

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday, 27 February 2019 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, B Duffin, F Ellis, C Gould, M Gray, C Kemp, G Minshull and L Neal

Officers in Attendance: The Development Manager (H Mellors), the Senior Planning Officers (G Beaumont and C Raine) and the Heritage Officer (P Whitehead)

60 members of the public were also in attendance

432. DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

Application	Parish	Councillor	Declaration
2018/1658 (Item 1)	WRENINGHAM	All	Local Planning Code of Practice Lobbied by Objectors
2018/2611/H and 2018/2577/F (Items 2 and 3)	FORNCETT	All D Bills, C Kemp, G Minshull and L Neal D Bills	Local Planning Code of Practice Lobbied by Objectors Local Planning Code of Practice Lobbied by Applicant Other Interest Applicant is known to Member

433. MINUTES

The minutes of the Development Management Committee meeting dated 30 January 2019 were confirmed as a correct record and signed by the Chairman.

434. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Growth and Business Development, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

APPLICATION	PARISH	SPEAKER
2018/1658 (Item 1)	WRENINGHAM	Cllr M Hill – Parish Council M Smith – Objector M Hargreaves – Agent for Applicant A North – Agent for Applicant Cllr P Hardy – Local Member
2018/2611/H and 2018/2577/F (Items 2 and 3)	FORNCETT	I Ludbrook – Objector S Taylor – Applicant M Howe – Agent for Applicant

The Committee made the decisions indicated in Appendix B of these minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Growth and Business Development.

435. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.05pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE 27 February 2019

Item	Updates	Page No
Item 1 – 2018/1658	<p>A) Lobbying emails received from Mr J Bligh, Mr E Whipp, Mr M Francis and Mr T Wadlow are attached as Appendices 1, 2, 3 and 4 to this Update Sheet.</p> <p>Officer comments:- In response to these emails, officers consider that most of the item matters raised have been specifically considered in the assessment of the report. However, there are a small number of points that officers wish to provide the following clarification on:-</p> <ul style="list-style-type: none"> • Although Miss Todd is the applicant, when discussing nomadic habit, reference has been made to her partner (Mr Sweeney). Officers consider that consideration should be given to both as a family unit; • Officers have been unable to find a record of any applications on Mill Lane being refused on highway grounds from 2000 • The application has been considered on its own merits in accordance with national and local plan policies and other material considerations; • Prior to publication, the Committee report was reviewed by a Senior Solicitor at Nplaw. Officers are content that the report is sound. <p>B) Comment received from local resident setting out dissatisfaction at how the application has been handled. The Council will be setting a precedent if the application is allowed to go any further.</p> <p>C) Objection received from one resident setting out the following issues:-</p> <ul style="list-style-type: none"> • The Council has a duty to treat the travelling community and settled community equally; • Planning permission has been refused previously for development on Mill Lane due to highway conditions: • The Intentional Unauthorised Development is a fact and should be stated as such; • DMC should have regard to the fact that a permanent dwelling on this site would be refused; • There is no evidence that it was necessary for the applicant to live on site on welfare grounds; • Concerned that there will be a gradual extension of the site. If permission is to be granted, it should be granted as a personal consent. 	15
Item 2 and 3	A) Lobbying email received from applicant. See Appendix 5 to this update sheet.	40

	B) Lobbying email received from an objector setting out his concerns. See Appendix 6 to this Update Sheet.	

From: Glen Beaumont
Sent: 25 Feb 2019 05:11:41
To: gbeaumont@S-NORFOLK.GOV.UK,
Subject: SNDC Planning Application 2018/1658 - MDC meeting- Wednesday, 27th February 2019.
Attachments: SNDC Analysis two.docx,

From: John Bligh
Sent: 24 February 2019 23:23
To: Vic Thomson <vthomson@S-NORFOLK.GOV.UK>; ineal@s-norfolk.gov.uk; David Bills <DBills@S-NORFOLK.GOV.UK>; Florence Ellis <FEllis@s-norfolk.gov.uk>; Barry Duffin <bduffin@S-NORFOLK.GOV.UK>; Colin Gould <CGould@S-NORFOLK.GOV.UK>; Murray Gray <MGray@S-NORFOLK.GOV.UK>; Christopher Kemp <CKemp@S-NORFOLK.GOV.UK>; Graham Minshull <gminshull@S-NORFOLK.GOV.UK>
Cc: Helen Mellors <hmellors@s-norfolk.gov.uk>; Michael Hill ; Debbie Lorimer <dlorimer@S-NORFOLK.GOV.UK>
Subject: SNDC Planning Application 2018/1658 - MDC meeting- Wednesday, 27th February 2019.

Dear Councillors,

In feeling compelled to write to you ahead of your meeting next Wednesday, I must declare that I have lived in Mill Lane, Wreningham for the past 20 years. You will be aware that it is a quiet rural village of about 500 residents dominated by green belt with very few amenities other than a church, school and pub.

The above application and the circumstances surrounding it has caused more consternation and upset to the settled community than anything else in my time of living here. The facts that at least 116 residents attended the Parish Council meeting to express their objections and over a hundred have formally lodged objections on the SNDC Planning Department site with genuine, legitimate and relevant concerns speaks volumes for the level of community unhappiness. However, despite that depth of feeling and the overlong delay in bringing this to committee, there has not been a single instance of hostile behaviour toward the applicant.

Between 1999 and 2003, I was the Assistant Chief Constable in Norfolk, acting as the Temporary Deputy for three of those years. In that role, I had the strategic lead for the investigation and successful conviction of Tony Martin for the unlawful killing of a traveller and causing Grievous Bodily Harm to another traveller in the face of considerable hostility from the settled community and ill informed hostile press attacks. I was also strategically responsible for the policing concerned with the illegal incursion by significant numbers of travellers in Great Yarmouth and witnessed the problems they caused to the settled community and the District Council, including the cost incurred in dealing with the consequences of that unlawful action. Prior to that, I was Divisional Commander in the London Boroughs of Brent and Camden dealing with very significant numbers of communities from all ethnic backgrounds, cultures and languages. Thus, I have considerable experience in dealing with the sensitivities involved with mixed ethnic communities.

