

Development Management Committee

Members of the Development Management Committee:

Conservatives

Mr V Thomson
(Chairman)
Mrs L Neal
(Vice Chairman)
Mr D Bills
Mr J Easter
Mr R Elliott
Mrs F Ellis
Mr G Minshull

Liberal Democrats

Ms V Clifford-Jackson
Mr T Laidlaw

**PLEASE NOTE THAT
ITEM 4 HAS BEEN
DEFERRED**

Pool of Substitutes

Mrs Y Bendle Mr D Burrill
Mr B Duffin Mr J Halls
Mr T Holden
Mr K Hurn
Mrs A Thomas
Mr J Worley

Pre-Committee Members' Question Time
9.00 am Blomefield Room

Agenda

Date

Wednesday, 11 December 2019

Time

10.00 am

Place

Council Chamber
South Norfolk House
Cygnet Court
Long Stratton, Norwich
NR15 2XE

Contact

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PLEASE NOTE that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee's attention. Please note that where you submit your views in writing to your District Councillor, this is described as "lobbying" and the District Councillor will be obliged to pass these on to the planning officer, where they will be published on the website. Please also note that if you intend to speak on an application, your name will be recorded in the minutes of the meeting and kept on public record indefinitely.

This meeting may be filmed, recorded or photographed by the public; however, anyone who wishes to do so must inform the Chairman and ensure it is done in a non-disruptive and public manner. Please review the Council's guidance on filming and recording meetings available in the meeting room.

If you have any special requirements in order to attend this meeting,
please let us know in advance

Large print version can be made available

SOUTH NORFOLK COUNCIL – DEVELOPMENT MANAGEMENT COMMITTEE

Please familiarise yourself with this information if you are not in receipt of the agenda.

If the meeting room is busy, please use the upstairs public gallery until such time as your application is heard. You will need to be in the main meeting room if you wish to speak in regard to an application. Please be aware that the Committee can over-run, and if your application is later on the agenda it may be some time before your application is heard.

GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT

The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare a Local Plan to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk adopted by South Norfolk Council in March 2011, with amendments adopted in 2014. It is the starting point in the determination of planning applications and as it has been endorsed by an independent Planning Inspector, the policies within the plan can be given full weight when determining planning applications. A further material planning consideration is the National Planning Policy Framework (NPPF) which was issued in 2018 and its accompanying Planning Practice guidance (NPPG).

South Norfolk Council adopted its Local Plan in October 2015. This consists of the Site-Specific Allocations and Policies Document, the Wymondham Area Action Plan, the Development Management Policies Document. The Long Stratton Area Action Plan was also adopted in 2016. These documents allocate specific areas of land for development, define settlement boundaries and provide criterion-based policies giving a framework for assessing planning applications. The Cringleford Neighbourhood Development Plan was also made in 2014, Mulbarton Neighbourhood Development Plan made in 2016 and Easton Neighbourhood Plan made in 2017, and full weight can now be given to policies within these plans when determining planning applications in the respective parishes.

The factors to be used in determining applications will relate to the effect on the “public at large” and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

THEREFORE, we will:

- **Acknowledge the strength of our policies, and**
- **Be consistent in the application of our policy**

Decisions which are finely balanced and contradict policy will be recorded in detail to explain and justify the decision and the strength of the material planning reasons for doing so.

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

A G E N D A

1. **To report apologies for absence and identify substitute voting members (if any);**
2. **To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972;** [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]
3. **To receive Declarations of Interest from Members;**
(Please see flowchart and guidance attached, page 6)
4. **Minutes of the Meeting of the Development Management Committee held on 13 November 2019;**
(attached – page 8)
5. **Planning Applications and Other Development Control Matters;**

(attached – page 11)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2019/0667/F	PORINGLAND	Land south west of Bungay Road Poringland Norfolk	11
2	2019/1963/DC	EASTON	Land North and South of Dereham Road, Easton	31
3	2019/0635/F	BARFORD	Unit 1 Industrial Estate Watton Road Barford Norfolk	44
4	2019/1583/F ITEM DEFERRED	WRENINGHAM	Land adjacent to Wreningham Village Hall, Mill Lane, Wreningham	50
5	2019/1720/F	KIRBY CANE	Wardley Hill Campsite Wardley Hill Road Kirby Cane NR35 2PQ	59
6	2019/1940/F	PORINGLAND	Land to the east of Overtons Way, Poringland, Norfolk	65
7	2019/2067/A	CRINGLEFORD	South of Newmarket Road Cringleford Norfolk	73

6. **Sites Sub-Committee;**

Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. **Planning Appeals (for information);**
(attached – page 81)
8. **Date of next scheduled meeting – Wednesday, 15 January 2020**

1. GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

- (i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
- (ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
- (iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
- (iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
- The **town or parish council** - up to 5 minutes for member(s) or clerk;
- **Objector(s)** - any number of speakers, up to 5 minutes **in total**;
- The **applicant**, or **agent** or any **supporters** - any number of speakers up to 5 minutes **in total**;
- **Local member**
- Member consideration/decision.

TIMING: In front of you there are two screens which tell you how much time you have used of your five minutes. After four minutes the circle on the screen turns amber and then it turns red after five minutes, at which point the Chairman will ask you to come to a conclusion.

MICROPHONES: In front of you there is a microphone which we ask you to use. Simply press the left or right button to turn the microphone on and off

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

3. FILMING AT COUNCIL MEETINGS: GUIDANCE

Members of the public and press are permitted to film or record meetings to which they are permitted access in a non-disruptive manner and only from areas designated for the public. No prior permission is required, however the Chairman at the beginning of the meeting will ask if anyone present wishes to record proceedings. We will ensure that reasonable facilities are made available to the public and press to assist filming or recording of meetings.

The use of digital and social media recording tools, for example Twitter, blogging or audio recording is allowed as long as it is carried out in a non-disruptive manner.

HEALTH AND SAFETY INFORMATION

Fire alarm	If the fire alarm sounds, please make your way to the nearest fire exit. Members of staff will be on hand to escort you to the evacuation point
Mobile phones	Please switch off your mobile phone or put it into silent mode
Toilets	The toilets can be found on the right of the lobby as you enter the Council Chamber
Break	There will be a short comfort break after two hours if the meeting continues that long
Drinking water	A water dispenser is provided in the corner of the Council Chamber for your use

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

A	Advert	G	Proposal by Government Department
AD	Certificate of Alternative Development	H	Householder – Full application relating to residential property
AGF	Agricultural Determination – approval of details	HZ	Hazardous Substance
C	Application to be determined by County Council	LB	Listed Building
CA	Conservation Area	LE	Certificate of Lawful Existing development
CU	Change of Use	LP	Certificate of Lawful Proposed development
D	Reserved Matters (Detail following outline consent)	O	Outline (details reserved for later)
EA	Environmental Impact Assessment – Screening Opinion	RVC	Removal/Variation of Condition
ES	Environmental Impact Assessment – Scoping Opinion	SU	Proposal by Statutory Undertaker
F	Full (details included)	TPO	Tree Preservation Order application

Key to abbreviations used in Recommendations

CNDP	Cringleford Neighbourhood Development Plan
J.C.S	Joint Core Strategy
LSAAP	Long Stratton Area Action Plan – Pre-Submission
N.P.P.F	National Planning Policy Framework
P.D.	Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified)
S.N.L.P	South Norfolk Local Plan 2015
	Site Specific Allocations and Policies Document
	Development Management Policies Document
WAAP	Wymondham Area Action Plan



DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. affect yours, or your spouse / partner's financial position?
2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but you should not partake in general discussion or vote.

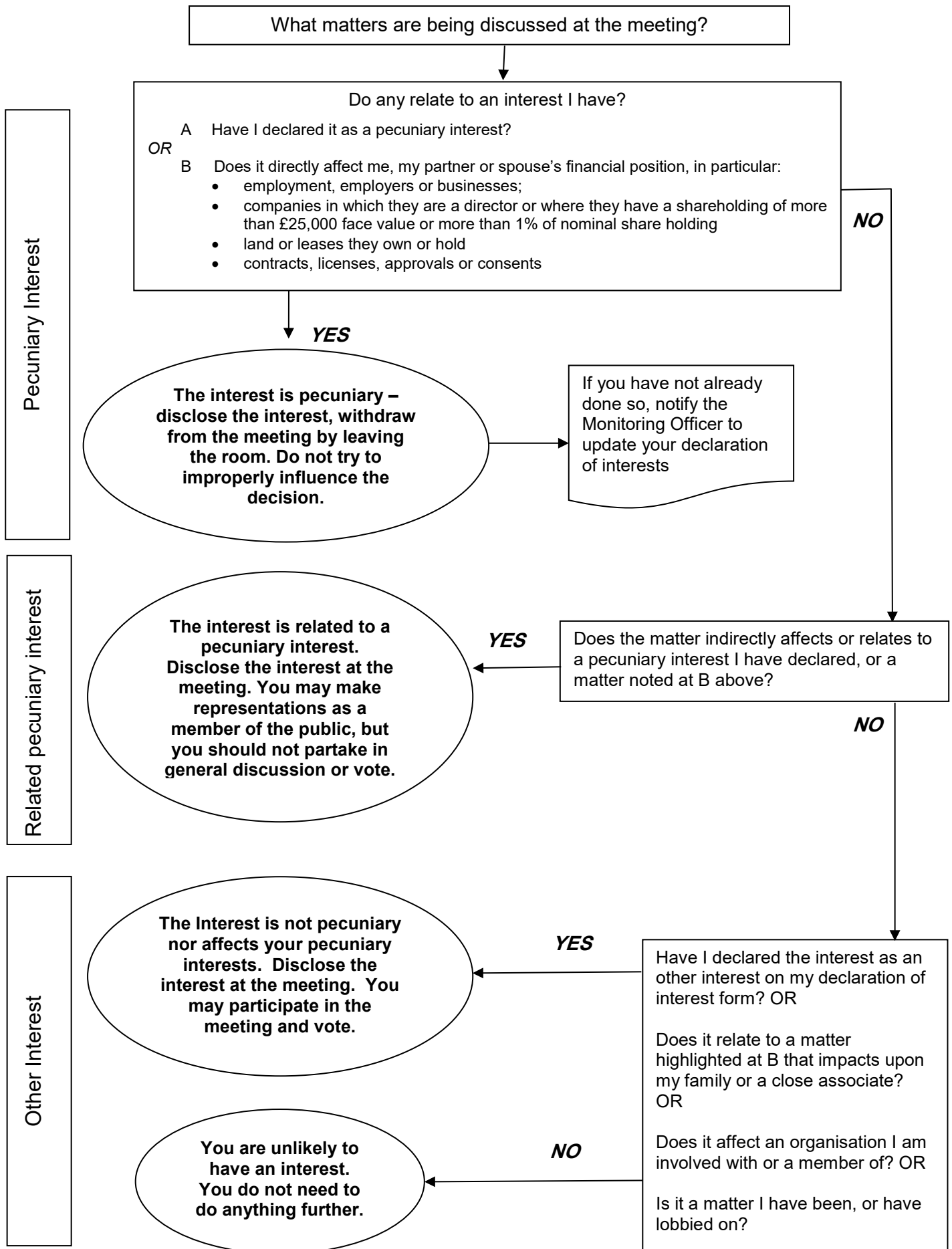
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF





