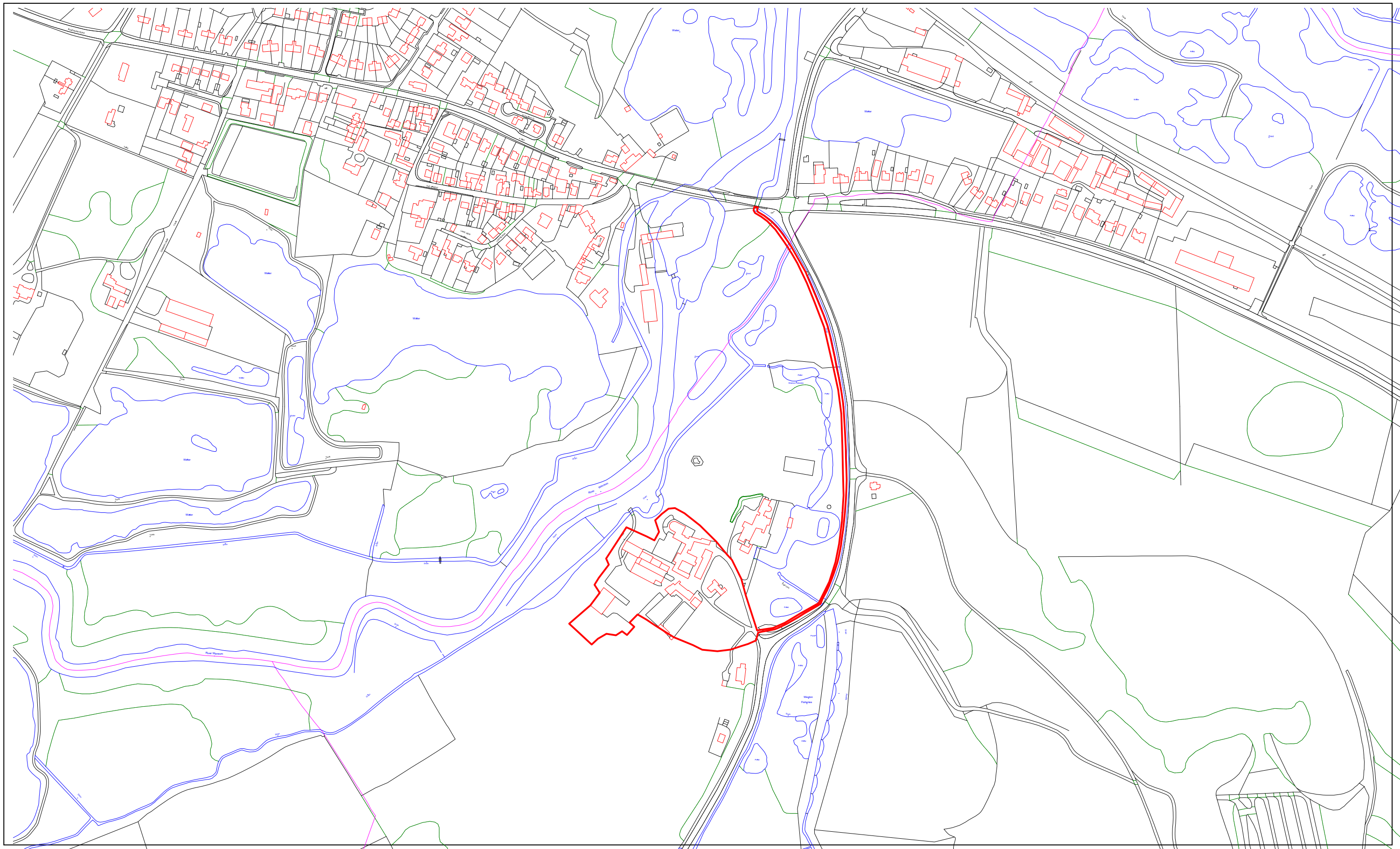
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SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	App'n No	Location	Contact Officer	Officer Recommendation	Page Nos
1	<u>20171035</u>	<u>Weston Hall, Weston Hall Road, Weston Longville</u>	GB	Delegate authority to the HoP to APPROVE subject to conditions and the satisfactory completion of a Section 106 Agreement	55 – 78
2	<u>20171083</u>	<u>Weston Hall, Weston Hall Road, Weston Longville</u>	GB	Delegate authority to the HoP to GRANT LISTED BUILDING CONSENT when the associated planning permission is in a position to be granted and subject to conditions	79 – 93
3	<u>20171676</u>	<u>Wensum Valley Hotel, Golf & Country Club, Taverham</u>	GB	APPROVE subject to conditions	94 – 112

HoP = Head of Planning

Key	Contact Officer	Direct Dial No:
GB	Glen Beaumont	01603 430545



Application No: 20171035

Weston Hall, Weston Hall Road, Weston Longville, NR9 5JG

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Scale:
1:4143

Date:
19-Feb-18



AREA West

PARISH Weston Longville

1

APPLICATION NO: [20171035](#) **TG REF:** 610203/317828

LOCATION OF SITE Weston Hall, Weston Hall Road, Weston Longville, NR9 5JG

DESCRIPTION OF DEVELOPMENT (1) Conversion of existing barn into 1 no: dwelling (including demolition works); (2) Demolition of existing bungalow, hardstanding, outbuildings (including sports hall, swimming pool, greenhouses, workshops and aircraft hangar) and erection of 7 no: dwellings

APPLICANT Weston Hall Estate Ltd, Weston Hall, Weston Hall Road, Weston Longville, Norfolk, NR9 5JG

AGENT Paul Robinson, Pike Partnership Ltd, 11 Hamilton Road, Cromer, Norfolk, NR27 9HL

Date valid: 26 June 2017
8 week expiry date: 21 August 2017

Post application agreement expiry date: 28 February 2018

Reason at Committee: Officer recommendation is contrary to the provisions of the development plan.

Recommendation (summary): To delegate authority to the Head of Planning to grant planning permission subject to planning conditions and the satisfactory completion of a Section 106 Agreement.

1 THE PROPOSAL

- 1.1 The application seeks full planning permission for the conversion of a Grade II listed barn into a dwelling and to demolish an existing bungalow and buildings and erect 7 contemporary designed dwellings in the grounds of the Grade II listed Weston Hall.
- 1.2 The new-build dwellings are referred to in the plans as Hide House, Bank House, River House, Kitchen Garden Plot 1, Kitchen Garden Plot 2, Kitchen Garden Plot 3 and Kitchen Garden Plot 4. In its original form, the application proposed an additional dwelling adjacent to the River Wensum but this was omitted following discussions between officers and the agent.

- 1.3 The application site does not incorporate the entire Weston Hall Estate but instead comprises buildings and land to the southwest of Weston Hall. The Grade II listed barn proposed for conversion is located at the northern end of the application site. The Hide House, Bank House and River House are located in the western section of the site on the east bank of the River Wensum. The four kitchen garden plots will be located to the south of the barn within an existing walled garden, which will be extended to the south to accommodate parts of Plots 2 and 3.
- 1.4 The barn will be converted into a four-bed dwelling. To the west of the barn is a former stable block that is now a lawful dwelling. It is proposed that this building will be demolished to reveal more of the barn to the river. The stables to the northwest of the barn will be retained and a triple bay garage will be built to the southwest of the barn.
- 1.5 The Hide House, Bank House and River House will be split level five-bedroom dwellings and in part, will be dug into the land so as reduce their impact on the landscape.
- 1.6 The dwellings on the kitchen garden plots will each be three-bedroom single storey properties with sedum roofs. Plots 1 and 4 to the front are detached, Plots 2 and 3 to the rear are semi-detached. Each dwelling will be provided with a flat roof garage.
- 1.7 The development includes the removal of hardstanding and a number of existing buildings including:
- Bungalow
 - Former stables (currently a lawful dwelling)
 - Sports hall and gym
 - Bowling alley
 - Tractor storage / former helicopter hangar
 - Swimming pool and changing rooms
 - Garages and workshops
 - Outbuildings and glasshouses
- 1.8 Vehicular access to the site will remain from the existing entrance on Weston Hall Road. A new footpath is proposed through the grounds to provide pedestrian access to the village of Great Witchingham. It will meet the public highway to the west of the junction of the A1067 and Weston Hall Road.

- 1.9 There is an extant planning permission at the site to convert the barn and stables into one dwelling and demolish the aforementioned buildings and build four new dwellings (three next to the river and one in the walled garden). This was granted planning permission and listed building consent by Planning Committee in May 2015 under applications [20140374](#) and [20140387](#). The applicant subsequently employed a surveyor to undertake a detailed costs analysis who concluded that the development is not viable. This has resulted in the current application being submitted which the agent contends will result in a viable development.

2 KEY CONSIDERATIONS

- Whether the development accords with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance.
- The impact on the setting of heritage assets.
- The effect of the proposal on the character and appearance of the area (including the landscape impact).

3 CONSULTATIONS (in summarised form)

3.1 Conservation Officer (Arboriculture & Landscape):

The site has an interesting mix of built structures and landscaping which reflect its chequered past and diverse uses with the majority of the trees being relatively new plantings of mixed species, some of which are exotic species that look out of place within the surrounding landscape.

The Arboricultural Impact Assessment (AIA) addresses the required measures to ensure the retained trees are safeguarded during any demolition or construction works. It is essential that the recommendations within the Tree Protection Plan and Arboricultural Method Statement are followed and implemented in full.

The proposals mention the removal of some of the newer exotic planting which includes the Eucalyptus, Lawson Cypress and Poplar and replace these with native wetland species, which I support.

No objection to the landscaping scheme or to the proposed construction method of the footpath that links the site to the village of Great Witchingham.

3.2 Design Adviser:

No objection in principle for the three dwellings along the valley side or to the conversion of the listed barn.

The additional dwellings proposed within an extended walled garden cause concern in terms of design. The additional development on the site and subsequent infrastructure required to service the dwellings will impact adversely on the setting of the listed building and the rural setting of the site as a whole.

The previously approved scheme very carefully positioned the new dwellings discreetly and avoided any adverse impact on the listed building, its setting or the wider site. The dwelling in the walled garden also sat discreetly within an existing feature on the site. This feature is now proposed to be extended significantly to accommodate the new dwellings which will itself have an impact on the listed building, its setting and the site as a whole.

The additional dwellings will result in an increase in driveways, garaging and other domestic paraphernalia and a general intensification of the use of the site. The applicant argues that the additional dwellings are less than the footprint of the existing buildings on the site to be demolished and as such will not result in any additional adverse impact on the listed building, its setting or the wider site. Whilst the built form might not be increasing, the intensification of the use of the site certainly is and this will require servicing which will have a physical and visual impact in addition to the physical and visual impact of the proposed buildings.

The previous permission allowed large detached units specifically designed to a high standard and that responded to the site in order to minimise the impact of the intensification of use. Rather than working with the site to minimise physical and visual impact, the manipulation of an existing feature – arguably a curtilage listed structure – to artificially hide additional new build is not considered to be an appropriate and sensitive response.

Furthermore, the justification for the need for the new build should be robustly and clearly made. It is acknowledged that some enabling development might be required in order to make appropriate alterations and repairs to the listed building. This development should only be sufficient to enable the works themselves and to make them financially viable for a developer.

If the previous scheme is not financially viable because of the build cost of the approved dwellings, then the whole approach to the enabling development needs to be re-visited rather than just adding more dwellings to make enough profit to balance the books.

In conclusion, the proposal to provide additional dwellings simply to make the enabling development viable is not a sufficient justification to outweigh the additional harm to the significance of the listed building and its setting.

3.3 Environmental Contracts Officer:

No objection in relation to bin collection points but advisory comments provided on bin storage and communal bin storage areas.

3.4 Great Witchingham Parish Council:

Objects on the basis that the application represents urbanisation of the countryside and a dangerous precedent for applications from other developers. The proposal is not in keeping with the area.

3.5 Historic England:

Do not wish to offer any specific comments.

3.6 Historic Environment Officer:

My understanding of the background is that buildings on this extensive site came to the Council's attention a few years ago. These had been erected without planning permission and upon discovery were deemed lawful through the passage of time. These buildings include a bungalow, sports hall, swimming pool, greenhouses, workshops and aircraft hangar. They are considered to detrimentally affect the settings of the listed buildings on the site (Weston Hall and a barn, both Grade II listed). Negotiations took place and eventually a scheme was agreed to demolish the buildings that negatively affect the settings of the listed buildings and to build four large dwellings carefully integrated into the landscape. The permitted new buildings were of considerable architectural merit and each was designed for a specific agreed position: three overlooking the river valley and one within the historic walled garden. In addition a residential conversion scheme was agreed for the barn. The agreed scheme was finely balanced to achieve the removal of unsightly development and replace it with development which would have a less negative effect upon the setting of the listed buildings.

The current proposal is for eight new houses, four of which will be in the walled garden and four overlooking the river valley (Officer note: this response was submitted before one of the dwellings overlooking the river valley was omitted.) This level of residential development will have a negative impact on the settings of the listed buildings within their historic landscape which would not be outweighed by the demolitions proposed.