It has been apparent to me throughout the drawn out process associated with this application that the most significant issue has been of that of the complete disregard for the Rule of Law that the applicant and her family/supporters have amply demonstrated during that time. It is interesting that the applicant herself did not declare that she was a traveller until the 7th of December 2018, over four months after the submission of the application to vary the original stable permission and being asked the question directly in August as to her status, raising serious questions as to her actual ethnicity, given she was living in social housing in Little Melton until 2017, coincidental with the time her father was to seeking to buy the land, which he eventually did that year at auction for a totally unrealistic price.

Thus, the publication of your planning officer's report on the 19th of February and his recommendation has come as a complete shock to the community, given that there is little or no evidence to support that conclusion. Furthermore, it comes with so many conditions that make it both unrealistic and unenforceable, were it to be granted. This issue has so much importance to all local communities in South Norfolk, not just Wreningham, that it can not be decided on the basis of a report that is, in my opinion so fundamentally flawed. If such a report had been presented to me and/or my professional strategic colleagues, then we would have undoubtedly rejected its conclusions and recommendations.

I do not have planning expertise or experience beyond that involved in the development of the HQ complex at Wymondham and have expressed that caveat in my attached analysis document, as there others much better placed to help you with those aspects.

Therefore, I would earnestly urge you to read the attached with a view to helping you to ask appropriate questions of all involved in helping you to come to an impartial, informed and objective decision based on the available evidence and facts, not unsupported statements and supposition.

Thank you for your consideration.

Yours sincerely,
John Bligh, QPM, BA(Law)

South Norfolk District Council Planning Application, 2018/1658

I have been through the Senior Planning Officer's report and find myself concerned by the manner in which he has "interpreted" the available material in order to tailor it to his "on balance" recommendation to the committee.

Below, I have sought to itemise a detailed analysis of how he has, in my opinion, manipulated and minimised unfavourable aspects, whilst ignoring or playing down the counter points to fit and suit the apparently pre-decided conclusion, virtually ignoring the over-whelming legitimate objections and rights of the local "settled" community.

I was a police officer for over 39 years and would deem myself an expert in evidence gathering and assessment, particularly, for the purposes of determining cases in an objective manner, seeking out as much fact as possible before analysing what conclusions to draw and, thereafter, what recommendations were appropriate. I consider that Mr Beaumont's report lacks such objectivity and, therefore, does not assist the reader to come to an impartial decision.

I do not claim to have the necessary expertise to comment knowledgeably on the relevant planning guidance/law/rules, as such. Thus, there may well be other aspects that suitably qualified individuals can more appropriately analyse.

Briefly, in my view, Mr Beaumont has:-

- a) At para 4.10 referred to, but ignored the "interests of the settled community";
- b) At para 4.13 stated clearly that no further traveller sites are required, as "supply exceeds demand for the first five years of the 2017 - 2022 period;
- c) At para 4.15 makes reference to an example from Weston Longville, which appears questionable;
- d) At para 4.19 no evidence is adduced to support the first two aspects articulated and the third is tenuous, at best;
- e) At para 4.20 provides very limited evidence of the alleged traveller life of Ms Todd's partner, as it only points to a few weeks in the previous three years (with no mention of Ms Todd's situation or travelling history in those three years);
- f) At para 4.24 suggested that the "children could suffer.." if permission were not granted, but ignores that Ms Todd has already disrupted their settled life, as well as educational/social development by virtue of her actions in moving from Little Melton;
- g) At para 4.25 accepts the proffered version of Ms Todd's partner's spring/summer travels of a few weeks since April 2016 (including a stay at a Holiday Park in 2018) as evidence of her "intention to lead a nomadic life (but only in the summer holidays by her own admission), despite the clear evidence of her settled life in Little Melton and no actual evidence of her travelling and goes on to state that somehow that means Ms Todd meets the definition of a traveller(I actually spent the last nine years of my professional career living away from home travelling the length and breadth of Britain, admittedly not using caravan/holiday park/traveller sites, but would not be classified as a traveller!);
- h) At paras 4.26 to 4.29 seeks to stretch the idea of "accessible location" in describing the field's proximity to the Village Hall (not frequented), the school (not in attendance or applied for same), playground (hardly visited, if at all), whilst conveniently ignoring the strict duty placed on local authorities to limit new traveller site development outside areas allocated in the development plan;
- i) At para 4.32 seeks to suggest that the "day room" and caravans would be largely hidden from view during the summer months (when they may or may not be there), but conveniently fails to mention the huge unsightly gates, giving the area a stockaded appearance (interestingly, there appear to be no photographs to graphically illustrate to the committee the totally unsuitable nature of this unauthorised development to show how out of character it is with the local settled community;
- j) At para 4.35 somehow incredulously seeks to suggest that "officers consider that" this eyesore "as not standing out as incongruous or assertive"(rather like the ongoing fiction of the dayroom being consistent with the planning permission for a wooden built stable!);
- k) At para 4.40 dismissed Highways and local objections, suggesting imposing conditions would prevent problems, when the evidence to date manifestly demonstrates that compliance would be highly unlikely;
- l) At para 4.43 again dismisses Highways and local objections with a similar approach to g) above;
- m) At paras 4.45/6 in respect of the Flood plain issues, accepts the applicant's agents unevidenced comments rather than the experts' views;

- m) At paras 4.47 to 4.50 dismisses the concerns of the expert report with the suggestion of caveats to overcome any issues;
- n) At para 4.51 indicates that any further damage to trees and hedges could be overcome by the imposition of conditions (likely to be ignored) and conveniently makes no mention of the ripping out of the western trees/hedges and planting of non indigenous laurel, poisonous to equines;
- o) At para 4.52 seek to minimise the importance of the Intentional Unauthorised Development, both on an area outside of the Development area and as an indication of the type of conduct to be expected from this applicant;
- p) At paras 4.54/55 blithely dismisses local concerns(just look at the number and depth of feeling above) as if of no value demonstrating not only the bias evident throughout his report, but the callous disregard for the feelings and rights of the local settled community;
- q) At paras 4.57/8 indeed Mr Beaumont concentrates purely on the applicant, paying no regard to the rights of all the residents of Wreningham, including commenting that "it is not considered disruptive for the settled community, which he dismisses in less than a sentence;
- r) At paras 4.57 to 4.65 his recommendations are completely flawed, as despite listing the voluminous level of legitimate objections listed earlier and the various anomalies I have listed above, he appears to totally ignore them and convince himself that "on balance" the committee should approve the application!!