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, 13 November 2019 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, V Clifford-Jackson, J Easter, R Elliott, F Ellis, T Laidlaw, G Minshull and L Neal

Officers in Attendance: The Assistant Director Planning (H Mellors), the Development Management Team Leaders (T Lincoln and C Raine), the Highways Officer (A Jacklin) and the Planning Officer (P Kerrison)

6 members of the public were also in attendance

467. 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
2019/1688/F (Item 1)	LONG STRATTON	All	Local Planning Code of Practice Lobbied by the Local Member

468. MINUTES

The minutes of the Development Management Committee meeting dated 16 October 2019 were confirmed as a correct record and signed by the Chairman.

469. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers.

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

APPLICATION	PARISH	SPEAKER
2019/1688/F (Item 1)	LONG STRATTON	B Thornburrow - Applicant

The Committee made the decisions indicated in Appendix A of the 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 Place.

470. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 10.35am)

Chairman

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 Place's final determination.

Major Applications

1. **Appl. No** : **2019/1688/F**
 Parish : **LONG STRATTON**

- Applicants Name : Mr B Thornburrow
 Site Address : Land Adj. 2 Poplar Barns Ipswich Road Long Stratton Norfolk
 Proposal : Erection of a detached three bedroomed dwelling.

- Decision : Members voted 8-1 for **Refusal**

- Refused

- 1 Impact on Highways
 2 Cramped form of development

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**Report of Director of Place****Major Applications**

- 1. Application No : 2019/0667/F**
Parish : PORINGLAND
- Applicant's Name: Mr R Blackham
 Site Address Land south west of Bungay Road Poringland Norfolk
 Proposal Demolition of existing buildings and construction of 60 bed care home, 56 extra care apartments and 31 extra care bungalows together with vehicular access, landscaping and communal facilities including cafe bar, restaurant, lounge, gym, salon and spa, bowls green, allotments and multi-functional open space.

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4

Recommendation summary: Refusal

- 1 Proposal and site context**
- 1.1** The proposed development is a scheme for a new care village which incorporates a 60-bed care home, pavilion (including communal facilities comprising including cafe bar, restaurant, lounge, gym, salon and spa) and a 56 no. one and two bedroomed retirement apartments and 31 extra care bungalows together with car parking, bowling green, allotments and multi-functional open space.
- 1.2** The development is proposed to the south east of Poringland outside the defined development boundary for the village. The site at present incorporates 2 detached residential properties with their associated curtilages and Cresta Lodge a 25-bed care home run by Cygnet Care Ltd, which front the B1332 to the north. To the east of the site is St Lawrence which has consent for the erection of 3 detached chalet style dwellings. To the south is open countryside and to the west of the site there is extensive mid to late C20th estate style development along Howe Lane, although an intervening field remains undeveloped.
- 1.3** The site lies within the D2 Poringland Settled Plateau Farmland which is located south-east of Norwich. The key characteristics described in the South Norfolk Place Making Guide as being composed of 'Flat landscape which rises to a gentle central dome'...'Long views to Norwich from the northern edge and to the Tas Valley'...'Densely settled core area, predominantly of ribbons of post-war bungalows and other development along the small roads'.... The Landscape Character Assessment also adds 'Large scale open arable fields.'...'Poor hedgerows but wide roadside verges'. ...'Wooded character in parts and when viewed from afar'.

2. Relevant planning history

None in respect of the application site, the immediately adjacent site as detailed below:

- | | | | |
|-----|-----------|---|------------------------------|
| 2.1 | 2013/0930 | Outline application for demolition of existing bungalow and erection of 3 chalet bungalow dwellings | Refused
Allowed at appeal |
| 2.2 | 2016/0872 | Reserved matters for 3no Chalet bungalows for access, appearance, layout and scale, together with the discharge of conditions 4, 5, 6, 8 and 10 relating to outline consent from 2013/0930. | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 06 : Building a strong, competitive economy
 NPPF 09: Promoting sustainable transport
 NPPF 11 : Making effective use of land
 NPPF 12 : Achieving well-designed places
 NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
 NPPF 15 : Conserving and enhancing the natural environment
 NPPF 16 : Conserving and enhancing the historic environment

Planning Guidance: Housing for older and disabled people 2019

- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 4 : Housing delivery
 Policy 5 : The Economy
 Policy 6 : Access and Transportation
 Policy 7 : Supporting Communities
 Policy 14 : Key Service Centres
- 3.3 South Norfolk Local Plan Development Management Policies
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3 : The sustainable location of new development
 DM1.4 : Environmental Quality and local distinctiveness
 DM3.8 : Design Principles applying to all development
 DM3.10 : Promotion of sustainable transport
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
 DM3.14 : Pollution, health and safety
 DM2.1 : Employment and business development
 DM4.2 : Sustainable drainage and water management
 DM4.4 : Natural Environmental assets - designated and locally important open space
 DM4.5 : Landscape Character Areas and River Valleys
 DM4.8 : Protection of Trees and Hedgerows
 DM4.9 : Incorporating landscape into design
 DM4.10: Heritage Assets

Poringland Neighbourhood Plan

Note: The Neighbourhood Plan has passed through the Regulation 16 Consultation stage and is currently being considered by an Examiner. At the time of writing, no comments have been received from the Examiner and the Plan has not been subject to a local referendum. Consequently, it does not yet form part of the adopted development plan and is considered to be of limited weight at this time.

3.4 Supplementary Planning Documents (SPD)
South Norfolk Place Making Guide 2012

Statutory duties relating to Listed Buildings and setting of Listed Buildings:

S72 Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

4. Consultations

4.1 Parish Council

Original proposal

Refuse:

- Outside the Settlement Boundary: The development is proposed to be outside the settlement boundary for Poringland.
- Location of the Proposed Development: As evidenced in the emerging Poringland Neighbourhood Plan, development to the south of the village will not be acceptable to avoid extending the linear nature of the village. This is further evidenced in the South Norfolk Council Landscape Character Assessment (D2:Poringland).
- Impact of Traffic: Not only does development to the south side of the village encourage further lineation of the village, it increases traffic through the village on a road that is already vulnerable to congestion. Not only will traffic be generated from the private residents, there will be traffic from staff, visitors and also a substantial increase in large delivery vehicles.
- Building Design: In particular we refer to the number of three storey buildings. These are proposed to be located on entry to the parish, creating a hard boundary to the village. This is visually overbearing and out of character for a village.
- Density of Development: The development is of a very high density, which again is out of keeping with a village, particularly with its location being on the edge of the village, adding to its hard boundary.
- Flooding Considerations: Poringland has drainage considerations which are quite unique to the parish. The water table has had considerable effect on both recent development and local services. Recent developments have had to undergo extensive piling which was unforeseen, and the village cemetery is now closed to new burials as a result of the high-water table. We note that as at the time of this response, the local lead flood authority is objecting to this application due to insufficient evidence on flood risk by the development and we would support this objection. In addition to this, we would insist that the Local Planning Authority ensure that any information from the applicant in mitigation to flood risk is cross referenced to the South Norfolk Council Poringland Integrated Urban Drainage Strategy. This is a very important document in relation to the mitigation of flood risk in the village.
- Loss of Important Views: There have been two areas identified in the emerging Poringland Neighbourhood Plan as having important 'Long Views' where the view over the countryside is cherished. This application proposes to develop over one of these areas and thus the important long view will be lost.

- **Precedent of Development:** The applicant offers mitigating measures of the development, such as the extension of the 30mph speed limit to the south of the village, so that it would incorporate the access and egress of the development to increase safety. The extension of this speed limit would effectively promote applications for development opposite the proposed site. Developers have already made contact with the Parish Council regarding a site opposite the proposed development and the Parish Council has expressed its grave concerns to development in the area, amongst other matters, due to the national speed limit in this area. Allowing this application would set a precedent for further development outside the settlement boundary in this area – in fact it would positively encourage it due to the mitigation measures put in place by this applicant.
- **Pressure on Local Services:** Due to the elderly nature of the residents of the proposed new development, it will cause more pressure on the local primary healthcare facilities.
- **Impact on Neighbouring Properties:** There are three properties to the south east of the proposed development. Residents of these properties have raised concerns about the proximity of the proposed development to their properties, and the Parish Council shares these concerns.