Weston Hall is a late 16th century house but much altered. It was formerly moated but now only part of the moat remains to the east of the building. Extensive agricultural buildings (including the listed barn) lie to the southwest of the Hall. Its setting is a small parkland bounded by the river and road to the north, east and west. To the southwest, the agricultural buildings have always been part of a less formal and decorative part of the setting as working buildings. The unsightly development is concentrated in this area and therefore, although it does affect the setting of the Hall, the effect upon the significance of the building is limited. The significance of the barn is much more detrimentally affected as the building has lost its open agricultural setting and is hemmed in by unsightly modern buildings of industrial appearance.

However, the proposed scheme for new dwellings will cause harm to the setting and therefore the significance of the barn. There would therefore be little benefit in the proposed demolition. The approved scheme enhances the existing setting in such a way as to minimise harm to the significance of the barn. The proposed scheme does not achieve this aim.

3.7 Natural England:

No objection. Satisfied that the development will not damage or destroy the interest features for which the River Wensum SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.

3.8 Norfolk County Council (as Highway Authority):

Although I note that this proposal will increase the number of dwellings on site, given that the existing significant range of outbuildings will be removed together with their potential traffic generation, I feel it difficult to pass adverse comment. As before, there is an intention to link the site to village facilities via an on-site footpath linking through to existing footway facilities on Fakenham Road (A1067).

Conditions suggested in respect of the provision of the footpath and its construction and drainage.

3.9 Pollution Control Officer:

I consider that there are possible sources of contamination associated with the past use of the site (for example an underground fuel tank and the aircraft hangar and workshop and the asbestos cement farm buildings). If the work has not been completed, it will need to be conditioned in the new permission.

4 PUBLICITY

4.1 Site notice: 12 July 2017

Expiry date: 2 August 2017

4.2 Newspaper advert: published on 25 July 2017

Expiry date: 15 August 2017

4.3 Neighbour notification:

1, 2 Hall Cottages & The Firs, Weston Hall Road, Weston Longville

Expiry date: 3 August 2017

5 REPRESENTATIONS

5.1 No comments received.

6 RELEVANT POLICY GUIDANCE

NPPF:

6.1 This document sets out that the purpose of the planning system is to contribute towards achieving sustainable development and that at the heart of the NPPF is a presumption in favour of sustainable development. It also reinforces the position that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration and paragraphs 7, 14, 17, 55, 56, 60, 132, 133, 134, 186, 187, 204 and 205 are considered to be particularly relevant.

Planning Practice Guidance:

Reference ID 18a-008-20140306: What is significance?

Reference ID 18a-009-20140306: Why is significance important in decision taking?

Reference ID 18a-013-20140306: What is the setting of a heritage asset and how should it be taken into account?

Reference ID 18a-017-20140306: How to assess if there is substantial harm?

Reference ID 18a-019-20140306: How can proposals avoid or minimise harm to the significance of a heritage asset?

Reference ID 18a-020-20140306: What is meant by the term public benefits?

Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk 2011/2014:

6.2 Policy 1: Addressing climate change and protecting environmental assets

The built environment, heritage assets and the wider historic environment will be conserved and enhanced through the protection of buildings, their settings and structures which contribute to their surroundings. Also sets out that the environmental assets of the area will be protected, maintained, restored and enhanced.

6.3 Policy 2: Promoting good design

All development will be designed to the highest possible standards, creating a sense of place while respecting local distinctiveness.

6.4 Policy 4: Housing delivery

Allocations will be made to ensure at least 36,820 new homes can be delivered between 2008 and 2026, of which approximately 33,000 will be within the NPA, distributed in accordance with Policies for Places.

Of relevance to this application, states that on sites for 5 to 9 dwellings, the target proportion of affordable housing to be provided will be 20%.

6.5 Policy 17: Smaller rural communities and the countryside

Amongst other things, sets out that in the countryside, affordable housing for which a specific local need can be shown will be permitted in locations adjacent to villages as an exception to general policy. Other development will be permitted in the countryside where it can clearly be demonstrated that to further the objectives of the JCS.

Development Management DPD (DM DPD) 2015:

6.6 Policy GC1: Presumption in favour of sustainable development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

6.7 Policy GC2: Location of new development:

New development will be located within the settlement limits defined on the proposals maps. Outside of these limits development which does not result in

any significant adverse impact will be permitted where it accords with a specific allocation and/or policy of the development plan.

6.8 Policy GC3: Conversion of buildings outside settlement limits

Outside settlement limits, proposals for the conversion of buildings into residential use will be permitted where the building is capable of conversion without substantial alteration and where the conversion will lead to an enhancement of the immediate setting.

6.9 Policy GC4: Design

Development will be expected to achieve a high standard of design and avoid any significant detrimental impact.

6.10 Policy EN1: Biodiversity and habitats

Development proposals will be expected to protect and enhance the biodiversity of the district, avoid fragmentation of habitats and support the delivery of a co-ordinated green infrastructure network throughout the district.

6.11 Policy EN2: Landscape

In order to protect the character of the area, development proposals should have regard to the Landscape Character Assessment SPD.

6.12 Policy EN3: Green infrastructure

Residential development consisting of five dwellings or more will be expected to provide at least 4 hectares of informal open space per 1,000 population and at least 0.16 hectares of allotments per 1,000 population. Development will also be expected to make adequate arrangements for the management and maintenance of green infrastructure.

6.13 Policy EN4: Pollution

Development proposals will be expected to undertake an assessment of the extent of potential pollution.

6.14 Policy H3: Replacement dwellings outside settlement limits

Outside settlement limits replacement dwellings will be considered acceptable in principle provided the building is substantially intact and its use as a dwelling has not been abandoned.

6.15 Policy RL1: Provision of formal recreational space

Residential development consisting of five dwellings or more will be expected to make adequate provision and subsequent management arrangements for recreation. The provision of formal recreation should equate to at least 1.68 hectares per 1,000 population and the provision of children's play space should equate to at least 0.34 hectares per 1,000 population.

6.16 Policy TS3: Highway safety:

Development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the highway network.

6.17 Policy TS4: Parking guidelines

Within new developments, appropriate parking and manoeuvring space should be provided to reflect the use and location as well as its accessibility by non-car modes.

Landscape Character Assessment SPD:

- 6.18 Identifies the application site as falling within the River Wensum River Valley landscape character area.

Recreational Provision in Residential Development SPD:

- 6.19 Provides guidance on the provision of formal and informal recreation space and green infrastructure.

Written Ministerial Statement of 28 November 2014:

- 6.20 Sets out that affordable housing contributions and tariff style contributions should not be sought for sites of 10 units or less and which have a maximum combined gross floor space of 1,000m².

Other material considerations:

- 6.21 Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 66(1) sets out that in considering whether to grant planning permission for a development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the buildings or its setting or any features of special architectural or historic interest which it possesses.

7 LOCATION AND DESCRIPTION OF SITE

- 7.1 The Weston Hall Estate is located approximately 800m to the south of the village of Great Witchingham sandwiched between the River Wensum to the west and Weston Hall Road (B1535) to the east. The site is accessed from Weston Hall Road via a pair of decorative black metal gates.
- 7.2 The application site does not include all of the Weston Hall Estate. Weston Hall itself is to the north of the application site and is a Grade II listed dwelling that dates from the 16th century. The Grade II listed thatched barn proposed for conversion as part of this application is approximately 35m to the southwest of the nearest part of the Hall. The former stables to the west of the barn have been converted into a dwelling (established via a Lawful Development Certificate). A red brick bungalow to the southeast of the barn also benefits from a Lawful Development Certificate. The estate also includes a walled garden that accommodates a series of glasshouses and other buildings added around the 1970s-90s include a swimming pool, gymnasium, a bowling alley, garaging and other outbuildings.
- 7.3 Levels undulate across the site. Around the walled garden, levels incline from north to south. Levels incline from the river bank towards the estate in the area of the proposed for the Bank House, Hide House and River House.
- 7.4 The site is outside of any defined settlement limit and is in a countryside location. The closest village is Great Witchingham approximately 800m to the north.

8 RELEVANT PLANNING HISTORY

- 8.1 [20110358](#): Construction of swimming pool (including pool building and plant room) (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.2 [20110357](#): Use of The Stables, Weston Hall Estate as a single dwelling house within Class C3 of the Town & County Planning (Use Classes) Order 1987 and without complying with condition 3 attached to the planning permission granted by Broadland District Council on 13 November 1984 under reference 841576 (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.3 [20110359](#): Erection of garage workshop (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.4 [20110360](#): Erection of garage buildings (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.5 [20110361](#): Erection of storage building (Certificate of Lawful Use or Development). Granted 18 May 2011.

- 8.6 [20110362](#): Erection of ten pin bowling alley; erection of storage building (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.7 [20110367](#): Alterations and part demolition and removal of modern features with reinstatement to main hall, existing extensions and conservatory, folly, barn, stables and gym (listed building). Approved 18 May 2011.
- 8.8 [20140374](#): (1) Part demolition of listed barn; (2) Conversion of existing barn and incorporation of stables to create one dwelling; (3) Demolition of existing bungalow, hardstanding, outbuildings and erection of four dwellings. Approved 11 May 2015.
- 8.9 [20140387](#): (1) Part demolition of listed barn; (2) Conversion of existing barn and incorporation of stables to create one dwelling; (3) Demolition of existing bungalow, hardstanding, outbuildings and erection of four dwellings (listed building). Approved 11 May 2015.
- 8.10 [20140490](#): (1) Demolition of existing extensions (2) Two storey extension, internal alterations to Weston Hall (3) Erection of detached garage within the curtilage of Hall Cottage. Approved 29 September 2014.
- 8.11 [20140491](#): (1) Demolition of existing extensions (2) Two storey extension, internal alterations to Weston Hall (listed building). Approved 29 September 2014.
- 8.12 [20171083](#): (1) Conversion of existing barn into 1 no: dwelling (including demolition works); (2) Demolition of existing bungalow, hardstanding, outbuildings (including sports hall, swimming pool, greenhouses, workshops and aircraft hangar) and erection of 7 no: dwellings (listed building). Undetermined pending decision of Planning Committee.

9 APPRAISAL

- 9.1 This application seeks planning permission to convert an existing Grade II listed barn into a single dwelling, to demolish existing buildings and erect seven new dwellings in the grounds of the Weston Hall Estate. Of the seven dwellings, three split level dwellings will be built on the eastern bank of the River Wensum and four single storey dwellings will be built in an extended walled garden. Otherwise, further detail and background to the application are provided in section 1 of this report.
- 9.2 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the relevant policies of the development plan and the guidance set out in the NPPF and Planning Practice Guidance and the impact of the development on the setting of listed

buildings and the character and appearance of the area (including the landscape impact).

Policy context and recent planning history of site:

- 9.3 Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 17 encourages the effective use of land by reusing land that has been previously developed. Paragraph 55 of the NPPF states that isolated homes in the countryside should be avoided unless there are special circumstances such as where a development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset or where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting.
- 9.4 In respect of the development plan, Policy GC2 of the DM DPD sets out that new development will be accommodated within defined settlement limits. Outside of these settlement limits, development that does not result in any significant adverse impact will be permitted where it accords with a specific allocation and/or policy of the development plan. The application site is not located within a defined settlement limit. It has not been allocated for development by the Site Allocations DPD and has not been submitted so as to comply with other policies of the development plan. That said, Policy 17 of the JCS sets out the types of uses that may be acceptable in the countryside and this includes allowing the appropriate replacement of existing buildings in the countryside where it can clearly be demonstrated to further the objectives of the JCS. These policies carry their full weight as for the purposes of housing supply, the site is within the Broadland Rural Policy Area where there is more than a five year supply of land for housing.
- 9.5 The application follows planning permission [20140374](#), which granted planning permission for a total of five dwellings (comprising two converted buildings being used as one dwelling, and four new build dwellings). Although that application was not submitted with the express desire to seek enabling development in accordance with Historic England's *"Enabling Development and the Conservation of Significant Spaces"* document, in appraising the application, it was considered that the removal of several unsightly buildings around the estate and unauthorised additions to Weston Hall would enhance its setting and that of the barn. The new dwellings were to provide a source of income to allow the owners to undertake the works to improve and enhance Weston Hall. However, in submitting the current application, the agent has included financial information that demonstrates that this development is not viable. This has resulted in the current application being submitted.
- 9.6 Works at Weston Hall has commenced and officers consider that this stands by itself without needing the current application to facilitate it. In other words, this application does not represent enabling works. Instead, the application seeks betterment to the estate and accordingly its setting and that of the Hall

and barn by removing the unattractive 20th century buildings and replacing them with new buildings that the agent considers respect the landscape setting of the site more.