On the above grounds alone, I consider that this report is not fit for the purpose of informing and servicing the Management Development Committee in an accurate and objective manner to allow them to make a properly informed decision on the 27th February 2019.

John Bligh, QPM, BA(Law)

From: Glen Beaumont
Sent: 25 Feb 2019 04:51:40
To: gbeaumont@S-NORFOLK.GOV.UK,
Subject: Mill Lane, Wreningham
Attachments: image002.jpg,

From: Edward Whipp [REDACTED]
Sent: 25 February 2019 11:34
To: Vic Thomson <vthomson@S-NORFOLK.GOV.UK>; Ineal <ineal@s-norfolk.gov.uk>; David Bills <DBills@S-NORFOLK.GOV.UK>; Florence Ellis <FEllis@s-norfolk.gov.uk>; Barry Duffin <bduffin@S-NORFOLK.GOV.UK>; Colin Gould <CGould@S-NORFOLK.GOV.UK>; Murray Gray <MGray@S-NORFOLK.GOV.UK>; Christopher Kemp <CKemp@S-NORFOLK.GOV.UK>; Graham Minshull <gminshull@S-NORFOLK.GOV.UK>
Cc: Helen Mellors <hmellors@s-norfolk.gov.uk>; Michael Hill [REDACTED]; Debbie Lorimer <dlorimer@S-NORFOLK.GOV.UK>
Subject: Mill Lane, Wreningham

Dear Councillors,

You will no doubt by now be aware the strength of feeling and local opposition to the unauthorised development of the above site, coupled with the views of the Parish Council and Councillor Phil Hardy. I would like to make it clear that the local objection to this development is founded on nothing more than the planning considerations themselves.

I appreciate that there are number of relevant planning considerations which need to be considered, but from a thirty-five year career in construction and development, my view would be the balance of the planning judgement must fall in favour of refusing planning permission. I would like to summarise my key concerns of flouting of the planning system, the highways objection, is the applicant really a traveller and the five year housing land supply as follows:

- Policy DM1.3(2) of the SNLP permits development in the countryside outside of settlement boundaries if specific development management policies allow or the development demonstrates “overriding benefits in terms of the economic, social and environmental dimensions of sustainable development”. Policy DM3.3 contains a number of key considerations and requirements in respect of gypsy and traveller proposals, i.e. is a specific policy supporting development outside settlement boundaries. On the whole these are analysed fairly.
- However, in order for Policy DM3.3 to be relevant the proposal must be for a traveller and gypsy site. In the report (see paras 4.18 and those that follow), one of the key criterion is whether a nomadic life is being led. In this regard the primary focus is on eight examples since 2016 where the applicant’s partner (i.e. not her) has travelled for work. I have counted approximately thirty weeks in two and a half years where the partner was away and not all of those involved the family travelling together. There is also reference to e-mails from third parties indicating times when the family stayed in Rutland. I am unconvinced that it is fair to conclude on the basis of largely uncorroborated third party statements that the applicant is a gypsy or traveller, particularly in the context of the recorded good attendance at school of the children which must suggest that the applicant has largely stayed put in a single location and as such is not a traveller.
- A lot of weight is put on the interests of the children. Without wishing to be unfair, I am not sure why that is relevant if there are available pitches elsewhere. There are statements made by the agents that there are no available pitches elsewhere (see 4.24) but the agent is hardly impartial and there is no analysis of whether there are other non-social rented sites or other permanent alternatives which could equally serve the interests of the family. This is also contrary to the officers’ statement regard availability of sites within the context of a five year supply. The applicant appears to have made themselves intentionally homeless to set up home on this site for which they had no permission and no expectation that it would be given. I find it very difficult to accept to say now that the children would suffer if permission is not granted.
- There are comments about the Council having a five year housing land supply (see para 4.14) but officers still consider it important for there to be a flow of windfall sites in appropriate locations to contribute towards meeting supply. I cannot agree with this logic. The whole point of the five year housing land supply is to alter the way in which planning applications are considered. If there is no five year housing land supply, there should be greater weight attached to the benefits of boosting housing, etc. If there is a five year housing land supply, the same benefits should be given less weight. My understanding is that planning permission would generally be refused where a five year housing land supply can be demonstrated. Put simply, why grant planning permission

for something for which there is no need. Frankly, the statement that there is excess of the five year supply requirement also undermines the assertions within the document that there is nothing available elsewhere.

- In terms of highways, you will see for yourself the objection of the County Council to the touring caravan element. The County Council is a key consultee and it is highly unusual for a District Council to reject an objection by a key statutory consultee, but that is exactly what has been done here. See para 4.43.
- I do find the officers' approach to the deliberate flouting of the planning system baffling, see para 4.52 in particular. I do not accept it is remotely relevant that the works in question are reversible, because in the last eight months it has been demonstrated repeatedly that there is no appetite or intention of taking any enforcement action. The real point here is that the applicant has sought planning permission for something which is acceptable in this location (a stable), as a deliberate precursor to changing the use without ever implementing the original planning permission. What I would urge you to consider is this.....if the applicant had sought permission for a travellers site in the first place and that application was coming before you this Wednesday morning, would you grant permission? I do not believe it is fair for the officer to attach only moderate weight to this, the applicant will have gained from their own dishonesty.

Thank-you for taking the time to review my concerns. Taking the detailed planning considerations only into account I urge you to refuse this application.

I look forward to hearing your decision as do the population of South Norfolk to see if you're going to set a precedent for sites across the county.