Amended Proposal

Refuse

- The highway concerns have only been marginally mitigated by the new plans detailing a single entrance / exit onto the Bungay Road. The Parish Council remain concerned about the impact on the village of traffic from residents, staff, visitors and delivery vehicles. This traffic is likely to impact the B1332 which runs through the village and is already subject to heavy congestion.
- Our concerns raised in our original response have not been resolved.

4.2 District Councillors

- Cllr John Overton

Original proposal

This application should only be determined by the committee.

I would see the project as a benefit to the area which would support an ageing population, the existing care home has over the years cared for many local residents.

I would however have concerns regarding the following.

- density of the development: i.e. 31 extra care bungalows.
- the design of 3 storey buildings, this could have a visual impact on the street scene, particularly as the proposed development is situated on entry into Poringland.
- Flooding consideration: there is a concern that water being discharged into a single water main rather than a water course. I would like to see that the applicant can prove mitigation from a flood risk for this proposed development.
- To alleviate the concerns of the residents of the neighbouring properties, and that their concerns form part of this application.

I had the privilege to have been invited to a very similar development recently opened in Beccles, the quality of the build and the finishes are of exceptional high standard, the other added benefit this proposed development would bring local employment. I also understand that the proposed Care Home would extend its communal facilities to the residents of the area. Apart from my 4 concerns above, I feel the application is a facility that should be welcomed to the area.

Amended Proposal

After careful consideration and taking into consideration my comments regarding the original application, I feel I cannot support the revised application on the basis of several concerns:

- Density: has not been addressed, this being my main concern as per my original comments
- Massing: again, the density on the Southern Boundary is a concern.
- Flooding: again, always a concern on a large development, unforeseen surface water issues on the last three major developments in Poringland even though a flood risk plan was approved.
- Outside the settlement boundary: because of the massing the density, the size and the heights I don't feel it's an appropriate development to be considered outside the settlement boundary.

Although I am supportive of a modern care facility in the area and I am aware of the requirements for beds for the elderly, I feel the application is overbearing on the landscape and that the revised application disappointingly has not taken into consideration the density of the proposed project.

- Cllr Lisa Neal

To be reported if appropriate

- Cllr Trevor Spruce

To be reported if appropriate

4.3 NCC Lead Local Flood Authority

Original proposal

Object to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) Drainage Strategy / supporting information relating to impacts from the development adversely effects flood risk.

Amended Proposal

No objections subject to conditions

4.4 Anglian Water Services Ltd

No objections

- The foul drainage from this development is in the catchment of Poringland Water Recycling Centre that will have available capacity for these flows

4.5 SNC Conservation and Design

Refuse

- The development will have a degree of impact on the setting of nearby high-grade heritage assets to the north within the original historic settlement. These have retained part of their rural setting to the south, and the setting therefore still contributes to their significance. The direct impact, as the heritage statement states, is relatively low. However, in considering the approach to the settlement the heritage assets are part of an area characterised by a looser, rural and partly historic grain of development with landscaping.

- In urban design terms the general expectation for an edge of rural settlement site such as this, especially where the historic core of the settlement remains relatively close to the settlement edge, the expectation would be for the development to have a relatively low density with a greater degree of landscaping and space in order to minimise the visual impact and to create a more rural sense of space and transition between the built up settlement and open countryside to the south. In this case the development appears overly dense, with the close proximity and awkward juxtaposition between large buildings and relatively small detached dwellings on the site. I therefore consider that the development does not meet the requirement of Policy DM 3.8, which requires (4) (a) The scale, height, massing, form and appearance of development is designed with a satisfactory relationship of structures, spaces and routes within the site and a successful integration into the surroundings.

4.6 NCC Ecologist

No objection subject to conditions

4.7 Economic Development Officer

- Would welcome the retention and increase in employment that this proposal would bring.

4.8 Historic England

- On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

4.9 SNC Community Services - Environmental Quality Team

No objections subject to conditions

4.10 SNC Environmental Waste Strategy

No comments received

4.11 Heathgate Surgery

No comments received

4.12 SNC Housing Enabling & Strategy Manager

- The 'care village' which maximises independence on the basis of personal needs is a well-established concept, and as yet there is no such development in South Norfolk. The principles of the proposal would add to the range and availability of accommodation for older people, and consequently I have no objection to the application.

4.13 NCC Highways

Original Proposal

- Whilst Highway Authority does not object to the principle of the development proposed, at this stage, we do have some concerns with regard to the proposed access arrangements and pedestrian links.

Amended Proposal

- No objections subject to conditions and confirmation/clarification on minor issues

4.14 NCC Planning Obligations Co Ordinator

- New development will have an impact on the library service and mitigation will be required to develop the service
- Direct mitigation and GI provision should be included within the site proposal. Mitigation for new and existing GI feature identified as strategic shall be funded by the Community Infrastructure Levy (CIL) through the Greater Norwich Investment Programme
- Provision of fire hydrants

Adult Social Care:

- Across Norfolk more people are living longer, with a significant number of these predicted to live beyond 85 years. Increases in frailty and health needs in later life effects the housing and care choices people make. In South Norfolk district, it is estimated by 2028 there will be 40,200 people over the age of 65. The housing needs of this population will range from housing built to lifetimes homes standards to more specialist accommodation, as people's needs increase.
- Extra care housing: Adult Social Care recognises there is a need for a range of appropriate housing in Norfolk to support an ageing population to live as independently as possible, with the over 65 population set to incur the largest increase of any age group over the next ten years.
- Norfolk County Council has recognised a need for more extra care in South Norfolk district to build an additional 360 extra care units, of which 144 are to be at affordable rent levels by 2028.
- Residential and nursing homes: Norfolk County Council also recognises that there will be a need for Residential and Nursing home in line with this older population growth and growing complexity of needs. By 2028, it is estimated that there will be a need for an additional 1,947 residential and nursing care beds across Norfolk, of which 590 will be for people in receipt of a Local Authority care package. By 2028 it is estimated that there will be a need to build an additional 288 care and nursing beds in the South Norfolk district, of which 70 beds will need to be provided by the Local Authority.

4.15 NCC Public Health

No comments received

4.16 Norfolk Fire Service

- Access and facilities for the fire service must be in accordance with The Buildings Regulations, Fire Safety, Approved Document B, section B5. This will Include the provision of hydrants and Emergency vehicle access.
- Norfolk Fire and Rescue Service also strongly recommends the provision of sprinkler systems throughout all buildings, especially in all residential dwellings and buildings connected to them.

4.17 NHSCCG

No comments received

4.18 NHS England

No comments received

4.19 NHS STP Estates

- There is sufficient capacity in the local GP practice to accommodate this development and therefore we have no comments or mitigation requests.

4.20 Norfolk And Waveney Local Medical Council

No comments received

4.21 Police Architectural liaison officer

- If the applicant seeks to adopt the specifications contained within the Secured By Design (SBD), Homes 2019 guidance or SBD, Commercial Development 2015 v2 guidance, they could achieve the prestigious Secured by Design Developer Award through their engagement on the scheme. I would encourage the adoption of the principles contained within Secured by Design.
- The developers should be aware of and promoting some degree of compartmentalisation within the larger communal buildings in order to promote the safety and security of potentially vulnerable members of our society.
- Concerns regarding boundary security of the development, in particular the height of the railings (1.2m) and hedges (unknown height) indicated around the houses/bungalows as seen on the site plan. Would-be offenders also use areas of open access - often using busy, dynamic places to 'hide' within and move around the site to enter private dwellings. Secured by Design recommends the side and rear boundary treatments are 1.8m high to secure the dwelling.

4.22 SNC Landscape Architect

- The submission is supported by a Landscape and Visual Impact Assessment (LVIA). It is clear that the most notable adverse visual effect will be from the southern aspect approach, in the views from the public footpath. I agree with the general conclusion of the LVIA regarding visual effect, which states: *"The most significant visual effect from the PROW is for a short section, approximately 100m between viewpoints 12 and 11 and again at viewpoint 10. The visual magnitude of change to users of public rights of way is medium and the overall significance of visual effect is moderate/substantial."*
- At present the southern boundary is not demarcated, but the proposal is to provide a hedged boundary with tree planting of (ultimately) tall/large species. The visual (and other benefits) of this will obviously take some time to take effect, but with the building's height approximately 7.5m, it is feasible to expect the proposed species (hornbeam and Turkish hazel) to achieve a similar height in 15 years. I do have a cautionary note, however, in that the southern gables will only be approximately 5m from the boundary which may limit the ability for the trees immediately adjacent to grow to their maximum potential. Furthermore, the shading effect from an ever-increasing canopy may not be compatible with the proposed bedrooms here.