Impact on the setting of listed buildings:

- 9.7 When considering planning applications for development which affects a listed building or its setting, Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 9.8 The Historic Environment Officer is of the view that the previous applications ([20140374](#) and [20140387](#)) resulted in a form of development that would have a less negative impact on the setting of the listed buildings and particularly the barn. By contrast, her view is that the harm caused by the level of residential development proposed by the current application will not be outweighed by the benefits of demolishing the 20th century buildings, which it is accepted have a detrimental effect on the setting of the listed buildings and the wider site.
- 9.9 While not objecting to the three dwellings on the river bank, the Council's Design Adviser has concerns that the amount of development proposed for the extended walled garden (including the extension to its size) and the associated infrastructure such as driveways and garages will have an adverse impact on the significance and setting of the listed barn but also the rural setting of the site as a whole.
- 9.10 The NPPF defines significance (for heritage policy) as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The setting of a heritage asset is defined as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 9.11 The three dwellings adjacent to the river bank are largely similar to those that were granted planning permission in 2015. They will be between 150m and 280m distant from the barn and their appearance and scale will be absorbed to varying degrees by the topography of the site. Officers consider that these

dwellings remain acceptable and that the barn and Weston Hall will be preserved along with their setting.

- 9.12 The extant planning permission includes the retaining the converted stable block to the west of the barn. The current application proposes to demolish the entire western element of this building and all of its southern wing. The retained element to the north will be used as stables and a new triple bay garage will be constructed on part of the footprint of the southern wings. As was previously the case, it is proposed that the bungalow to the southeast will be demolished. It is considered that these demolitions will make a positive contribution to the setting of the barn by removing unsympathetic buildings and opening it up to its surroundings. The submitted drawings also show a sympathetic conversion to the barn that will be appropriate to and retain its historic interest and character and appearance.
- 9.13 The dwellings in the walled garden will be closest to the barn and it is this part of the application that is causing most contention. Previously, one dwelling was approved in the centre of the walled garden and it included a two storey element. The current application proposes to extend the garden by 18m to the south (away from the listed barn) and to build four single-storey flat roofed dwellings in this area; clearly a more intensive form of development. The dwelling in the walled garden for 20140374 is shown as being 43m away from the listed barn and its height ranges from 2.9m to 6.9m (measured from the north elevation). The current application shows the garage at Plot 1 as being approximately 21m away and the heights of the dwellings up to 3.3m. The height of the north facing wall closest to the listed barn ranges from 2.3m to 2.6m as ground levels change and this will provide a significant amount of screening for those plots nearest the barn.
- 9.14 Despite the intensification of development in the walled garden, the scale of the dwellings is low key and the barn will still be seen in a predominantly open context within the wider estate. The dwellings at Plots 1 and 4 (those nearest to the barn) will be perpendicular to the barn so that the majority of their massing will run away from the barn and although levels undulate such that ground levels at Plots 2 and 3 will be higher than ground levels around the barn, the dwellings and their curtilages will be screened to a good degree by the external walled garden wall. As mentioned above, the nearest part of the plots will be approximately 21m away from the barn. This distance includes an existing access road that will be used to serve the development but it nevertheless allows the barn to stand by itself and for its relationship with the Hall and estate to be understood.
- 9.15 By grouping the dwellings together instead of spreading them across the estate, it reduces the areas of roads, hardstanding and other built form that could otherwise result in a strung out form of development that would be harmful. The concerns of the Design Adviser and Historic Environment Officer are noted but on balance it is considered that the historic interest and setting of the barn and Weston Hall will be preserved. Members may also

wish to bear in mind that the existing 20th century buildings within the site have become lawful through the previous granting of numerous Certificates of Lawfulness in 2011. It is therefore possible that these structures can remain in perpetuity and it is plausible that permission could be granted to convert them into dwellings. This would not be desirable.

- 9.16 Ultimately, it is considered that any harm to the significance of the barn and Weston Hall will be less than substantial and in such cases, paragraph 134 of the NPPF requires this harm to be weighed against the public benefits. Reference ID 18a-020-20140306 of the Planning Practice Guidance explains that benefits should not just be a private benefit but even if they are public benefits, they do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits such as sustaining or enhancing the significance of a heritage asset and the contribution to its setting. In this case, the application proposes to re-use previous developed land by removing a number of unattractive 20th century buildings within the setting of the barn and Weston Hall and replacing them with buildings of a far higher standard of design that are lower set and less conspicuous within the landscape. This will enhance the significance of the barn and the surroundings in which it is experienced: a public and environmental benefit.
- 9.17 Overall, this application will preserve the setting and historic importance and special features of Weston Hall and the barn that is the subject of this application. The removal of unattractive 20th century buildings will enhance the significance of the barn. The construction of the new dwellings alongside the River Wensum and within the extended walled garden will result in less than substantial harm to the significance of the barn and Weston Hall, which will be outweighed by the public benefits of revealing more of the barn to its surroundings. Regard has been given to the NPPF, Planning Practice Guidance and section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act in reaching this view and in respect of the development plan, the application is considered to comply with Policies 1 and 2 of the Joint Core Strategy and Policies GC3 and GC4(i and ii) of the DM DPD.

Character and appearance of the area and landscape impact:

- 9.18 The existing buildings to be removed are of poor quality in terms of their design and use of materials. Although not prominent in the wider landscape, they are dominant features within the site itself and adversely affect the setting of the listed barn and visually dominate a pleasant stretch of the River Wensum. The dwellings adjacent to the river are all to be built into the sloping landform, will have green roofs and will be substantially lower in the landscape than the existing buildings on site. The Kitchen Garden plots are all low scale too and in total, the footprints of the existing and new buildings are similar. In terms of the improvement to the setting of the River Wensum,

although this stretch opposite the site cannot be seen from a public vantage point, the aesthetics of the setting will be enhanced.

- 9.19 Due to the topography of the site, the majority of works will not be visible from Weston Hall Road to the south-east. It is possible that the proposed Kitchen Garden plots may be visible to some degree but given the distance to Weston Hall Road and some filtering of views provided by existing trees, it is considered that these units will not have an adverse visual impact on the character and appearance of the area.
- 9.20 The application site is in close proximity to the River Wensum Site of Special Scientific Interest (SSSI). Natural England has advised that as the application is not likely to have a significant effect on the interest features for which the River Wensum has been classified and that the SSSI does not represent a constraint in determining the application.
- 9.21 The Conservation Officer (Arboriculture & Landscape) has not objected to the application. He is content with the Arboricultural Impact Assessment, Arboricultural Method Statement and the Tree Protection Plan that have been submitted.
- 9.22 Overall, the development has the potential to improve and restore the landscape setting of the hall and wider estate. The redevelopment of the site will have a positive effect upon both the setting of the Hall and the wider public landscape (in particular the stretch of the River Wensum) without having a detrimental impact on trees and biodiversity. The application therefore complies with Policies 1 and 2 of the Joint Core Strategy and Policies GC4 (i and ii), EN1 and EN2 of the DM DPD.

Residential amenity:

- 9.23 The application site is within a private parkland away from other residential properties. The proposals therefore raise no concerns in relation to existing dwellings. The new dwellings have been designed so that they all have their own private amenity spaces that are not overlooked by the other properties and the dwellings are considered to relate appropriately to each other. The application therefore complies with Policy GC4 (iii and iv) of the DM DPD.
- 9.24 The Pollution Control Officer considers that there are possible sources of contamination associated with the past use of the site and has recommended an appropriately worded planning condition to deal with this. The use of this condition ensures that the application complies with Policy EN4 of the DM DPD.

Highways:

- 9.25 The Highway Authority has not objected to the use of the existing vehicular access on to Weston Hall Road. The access routes shown within the site are also acceptable. The provision of a footpath between the site and Great Witchingham will ensure that occupants of the development can safely access the facilities available in Great Witchingham including a school, shops, village hall and a public house without the necessity for car travel. The application complies with Policy TS3 of the DM DPD.
- 9.26 Sufficient parking is shown as being provided at each plot for the application to comply with Policy TS4 of the DM DPD.

Planning obligations:

- 9.27 This application will result in a net increase of six dwellings on site. Policy 4 of the JCS and Policies EN3 and RL1 set out that five dwellings is the trigger for contributions towards affordable housing and open space (formal and informal), which would be secured via a Section 106 Agreement. The Written Ministerial Statement of 28 November 2014 states that affordable housing contributions and tariff style contributions should be sought for sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres. Although the net increase in the number of dwellings is less than ten, officers have calculated the amount of floor space being proposed as approximately 2,800m².
- 9.28 Given the setting of the development and the size of the units being proposed, in this case officers are seeking payment of commuted sums in-lieu of affordable housing provision and formal and informal open space on-site.
- 9.29 In respect of affordable housing, a base figure has been agreed with the applicant based on the value of the site. It has also been agreed that should the site increase in value, the Council will gain an additional amount up to a specified ceiling via a clawback clause.
- 9.30 In respect of open space, although the site is in the parish of Weston Longville, it has a closer geographical connection to the village of Great Witchingham, which will be strengthened by the provision of a footpath from the site to the village (see paragraph 9.25 above). As such, officers feel it more appropriate to consider existing open space provision in Great Witchingham, where there is a deficit in green infrastructure and equipped play areas but a surplus in sports provision. Accordingly, contributions will be sought towards providing and equipping play areas and informal open space in Great Witchingham.

Planning balance:

- 9.31 In exercising the planning balance, consideration should be given to whether the benefits associated with the development outweigh the harm. The starting point, however, is that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. By proposing a net increase in new residential development outside of any defined settlement limit and on an unallocated site, the application is contrary to Policy GC2 of the DM DPD. Therefore on the face of it, the application undermines the plan-led approach promoted by the NPPF.
- 9.32 However, the existing buildings on site are unattractive and are detrimental to the setting of the nearby listed buildings and the parkland setting of the site. This application proposes to remove those buildings and while it is recognised that an increased amount of development is being proposed (particularly in the walled garden) to make the development viable, it is considered that the setting of the listed buildings will be preserved and that the new dwellings are more appropriate to the setting and appearance of the site than those currently in-situ. It should also be noted that the new dwellings will be on previously developed land. In respect of the barn, it is capable of being converted without substantial alteration and the demolition of the single storey buildings to the southwest and west will enhance its immediate setting. The development will also have a neutral impact on residential amenity and highway safety while the provision of the footpath from the site to Great Witchingham to the north will make the development more sustainable and provides the opportunity for health and wellbeing benefits to future residents.
- 9.33 Members may also give weight to the benefits that would be provided by contributions towards affordable housing and open space (to be secured via a legal agreement) and the financial benefits of the development arising from CIL, New Homes Bonus and increased Council Tax receipts.
- 9.34 The sensitive nature of the site and it being outside of a settlement limit is recognised but in this instance, there is considered to merit in setting aside Policy GC2 of the DM DPD in order to improve the appearance and setting of the site. On balance, it is considered that the benefits associated with the application outweigh the harm and officers consider that it represents an acceptable form of development.
-

RECOMMENDATION: To delegate authority to the Head of Planning to **APPROVE** the application 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:

- (1) Securing a commuted sum in-lieu of providing affordable housing on site (including a clawback clause); and,
- (2) Securing commuted sums in respect of equipped play space (Policy RL1) and informal open space (Policy EN3) (including maintenance arrangements and provision).

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 not be carried out otherwise than in accordance with the plans and documents listed below:

Drawing number 2344-06ga OS – Location Plan received 2 February 2018

Drawing number 2344-31 v16 – Proposed Site Layout received 2 February 2018

Drawing number 2344-63d – Plans, sections + elevations River House Plot 2 received 6 February 2018

Drawing number 2344-65d – Plans, sections + elevations Bankside House received 6 February 2018

Drawing number 2344-74e – Proposed Site Layout showing barn conversion and garage received 2 February 2018

Drawing number 2344-86c – Barn in Kitchen Garden showing kitchen garden plot 1 received 2 February 2018

Drawing number 2344-87c – Riverside Layout showing kitchen garden plot 4 received 2 February 2018

Drawing number 2344-88a – Riverside Layout showing kitchen garden Plot 3 received 2 February 2018

Drawing number 2344-89B – Riverside Layout showing kitchen garden Plot 2 received 2 February 2018

Drawing number 2344-96 – Elevations Hide House received 6 February 2018

Drawing number 2344-98 – Plan Hide House received 6 February 2018

Drawing number 2344-101 – Joinery and Barn Wall/Roof Details received 2 February 2018

Drawing number 2344-102 – Aluminium Joinery Details received 2 February 2018

Arboricultural Implications Assessment and Arboricultural Method Statement received 13 June 2017 and Tree Protection Plan (drawing number 2344-31. V12/Arb) received 28 August 2017

Drawing number 2344-31H/01/Arb – Landscaping Plan received 23 August 2017

Drawing number 2344-31H/02/Arb Rev. B – Landscaping Plan received 23 August 2017

Drawing number 2344-68 – Footway Access onto Norwich Road received 28 August 2017

Drawing number 2344-69 – Route of Footpath (northern section) received 23 August 2017

Drawing number 2344-70 – Route of Footpath (southern section) received 23 August 2017

- (3) Prior to the completion of the conversion of the barn into a dwelling and the dwellings labelled as Hide House, Bank House and River House, the following must be approved in writing by the Local Planning Authority and carried out:

Based on the remediation method statement remediation works must be carried out to ensure the properties are fit for the use permitted under this permission. The remediation work must be carried out in accordance with the above stated method statement and should it be necessary to alter from this, the details must be submitted to Broadland District Council in advance for written approval before the new method is implemented. The remediation works must ensure that the site cannot be determined as Contaminated Land as defined under Part 2A of the Environmental Protection Act 1990.