Yours sincerely,

Edward Whipp
Pre-Construction Director



www.eag.uk.com



From:Glen Beaumont
Sent:26 Feb 2019 03:27:06
To:gbeaumont@S-NORFOLK.GOV.UK,
Subject:Planning Application 2018/1658 - Land adjacent to Wreningham Village Hall
Attachments:

From: Mark Francis
Sent: Tuesday, February 26, 2019 12:15 pm
To: Vic Thomson; ineal@s-norfolk.gov.uk; David Bills; Barry Duffin; Colin Gould; Florence Ellis; Christopher Kemp; gminshill@s-norfolk.gov.uk
Subject: Planning Application 2018/1658 - Land adjacent to Wreningham Village Hall

Dear all,

I have 3 points of contention relating to the above application:

- 1) Would this application be approved if it had been open and honest originally and applied for a travellers site from the outset? If it wouldn't then you have been taken for fools and there is a case for judicial review.
- 2) A planning application at the nurseries almost opposite this one was rejected on highways recommendations. I would imagine they could seek redress against the council for discrimination.
- 3) If approved I know of at least 11 applications you will be receiving this year for 'stables' in Wreningham.
2 of them will be mine (name and address included below).

Our research shows that the 500 and more residents of Wreningham will find it impossible to support you in any future elections.
I do hope you won't let those residents down.

Regards,

Mark Francis
Bramble Cottage
NR161AT

From:Glen Beaumont
Sent:22 Feb 2019 11:05:36
To:gbeaumont@S-NORFOLK.GOV.UK,
Subject:Wreningham Mill Lane Planning application
Attachments:

From: Trevor Wadlow
Sent: 22 February 2019 10:11
To: Vic Thomson <vthomson@S-NORFOLK.GOV.UK>; Ineal@s-norfolk.gov.uk; David Bills <DBills@S-NORFOLK.GOV.UK>; Barry Duffin <bduffin@S-NORFOLK.GOV.UK>; Florence Ellis <FEllis@s-norfolk.gov.uk>; Colin Gould <CGould@S-NORFOLK.GOV.UK>; Christopher Kemp <CKemp@S-NORFOLK.GOV.UK>; gminshill@s-norfolk.gov.uk
Cc: Michael Hill; Phil Hardy; Glen Beaumont <gbeaumont@S-NORFOLK.GOV.UK>
Subject: Re: Wreningham Mill Lane Planning application

On 22 Feb 2019, at 10:02, Trevor Wadlow wrote:

Dear Councillors

I have read the report recommending approval of the Wreningham Mill Lane planning application set to go to the planning committee next Wednesday.

I am a resident of Wreningham and have put my name down to make a comment at the meeting, but given how the 5 minute time slot gets managed at the meeting I may or may not get an opportunity to comment on behalf of residents.

I have therefore made a note of what I want to say below and encourage you to read it and think on it before the meeting.

Kind regards, Trevor Wadlow

May I encourage the Planning Committee to consider 3 questions while considering the Wreningham Mill Lane planning application, 27 February 2019.

1. Is the applicant genuinely a gypsy or a traveller?
2. Has the applicant intentionally sought to benefit from Intentional Unauthorised Development IUD
3. Would this application be approved if it were for a traveller site in the first place?

1. Is the applicant a gypsy or a traveller?

There is no **evidence** in the report that shows **the applicant** has the habitual lifestyle of a gypsy or traveller as defined by the Government (Lord Neil 1994 Court of Appeal).

2. Has the applicant intentionally sought to benefit from Intentional Unauthorised Development IUD?

The Government introduced IUD as a material consideration to do more than your officers suggest in the report. It was put in place to help Councils:

- address the illegal and intentional occupation of non-residential land;
- ensure the planning system is fair to all; and
- ensure that all abide by the same rules.

Yet the Council allowed the applicant to both occupy the Mill Lane site without planning permission and undertake further IUD.

The applicant's ***unauthorised occupation of the site itself*** enabled her introduce key and emotive material considerations your officers have used to primarily underpin their recommendation for approval of this application.

The Government wants councils to use IUD to stop applicants benefitting specifically from what has been happening at Mill Lane.

Yet your officer's report fails even to conclude that IUD actually took place (*e.g. 'appears to have taken place' 4.52 and 4.64 of the report*).

By tabling approval of this application your officers have chosen to both:

- ignore or thwart national planning policy/guidance; and
- reward those who break the rules.

Will approval of this application not undermine people's belief in the planning system and the competence of the Council? Will it not also only encourage further IUD to take place?

3 Would this application be approved if it were for a traveller site in the first place?

Councillors are best placed to judge that. The applicant did not believe so, which is why she started with a stable, occupied the site without planning permission and made frequent changes to the application?

While your officers' report does little to help the reader *overtly summarily appraise* the balancing weight of the harms and benefits of this application, I hope your own conclusions to the 3 questions above will lead you to a reasoned, fair and balanced decision.

From: Shawn Taylor [REDACTED]

Sent: 26 February 2019 11:01

To: Barry Duffin <bduffin@S-NORFOLK.GOV.UK>; Colin Gould <CGould@S-NORFOLK.GOV.UK>; Christopher Kemp <CKemp@S-NORFOLK.GOV.UK>; David Bills <DBills@S-NORFOLK.GOV.UK>; Florence Ellis <FEllis@s-norfolk.gov.uk>; Graham Minshull <gminshull@S-NORFOLK.GOV.UK>; Lisa Neal <lneal@S-NORFOLK.GOV.UK>; Murray Gray <MGray@S-NORFOLK.GOV.UK>; Philip Whitehead <PWhitehead@S-NORFOLK.GOV.UK>; Vic Thomson <vthomson@S-NORFOLK.GOV.UK>

Subject: Development Management Committee Wednesday 27th February 2019 Planning application: 2018/2611/2612

Dear Committee

Planning application: 2018/2611/2612

We wanted to write to you to provide background information with regard to our planning application.

Our family have lived in Fornsett since 2012 with our children attending Fornsett St Peter Primary. Prior to us purchasing the property, The Granary was a very run down and neglected listed building (due to it being a private rental property) which we have been bringing back to the standard it was at, when it was originally converted.