4.23 Norfolk And Waveney Local Medical Council

No comments received

4.24 Other Representations

Original Proposal

7 letters of objection

- Acknowledge that there is a need for more sheltered accommodation and quality care homes for the elderly and Cresta Lodge is no longer fit for purpose
- A village within an existing village outside main village does not support social cohesion/inclusion

- Office National Statistics shows total population (16-64) of SNDC to be approx. 58% and below national and eastern region average; retirement statistics are therefore too small to quantify
- Sufficient land already allocated for building in Poringland
- Loss of privacy and overshadowing
- Noise, disturbance and light impact from around the clock care, deliveries and visitors
- Not enough infrastructure to cope with the implications this project will bring, the doctors, dentists etc are fit to bursting now.
- The local roads couldn't cope with the extra traffic or dust or mess
- Excess traffic leads to longer queues and can affect road safety in terms of trying to get children and vulnerable people across surrounding roads safely
- The entrances will be on bends, on a stretch of road currently 60mph. Traffic frequently speeds into the village at that point and the zebra crossing is already extremely dangerous.
- The proposed entry/exit point will cause further disruption and slowing of traffic on the only main road into and out of Poringland. With proposals to include a total of 132 car parking spaces, the increased thoroughfare will only further aggravate an already notoriously bad traffic situation in the local area
- This end of the village is not in possession of an ATS crossing, the pedestrian crossing is often overshot, not allowing precedence to pedestrians by vehicles, in my opinion this will only worsen with extra traffic.
- Poringland is already in dire need of a bypass as it is the end of the main road into Norwich and therefore gets heavily congested on a daily basis
- The Location is far from shops, bus stops and other amenities. Current bus services have contracted. GP surgeries are under pressure and are too far to walk to as is the Post Office
- The disturbance in terms of noise and dirt, airborne dust particles will impact my home and its appearance.
- The build will be a blight on the landscape and is very out of character with the surroundings of fields and countryside
- The animals and wildlife that inhabit this space will be displaced or could die including wild birds such as red kites that live on this stretch as well as native great crested newts and in greater concentration - bats
- In the draft Poringland Neighbourhood Plan, there is a desire to not develop to the south of the current village. Because of this development, there will be some changes to the landscape to the west of Bungay Road (i.e. south of the village)
- The development also opens up the possibility of houses later being built in the field between it and Howe Lane
- I do not mind the design of the single storey buildings. But the 3 storey Care Home and Care Apartments are completely out of character with the rural location. They will tower over the countryside, especially from the south. We already have the wrong design of building blighting the entrance to Poringland from the north, do we want to allow the same to happen from the south?
- Irrevocably change the character of the area and materially harm the character of the consent builds to the east
- Not in keeping with the local vernacular buildings at this end of the village
- Highly intense, highly massed, dense development with negligible soft landscaping
- Contrary to policy and South Norfolk Place Making guide and the Poringland Parish Neighbourhood Plan
- Harm to valued landscape
- Impact on natural pond existing foliage, wildlife
- Negative impact on Heritage assets and loss of sight lines
- Concern regarding increased flood risk
- High levels of hard landscaping and density of the build may be wholly incapable of dealing with storms, particularly severe ones

- Impact of this development on the consented dwellings ability to infiltrate
- Light pollution
- If granted will set a precedent for further similar development
- The development will have significant impacts on the "spectacular views" of the residents of Howe Lane and cause the loss of "key characteristics of the character area" the strong sense of openness and exposure due to scarcity of enclosing elements; long views of the district from the plateau edges and across the plateau; sparsely settled landscape mostly comprising small nucleated and long linear settlements.
- The Burgate Lane application was refused "by virtue of the detrimental impact the scheme would have on the rural landscape" and "significant harm to the rural character of the landscape"
- Loss of hedgerow

Amended Proposal

- 4 letters of objections
- Maintain serious concerns over this planning application as already outlined in our original letter of objections
- Whilst I appreciate progress needs to be made, the sheer vastness of this proposal is incomprehensible
- Is a gated community for a segregated single age group within the scope of the planning system?
- The Official Labour Market Statistics 2017 report demonstrates that SNDC has a lower than average population of working age (16 - 64 years) when compared with the Eastern Region and Great Britain. This is likely to be translated into fewer requirements for such housing and care home spaces. It would be difficult to assess any interest from outside the area/region

5 Assessment

Key considerations

- 5.1 The main issues to be considered are: the principle of development; provision of care home, extra care apartments and bungalows; highway safety; impact on the character and appearance of the area of the area; setting of listed buildings; residential amenity; trees; ecology and flood risk/drainage.

Principle

- 5.2 Planning law requires that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in determining planning decisions.
- 5.3 The site lies outside the development boundary for the village of Poringland as defined by the South Norfolk Local Plan (SNLP). Policy DM1.3 states that permission for development outside of development boundaries will only be granted where specific Development Management Policies allow for development (criterion c) or otherwise demonstrates overriding benefits in terms of economic, social and environmental dimensions as set out in Policy DM1.1 (criterion d).
- 5.4 There is no specific policy relating to the nature of development proposed within SNLP, the Joint Core Strategy Policy 4 (JCS) specifically requires allocations to be made for housing with care within the Norwich Policy Area, in which Poringland falls. There is however no specific exceptions made within this policy for such development outside of

development boundaries. JCS Policy 7 looks for expansion of care home provision specialising in dementia care in Wymondham, Long Stratton and Loddon and/or Poringland.

- 5.5 Cresta Lodge is an existing care home and therefore is an employment and business use. Policy DM2.1 allows for the expansion of existing businesses located in the Countryside provided that it does not have a significant adverse impact on the local and natural environment and character of the Countryside and should protect the amenities of the neighbouring occupiers. Whilst the current care home is an existing employment use, the expansion with homes with care would not be consistent with Policy DM2.1.
- 5.6 On the basis of the above the following assessment seeks to establish whether or not the application provides overriding benefits in the context of sustainable development as set out in the NPPF, and in particular, with reference to the three dimensions (economic role, social role and environmental role) and under each of these three headings the relevant South Norfolk Local Plan Development Management Policies will be referred to.

Economic Objective

- 5.7 The NPPF highlights the economic objective as "to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; by identifying and coordinating the provision of infrastructure."
- 5.8 There would be moderate local economic benefits from the retention and generation of employment for the various uses proposed; equally from the construction and serving of the care village; and also, from the additional household expenditure and Council revenue.

Social Objective

- 5.9 The NPPF confirms the social objective as "to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect the current and future needs and support communities' health, social and cultural well-being."

Need for care homes and homes with care

- 5.10 Norfolk County Council has identified that South Norfolk has an unmet need to provide 360 affordable Extra Care units by 2028. Equally, the Strategic Housing Market assessment 2017 shows a requirement for the provision of 634 C2 bed spaces within South Norfolk, within the period of 2015 to 2036.
- 5.11 In order for the application to be considered as homes with care they need to fall within the use class C2.
- 5.12 The use class order defines a C2 use as "use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)). Care as defined in the Order as personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs, or past or present mental disorder and treatment'.
- 5.13 It was agreed in the Sidmouth appeal decision (ref APP/U1105/W/17/3177340) that *there is no definitive means by which to establish the use class of Extra Care housing units...Ultimately, this is a matter of fact and degree in each individual case.*

- 5.14 The supporting information provided confirms that the extra care apartments and bungalows will be offered on a long lease arrangement, will pay a monthly service charge related to the maintenance of communal facilities and payment of a minimum care package. In line with appeal decisions both Sidmouth and Buckingham (APPJ0405/W/17/3181140) the care package is of at least 1.5 hours per week. Prospective purchasers would be assessed for their care need and would need to satisfy an eligibility criteria where at least one occupier would require at least the standard care package. Additional care would be tailored for the changing life needs of the residents. The use and occupation of the development for extra care accommodation would require a Section 106 agreement and the applicants have agreed to enter into an agreement. In view of the above I consider that the development would fall into the use class C2 and therefore a significant material consideration/benefit of the application is that it provides housing with care against the identified unmet need.

Layout/design

- 5.15 Planning policy promotes a high standard of design at all levels. In particular Policy 2 of the Joint Core Strategy and DM3.8 of the Development Management Policies Document set out the design principles promoted by the Council. Good design is considered to be a key component of sustainable development and is therefore integral to successful development.
- 5.16 The site lies to the south of historic core of Poringland village. Although Poringland has been significantly expanded with suburban style housing in the late C20/early C21, the core is still an identifiable historic grouping with limited development in the approach from the south, so still retains its connection to the rural hinterland to the south.
- 5.17 Although there has been some development on the west side of the approach along Bungay Road, it is well set back behind landscaping, and also some development on the east side, which is detached properties with bespoke character, again set back from the road behind hedging, the historic core of the settlement is still entered relatively quickly in the southern approach. The character of this area to the south of the settlement is therefore still relatively rural with limited development, and it is not dominated by the more regular layout and consistency of building lines and forms of later suburban style estate development that characterises other parts and approaches into the settlement.
- 5.18 Whilst although not a conservation area, there is a concentration of heritage assets to the north of the site which have a relatively low rural density and historic grain. To the south of the site the views with open countryside are quite open with dipping gradient to the south. In urban design terms, although there has been some suburban style development, this area is still characterised in the southern approach along Bungay Road as a well vegetated, more rural settlement character with historic buildings and a looser grain of development.
- 5.19 The proposal includes a 60-bed care home, a pavilion containing the communal site facilities, with 18no. one and two bedroom apartments above and 2no. apartment buildings of 12 and 24 units of one and two bedroom apartments. Around the central green there are 3no. two-bedroom chalets with rooms in the roof space, 18no. two bedroom bungalows and 10no. two bedrooms with study bungalows. The size and type of unit provides for a range of accommodation for the retirement sector. The major built forms are the Pavilion, housing the communal facilities of restaurant, bar, gym, salon and shop (located to the front of the site facing the Bungay Road), and the care home (located to the southern boundary) and the apartment buildings (located to the western boundary). It is proposed to utilise a limited palette of materials with brick plinth detail for visual solidity to the building and quality red blend brick with white cement/lime

mortar. A colour through render at first floor and above gives prominence to projecting gables. Also, the use of Norfolk pantiles throughout the development. The design approach is to provide a contemporary appearance, but still recognise the local vernacular.