Following the completion of the remediation measures in the approved remediation method statement a verification report (also called a validation report) that scientifically and technically demonstrates the effectiveness and success of the remediation scheme must be produced. Where remediation has not been successful further work will be required.

In the event that previously unidentified contamination is found during the development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation method statement and post remedial validation testing must be produced and approved in accordance with the above.

- (4) Prior to the construction of the 7 new dwellings hereby approved, the demolition of the bungalow, sports hall, gym, bowling alley, swimming pool, greenhouses, workshops, aircraft hangar and areas of hardstanding shall take place and all resulting debris removed from site.
- (5) Prior to the first occupation of the barn proposed for conversion, the former stables to the west identified by the dotted line in drawing number 2344-31 v16 shall be demolished and all resulting debris removed from the site.
- (6) Notwithstanding the provisions of Schedule 2 Part 1 and Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no buildings, walls, fences or other structures shall be erected within the site curtilages nor alterations or extensions be made to the dwellings.

- (7) Prior to the first occupation of the development hereby permitted, the pedestrian access to Fakenham Road (A1067) 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.
- (8) Prior to the first occupation of the development hereby permitted the internal site footpath linking through to the public footway adjacent to Fakenham Road (A1067) shall be provided and thereafter retained as shown on the approved plans.

Reasons:

- (1) The time limit condition 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 that risks from land contamination for the future occupiers are minimised in accordance with Policy EN4 of the Development Management DPD 2015.
- (4) To ensure the site is developed in an orderly and proper manner.
- (5) To ensure the site is developed in an orderly and proper manner.
- (6) To protect the character of the listed building and parkland in accordance with Policies 1 and 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014 and Policy GC4 of the Development Management DPD 2015.
- (7) To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy TS3 of the Development Management DPD 2015.
- (8) In the interests of satisfactory development of the site and highway safety in accordance with Policy TS3 of the Development Management DPD 2015.

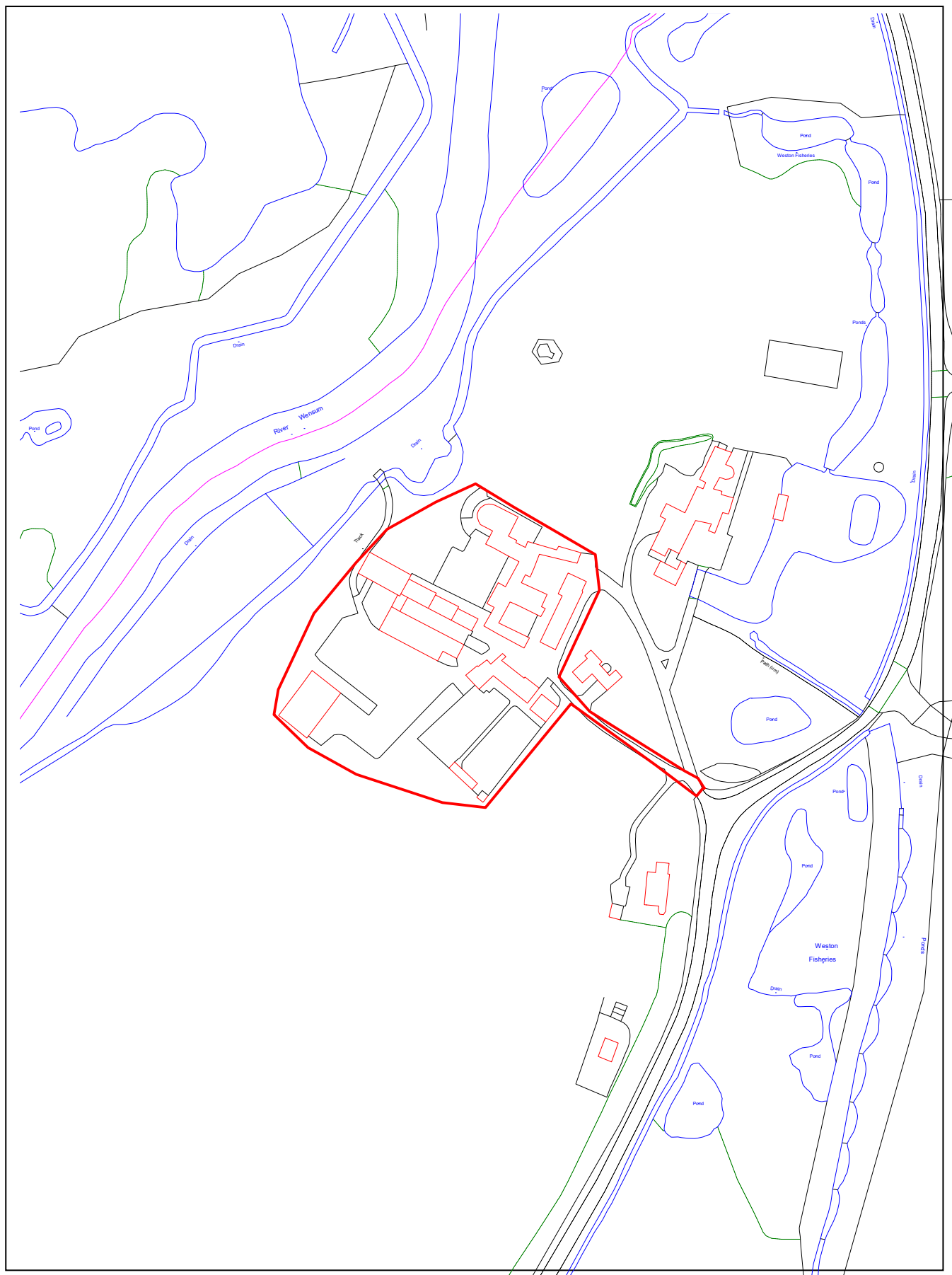
Informatives:

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

- (2) 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 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 provides 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) This development involves works within the Public Highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing. It is an OFFENCE to carry out any works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Stephen Coleman on 01603 430596.

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

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.



Application No: 20171083

**Weston Hall, Weston Hall Road, Weston
Longville, NR9 5JG**

**Scale:
1:2500**

**Date:
15-Feb-18**



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AREA West

PARISH Weston Longville

2

APPLICATION NO: [20171083](#) **TG REF:** 610203/317828

LOCATION OF SITE Weston Hall, Weston Hall Road, Weston Longville, NR9 5JG

DESCRIPTION OF DEVELOPMENT (1) Conversion of existing barn into 1 no: dwelling (including demolition works); (2) Demolition of existing bungalow, hardstanding, outbuildings (including sports hall, swimming pool, greenhouses, workshops and aircraft hangar) and erection of 7 no: dwellings (application for listed building consent)

APPLICANT Weston Hall Estate Ltd, Weston Hall, Weston Hall Road, Weston Longville, Norfolk, NR9 5JG

AGENT Paul Robinson, Pike Partnership Ltd, 11 Hamilton Road, Cromer, Norfolk, NR27 9HL

Date valid: 26 June 2017
8 week expiry date: 21 August 2017

Post application agreement expiry date: 28 February 2018

Reason at Committee: The associated planning application has been referred to Planning Committee for determination on the basis that it is contrary to the provisions of the development plan.

Recommendation (summary): To delegate authority to the Head of Planning to grant listed building consent.

1 THE PROPOSAL

- 1.1 The application seeks listed building consent to convert a Grade II listed barn into a dwelling and to demolish an existing bungalow and existing buildings and erect 7 contemporary designed dwellings in the grounds of the Grade II listed Weston Hall.
- 1.2 The new build dwellings are referred to in the plans as Hide House, Bank House, River House, Kitchen Garden Plot 1, Kitchen Garden Plot 2, Kitchen Garden Plot 3 and Kitchen Garden Plot 4. In its original form, the application

proposed an additional dwelling adjacent to the River Wensum but this was omitted following discussions between officers and the agent.

- 1.3 The application site is to the southwest of Weston Hall. The Grade II listed barn proposed for conversion is located at the northern end of the application site. The Hide House, Bank House and River House are located in the western section of the site on the east bank of the River Wensum. The four kitchen garden plots will be located to the south of the barn within an existing walled garden, which will be extended to the south to accommodate parts of Plots 2 and 3.
- 1.4 The barn will be converted into a four-bed dwelling. To the west of the barn is a former stable block that is now a lawful dwelling. It is proposed that this will be demolished to reveal more of the barn to the river. Stables to the northwest of the barn will be retained and a new triple bay garage will be built to southwest of the barn to replace part of the demolished dwelling.
- 1.5 The Hide House, Bank House and River House will be split level five-bedroom dwellings and in part, will be dug into the land so as reduce their impact on the landscape.
- 1.6 The dwellings on the kitchen garden plots will each be three-bedroom single storey properties with sedum roofs. Plots 1 and 4 at the front are detached; Plots 2 and 3 to the rear are semi-detached. Each dwelling will be provided with a flat roof garage.
- 1.7 The development includes the removal of hardstanding and a number of existing buildings including:
 - Bungalow
 - Former stables (currently a lawful dwelling)
 - Sports hall and gym
 - Bowling alley
 - Tractor storage / former helicopter hangar
 - Swimming pool and changing rooms
 - Garages and workshops
 - Outbuildings and glasshouses
- 1.8 Vehicular access to the site will remain from the existing entrance on Weston Hall Road. A new footpath is proposed through the grounds to provide pedestrian access to the village of Great Witchingham. It will meet the public highway to the west of the junction of the A1067 and Weston Hall Road.

- 1.9 There is an extant planning permission and listed building consent at the site to convert the barn and stables into one dwelling and demolish the buildings referred to in paragraph 1.7 above and build four new dwellings (three next to the river and one in the walled garden). These were granted by Planning Committee in May 2015 under applications [20140374](#) and [20140387](#). The applicant subsequently employed a surveyor to undertake a detailed costs analysis who concluded that the development is not viable. This has resulted in the current application being submitted which the agent contends will result in a viable development.

2 KEY CONSIDERATIONS

- Whether the development accords with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance.
- The impact on the significance and setting of two Grade II listed buildings and having regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act.

3 CONSULTATIONS (in summarised form)

3.1 Design Adviser:

No objection in principle for the three dwellings along the valley side or to the conversion of the listed barn.

The additional dwellings proposed within an extended walled garden cause concern in terms of design. The additional development on the site and subsequent infrastructure required to service the dwellings will impact adversely on the setting of the listed building and the rural setting of the site as a whole.

The previously approved scheme very carefully positioned the new dwellings discreetly and avoided any adverse impact on the listed building, its setting or the wider site. The dwelling in the walled garden also sat discreetly within an existing feature on the site. This feature is now proposed to be extended significantly to accommodate the new dwellings which will itself have an impact on the listed building, its setting and the site as a whole.

The additional dwellings will result in an increase in driveways, garaging and other domestic paraphernalia and a general intensification of the use of the site. The applicant argues that the additional dwellings are less than the footprint of the existing buildings on the site to be demolished and as such will not result in any additional adverse impact on the listed building, its setting or

the wider site. Whilst the built form might not be increasing, the intensification of the use of the site certainly is and this will require servicing which will have a physical and visual impact in addition to the physical and visual impact of the proposed buildings.

The previous permission allowed large detached units specifically designed to a high standard and that respected the site in order to minimise the impact of the intensification of use. Rather than working with the site to minimise physical and visual impact, the manipulation of an existing feature – arguably a curtilage listed structure – to artificially hide additional new build is not considered to be an appropriate and sensitive response.

Furthermore, the justification for the need for the new build should be robustly and clearly made. It is acknowledged that some enabling development might be required in order to make appropriate alterations and repairs to the listed building. This development should only be sufficient to enable the works themselves and to make them financially viable for a developer.

If the previous scheme is not financially viable because of the build cost of the approved dwellings, then the whole approach to the enabling development needs to be re-visited rather than just adding more dwellings to make enough profit to balance the books.

In conclusion, the proposal to provide additional dwellings simply to make the enabling development viable is not a sufficient justification to outweigh the additional harm to the significance of the listed building and its setting.

3.2 Historic England:

Do not wish to offer any specific comments.

3.3 Historic Environment Officer:

My understanding of the background is that buildings on this extensive site came to the Council's attention a few years ago. These had been erected without planning permission and upon discovery were deemed lawful through the passage of time.

These buildings include a bungalow, sports hall, swimming pool, greenhouses, workshops and aircraft hangar. They are considered to detrimentally affect the settings of the listed buildings on the site (Weston Hall and a barn, both Grade II listed). Negotiations took place and eventually a scheme was agreed to demolish the buildings that negatively affect the settings of the listed buildings and to build four large dwellings carefully integrated into the landscape. The permitted new buildings were of considerable architectural merit and each was designed for a specific agreed

position: three overlooking the river valley and one within the historic walled garden. In addition, a residential conversion scheme was agreed for the barn. The agreed scheme was finely balanced to achieve the removal of unsightly development and replace it with development which would have a less negative effect upon the setting of the listed buildings. The current proposal is for eight new houses, four of which will be in the walled garden and four overlooking the river valley (officer note: this response was submitted before one of the dwellings overlooking the river valley was omitted). This level of residential development will have a negative impact on the settings of the listed buildings within their historic landscape which would not be outweighed by the demolitions proposed.