We have two children and also elderly parents who have to stay with us, due to their increasing poor health and so in 2015, we decided that we needed to extend the property. We did at that time look at other properties for sale, but the main reasons why we moved here was because we loved the property, the area and we always wanted to have a listed building and to be near to our immediate family.

We had submitted plans in the past which did not meet South Norfolk's listed buildings requirements. We submitted plans in November 2018 and have been working alongside our architect and South Norfolk's listed buildings officer to develop plans which would primarily satisfy South Norfolk's listed building/planning requirements and secondly meet our needs as a family.

We have compromised significantly on all aspects of the design to meet the listed buildings officer's requirements.

We have lived in harmony with all our neighbours and so we were keen to ensure that we followed the appropriate procedures, in terms of informing them of our proposal, once again.

We were surprised that The Stables had put in an objection to our current smaller scaled planning application (when they never objected to the previous larger scale planning applications). We informed and discussed the proposal in person with Mrs Ludbrook at The Stables and gave her a letter with our appropriate plan reference numbers. Our neighbour seemed very supportive of the plans and even said that they too were looking to extend their listed building and wanted all of the details of our architect, as they were unaware of the process.

At the Parish Council meeting, there was also no objection received nor raised by the local community. I gave a brief presentation to the Parish Council on the proposal and they made many positive comments, and said they also had no objections to it, subject to the Listed Buildings officer's satisfaction.

We understand that we are custodians of the listed building and we are incredibly proud of our listed building and this is why we have meticulously followed all of South Norfolk Council's guidelines (we have

utilised only professional advice from both our architect and the Listed Buildings officer, Philip Whitehead) but also significantly compromised on the design to ensure that it is sympathetic to the setting.

Yours faithfully

Mr and Mrs Taylor
The Granary, Northfield Road, Forncett St Peter, NR16 1JY

Sent from my iPad

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Many thanks

Shawn

Shawn Taylor, Eng Tech., AMIRTE, MIMI, CAE
STR bringing the public's trust back to the motor industry

[Redacted signature]

Application 2018/2611/12

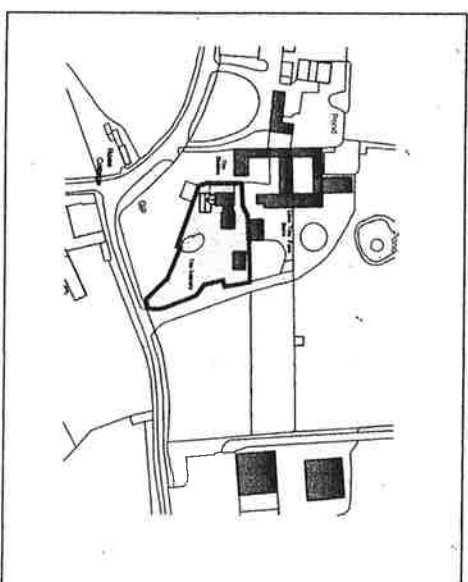
Key Points of Objection

Presented by:

Ian Ludbrook, The Stables, Lime Tree Farm Barns, Long Stratton Road, Forncett
St Peter



- Impact upon The Stables and specifically the quality of life and well-being as a result of the potential reduced levels of natural day light caused by the introduction of the planned development
- Safety and wellbeing of children whilst playing in the garden and due to the potential loss of a direct line of sight caused by the introduction of the planned development
- Significant harm to the historical interest of the property and its surroundings together with the significant loss of benefit to the local community caused by the introduction of the planned development
- Lack of sufficient, relevant and quantifiable site specific historical planning information in relation to the application and as part of the submission process
- Shortfalls in planning process, specifically timescales in relation to evaluation and response times
- Appropriate evaluation in line with the National Planning Policy Framework (NPPF)



Location Plan 1 / 1250



NOTE
The client should be aware of further statutory requirement to appoint a private designer and principle contractor under the CODM 2015 regulations.
P-star Cooling Architects does not undertake this H&S role unless specifically appointed.

PETER CODLING ARCHITECTS

Mr S Taylor

Site and location plan

Sheet	1	200	1	1250
JOB NO	5947	01		
Date	Aug 2018	Cr/Mod	BT	

[illegible]

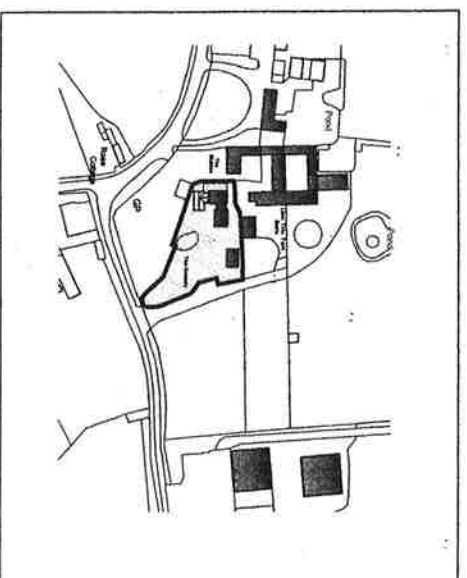
The Stables

The Granary

GP



Site Plan 1 / 200



Location Plan 1 / 1250



PETER CODLING ARCHITECTS.