- 5.20 Due to the nature of development to provide large residential care units, and independent living units with communal care facilities with more shared space such as the central green, and less requirement for private amenity space, I am concerned at the extent of development and hard surfacing across the site, and the limited landscaping. This makes the site appear dense and heavily built up, which would not be in keeping with edge of settlement grain in a rural context.
- 5.21 Also, of concern is the close proximity of the relatively large-scale buildings such as the care homes next to much smaller detached units. This indicates an awkward juxtaposition of scale and form of buildings across the site, which indicates a development which is likely to feel quite cramped, and one that does not fit in with the looser more spacious grain of historic development and more recent development within the neighbouring context.
- 5.22 It is acknowledged that following discussion around these points, the layout has been modified so that the buildings to the south have a more broken form and massing, and this to some extent helps to mitigate the impact of development in views from the open countryside from the south and the footpath. Nevertheless, with regard to the overall extent of buildings and the density across the site, it is considered that that with this being an edge of settlement development, that development of the site is overly dense.
- 5.23 With regard to developing the site, the South Norfolk Place Making Guide has some key design principles, which includes: "Ensure that new development is well integrated into the landscape and maintains the quality of the transition between the settled and agricultural landscape. "The National Design Guide outlines ten characteristics that a development should adhere to, such as C1 in terms of how the site "understands and relates well to the site, its local and wider context' and also, I1 in terms of development to 'respond to the existing local character and identity.'
- 5.24 In urban design terms the general expectation for an edge of rural settlement site such as this, especially where the historic core of the settlement remains relatively close to the settlement edge, would be for the development to have a relatively low density with a greater degree of landscaping and space in order to minimise the visual impact and to create a more rural sense of space and transition between the built up settlement and open countryside to the south. In this case the development appears overly dense, with the close proximity and awkward juxtaposition between large buildings and relatively small detached dwellings on the site. It is therefore considered that the development does not meet the requirement of Policy DM 3.8, which requires (4) (a) The scale, height, massing, form and appearance of development is designed with a satisfactory relationship of structures, spaces and routes within the site and a successful integration into the surroundings.
- 5.25 In view of the above it is considered that the proposal would be harmful to the character and visual appearance of the area by virtue of its overall density, scale and massing and would not make a positive additional contribution to the village, in terms of integrating itself appropriately into the settlement form and character and its surroundings. The proposal in view of the above is therefore contrary to policies DM 3.8 and DM1.4 d) i), Policy 2 of the JCS, together with Section 7 of the NPPF and the design principle 3.4.1 of the South Norfolk Place-Making Guide requires new development to relate well to the character of the local area which this proposal does not do.

Access and highways

- 5.26 Policy DM3.11 of the South Norfolk Local Plan states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network.
- 5.27 At present the development site, which consists of an existing care home site and residential dwellings (which will be demolished), has a number of vehicular accesses directly onto the B1332 Bungay Road. The original submitted proposals look to utilise two of these access points, with an 'in' and a separate 'out' access proposed, however the NCC Highway Authority objected to this on highway safety grounds. The proposal has been amended to provide a single point of access and the NCC Highway Authority raises no objections subject to the imposition of conditions.
- 5.28 In terms of sustainability / accessibility, it is accepted that the site is well positioned albeit located on the edge of the built village environment. Further improvement will be required to the existing footway on the south side of the B1332 which links the site back to Shotesham Road. Whilst at present there is a continuous footway, this section is considered to be substandard, by virtue of its narrow width, and not suitable to safely cater for the increased pedestrian flow (staff / residents / visitors / external users of on-site facilities) associated with the development.
- 5.29 Whilst the concerns of the Parish Council and local residents regarding the existing highway issues; highway safety; nature of the existing road network etc. as set above are noted, I do not consider the application should be refused on the grounds raised, particularly in the absence of an objection from NCC Highways, and in having due regard to paragraph 109 of the NPPF which states development should only be prevented or refused on highway grounds if there would be an unacceptable impact or the residual cumulative impacts on the road network would be severe.
- 5.30 In view of the above, the proposal therefore accords with Policy DM3.11 and DM3.12 of the Development Management Policies document.

Impact on Residential Amenity

- 5.31 Policy DM3.13 directs that development should not be approved if it would have a significant adverse impact on nearby resident's amenities or the amenities of new occupiers
- 5.32 To the east of the site are the consented 3 detached residential properties. Concerns have been raised by neighbouring residents about the impact on their amenities of their development as set out above. Whilst it is inevitably the case that there will be a significant change to the present situation presently enjoyed by the existing dwelling and that which would be enjoyed by the consented dwellings, the application has been amended to minimise the impact the care village will have. Obscured windows are proposed at first floor in the care home which would overlook the dwellings to the east; the parking/serving area to the care home has been moved away from the eastern boundary and a planting belt provided; the access drive would be of a surface that would keep noise and disturbance from vehicles to a minimum; and the position of the pavilion in relation to the neighbour would not give to a situation so detrimental to their amenities via overlooking/loss of privacy as to warrant refusal on this ground.
- 5.33 Whilst the concerns raised by local residents in respect of the impact of the proposal in respect of disturbance, pollution and overshadowing for example are fully appreciated, it is not considered that the proposed development would not result in any significant harm to the amenities of existing or consented properties and accords with DM3.13 of the Development Management Policies document.

Summary of Social Role

- 5.34 The development provides significant benefits from the provision of homes with care, but the significance of this benefit is diminished by the harms identified to the character and appearance of the area.

Environmental Objective

- 5.35 The NPPF confirms the environmental objective as "to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

Landscaping, Impact on the character of the area

- 5.36 A core planning principle of the National Planning Policy Framework is to recognise the intrinsic character and beauty of the countryside, which is reflected in Policy DM1.3 of the Development Management Policies document. Planning Practice Guidance clarifies that conservation and enhancement of the landscape, not only designated landscapes, contributes to upholding this principle. Policy DM4.5 requires all development to respect, conserve and where possible enhance the landscape character of its immediate and wider environment. Policy DM4.9 looks for a high quality of landscape design, implementation and management as an integral part of new development and advises that the Council will promote the retention and conservation of significant trees, woodlands and traditional orchards. Policy DM4.8 promotes the retention and conservation of trees and hedgerows.
- 5.37 The site lies within the D2 Poringland Settled Plateau which is located south-east of Norwich. The key characteristics described in the South Norfolk Place Making Guide as being composed of 'Flat landscape which rises to a gentle central dome'...'Long views to Norwich from the northern edge and to the Tas Valley'...'Densely settled core area, predominantly of ribbons of post-war bungalows and other development along the small roads'.... The Landscape Character Assessment also adds 'Large scale open arable fields'...'Poor hedgerows but wide roadside verges'..Wooded character in parts and when viewed from afar'
- 5.38 The submission is supported by a Landscape and Visual Impact Assessment (LVIA). It is clear that the most notable adverse visual effect will be from the southern aspect approach, in the views from the public footpath. The Council's Landscape Architect agrees with the general conclusion of the LVIA regarding visual effect, which states:
- *"The most significant visual effect from the PROW is for a short section, approximately 100m between viewpoints 12 and 11 and again at viewpoint 10. The visual magnitude of change to users of public rights of way is medium and the overall significance of visual effect is moderate/substantial."*
- 5.39 At present the southern boundary is not demarcated, but the proposal is to provide a hedged boundary with tree planting of (ultimately) tall/large species. The visual (and other benefits) of this will obviously take some time to take effect, but with the building's height approximately 7.5m, it is feasible to expect the proposed species (hornbeam and Turkish hazel) to achieve a similar height in 15 years. Officers do however have concerns that due to the southern gables only being approximately 5m from the boundary which may limit the ability for the trees immediately adjacent to grow to their maximum potential. Furthermore, the shading effect from an ever-increasing canopy may not be compatible with the proposed bedrooms here.

- 5.40 In respect of the impact of the proposal on existing trees the Landscape Architect considers it regrettable that the loss of the category A sweet gum tree (T14) is a consequence of the scheme, but this is essentially an ornamental garden tree, and his judgement is that its loss is of no particular wider significance. There are some identified conflicts with retained trees, and these will need to be addressed by no-dig construction methods for the proposed accesses and drives. He does have a reservation, however, about the relationship to the oak (T29) which is due west of the individual unit at plot 13. Large trees can cause anxiety for residents, especially the elderly, so would encourage as much space around this as possible, especially as it is a key existing feature along the boundary. Loss of evening light might be an issue for future residents, so it might be prudent to consider introducing further fenestration to the southern elevation of this unit.
- 5.41 In view of the above and as a consequence of the layout and design as set out above, it is considered that the proposal would be harmful to the character and visual appearance of the area and would not make a positive additional contribution to the village, in terms of integrating itself appropriately into the settlement form and character and its surroundings. Consequently, the proposal would result in the erosion of the rural undeveloped character of the site and lead to an encroachment on the open countryside. The LVIS submitted with the application identifies that the proposal will result in 'The visual magnitude of change to users of public rights of way is medium and the overall significance of visual effect is moderate/substantial.' In the long term I disagree with the applicants view that the planting to the southern boundary would create a substantial screen and therefore the magnitude of change is predicted to be low and the significance of the visual effect will change to 'moderate', for the reason set out above. Accordingly, I consider the harm would be significant adverse effect in conflict with Policy DM4.5. The proposal in view of the above is therefore contrary to policies DM1.3 and DM4.5 of the Development Management Policies document.