Weston Hall is a late 16th century house but much altered. It was formerly moated but now only part of the moat remains to the east of the building. Extensive agricultural buildings (including the listed barn) lie to the southwest of the hall. Its setting is a small parkland bounded by the river and road to the north, east and west. To the southwest, the agricultural buildings have always been part of a less formal and decorative part of the setting as working buildings. The unsightly development is concentrated in this area and therefore, although it does affect the setting of the Hall, the effect upon the significance of the building is limited. The significance of the barn is much more detrimentally affected as the building has lost its open agricultural setting and is hemmed in by unsightly modern buildings of industrial appearance.

However, the proposed scheme for new dwellings will cause harm to the setting and therefore the significance of the barn. There would therefore be little benefit in proposed demolition. The approved scheme enhances the existing setting in such a way as to minimise harm to the significance of the barn. The proposed scheme does not achieve this aim.

4 PUBLICITY

4.1 Site notice: 12 July 2017

Expiry date: 2 August 2017

4.2 Newspaper advert: published on 25 July 2017

Expiry date: 15 August 2017

5 REPRESENTATIONS

5.1 No comments received.

6 RELEVANT POLICY GUIDANCE

NPPF:

- 6.1 This documents sets out that the purpose of the planning system is to contribute towards achieving sustainable development and that at the heart of the NPPF is a presumption in favour of sustainable development. It also reinforces the position that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration and paragraphs 7, 14, 17, 129, 132, 133, 134, 186 and 187 are considered to be particularly relevant to this application.

Planning Practice Guidance:

Reference ID 18a-008-20140306: What is significance?

Reference ID 18a-009-20140306: Why is significance important in decision taking?

Reference ID 18a-013-20140306: What is the setting of a heritage asset and how should it be taken into account?

Reference ID 18a-017-20140306: How to assess if there is substantial harm?

Reference ID 18a-019-20140306: How can proposals avoid or minimise harm to the significance of a heritage asset?

Reference ID 18a-020-20140306: What is meant by the term public benefits?

Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk 2011/2014:

- 6.2 Policy 1: Addressing climate change and protecting environmental assets

Sets out amongst other things that the built environment, heritage assets and the wider historic environment will be conserved and enhanced through the protection of buildings, their settings and structures which contribute to their surroundings.

- 6.3 Policy 2: Promoting good design

All development will be designed to the highest possible standards, creating a sense of place while respecting local distinctiveness.

Development Management DPD (DM DPD) 2015:

- 6.4 Policy GC1: Presumption in favour of sustainable development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

6.5 Policy GC4: Design

Development will be expected to achieve a high standard of design and avoid any significant detrimental impact.

Other material considerations:

6.6 Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 16(2) states that in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7 LOCATION AND DESCRIPTION OF SITE

- 7.1 The Weston Hall Estate is located approximately 800m to the south of the village of Great Witchingham sandwiched between the River Wensum to the west and Weston Hall Road (B1535) to the east. The site is accessed from Weston Hall Road via a pair of decorative black metal gates.
- 7.2 The application site does not include all of the Weston Hall Estate, which extends to the north, east and south. Weston Hall itself is to the north and is a Grade II listed dwelling that dates from the 16th century. The Grade II listed thatched barn proposed for conversion as part of this application is approximately 35m to the southwest of the nearest part of the Hall. The former stables to the west of the barn have been converted into a dwelling (established via a Lawful Development Certificate). A red brick bungalow to the southeast of the barn also benefits from a Lawful Development Certificate. The estate also includes a walled garden that accommodates a series of glasshouses and other buildings added around the 1970s-90s include a swimming pool, gymnasium, a bowling alley, garaging and other outbuildings.
- 7.3 Levels undulate across the site. Around the walled garden, levels incline from north to south. Levels incline from the river bank towards the estate in the area of the proposed for the Bank House, Hide House and River House.
- 7.4 The site is outside of any defined settlement limit and is in a countryside location. The closest village is Great Witchingham approximately 800m to the north.

8 RELVANT PLANNING HISTORY

- 8.1 [20110358](#): Construction of swimming pool (including pool building and plant room) (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.2 [20110357](#): Use of The Stables, Weston Hall Estate as a single dwelling house within Class C3 of the Town & County Planning (Use Classes) Order 1987 and without complying with condition 3 attached to the planning permission granted by Broadland District Council on 13 November 1984 under reference 841576 (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.3 [20110359](#): Erection of garage workshop (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.4 [20110360](#): Erection of garage buildings (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.5 [20110361](#): Erection of storage building (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.6 [20110362](#): Erection of ten pin bowling alley; erection of storage building (Certificate of Lawful Use or Development). Granted 18 May 2011.
- 8.7 [20110367](#): Alterations and part demolition and removal of modern features with reinstatement to main hall, existing extensions and conservatory, folly, barn, stables and gym (listed building). Approved 18 May 2011.
- 8.8 [20140374](#): (1) Part demolition of listed barn; (2) Conversion of existing barn and incorporation of stables to create one dwelling; (3) Demolition of existing bungalow, hardstanding, outbuildings and erection of four dwellings. Approved 11 May 2015.
- 8.9 [20140387](#): (1) Part demolition of listed barn; (2) Conversion of existing barn and incorporation of stables to create one dwelling; (3) Demolition of existing bungalow, hardstanding, outbuildings and erection of four dwellings (listed building). Approved 11 May 2015.
- 8.10 [20140490](#): (1) Demolition of existing extensions (2) Two storey extension, internal alterations to Weston Hall (3) Erection of detached garage within the curtilage of Hall Cottage. Approved 29 September 2014.
- 8.11 [20140491](#): (1) Demolition of existing extensions (2) Two storey extension, internal alterations to Weston Hall (listed building). Approved 29 September 2014.

- 8.12 [20171035](#): (1) Conversion of existing barn into 1 no: dwelling (including demolition works); (2) Demolition of existing bungalow, hardstanding, outbuildings (including sports hall, swimming pool, greenhouses, workshops and aircraft hangar) and erection of 7 no: dwellings. Undetermined pending decision of Planning Committee.

9 APPRAISAL

- 9.1 This application seeks listed building consent to convert an existing Grade II listed barn into a single dwelling, to demolish existing buildings and erect seven new dwellings in the grounds of the Weston Hall Estate. Of the seven dwellings, three split level dwellings will be built on the eastern bank of the River Wensum and four single storey dwellings will be built in an extended walled garden. Otherwise, further detail and background to the application is provided in section 1 of this report.
- 9.2 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the relevant policies of the development plan and guidance set out in the NPPF and Planning Practice Guidance and assessing the impact of the development on the significance and setting of the Grade II listed barn that is included within this application and the nearby Grade II listed Weston Hall. This includes having regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act.
- 9.3 This application is being considered alongside planning application [20171035](#) and follows planning permission [20140374](#) and listed building consent [20140387](#) for five dwellings (comprising two converted buildings being used as one dwelling, and four new build dwellings). The current applications have been submitted as the applicant considers that the previous development is not viable. Financial information has been submitted to demonstrate this.
- 9.4 Although those previous applications were not submitted with the express desire to seek enabling development in accordance with Historic England's *"Enabling Development and the Conservation of Significant Spaces"* document, in appraising them it was considered that the removal of several unsightly buildings around the estate and unauthorised additions to Weston Hall would enhance its setting and that of the barn. The new dwellings were to provide the owners with a source of income that would allow them to undertake the works to improve and enhance Weston Hall. However, works at Weston Hall has commenced and officers consider that this stands by itself without needing the current application to facilitate it. In other words, this application does not represent enabling works. Instead, the applications seek betterment to the estate and accordingly its setting and that of the Hall and barn by removing the unattractive 20th century buildings and replacing them

with new buildings that the agent considers respect the landscape setting of the site more.

Impact on the significance and setting of listed buildings

- 9.5 When considering applications for listed building consent, section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 9.6 The Historic Environment Officer is of the view that the previous applications resulted in a form of development that would have a less negative impact on the setting of these buildings and particularly the barn. By contrast, her view is that the harm caused by the level of residential development proposed by the current application will not be outweighed by the benefits of demolishing the 20th century buildings on site, which it is accepted have a detrimental effect on the setting of the listed buildings and wider site.
- 9.7 While not objecting to the three dwellings on the river bank, the Council's Design Adviser has concerns that the amount of development proposed for the extended walled garden (including the extension to its size) and the associated infrastructure such as driveways and garages will have an adverse impact on the significance and setting of the listed barn but also the rural setting of the site as a whole.
- 9.8 The NPPF defines significance (for heritage policy) as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The setting of a heritage asset is defined as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 9.9 The three dwellings adjacent to the river bank are largely similar to those that were granted planning permission in 2015. They will be between 150m and 280m distant from the barn and their appearance and scale will be absorbed to varying degrees by the topography of the site. Officers consider that these dwellings remain acceptable and that the barn and Weston Hall will be preserved along with their setting.

- 9.10 The extant planning permission includes retaining the converted stable block to the west of the barn. The current application proposes to demolish the entire western element of this building and all of its southern wing. The retained element to the north will be used as stables and a new triple bay garage will be constructed on part of the footprint of the southern wing. As was previously the case, it is proposed that the bungalow to the southeast will be demolished. It is considered that these demolitions will make a positive contribution to the setting of the barn by removing unsympathetic buildings and opening it up to its surroundings. The submitted drawings also show a sympathetic conversion to the barn that will be appropriate to and retain its historic interest and character and appearance.
- 9.11 The dwellings in the walled garden will be closest to the barn and it is this part of the application that is causing most contention. Previously, one dwelling was approved in the centre of the walled garden and it included a two storey element. The current application proposes to extend the garden by 18m to the south (away from the listed barn) and to build four single-storey flat roof dwellings in this area; clearly a more intensive form of development. The dwelling in the walled garden for 20140374 is shown as being 43m away from the listed barn and its height ranges from 2.9m to 6.9m (measured from the north elevation). The current application shows the garage at Plot 1 as being approximately 21m away and the heights of the dwellings up to 3.3m. The height of the north facing wall closest to the listed barn ranges from 2.3m to 2.6m as ground levels change and this will provide a significant amount of screening for those plots nearest the barn.
- 9.12 Despite the intensification of development in the walled garden, the scale of the dwellings is low key and the barn will still be seen in a predominantly open context within the wider estate. The dwellings at Plots 1 and 4 (those nearest to the barn) will be perpendicular to the barn so that the majority of their massing will run away from the barn and although levels undulate such that ground levels at Plots 2 and 3 will be higher than ground levels around the barn, the dwellings and their curtilages will be screened to a good degree by the external walled garden wall. As mentioned above, the nearest part of the plots will be approximately 21m away from the barn. This distance includes an existing access road that will be used to serve the development but it nevertheless allows the barn to stand by itself and for its relationship with the Hall and estate to be understood.
- 9.13 By grouping the dwellings together instead of spreading them across the estate, it reduces the areas of roads, hardstanding and other built form that could otherwise result in a strung out form of development that would be harmful. The concerns of the Design Adviser and Historic Environment Officer are noted but on balance it is considered that the historic interest and setting of the barn and Weston Hall will be preserved.
- 9.14 It is also considered that overall, any harm to the significance of the barn and Weston Hall will be less than substantial and in such cases, paragraph 134 of

the NPPF requires this harm to be weighed against the public benefits. Reference ID 18a-020-20140306 of the Planning Practice Guidance explains that benefits should not just be a private benefit but even if they are public benefits, they do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits such as sustaining or enhancing the significance of a heritage asset and the contribution to its setting. In this case, the application proposes to re-use previous developed land by removing a number of unattractive 20th century buildings within the setting of the barn and Weston Hall and replacing them with buildings of a far higher standard of design that are lower set and less conspicuous within the landscape. This will enhance the significance of the barn and the surroundings in which it is experienced: a public and environmental benefit. Added to that, the planning application associated with this application will secure a financial contribution towards affordable housing provision and commuted sums that contribute towards the provision of open space – both of which may provide social benefits.

- 9.15 Overall, this application will preserve the setting and historic importance and special features of Weston Hall and the barn that is the subject of this application. The removal of unattractive 20th century buildings will enhance the significance of the barn. The construction of the new dwellings alongside the River Wensum and within the extended walled garden will result in less than substantial harm to the significance of the barn and Weston Hall, which will be outweighed by the public benefits of revealing more of the barn to its surroundings and the social benefits that contributions towards affordable housing and open space will make (see associated planning application ref. 20171035). Regard has been given to the NPPF, Planning Practice Guidance and section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act in reaching this view and in respect of the development plan, the application is considered to comply with Policies 1 and 2 of the Joint Core Strategy and Policy GC4(i and ii) of the DM DPD. Therefore, the officer recommendation is that listed building consent is granted.