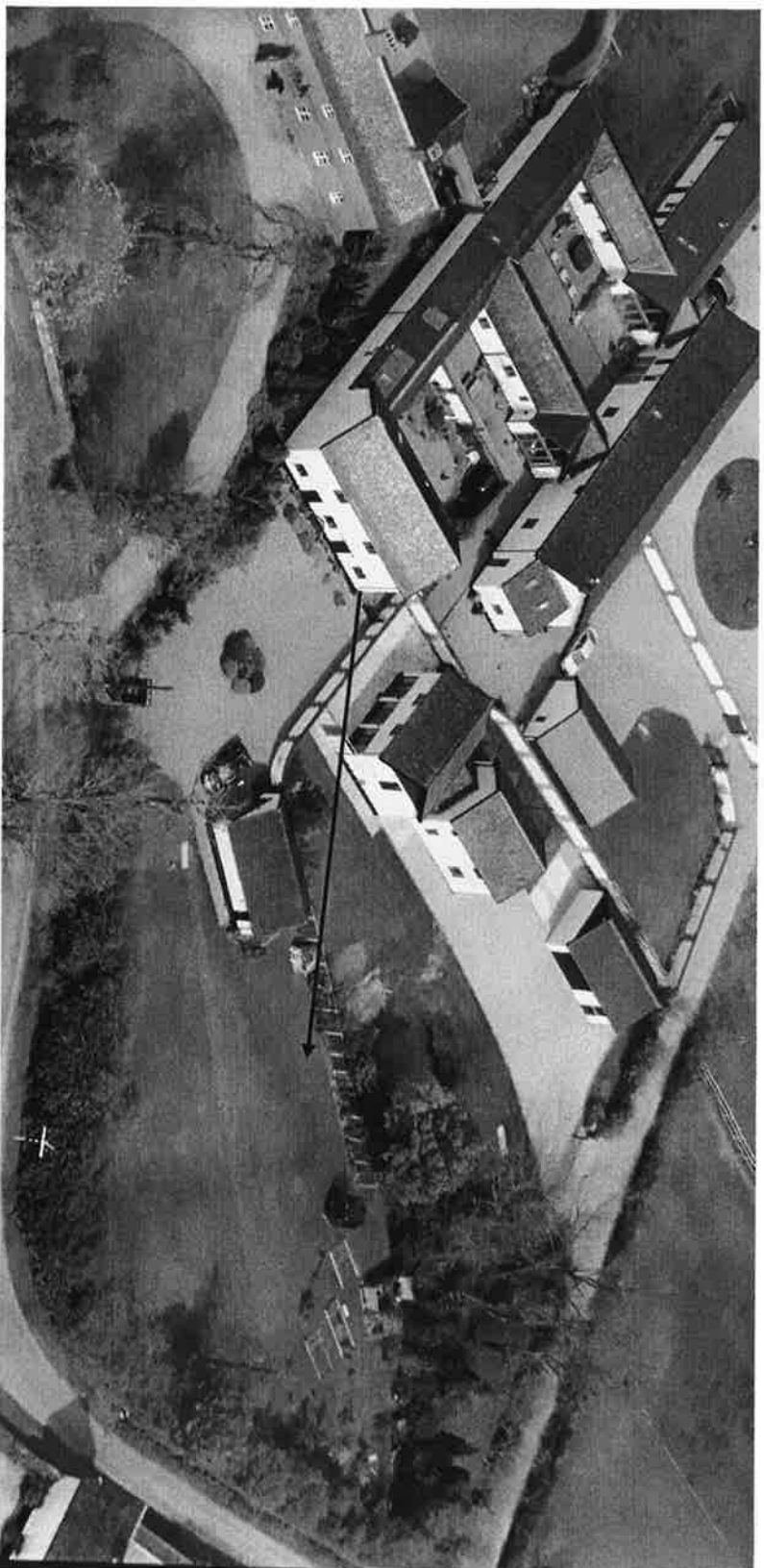
The Grammy
Forecast: St. Peter
At S Taylor

1 / 200 1 / 1250

OUT Aug 2018

THIS DESIGN OF THE COASTAL AND RIVERS CORALS ADJUSTMENTS AND WAS NOT BE A STRONG PHOTOGRAPHIC, CAPABLE OF REPRODUCING WITHOUT TRIVIALS COMPLET

F3 Site Photo – Facing North East



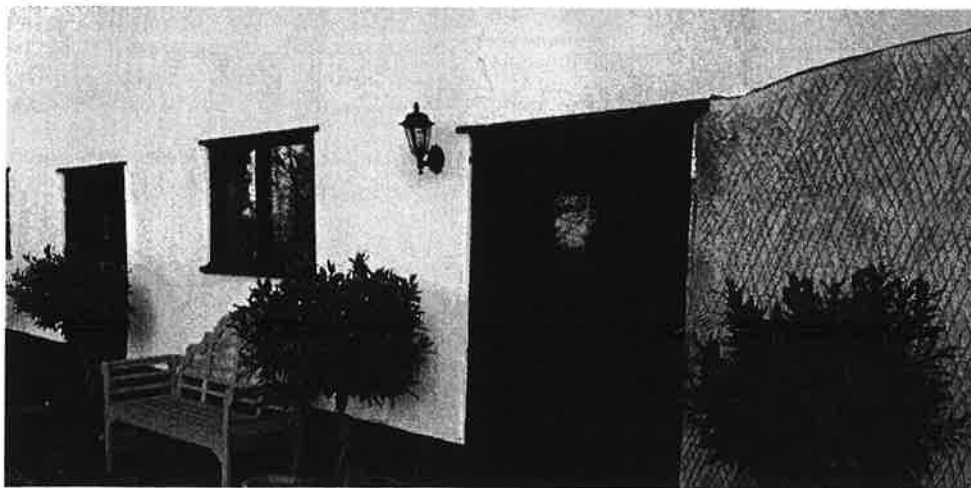
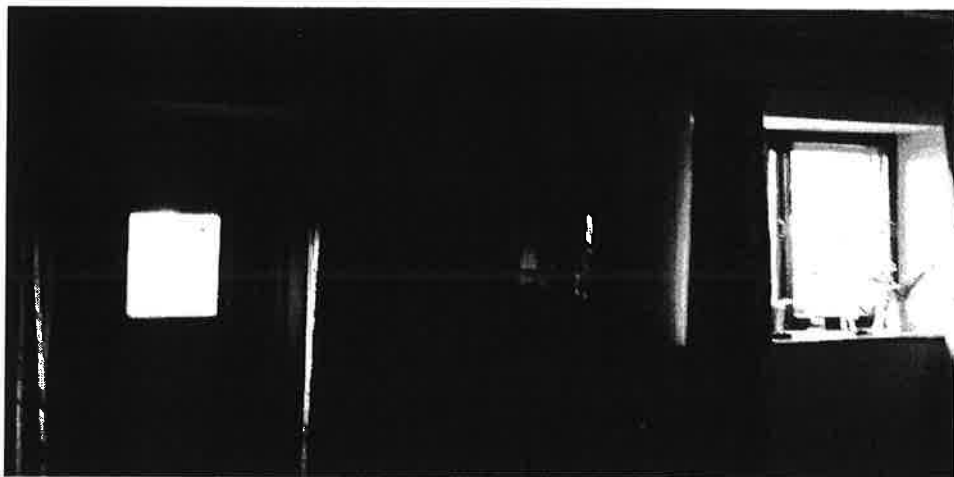
- Development Site Clearly Visible from Road
- Detailing Line of Sight into Garden Area