Ecology

- 5.42 Policy 1 of the JCS requires the development to both have regard to and protect the biodiversity and ecological interests of the site and contribute to providing a multi-functional green infrastructure network. Policy DM4.4 looks for new development sites to safeguard the ecological interests of the site and to contribute to ecological and Biodiversity enhancements
- 5.43 An Ecological Assessment has been provided and assessed by the NCC Ecologist who have confirmed that they agree with the assessment and mitigation proposals to reduce the likelihood of impacts on ecological receptors. Due to the distances involved between the site and designated sites and the scale of the proposed development there are unlikely to be impacts on designated sites. As such the proposal accords with DM4.4 of the Development Management Policies document and Section 15 of the NPPF.

Drainage

- 5.44 Policy 1 of JCS and Policy DM4.2 require development to minimise the possibilities of flooding and pollution.

Surface Water Drainage and Flood Risk

- 5.45 Concern have been raised as set out above regarding drainage, and it is fully appreciated that that there are known drainage problems and flooding in the village. The site is located within Flood Risk Zone 1 and therefore is not at risk from flooding from nearby water course. A Flood Risk Assessment (FRA) has been submitted with the application.

- 5.46 The Lead Local Flood Authority (LLFA) objected to the original submission in the absence of an acceptable FRA/drainage Strategy in respects of impacts from the development adversely effects flood risk and it had not provided sufficient justification for not following the SuDS hierarchy to assess the suitability of discharging collected surface water to ground via infiltration as infiltration rates in the east of the site appear to be suitable for a soakaway. Also, evidence of the connection of the proposed discharge location to a wider watercourse network. Following the submission of further information, the LLFA have now confirmed that the amended sustainable drainage strategy for the site is considered acceptable subject to the appropriate conditions.

Foul Water drainage

- 5.47 In respect of the foul water drainage Anglian Water has raised no objections and confirmed that the foul drainage from this development is in the catchment of Poringland Water Recycling Centre that will have available capacity for these flows.
- 5.48 Whilst the concerns raised in respect of the flood risk and surface water drainage are fully appreciated it is considered that in view of the above with suitable compliance conditions, that the development accords with Policy 1 of the JCS and Policy DM4.2 of the SNLP.

Impact on the setting of Listed Buildings

- 5.49 The site lies to the south of historic core of Poringland village. Although Poringland has been significantly expanded with suburban style housing in the late C20/early C21, the core is still an identifiable historic grouping with limited development in the approach from the south, so still retains its connection to rural hinterland to the south. The historic core of the settlement contains several listed buildings including grade I listed Church of All Saints and grade II* Church Farm and its barn grade II. Other buildings in this historic grouping includes Porch House grade II* Margin Cottage and Forge Cottage.
- 5.50 Although there has been encroaching development on the setting of these buildings with development of Critoph Close to the west of Church Farmhouse, and development along Howe Lane, the connection to the open countryside to the south of church farm house is still preserved with the field to the south and this area of land. There is some limited development to the east of the site but landscaping around the existing pond separates this area in views. The church tower is clearly visible across the fields from open countryside to the south and the footpath. Whilst not designated as a conservation area, these listing buildings can be considered to be part of an historic grouping of buildings which functions as the historic village core of settlement in terms of neighbourhood character.
- 5.51 The church, church farmhouse and barn are the heritage assets which potentially are directly affected in terms of the setting of the listed buildings. The submitted heritage statement details the impact of the scheme on the various nearby heritage assets. Considering the positioning and height of the proposed buildings, and how the setting of the various listed buildings has already been affected by more modern development within their context to the west, therefore officers are in agreement with the statement that there is an impact on the setting of the church and the barn, but that this would be negligible in terms of experiencing the individual assets, as their immediate context remains preserved. The development therefore is considered acceptable in regard to Policy DM4.10. Equally in consideration of the Council's duties under the S72 of the Listed Building Act 1990 it is considered for the reasons set out above that the proposal would not adversely affect the setting of the listed buildings.

Summary of the environmental role

- 5.52 The development would result in harm to the rural character of the landscape for the reasons identified above.

Other Issues

Planning Obligations:

- 5.53 The proposal is required to provide fire hydrants which is proposed to be a condition of any consent.
- 5.54 New development will have an impact on the library service and mitigation will be required to develop the service.
- 5.55 Direct mitigation and GI provision should be included within the site proposal. Mitigation for new and existing GI feature identified as strategic shall be funded by the Community Infrastructure Levy (CIL) through the Greater Norwich Investment.
- 5.56 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.57 This application is not liable for Community Infrastructure Levy (CIL) due to falling within use class C2.

Conclusion

- 5.58 The proposed development provides the benefit of homes with care which will help South Norfolk's identified unmet need and is afforded significant weight. The development is however, located outside the development boundary for the village of Poringland and whilst Policy DM2.1 allows for expansion of existing businesses in this location, the homes with care element of the development is not consistent with this policy. Policy DM1.3 does allow for development in the Countryside outside the development boundaries, subject to the development providing overriding benefits in the context of sustainable development. The harm the proposal will cause in relation to the impact to the character and visual appearance of the area and encroachment into the open countryside, outweighs the benefits identified, contrary to Policy DM1.3 2 d). In view of the above, I recommend that the application be refused.

Recommendation : Refusal
 1 No overriding benefit contrary to DM1.3
 2 Detrimental to character and visual appearance of the area
 3 Harm to rural character of landscape

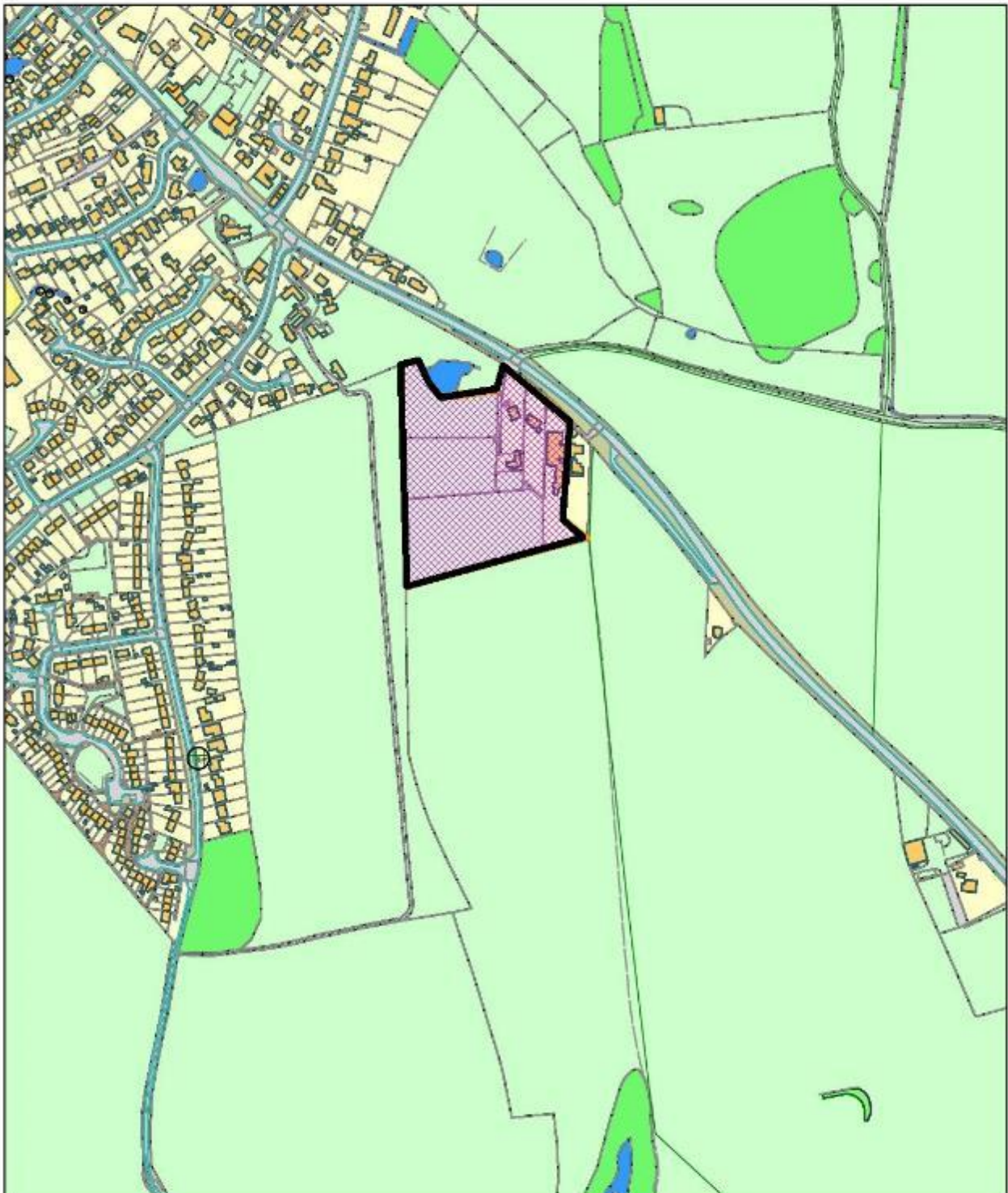
Reasons for Refusal

1. The proposed care home and extra care apartments and bungalows are not supported by any specific Development Management Policy which allows for development outside of the development boundary and nor does it represent overriding benefits when having regard to the harm caused in relation to the impact on the form and character and landscape impact of the area and as such does not satisfy the requirements of either 2 c) or d) of Policy DM1.3 of the South Norfolk Local Plan.