RECOMMENDATION: To delegate authority to the Head of Planning to **GRANT LISTED BUILDING CONSENT** when the associated planning permission is in a position to be granted and subject to the following conditions:

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

Drawing number 2344-06ga OS – Location Plan received 2 February 2018

Drawing number 2344-31 v16 – Proposed Site Layout received 2 February 2018

Drawing number 2344-63d – Plans, sections + elevations River House Plot 2 received 6 February 2018

Drawing number 2344-65d – Plans, sections + elevations Bankside House received 6 February 2018

Drawing number 2344-74e – Proposed Site Layout showing barn conversion and garage received 2 February 2018

Drawing number 2344-86c – Barn in Kitchen Garden showing kitchen garden plot 1 received 2 February 2018

Drawing number 2344-87c – Riverside Layout showing kitchen garden plot 4 received 2 February 2018

Drawing number 2344-88a – Riverside Layout showing kitchen garden Plot 3 received 2 February 2018

Drawing number 2344-89B – Riverside Layout showing kitchen garden Plot 2 received 2 February 2018

Drawing number 2344-96 – Elevations Hide House received 6 February 2018

Drawing number 2344-98 – Plan Hide House received 6 February 2018

Drawing number 2344-101 – Joinery and Barn Wall/Roof Details received 2 February 2018

Drawing number 2344-102 – Aluminium Joinery Details received 2 February 2018

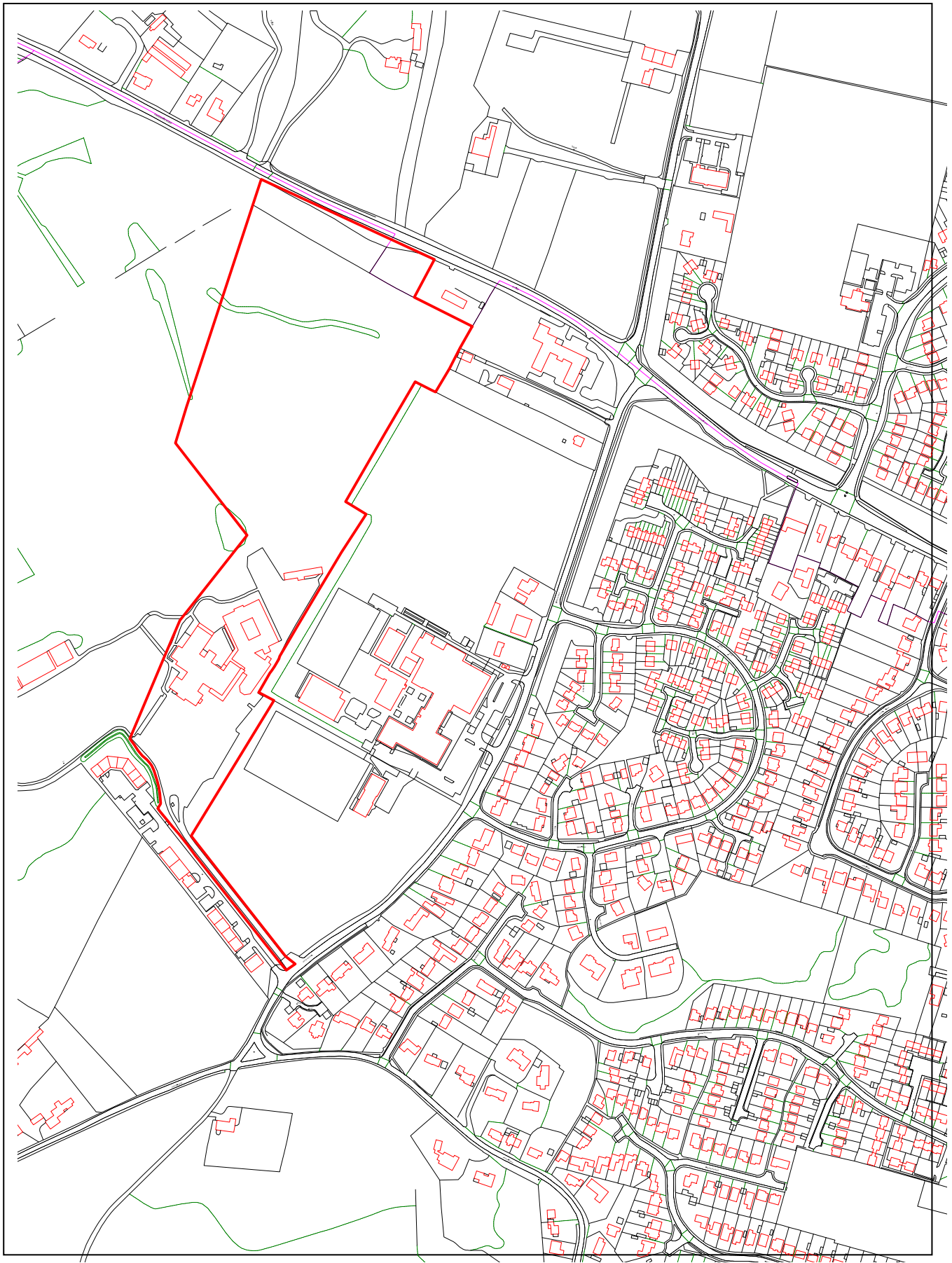
- (3) Prior to the construction of the 7 new dwellings hereby approved, the demolition of the bungalow, sports hall, gym, bowling alley, swimming pool, greenhouses, workshops, aircraft hangar and areas of hardstanding shall take place and all resulting debris removed from site.
- (4) Prior to the first occupation of the barn proposed for conversion, the former stables to the west identified by the dotted line in drawing number 2344-31 v16 shall be demolished and all resulting debris removed from the site.

Reasons:

- (1) The time limit condition 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.
- (3) To ensure the site is developed in an orderly and proper manner.
- (4) To ensure the site is developed in an orderly and proper manner.

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 provides 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



Application No: 20171676

Wensum Valley Golf Course, Beech Avenue, Taverham, NR8 6HP

**Scale:
1:5000**

**Date:
15-Feb-18**



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AREA West
PARISH Taverham

3

APPLICATION NO: [20171676](#) **TG REF:** 610203/317828

LOCATION OF SITE Wensum Valley Hotel, Golf and Country Club, Beech Avenue, Taverham, NR8 6HP

DESCRIPTION OF DEVELOPMENT

- (1) Demolition of existing leisure facilities;
- (2) Construction of three-storey 72 bed hotel and single storey reception link building;
- (3) Construction of new leisure complex;
- (4) Construction of new entrance to function room and restaurant facilities;
- (5) Construction of pro golf shop;
- (6) Conservatory extension;
- (7) Upgrading and landscaping of existing car park;
- (8) Construction of new vehicular access from Fakenham Road to serve new hotel and leisure facilities.

APPLICANT Mrs B Hall, Wensum Valley Hotel, Golf and Country Club, Beech Avenue, Taverham, NR8 6HP

AGENT Mr C Ling, CLA Architecture, Woodpecker Studio, Chapel Lane, Felthorpe, Norwich, NR10 4DN

Date valid: 26 September 2017
13 week expiry date: 26 December 2017

Post Application Agreement expiry date: 28 February 2018

Reason at Committee: Officer recommendation is contrary to the advice of the Highway Authority

Recommendation: Approve subject to conditions

1 THE PROPOSAL

- 1.1 The application seeks full planning permission for significant works at Wensum Valley Hotel, Golf and Country Club (WVHGCC). At present, the hotel complex is arranged such that the function and conference facilities occupy the southern and western sectors of the complex, leisure facilities the eastern sector and the hotel the northern sector. It is proposed that the existing swimming pool and leisure facilities on the east elevation of the hotel

complex will be demolished along with the single and two storey projecting bays on the south elevation of the function and conference suite, which overlook the existing car park.

- 1.2 The three storey hotel extension will accommodate 72 rooms and will be attached to the north elevation of the existing hotel by a modest glazed link and a single storey curved reception area. The 70 space car park associated with this extension will be to the front / east of the extension. The glazed link will measure 6.4m in width, 4.4m in depth and 3m in height. The curved reception area, which will be of red brick construction and will have a clay plain tiled roof, will measure approximately 25m along the front wall, 15m in depth and 7m in height. The hotel extension will be rectangular in shape and constructed from red bricks and red clay pantiles. It will measure approximately 59m in length, 15.3m in depth and 10.7m in height.
- 1.3 The new leisure complex will be the first building that can be accessed from the new driveway from Fakenham Road and will have a 60 space car park to the front. This building will have a central space with a curved frontage that will accommodate a swimming pool, beauty treatment rooms, changing rooms, a café, reception area and offices. At either end of this central space will be two two-storey elements, one of which will accommodate spa facilities, the other a gym and fitness studios. The central area will be constructed from red bricks and the two wings will be clad with timber boarding. In total, this building will be 100m in width, 44m in depth and 7.6m in height.
- 1.4 The new entrance to the function room and restaurant facilities will replace the existing entrance referred to in paragraph 1.1 above. This single storey extension will wrap around the south elevation of the building and will accommodate a new entrance lobby with a glass canopy above, office and meeting room, a new dance floor for an existing function room, storage areas, toilets and cloak room.
- 1.5 The golf pro-shop will be attached to the western corner of the existing hotel and will overlook the golf courses to the west. It will have a rendered finish and will measure a maximum of 16m in width, 11m in depth and 4m in height.
- 1.6 The conservatory will fill in a space on the west elevation of the function and conference suites. It will measure 9m in width, 5.2m in depth and 3.7m in height.
- 1.7 The upgrade to the existing car park to the south of the complex seeks to improve circulation around it, provide a drop off area outside the new entrance and to provide landscaping. The number of spaces provided will decrease from 202 to 188.
- 1.8 Although the existing vehicular access from Beech Avenue will be retained, a new vehicular access and entrance drive will be constructed from Fakenham

Road. The access will be framed by angled entrance walls on either side with the driveway passing through a narrow tree belt before emerging and running parallel to the eastern boundary and through to the existing car park to the south of the hotel complex. The new car parks for the hotel extension and new leisure complex will also be accessed from this driveway.

2 KEY CONSIDERATIONS

- Whether the development accords with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance.
- The potential economic benefits of the development.
- The impact on the character and appearance of the surrounding area.
- The impact on trees.
- The accessibility of the site and its impact on highway safety.

3 CONSULTATIONS (in summarised form)

3.1 Business Development Manager:

Supports. The application represents an extensive proposal for improvement, extension, refurbishment and new development at this established leisure facility on the edge of Taverham.

The proposals represent a significant upgrade to the current facilities as well as a significant extension to the levels of accommodation provided on site. This will provide a potentially significant boost to the local economy over and above the proposed extra 25 extra full-time / part-time jobs being created and the proximity to the western end of the NDR will facilitate improved access to and from the site. Furthermore, the provision of a new access directly off Fakenham Road may help to reduce levels of traffic to and from the site via Beech Avenue.

On the basis that this will provide a significant boost to the local economy as well as a significant upgrade to the existing facilities provided on site, I would fully support the current application.

3.2 Conservation Officer (Arboriculture & Landscape):

Following the submission of further information during the course of the

application, no objection subject to a Tree Protection Plan being submitted in relation to the changes to the existing entrance and details of the design and construction of tree pits in the existing car park.

3.3 Environmental Contracts Officer:

I would strongly recommend that the developer reads Section 6 of the Council's Planning and Waste Guidance.

3.4 Environmental Health Officer (Health & Safety):

The planning application is potentially a large complex development and will require further consideration although possibly not at the initial planning stage. Please keep us informed regarding the decision so that we can then liaise with the applicant as appropriate on any further information we require to ensure compliance with relevant food, safety and licensing requirements.

3.5 Historic Environment Service:

The proposed development site lies immediately adjacent to the cropmarks of field systems and other features of probable prehistoric or Roman date recorded from aerial photographs. River valley flank locations were favoured for settlement and other activity during the prehistoric and Roman periods. The route of Shillgate Way, a trackway or road of possible Anglo-Saxon origin, also runs through the proposed development area. Consequently there is a high potential that heritage assets with archaeological interest (buried archaeological remains relating to settlement and other activity of prehistoric, Roman and Anglo-Saxon date) will be present at the site and that their significance would be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work. In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (eg an archaeological excavation or monitoring of groundworks during construction).

3.6 Norfolk Fire & Rescue Service:

Requests the use of a planning condition requiring two fire hydrants to be installed capable of delivering a minimum of 20 litres of water per second.

3.7 Norfolk County Council (as Highway Authority):

No objection to the principle of development but there are concerns with regard to the links to the development by sustainable modes.

The application is proposing to create a new vehicular access from the A1067 to serve the development with the provision of a right hand turn lane and appropriate visibility splays. It is welcomed that a Stage 1 safety audit has been carried out with no significant issues raised. It should be noted that if approved, the right hand turn lane will be subject to further detailed design considerations and safety audit submissions and will require a S278 design check agreement.