F4 Site Photo – Facing North



- Development Site Clearly Visible from Road
- Detailing Line of Sight into Garden Area

F5 Internal and External Windows- The Stables



Comments for Planning Application 2017/0194

Application Summary Application Number: 2017/0194 Address: Telecommunications Tower Northfield Road Forncett St Peter Norfolk Proposal: Install 18m high lattice tower supporting 3No Antennas and 2No Dishes. Install 2No Equipment Cabinets Case Officer: Lucy Smith

Customer Details Name: Mrs Theresa Taylor Address: The Granary, Northfield Road, Forncett St Peter, Norfolk NR16 1JY

Comment Details Commenter Type: Neighbour Stance: Customer objects to the Planning Application Comment Reasons: Comment:18 February 2017 Planning ID: 2017/0194 Objection Letter Re: | Install 18m high lattice tower supporting 3No Antennas and 2No Dishes. Install 2No Equipment Cabinets | Telecommunications Tower Northfield Road, Forncett St Peter Norfolk

Dear Sir I am writing to object to the proposed erection of a new 18 m high telecommunications tower on Northfield Road, Forncett St Peter, Norfolk.

1. Our property is immediately adjacent to Northfield Barns, however, due to the design of our barn, the mast would be located to the front of our property, which is also our garden for our children to play in. The agent's "Site Location Map" does not include a photograph to show the perspective from our side of our property and therefore does not clearly show how close the mast would be to our property's boundary. The "Site Location Map" gives a very biased perspective. The agent's state that Tacolneston FC, West Way, was discounted because it is sited to the rear of residential properties - the proposed mast on Northfield Road, will also be sited near residential properties.

2. I believe that a mast would impinge on the character and setting of our grade II listed building, which is situated adjacent to our neighbours listed buildings and which collectively form an important part of the original farm layout and character of "Lime Tree Barns". South Norfolk Council rejected both of our planning applications to extend our property because our proposed extension would cause an unacceptable level of harm to the setting of other listed buildings adjacent to the site including the wider setting of the farmhouse and so I firmly believe that siting this 18 metre high metal tower so incredibly close, would "also" impinge not only on our listed building, but all of Lime Tree Barns and the surrounding area (none of our neighbours or the Parish Council objected to either of our applications).

3. The masts design would be a real eyesore and would also look incongruous in the open countryside being 18 metres high and with 3 antennas and 2 dishes - it would have a significant effect on the skyline of Forncett End and be seen from Long Stratton Road, Northfield Road, Valley Farm Lane and Cheney's Lane. Mrs Theresa Taylor, The Granary, Northfield Road, Forncett St Peter, Norwich, NR16 1JY

4. I fully accept that it is not the role of planning officers or councilors on the planning committees to consider the health risks, nor to consider the validity of health issues or their personal beliefs in those issues. However, it is their responsibility to consider the vast amounts of new research pointing to the serious health implications affecting the lives of residents near to mobile phone masts, and in particular, more vulnerable groups, such as children. Loss of amenity is also a very

valid planning issue and it is clear that worrying about the implications to one's health and family's health from mobile phone masts, especially if the mast is clearly visible from one's home, as this is, is going to affect our quality of life, thus leading to a loss of amenity. I do not want to be bringing my children up in an area where we now have to be concerned about the increased cancer risks associated with these units! Complying with the ICNIRP guidelines does not and cannot now allay public concern whilst the organisation, along with the NRPB, continue to ignore (not deny or disprove) peer reviewed research that proves a non-thermal effect from mobile phone mast emissions.

5. The proposed mast will be within an area of many bats and owls, which also roost in and around Northfield Barns. It is well known that mobile phone mast emissions affect these animals and therefore carry a very real threat to them. All species of bats are endangered and therefore protected under British and International law and significant consideration must be given to this issue as the mast will have a great impact on them. Wild birds are similarly protected.

6. The agent has not carried out "thorough" or "robust" analysis to identify suitable potential sites (or existing sites for that matter) and that can be confirmed by the fact that the agent, in the report confirms that many of the sites have been rejected simply because the landowner did not respond to correspondence or with other very basic justifications to reject. The report gives the impression that it has been generated to simply to "tick-the box" to illustrate that the agent/Telefonica has followed due process.

7. I am sure a balance can be made with regard to the development of technology and infrastructure in Fornsett / Tacolneston, but locating the mast near any residential building is not the right decision, when existing sites, such as the water treatment plant on Tabernacle Lane or utilizing the existing Tacolneston mast can be explored.

8. Finally, I would just like to say that I have had very little time to respond to this application. I was only made aware of it by a South Norfolk Council letter - we could have been informed by letter directly by the operator at an earlier stage or alternatively, in a number of ways on a more local level, but obviously this helps to prevent effective and timely opposition to the application.

Comments for Planning Application 2017/0194

Application Summary Application Number: 2017/0194 Address: Telecommunications Tower Northfield Road Forngett St Peter Norfolk Proposal: Install 18m high lattice tower supporting 3No Antennas and 2No Dishes. Install 2No Equipment Cabinets Case Officer: Lucy Smith

Customer Details Name: Mr Shawn Taylor Address: The Granary, Northfield Road, Forngett St Peter, Norfolk NR16 1JY

Comment Details Commenter Type: Neighbour Stance: Customer objects to the Planning Application
Comment Reasons: Comment:-

I, along with my family have lived in quiet enjoyment of our property for the last four and a half years, moving here, in order to enjoy the countryside, scenic views and local wildlife.

Our property is immediately adjacent to Northfield Barns, however, due to the design of our barn, the proposed mast would be located to the front of our property, which is also our only garden for our children to play in.