2. It is considered that the proposal would be harmful to the character and visual appearance of the area by virtue of its overall density, scale and massing and would not make a positive additional contribution to the village, in terms of integrating itself appropriately into the settlement form and character and its surroundings. Consequently, the proposal would result in the erosion of the rural undeveloped character of the site and lead to an encroachment on the open countryside. The proposal in view of the above is therefore contrary to policies DM 3.8, Policy 2 of the JCS, together with Section 7 of the NPPF and the design principle 3.4.1 of the South Norfolk Place-Making Guide which requires new development to relate well to the character of the local area which this proposal does not do.
3. The development would result in harm to the rural character of the landscape, thereby conflicting with Policy 2 of the Joint Core Strategy and Policy DM4.5 of the South Norfolk Local Plan. In particular, the development, which would not be of a density to respect the rural edge of the area, would be apparent from public viewpoints on the public footpath to the east/south of the site where there are currently limited views of development thereby leading to a loss of the landscape's rural character.

Contact Officer, Telephone Number Claire Curtis 01508 533788
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2019/0667



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

2. Application No : 2019/1963/DC
Parish : EASTON

Applicant's Name: Ms Alison Cornish
 Site Address: Land North and South of Dereham Road, Easton
 Proposal: Discharge of Condition 33 (Design Code) of outline planning permission 2014/2611

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4. There are also exceptional circumstances which warrant consideration of the proposal by committee.

Recommendation summary: Approval of details

1 Proposal and site context

- 1.1 The purpose of the report is to provide an overview of the design code submitted to comply with condition 33 pursuant to outline planning permission 2014/2611, which requires a design code to be submitted and approved for the application site.
- 1.2 The report will explain the purpose of the design code and its relevance to the assessment of all subsequent reserved matters applications for the approved development of 890 dwellings, as well as providing an understanding of the merits of its submission.
- 1.3 Members should note that officers have been working with the developers and Easton Parish Council during the submission stage of the document to ensure that it complies with the condition. As a result the document has been revised to ensure that it adequately sets out the guiding principles and parameters for development based on the principles of the outline consent and Easton Neighbourhood Plan.
- 1.4 In terms of the site itself, this comprises 44.01 hectares of land adjacent to the southern, western and eastern fringes of Easton, bordered by the edge of the settlement and A47 to the north.

2. Relevant planning history

- | | | | |
|-----|-----------|--|--------------|
| 2.1 | 2013/2293 | Scoping opinion for Easton village masterplan | EIA Required |
| 2.2 | 2014/2611 | The erection of 890 dwellings; the creation of a village heart to feature an extended primary school, a new village hall, a retail store and areas of public open space; the relocation and increased capacity of the allotments; and associated infrastructure including public open space and highway works. | Approved |
| 2.3 | 2018/0419 | Revisions to clawback and village hall provisions within the S106 for 2014/2611 | Approved |

3. Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 - NPPF 02 : Achieving sustainable development
 - NPPF 05 : Delivering a sufficient supply of homes
 - NPPF 08 : Promoting healthy and safe communities
 - NPPF 09: Promoting sustainable transport
 - NPPF 10 : Supporting high quality communications
 - NPPF 11 : Making effective use of land
 - NPPF 12 : Achieving well-designed places
 - NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
 - NPPF 15 : Conserving and enhancing the natural environment
 - NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 - Policy 1 : Addressing climate change and protecting environmental assets
 - Policy 2 : Promoting good design
 - Policy 3: Energy and water
 - Policy 6 : Access and Transportation
- 3.3 South Norfolk Local Plan Development Management Policies
 - DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 - DM1.2 : Requirement for infrastructure through planning obligations
 - DM1.3 : The sustainable location of new development
 - DM1.4 : Environmental Quality and local distinctiveness
 - DM3.10 : Promotion of sustainable transport
 - DM3.11 : Road safety and the free flow of traffic
 - DM3.12 : Provision of vehicle parking
 - DM3.13 : Amenity, noise, quality of life
 - DM3.15 : Outdoor play facilities/recreational space
 - DM4.2 : Sustainable drainage and water management
 - DM4.3 : Facilities for the collection of recycling and waste
 - DM4.9 : Incorporating landscape into design
- 3.4 Site Specific Allocations and Policies
 - EAS 1: Land south and east of Easton
- 3.5 Easton Neighbourhood Plan
 - ENP1 : Heritage Protection
 - ENP2 : Preserve Village Feel
 - ENP3 : Open Space Management
 - ENP4 : Church of St Peter
 - ENP5 : Enhancing Bio-diversity
 - ENP6 : Housing & It's Setting
 - ENP7 : Housing Design
 - ENP8 : Housing Mix & Character
 - ENP9 : Privacy of Existing Homes
 - ENP10 : New Development Roads
 - ENP11 : New Village Centre
 - ENP12 : Traffic Impact
 - ENP13 : Connectivity & Sustainable Transport
 - ENP14 : Small-scale Employment Opportunities
- 3.6 Supplementary Planning Documents (SPD)
 - South Norfolk Place Making Guide SPD

Statutory duties relating to Listed Buildings, setting of Listed Buildings:

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State 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.

4. Consultations

4.1 Easton Parish Council

Summary of original comments (full comments are available on the South Norfolk Council website):

- The Parish Council is disappointed that no local engagement or consultation has taken place at the pre-app stage.
- Early engagement in pre-application is seen to have significant benefit.
- The Design Code incorrectly sets out the position of the adopted Easton Neighbourhood Plan. For example, the parking policy in the Neighbourhood Plan has priority over the now outdated Policy DM 3.12 Provision of vehicle parking.
- A number of the Easton Neighbourhood Plan policies are not listed.
- The existing buildings are listed as a constraint although 'buffer zones' have not been included in all areas between new and existing homes, such as Buxton Close (southern end), Dereham Road East and Cardinal Close East.
- Noise pollution emanating from the Showground has not been addressed within the Design Code for new homes in Phase 1.
- The Landscape Framework Diagram illustrates a pedestrian access to the western end of Jubilee Play Area that is not deliverable.
- Would like to see more reference made to heritage assets, especially Grade 1 Listed Church of St Peter, Grade II Listed Easton Hall and non-designated assets such as Diocese House.
- Elements relating to Old Costessey are not relevant, as Design Code should be focused on the village of Easton.
- Key design principles supported, especially the reference to 'Secured by Design'.
- Would like to see further reference to 'Building for Life' and the use of dementia friendly community principles.
- Where higher density areas (40-50 dph) are shown a number of these same areas are shown as having single story heights.
- Policy 9 of the Easton Neighbourhood Plan requires new dwellings should be of similar scale and proportion to existing homes.
- The Park and Ride has no access to Norwich City or City centre.
- Green Pedalway extension is unclear in delivery and implementation.
- Incorrectly identified as a new cycle path relating to Food Enterprise Park.
- Play areas at St Peters Drive and Cardinal Close not identified.
- No 'Lanes' identified on street hierarchy map.
- The concept of shared surface for pedestrians and vehicles is not supported. All roads should have tarmac surface and raised kerbing.
- Shared Private Drives should be just that. A driveway to a maximum of up to three homes feels acceptable. If to a higher number of homes will require pathway.
- Not explicit from the text but the term 'private' indicates that it is proposed these Shared Private Drives are unadopted roads.
- All new roads are to be built to Norfolk County Council Highways Authority adoptable standard.
- Suggest realignment of a small section of the Green Spine Road to enable the joining up of two separate open green spaces.

- No street lighting is supported.
- Grass verges and swales require measures to discourage indiscriminate parking.
- Swales, as areas likely to contain standing water require fencing.
- On street parking not supported.
- Dwelling height should match height of existing homes.
- The concept of shared surface for pedestrians and vehicles is not supported.
- Wheelie Bin Blight – spoiling the street scene - collection points for wheelie bins will have to be established.
- Townhouse feels the wrong terminology to use in a village setting.
- Play area situated over burial pit for cattle affected by foot and mouth.
- A number of features and elements in establishing good play areas should be added.
- Additional principles should be detailed regarding the availability and management of allotments.
- Evidence required to demonstrate the permeability of the development and effectiveness of the SuDS and swale system to ensure it is fit for purpose.
- Known local area flood issues should not be made worse.
- The design specification of a 'swale' should be included within the Design Code.
- If Swales are likely to contain standing water, however little, they will require fencing.
- Suggest re-orientate area '4' and the relocating of the Green Spine Road in areas '3' and '4' to create an enhanced design.
- Would like to see additional boundary treatment, with bunding, hedging and trees to western boundary to help reduce noise pollution from activities at the Showground.
- Would like to see the distance to the Church of St. Peter returned to that set in original Design and Access Statement.
- Would like to see enhancements to the Easton Green, including redesigning to enable a Village Hall and area for parking provision totalling 0.2ha and provision for Multi Use Games Area.
- Suggested re-orientation to join up of two separate open green spaces in Neighbourhood Greens.
- Green Space and Planting: pathway surface must be suitable for all to use.
- No on-street parking. Refer to Norfolk County Council's guidance.
- Parking courts to rear not supported.
- Block pave not supported.
- Important to ensure application of design principles aligns to the policy requirements for the Settlement Interface.
- Dog bins (1 bin per 70 new homes) should be provided and defibrillators (1 defibrillator per 200 new homes).
- Would prefer a small change to the phasing and suggest phases 1 and 5.

Summary of comments on amended Design Code (full comments are available on the South Norfolk Council website):

- Pleased that a number of points raised by us have been addressed within the amended document.
- Feel that too many of our points raised have been dealt with language that is vague and having no strength.
- Early public consultation, was a missed opportunity.
- Landscape Framework Plan continues to illustrate a pedestrian access to the western end of Jubilee Play Area that is not deliverable.
- Miss-match between maps where higher density areas are shown a number of these same areas are shown as having single story heights.
- Green Pedalway extension is unclear in delivery and implementation.
- Shared surface for pedestrians and vehicles is not supported. All roads should have tarmac surface and raised kerbing.