The applicant is not proposing any improvements to encourage staff / customers to access the site by walking, cycling or public transport. While it is accepted that links to the footway / cycleway on the A1067 currently exist along and via Beech Avenue, they are not on a desire line (as they require a significant detour) particularly to the new development which is located to the north of the overall site. Likewise, while there are bus services running along Beech Avenue, the most frequent services run along the A1067 using bus stops on the A1067.

In order to improve the sustainability credentials of the site, the applicant will be required to provide a new pedestrian and cycle entrance on the A1067 either (i) through the property Green Acres (which I understand is in their ownership) or (ii) directly to the west of Green Acres linking to the proposed on-site access road to provide a more direct link to the site.

An additional section of footway / cycleway will be required on the southern side of the A1067 with a suitable crossing at Beech Avenue, linking to the existing provision east of Beech Avenue. This link would also provide access to the existing bus stops which are located to the east of the Fir Covert Road / Beech Avenue.

Until such time as our concerns are addressed, I would request that this response be considered as a holding objection.

3.8 Norfolk County Council (as Lead Local Flood Authority):

Originally objected to the application but withdrew this following the submission of a revised Flood Risk Assessment and Surface Water Drainage Strategy and subject to the imposition of a planning condition that required the submission of detailed designs of a surface water drainage scheme.

3.9 Pollution Control Officer:

No comments to make.

3.10 Taverham Parish Council:

No objection. Councillors were advised that the access to the golf club and

conference facilities would remain via Beech Avenue. The access from the A1067 to the hotel and new leisure facilities would run through a gap in the trees to the rear of Green Acres, with the entrance being 70m east of Foxwood. Visibility in this area was clear but Councillors requested that the speed limit be reduced to 30mph from the roundabout with the NDR to Taverham. This would ensure that traffic entering Taverham would have sufficient time to slow down before reaching any vehicles using the proposed right turn lane into the hotel complex. The new entrance would reduce the number of vehicles using Beech Avenue to access the site.

It was noted that some of the proposed alterations / extensions were similar to previous planning applications to which the parish council had no objection. However, the new hotel block was considered to be unattractive and it was requested that additional planting be incorporated to soften the impact of the large building. Councillors also requested that tree roots are protected when the new access drive is constructed.

4 PUBLICITY

4.1 Site notice: 9 October 2017

Expiry date: 30 October 2017

4.2 Newspaper advert: published on 17 October 2017

Expiry date: 7 November 2017

4.3 Neighbour notification:

Letters sent to 26 addresses on Beech Avenue and Fakenham Road in Taverham

Expiry date: 22 October 2017

5 REPRESENTATIONS

5.1 Comments received from Mrs G Mayhew in response to newspaper advert:

I wonder whether we might be able to explore with the hotel whether there is a possibility of creating a safe walking route from Taverham to Ringland as part of the project. This is one of the biggest safety pinch points of the pilgrimage route and it would considerably help if we were able to coordinate a safe route with the hotel.

6 RELEVANT POLICY GUIDANCE

NPPF:

- 6.1 This document sets out that the purpose of the planning system is to contribute towards achieving sustainable development and that at the heart of the NPPF is a presumption in favour of sustainable development. It also reinforces the position that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration.

Planning Practice Guidance:

Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk 2011/2014:

- 6.2 Policy 1: Addressing climate change and protecting environmental assets

The built environment, heritage assets and the wider historic environment will be conserved and enhanced through the protection of buildings, their settings and structures which contribute to their surroundings. Also sets out that the environmental assets of the area will be protected, maintained, restored and enhanced.

- 6.3 Policy 2: Promoting good design

All development will be designed to the highest possible standards, creating a sense of place while respecting local distinctiveness.

- 6.4 Policy 5: The economy

The local economy will be developed in a sustainable way to support jobs and economic growth in urban and rural locations. This includes promoting tourism, leisure, environmental and cultural industries.

Development Management DPD (DM DPD) 2015:

- 6.5 Policy GC1: Presumption in favour of sustainable development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

6.6 Policy GC2: Location of new development:

New development will be located within the settlement limits defined on the proposals maps. Outside of these limits development which does not result in any significant adverse impact will be permitted where it accords with a specific allocation and / or policy of the development plan.

6.7 Policy GC4: Design

Development will be expected to achieve a high standard of design and avoid any significant detrimental impact.

6.8 Policy EN2: Landscape

In order to protect the character of the area, development proposals should have regard to the Landscape Character Assessment SPD.

6.9 Policy EN4: Pollution

Development proposals will be expected to undertake an assessment of the extent of potential pollution.

6.10 Policy TS3: Highway safety:

Development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the highway network.

6.11 Policy TS4: Parking guidelines

Within new developments, appropriate parking and manoeuvring space should be provided to reflect the use and location as well as its accessibility by non-car modes.

6.12 Policy CSU5: Surface water drainage

Mitigation measures to deal with surface water arising from development proposals should be incorporated to minimise the risk of flooding on the development site without increasing flood risk elsewhere.

Landscape Character Assessment SPD:

- 6.13 The hotel building and parking areas do not fall within a defined landscape character area. However, the proposed vehicular access and driveway from

Fakenham Road leading to the hotel fall within the River Wensum River Valley landscape character area.

7 LOCATION AND DESCRIPTION OF SITE

- 7.1 WVHGCC is located on the outer edge of Taverham on the western side of Beech Avenue. It is situated behind Taverham High School and is accessed via a private road leading off Beech Avenue between the high school and a commercial estate.
- 7.2 WVHGCC comprises a series of interconnected single storey and two storey red brick buildings and areas of hardstanding for vehicular parking, all positioned adjacent to the eastern boundary. The remainder of the grounds to the north and west consist of two golf courses and driving range and encompasses approximately 250 acres.
- 7.3 Neighbouring properties to the east include Taverham High School and Norwich City Hockey Club. A series of commercial units accommodating a variety of activities are located to the south. To the north, fronting Fakenham Road, is a detached bungalow known as Green Acres.
- 7.4 The site is outside of the settlement limit that has been defined for Taverham. The nearest part of the settlement limit is on the eastern side of Beech Avenue opposite Taverham High School and Norwich Hockey Club.

8 RELEVANT PLANNING HISTORY

- 8.1 The planning history of the site is extensive with a number of applications having been submitted and approved since 1989. This has included the golf club house, a swimming pool and leisure facilities, hotel accommodation, a function room / conference suite and restaurant and subsequent extensions to all of these. However, none of these are directly relevant to the current application.

9 APPRAISAL

- 9.1 This application seeks planning permission to demolish existing buildings at WVHGCC and to extend it and construct new buildings to improve existing leisure, restaurant, function and hotel facilities. The existing car park is also proposed for upgrading and a new vehicular access from Fakenham Road. Further detail is provided in Section 1 of this report.
- 9.2 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the relevant policies of the development plan and the guidance set out in the NPPF and Planning

Practice Guidance, the potential economic benefits of the development, the impact on the character and appearance of the surrounding area, the impact on trees and the accessibility of the site and its impact on highway safety.

9.3 WVGCC is an established hotel and leisure facility on the edge of Taverham that has extended and diversified over the last approximately 30 years. At present, it has 90 ensuite hotel rooms, two 18-hole golf courses, function and conference facilities and leisure facilities that include a swimming pool and gym. In submitting the application, the agent has set out that due to a sustained increase in demand for its golf and leisure facilities and hotel accommodation, WVGCC wishes to improve and enhance its hotel, business and leisure facilities. The agent explained further that:

- The hotel accommodation has good occupancy rates with rooms full on a regular basis during peak times. With the addition of a luxury spa facility, the hotel will be able to market more couples to the facilities.
- The current leisure centre is nearing capacity and being in its 18th year of operation is in need of complete refurbishment. Customer expectations have changed during this time and the current facilities cannot be adapted to accommodate increased member numbers.
- The existing golf shop is somewhat cramped and a new golf shop would enable WVGCC to offer a better service to customers, including a golf simulator room with facilities to custom-fit golf clubs.
- Potential function bookings are increasingly being lost as the required numbers cannot be accommodated. The extension to the Valley Restaurant will allow for larger events to be adequately serviced with the current Morton and Fairway Suite changing to restaurant use and able to enjoy a greater area due to the loss of the existing golf shop.
- Expansion of the current facilities will ensure the future economic viability of the hotel, provide a better range of services for guests and users and promote more employment whilst attracting more people to benefit the local economy.

9.4 In respect of the development plan, Policy GC2 of the DM DPD sets out that new development will be accommodated within defined settlement limits. Outside of these settlement limits, development that does not result in any significant adverse impact will be permitted where it accords with a specific allocation and/or policy of the development plan. Policy 5 of the JCS aims to develop the local economy in a sustainable way and to promote tourism, leisure, environmental and cultural industries. This is supported by paragraph 19 of the NPPF which places significant weight on the need to support economic growth through the planning system.

- 9.5 The application site is not located within a defined settlement limit but it must be noted (and as mentioned above) that WVHGCC is an existing and well established operation and this application seeks to enhance the facilities on offer at the complex. The application form indicates that there are 67 full-time and 25 part-time employees and that the development proposed by this application will provide employment for 15 full-time and 10 part-time roles. The development will also provide employment during the construction phase(s) and by modernising and enhancing the facilities on offer, will allow WVHGCC to become more viable and attract more visitors to the area. Officers are therefore satisfied that there is a valid economic case (in planning terms) for the development and that it represents an appropriate expansion and enhancement to the site that complies with Policy 5 of the JCS.
- 9.6 The works proposed will be on, attached to or close to the existing building complex and the appearance and layout of the new buildings and extensions complement the existing complex. The location of the site and tree and hedge planting along Fakenham Road means that it is not widely visible within the surrounding area. Indeed, the most prominent element of this application will be the new vehicular access and its flank walls on Fakenham Road. The scale and position of the new buildings and parking areas will have a neutral impact on the character and appearance of the area while the modest scale of the new entrance on Fakenham Road will be obvious to passers-by, it will not stand out as being discordant with the generally verdant appearance of this section of Fakenham Road. The application therefore complies with Policy 1 of the JCS insofar as it relates to the protection of the countryside as an environmental asset, Policy 2 of the JCS in respect of design and Policies GC4(i and ii) and EN2 of the DM DPD.
- 9.7 When considering the impact on the amenity of any nearby residences, the location of the buildings and car parks are sufficiently distant from residential properties on Beech Avenue and Fakenham Road for their impact to be minimal. However, at its nearest point the new access drive will be approximately 6m from the rear boundary of the property known as Green Acres. The drive will then bend towards the hotel complex and will not run parallel to the boundary. It is considered that the layout of the drive and that vehicles will not be continuously travelling along it means that there will not be significant disruption arising from its use. The application therefore complies with Policy GC4(iv) of the DM DPD.
- 9.8 During the course of the application, the agent provided an amended Arboricultural Impact Assessment to address queries raised by the Conservation Officer (Arboriculture & Landscape). The only remaining items are that the changes to the existing entrance were not included in the submitted Tree Protection Plan and that further details are required of the tree planting pits. Following discussions with the agent and Conservation Officer (Arboriculture & Landscape), the submission of this plan can be secured by an appropriately worded planning condition and will contribute towards the application complying with Policy 1 of the JCS insofar as it relates to the

protection of trees as environmental assets. However, it is considered that landscaping within the existing car park and elsewhere within the site is a matter for the applicant to decide on and maintain and that there is no need for the Council to control or require further information on this.

- 9.9 The Lead Local Flood Authority (LLFA) originally objected to the application on the basis that further tests and calculations were required to demonstrate the infiltration potential of the site and that surface water could be adequately managed. An amended Flood Risk Assessment was subsequently submitted that addressed these items and in response, the LLFA has not objected to the application subject to an appropriately worded condition that requires detailed designs of a surface water drainage scheme to be submitted. The application complies with Policy 1 of the JCS insofar as it relates to minimising flood risk and Policy CSU5 of the DM DPD in respect of managing surface water flood risk. Regard has also been given to paragraph 103 of the NPPF in reaching this view.
- 9.10 On highway matters, it is proposed that the new vehicular access from the A1067 will be served by a right hand turn lane and appropriate visibility splays. The Highway Authority has commented that if the application is approved, this will be subject to further detailed design considerations and safety audit submissions and will require a Section 278 Agreement to be signed.
- 9.11 While not objecting to the principle of development, the Highway Authority has nevertheless objected to the application as it has concerns regarding the links to the development by sustainable modes of transport. It considers that a new foot and cycle path should be provided on the southern side of the A1067 to link the new entrance to existing bus stops and wider residential areas. The premise for this is that pedestrians and cyclists will be required to travel 1.2km if travelling south to the hotel complex from the Beech Avenue / A1067 junction instead of the 400m if travelling west from the same junction.
- 9.12 Officers do not consider that it is necessary to make the development acceptable for this foot and cycle path to be provided. It is likely that most visitors to the complex will arrive by car, taxi or other organised transport whether for functions, conferences or business meetings, overnight stays, to play golf or to use the restaurant and leisure facilities. The shorter distance to the site via the new access from the Beech Avenue / Fakenham Road junction is recognised as is the prospect that some employees may wish to travel by bus, cycle or foot. However, officers doubt that walking or cycling alongside a road with a 50mph speed limit represents an attractive alternative to visitors or employees and particularly so during wet or poor weather conditions. The possibility also exists for employees or visitors to walk or cycle to the venue from Beech Avenue to the south, which provides a more direct route from a number of residential streets in Taverham. Officers also have concerns that the provision of a foot and cycle path will cause harm to

the verdant character of this part of Taverham, even when bearing in mind the fact that Fakenham Road is a busy radial route in and out of Norwich.