The proposed mast will be next to our property's boundary-some 65 metres away from it. Unfortunately, the agent's "Site Location Map" has not included a photo to show the perspective from our side of our property, which would show that the mast, is in fact, next to a residential area.

I believe that a mast would impinge on the character and setting of our grade II listed building and our neighbours' listed buildings, which collectively form an important part of the original farm layout. Unfortunately, South Norfolk Council have rejected two of our planning applications to extend our property because our proposed extension would cause an unacceptable level of harm to the setting of other listed buildings adjacent to the site including the wider setting of the farmhouse and so I firmly believe that siting this metal tower so close, would impinge not only on our listed building, but all of Lime Tree Barns and surrounding area.

As the masts design would not look in keeping with the beautiful open countryside (being 18 metres high) - it would result in a devaluation of our property price as well as have a significant effect on the skyline of Forngett End. The mast would be seen from Long Stratton Road, Northfield Road, Valley Farm Lane and Cheney's Lane. - I am incredibly worried about the implications to our children's health from this proposed mobile phone mast, and how this is going to affect our quality of life.

I believe that it is South Norfolk Council's responsibility to consider the vast amounts of new research pointing to the serious health implications affecting the lives of residents near to mobile phone masts, and in particular, children. Peer reviewed research that proves a non thermal effect from mobile phone mast

emissions. - There will be a significant effect on the local wildlife-including the resident bats and owls and other wildlife in and around Northfield Barns which will be significantly affected by this proposed development-the agent has given no consideration to this point.

The Granary Northfield Road Forncett St Peter

Heritage and Planning Statement

Proposals.

This application is a householder Planning and Listed building consent application for the proposed erection of a single storey and two storey extension to the existing dwelling.

History

Planning and Listed building applications 2015/1616, 2015/1615, 2016/0896 and 2016/0898

These applications were refused on the basis of the extensions being too large, detrimental to the character of the listed building

Listed building status

Originally outbuilding barns to main farmhouse converted to residential. Grade 2 listed.

Text Listing below

5321 FORNCETT LONG STRATTON ROAD

Forncett End

Cart shed and hay loft

south-east of Limetree

Farmhouse

TM 19 SW 7/761

II GV

2.

Early C19. Plastered clay lump, weatherboarded gable. Black glazed pantile roof with gabled ends. Two storeys. Cart sheds on ground floor with open west front. Two 3-light loft windows above. Included for group value.

Listing NGR: TM1487693578

Planning History

The previous applications noted above were refused in 2015 and 2016. Since these refusals the client has had some informal discussions with the conservation officer at South Norfolk to try and overcome the issues of concern from the previous applications. This included a meeting on site. Suggestions were given and discussed on how this could be addressed and overcome and this application has been prepared and submitted in light of the discussions had.

Proposals

The proposal is to provide additional living accommodation on the ground floor and a master bedroom suite on the first floor. An additional 135msq of floor area in total is proposed. The extensions have been located in an area of garden which is currently underused and in a location that will not detract from the form and

character of the existing listed building. The proposed extension will have a lower eaves and ridge height than the existing dwelling and constructed in similar traditional materials. The extension has been carefully designed to avoid overlooking or shading of adjoining properties and amenity areas. The location of the extension together with the elevational appearance will make the entrance and approach to the property much better than currently exists.

Access

Existing access to the property is retained. There is no change in highway requirements. Access to the dwelling is through the existing entrance porch and hallway.

Landscape

There are no additional landscape proposals with this application. The site is currently well screened with existing soft native planting. There will be some additional hard landscaping with paving outside the new doors to the extension.

The pond and lawn are retained.

Ecology

No issues regarding ecology and protected species are envisaged

Contamination

No issues regarding contamination are envisaged

Conclusion

We hope that the enclosed Planning and Listed Building application can be approved as submitted. We believe that the proposals will help to enhance the overall appearance and setting of the Listed Building. We would be pleased to deal with any queries that arise during the consultation stages of the application.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Growth and Business Development's final determination.

Other Applications

1. **Appl. No** : **2018/1658**
 Parish : **WRENINGHAM**

 Applicants Name : Miss N Todd
 Site Address : Land adjacent to Wreningham Village Hall, Mill Lane, Wreningham
 Proposal : The change of use of land to a residential traveller site for one family, involving the retention of one stable building for use as a dayroom, the standing of 2 touring caravans on 2 concrete pads, the installation of 2 outdoor security lights, a sewage treatment plant, a children's play house and post and rail fencing.

 Decision : Members voted 6-3 for **Approval**

 Approved with conditions

 1 In accordance with submitted drawings
 2 Gypsy and traveller accommodation
 3 No more than one pitch and two touring caravans
 4 No commercial activities, including storage of materials
 5 Ecological mitigation
 6 Ecological enhancement
 7 Lighting plan
 8 Trees and hedges to be retained
 9 Foul water disposal to package treatment plant

2. **Appl. No** : **2018/2611/H**
 Parish : **FORNCETT**

 Applicants Name : Mr S Taylor
 Site Address : The Granary, Northfield Road, Forncett St Peter, NR16 1JY
 Proposal : Erection of single storey and two storey extensions

 Decision : Members voted 8-0 with one abstention to authorise the Director of Growth and Business Development to **Approve**

 Approved with conditions

 1 Full planning permission time limit
 2 In accord with submitted drawings
 3 External materials to be agreed
 4 Window/door details to be agreed
 5 Roof light details
 6 PV panels

 Subject to no new material considerations being raised during the remainder of the consultation period.

3. **Appl. No** : **2018/2612/LB**
 Parish : **FORNCETT**

Applicants Name : Mr S Taylor
Site Address : The Granary, Northfield Road, Forncett St Peter, NR16 1JY
Proposal : Erection of single storey and two storey extensions

Decision : Members voted 8-0 with one abstention for **Approval**

Approved with conditions

- 1 Listed Building Time Limit
- 2 In accord with submitted drawings
- 3 External materials to be agreed
- 4 Window/door details to be agreed
- 5 Roof light details
- 6 PV Panels