- 9.13 The absence of a foot and cycle path will not result in any significant adverse impact on the satisfactory functioning or safety of the highway network and subject to receipt of appropriate conditions from the Highway Authority on the remaining highway aspects of this application, the application is considered to comply with Policy TS3 of the DM DPD.
- 9.14 202 car parking spaces are currently available for use at the complex. The application proposes that the leisure complex and hotel extension will provide an additional 130 spaces and although there will be a reduction in the number of spaces to the south of the function room, in total there will be 318 car parking spaces provided across the site – a net increase of 116. The proximity of the site to residential properties to the east of Beech Avenue means that employees and visitors also have the opportunity to access the complex via non-car modes of transport. On balance, the number of spaces provided is considered to adequately reflect the use and location of the site and in this regard, the application is considered to comply with Policy TS4 of the DM DPD.
- 9.15 The County Council's Historic Environment Service considers that there is a high potential that heritage assets with archaeological interest will be present at the site and that their significance will be adversely affected by the development. It has recommended the use of a planning condition that requires a programme of archaeological mitigatory work to take place. Rather than prevent the entire development from taking place, it is more appropriate for this condition to relate to the area where the proposed mitigatory works will take place. Such a condition will ensure that the works will comply with Policy 1 of the JCS insofar as it relates to the protection of heritage assets.
- 9.16 Paragraph 5.1 of this report provides a response received following the application being advertised in the Eastern Daily Press. The respondent has asked if the possibility exists for a safe walking route to be created from Taverham to Ringland. While this may be desirable, regard must be given to whether such a route is reasonable and related to the development applied for. In this case, officers consider that it is not and so this request has not been pursued.

Planning balance

- 9.17 The planning balance should weigh up the relevant factors that this application raises. WVHGCC is an existing operation that offers a range of hotel, conference, function and leisure facilities to guests and visitors. This application seeks to enhance and extend these facilities within close proximity to the existing complex. The works associated with the application along with the additional employment opportunities during the operational phase of the

development will result in economic benefits without having a significant impact on the character and appearance of the surrounding area, residential amenity and highway safety. Potential impacts on trees, flood risk and archaeological assets can be mitigated by appropriately worded planning conditions. Overall and on balance, the application complies with the relevant policies of the development plan and officers consider that it represents an acceptable form of development.

RECOMMENDATION: APPROVE 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 not be carried out otherwise than in accordance with the plans listed below:

Drawing number 15/1097/C-11A: Location Plan – Proposed received 3 January 2018

Drawing number 15/1097/C-20A: Proposed Hotel – Floor Plans received 3 January 2018

Drawing number 15/1097/C-21A: Hotel Elevations and Sections received 3 January 2018

Drawing number 15/1097/C-30A: Revised Ground Floor Plans received 3 January 2018

Drawing number 15/1097/C-31A: Function Entrance Elevations received 3 January 2018

Drawing number 15/1097/C-32A: Additional Ground Floor Plans received 3 January 2018

Drawing number 15/1097/C-40A: Leisure Complex – Ground Floor Plan received 3 January 2018

Drawing number 15/1097/C-41A: Leisure Complex – First Floor Plan received 3 January 2018

Drawing number 15/1097/C-42A: Leisure Complex Elevations received 3 January 2018

Drawing number 15/1097/C-60A: Road Entrance Details received 3 January 2018

Drawing number 15/1097/C-61A: Existing Car Park Proposals received 3 January 2018

- (3) The development shall take place in accordance with Sections 8, 9 and 10, Appendix 2 and accompanying drawing number E15869/602 of the Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement received on 11 January 2018.

- (4) No development shall take place on upgrading the existing car park until a Tree Protection Plan has been submitted to the Local Planning Authority for its written approval. The development shall then take place in accordance with the approved details.
- (5) No development shall take place on the 3-storey hotel extension, leisure complex and their associated car parks until, in accordance with the Flood Risk Assessment (FRA) and Surface Water Drainage/SuDs Strategy Rev. A received on 18 December 2017, detailed designs of a surface water drainage scheme incorporating the measures listed below are submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with the approved scheme and completed prior to the first use of the development. The scheme shall address the following matters:-
- I Detailed infiltration tests results as stated in Appendix B of the Flood Risk Assessment to be used in the design of the proposed surface water 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 of 20% and tested up to 40%, flood event. A minimum storage volume of 370m³ will be provided in line with section 5.5.7 of the submitted FRA.
 - III Detailed designs, modelling calculations and plans 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 The design of the attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances as detailed in section 5.5.8 of the FRA. Plans shall 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 as detailed in section 5.7 of the FRA.
- (6) No development shall take place on the construction of the 3-storey hotel extension and leisure complex (and their associated car parks) hereby approved until an archaeological written scheme of investigation has been submitted to and approved in writing by the local planning authority. 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. The development shall then proceed in accordance with the approved details. Subsequently, the development hereby approved shall not be brought into use until the site investigation and post investigation has been completed in accordance with the programme set out in the approved archaeological written scheme of investigation and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- (7) No development shall take place until a scheme has been submitted to the Local Planning Authority for the provision of two fire hydrants capable of delivering a minimum of 20 litres of water per second. The scheme shall then be implemented in accordance with the approved details.
- (8) Highway conditions

Reasons:

- (1) The time limit condition 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.
- (3) To ensure the continuity of amenity afforded by existing trees in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- (4) To ensure the continuity of amenity afforded by existing trees in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- (5) To prevent and mitigate the risks of flooding in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014 and Policy CSU5 of the Development Management DPD 2015.
- (6) To enable the archaeological significance of the site to be evaluated in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- (7) To ensure a satisfactory form of development in accordance with Policy GC4(vii) of the Development Management DPD 2015.
- (8) Highway reasons to be inserted.

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 provides 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) With reference to condition 7, the developer will be expected to meet the costs of supplying and installing the fire hydrants.
- (4) This development involves works within the Public Highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing. It is an OFFENCE to carry out any works within the public

highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Stephen Coleman on 01603 430596.

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

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

PLANNING COMMITTEE

27 FEBRUARY 2018

Final Papers

Page Nos

[Supplementary Schedule](#)

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

DEMOCRATIC SERVICES

Broadland District Council
Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU
Tel: 01603 430428
Email: cst@broadland.gov.uk

SUPPLEMENTARY SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Update	Page Nos
3	20171676	Wensum Valley Hotel, Golf and Country Club, Beech Avenue, Taverham, NR8 6HP	<p>(1) Confirmation received from Norfolk County Council on its reasons for recommending that the application is refused planning permission:</p> <p><i>Whilst I acknowledge your view with regard to the cycleway / footway link requested, this is not a position shared by the Highway Authority and as such we have no choice but to recommend refusal of the application.</i></p> <p><i>I have previously outlined in some detail our position on this and it is disappointing that this does not receive your support. I acknowledge that the majority of people accessing the site will use motorised transport; however access by sustainable modes still needs to be encouraged. I would strongly disagree that a 3m wide shared use facility adjacent to the A1067 would not be an attractive route, particularly as it would be considerably shorter and given the change in nature of this corridor once the NDR opens coupled with the approved further development on this route.</i></p> <p><i>In light of the above, whilst the Highway Authority has no objection to the principle of the development I have no choice but to recommend refusal to the application for the following reasons:-</i></p> <ul style="list-style-type: none"> <i>The proposed development does not adequately provide off-site facilities for pedestrians / cyclists / people with disabilities (those confined to a wheelchair or others with mobility difficulties) to link</i> 	94 – 112

			<p><i>with existing provision, public transport and local residential areas. Contrary to Development Plan Policies.</i></p> <p>However, in the event that the application is approved, the Highway Authority recommended the use of a series of planning conditions. Officers have reviewed these and made amendments where appropriate so that they are better tailored to the development :</p> <ul style="list-style-type: none"> • No works shall take place on the construction of the vehicular access onto the A1067 (Fakenham Road) until a detailed scheme for its construction that includes (but is not limited to) surfacing specifications, kerb, lining and drainage details is submitted to the Local Planning Authority for its written approval. The vehicular access shall then be constructed in accordance with the approved details prior to being brought into use. <p>Reason: To ensure construction of a satisfactory access and in the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.</p> <ul style="list-style-type: none"> • Notwithstanding the details indicated on the submitted drawings, unless otherwise agreed in writing with the Local Planning Authority, no works shall take place on the new vehicular access into the site from the A1067 (Fakenham Road) until a detailed scheme for the off-site highway improvement works for the provision of a right hand turn lane on the A1067 as indicated on drawing number CL-001 Rev P2 has been submitted to and approved in writing by the Local Planning Authority. The off-site highway improvements works shall then be completed to the 	
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			<p>written satisfaction of the Local Planning Authority prior to it being brought into use.</p> <p>Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy TS3 of the Development Management DPD 2015.</p> <ul style="list-style-type: none"> No works shall take place on the construction of the new access drive into the site from the A1067 (Fakenham Road) and the 3-storey hotel extension and leisure complex (and their associated car parks) hereby approved until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period. <p>Reason: To ensure adequate off-street parking during construction in the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.</p> <ul style="list-style-type: none"> No works shall take place on the construction of the new access drive into the site from the A1067 (Fakenham Road) and the 3-storey hotel extension and leisure complex (and their associated car parks) hereby approved until a Construction Traffic Management Plan and Access Route which incorporates adequate provision for addressing any abnormal wear and tear to the highway is submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage 	
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			<p>construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic. All construction traffic shall then comply with the approved details for the duration of the construction period.</p> <p>Reason: In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.</p> <ul style="list-style-type: none"> No works shall take place on the construction of the new access drive into the site from the A1067 (Fakenham Road) and the 3-storey hotel extension and leisure complex (and their associated car parks) hereby approved until details of wheel cleaning facilities for all vehicles associated with the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The approved wheel cleaning facilities shall then be used for the duration of the construction period. <p>Reason: To prevent extraneous material being deposited on the highway.</p> <ul style="list-style-type: none"> The gradient of the vehicular access shall not exceed 1:12 for the first 10 metres into the site as measured from the near channel edge of the adjacent carriageway. <p>Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Policy TS3 of the Development Management DPD 2015.</p>	
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			<ul style="list-style-type: none"> • Prior to the first use of the new vehicular access from the A1067 (Fakenham Road) 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 10 metres from the near channel edge of the adjacent carriageway. <p>Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened and in the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.</p> <ul style="list-style-type: none"> • Prior to the first use of the new vehicular access from the A1067 (Fakenham Road) hereby permitted, visibility splays measuring 4.5 x 160 metres 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 0.6 metres above the level of the adjacent highway carriageway. <p>Reason: In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.</p> <ul style="list-style-type: none"> • Prior to the first use of the three-storey hotel extension hereby approved, the associated car park immediately to the east shall be laid out and demarcated in accordance with the approved plan and retained thereafter available for that specific use. <p>Reason: To ensure the permanent availability of the parking / manoeuvring area and in the interests of highway safety in accordance with Policies TS3 and TS4 of the Development Management DPD</p>	
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			<p>2015.</p> <ul style="list-style-type: none"> • Prior to the first use of the new leisure complex hereby approved, the associated car park immediately to the northeast shall be laid out and demarcated in accordance with the approved plan and retained thereafter available for that specific use. <p>Reason: To ensure the permanent availability of the parking / manoeuvring area and in the interests of highway safety in accordance with Policies TS3 and TS4 of the Development Management DPD 2015.</p> <p>Informative:</p> <p>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.</p> <p>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 Management Group. Please contact (01603) 223273.</p> <p>If required, street furniture will need to be repositioned at the</p>	
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			<p>Applicants own expense.</p> <p>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.</p> <p>(2) In respect of condition 6, the Historic Environment Service has confirmed that archaeological trial trenching will be required within the footprints of the hotel extension, link building and associated car park, the new leisure complex and its car park, within the footprint of the new access road and within the area of the proposed 9-hole golf course.</p> <p>The 9-hole golf course is a foot golf course and works on this may proceed under the applicant's permitted development rights. As such, it is not considered necessary to subject this area to trial trenching. Otherwise, the condition has been amended to the following form of wording:-</p> <p><i>No works shall take place on the construction of the new access drive into the site from the A1067 (Fakenham Road) and the 3-storey hotel extension and leisure complex and their associated car parks hereby approved until an archaeological written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. 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</i></p>	
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			<p><i>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/organization to undertake the works set out within the written scheme of investigation. The development shall then proceed in accordance with the approved details. Subsequently, the development hereby approved shall not be brought into use until the site investigation and post investigation has been completed in accordance with the programme set out in the approved archaeological written scheme of investigation and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.</i></p>	
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