- Shared Private Drives, should be just that. A driveway to a maximum of up to three homes feels acceptable.
- All new roads are to be built to adoptable standard.
- Suggest realignment of a small section of the Green Spine Road.
- No street lighting is supported, although it is understood there may be a requirement by NCC for minimal highway lighting.
- Grass verges and swales require measures to discourage indiscriminate parking, such as the knee rail detailed in Code 6.2.
- Swales, as areas likely to contain standing water require fencing.
- On street parking not supported.
- Dwelling height should match height of existing homes.
- Collection points for wheelie bins will have to be established.
- Habitat assessment and identification of specific species, such as the threatened Barbastelle, should be undertaken and used to inform the Design Code.
- Play area situated over burial pit for cattle affected by foot and mouth
- A number of features and elements in establishing good play areas should be added.
- Allotments should be made available to existing / new allotment holders one year prior to closure of existing allotments.
- Need to identify management regime to run and manage the allotments.
- Evidence is required to demonstrate the permeability of each area of the development and the effectiveness of the SuDS and swale system.
- The design specification of a 'swale' should be included within the Design Code.
- What is the purpose of the swales, to hold water or channel water or absorb water.
- Noise pollution from events held at the Showground not addressed within the Design Code.
- Would like to see additional boundary treatment, with bunding, hedging and trees to western boundary to help reduce noise.
- Suggest re-orientate area '4' and the relocating of the Green Spine Road in areas '3' and '4' to create an enhanced design.
- Pathways surfaces must be suitable for all to use.
- Remove townhouse reference.
- Parking courts to rear not supported.
- Block pave not supported.
- Important to ensure application of design principles aligns to the policy requirements for the Settlement Interface.
- Dog bins (1 bin per 70 new homes) should be provided and defibrillators (1 defibrillator per 200 new homes). Code needs to include the requirement for screening for wheeled bins.

Supplementary responses following public meeting held by Easton Parish Council on 23 November 2019, summarised as follows:

- Residents of Woodview Road and Buxton Close pleased to see 10m wide landscaped buffer and wildlife corridor with native hedgerow and tree planting.
- Agreed to follow the suggestion of South Norfolk and the Developer that this buffer zone would have no public access and pleased that the hedgerow planting would take place at the earliest opportunity.
- Consensus of hedge height should be between 1.8m and 2m and 4m in depth, with tree planting at 4m away from boundary.
- Agreed that they would look to have SNC support for the final design and planting types for the buffer area in consultation with the Parish Council.
- All agreed that bungalows must be built near the buffer zone and that no parking or turning circles should encroach on to the 10m wide buffer zone.
- Note that the houses on the Southern edge of Buxton Close also require the 10m buffer zone.

- Residents of Dereham Road and Parkers Close expressed disappointment they were not being offered the same level of a buffer zone as other parts of the village.
- Disappointed that the settlement interface plans, pocket parks page and Focal squares page, did not reflect the amended Landscape Framework document.
- Residents on the southern edge of Parkers Close raised concerns that their bungalows will be dominated by contemporary design 2.5 story houses.
- Residents along parts of Woodview Road and Parkers close concerned with the mismatch identified between density and build types.
- Several Buxton Close residents discussed the regular bat sightings in their gardens, and these have been identified as Pipistrelles.

4.2 District Councillor (Cllr Dewsbury)

- Application should be determined by the planning committee.

4.3 SNC Landscape Architect

Summary of original comments:

- In general, there is much to commend the submission. In particular the concept of the Green Spine, with its clear undertaking to provide street trees along with swales that will offer opportunities for planting interest in addition to the drainage function.
- More detailed observations/suggestions are:
- Only oak is given as an example for the tree planting (and is then followed by a caveat). Other examples are needed.
- It might help to give an idea of what form and size of trees will be used where; sections of the spine road and much of the public space will be suitable for (ultimately) large trees.
- Blackthorn is included in the hedgerow mix, but I would not recommend it for hedging around the allotments.
- I would encourage the concept of the existing soil within the open spaces as part of the SuDS provision.
- The Easton Gateway's description visualisation makes the concept look a bit 'ordinary'. Might there be an opportunity to do something a little more distinctive?
- The indicated tree opposite the entrance to the spine road could act as a focal point from both north and south, so perhaps identify it as such.
- I don't get a sense of how the setting of the church will be enhanced. Does, for example, the indicated path offer the best view to the church?
- Suggest we need a proposed tree species list that allows for continuation along the Green Spine road, while allowing for character area variations.
- Where secondary streets, lanes and private drives cross the swales, how will this be achieved? It might be worth establishing some principles for this.
- Whilst there is a circular walking/recreation route indicated, not all is within the main space; it might be worth indication the potential for a secondary loop to the north of the southern hedge.
- Is it possible to indicate circular walks within Neighbourhood Greens?
- I don't get a sense of the Focal Squares being particularly 'formal', 'focal' or a 'square'. Either imagery needs to be refreshed, or the title needs to be changed if the intention is for a more 'village-like' space.
- Whilst I note the aspirations of the Neighbourhood Plan for buffers between existing properties and new, such features can be problematic. Undoubtedly new planted features are best maintained as a single entity by one party. The proposals contained within the Design Code potential present an option for a relatively-easy to maintain buffer, that is unlikely to cause long-term issues with shading and overhanging. It may be that the option to include appropriate hedgerow trees could be added, but I would caveat that these would need to respond to positive request from the existing resident in each case. Public paths alongside rear garden boundaries can bring other challenges, and my experience is that these tend to outweigh any benefits.

- It would be good to highlight the potential benefits for wildlife, such as hedgehogs, and make this part of the principles.
- Generally, it would be good to limit the use of knee rail fences, perhaps favouring timber bollards where parking is to be discouraged.
- Need to avoid road turning heads jutting in to open space / key spaces (e.g. Church Green)

Summary of comments on amended Design Code:

- All matters previously raised have now been addressed and the Code updated.

4.4 SNC Senior Conservation and Design Officer

Original comments:

- The design code has been produced to guide the form of development, and further detail will be developed at the reserved matters stage.
- The code seeks to comply with the Easton Neighbourhood Plan but could do more to cross reference the coding with relevant and applicable policies in the plan, although some more detailed neighbourhood plan requirements can only be dealt with at the reserved matters stage when more detailed layouts are produced.
- The scheme can be assessed using the building for life tool at this stage
- At the Design Code stage there are no significant concerns which also includes addressing relevant content of the National Design Guide.
- The overall movement structure allows movement through the site and links to the existing settlement.
- The routes close to housing have good surveillance and are secure.
- The pathways through woodland are more recreational in nature, and less secure, but are not used for links between housing/destinations.
- The central public space and school extension site, which is planned to have a NEAP and a village hall will be the focal point of the new development at a central point, and easily accessible.
- The spine road links to Norwich Road for bus transport, but is also designed to take a bus route, and incorporates a cycle route.
- Although a matter for reserved matters, there will be scope for a variety of housing types across the site with varying densities.
- Character areas are defined by changes in architectural style and use of materials rather than house types and tenures.
- Ensuring housing and tenure mix will also be a matter at reserved matters stage.
- Appropriately scaled housing is located to relate to existing housing.
- Emphasis on the design code is placed on providing good public spaces and linkages between the spaces.
- The block structure and hierarchy of streets is coherent and assists in breaking down the scale of development and reinforcing the existing settlement.
- Key spaces will reinforce local character at key points.
- There are limitations placed on the variation of building types due the site being developed by one house builder, however the house types are varied across the site with three character types of village, rural and contemporary.
- Building height is kept to predominantly 2 storey, with limited 2 ½ storey along spine road and within the development. 2 ½ storey buildings are also concentrated at key focal points on spine road. Bungalows are proposed where they adjoin existing bungalows on neighbouring sites.
- Higher densities and more regular form of development is planned for areas within the development, including along the spine road at key focal points such as squares, as well as higher density along the A47 to create a noise buffer. Looser, more organic rural grain of housing is planned for the rural edges, and the lowest density to the north west in relation to the church.

- Public space is organised to some extent by location and existing character. The space in the north west corner and associated is to be developed as more of parkland character to provide a more tranquil recreational areas with tree planting, where as a more recreational and contemporary feel to housing is planned for the central area Easton Green area.
- Further defining the placement of buildings and articulation can be clarified at the reserved matters stage.
- The street hierarchy has a logic and relationship to public spaces that will make it easier to navigate through the estate development.
- The road hierarchy has been designed to reduce vehicle speeds. Primary spine road has separation for pedestrians and cyclists. Squares are incorporated to further slow traffic, and the road curves. Secondary roads and lanes are designed to be relatively short and curving where appropriate to slow traffic. Private drives are short and could function as social spaces (see p35 & p37).
- Car parking will be predominantly to side of properties, with no frontage parking on spine road except where separated with private drive access and verge. Most frontage parking will be in frontage parking courts (rear parking courts avoided.)
- Public spaces are well overlooked. Private spaces generally back onto existing rear public spaces. Where they do happen to back onto street, there is good surveillance.
- Public and private spaces are well designed to have good surveillance at this stage, although this will be given more attention at reserved matters stage, as will external storage and amenity space.
- Consider there may be too much emphasis on terraces in secondary street
- Concerned at length of some cul-de-sacs which have long secondary street then private drives
- Preferable to design out turning heads which cut into public space
- I would not wish frontage parking directly onto the green spine
- Concerned that some of materials won't go particularly well with each other.
- Suggest additional red brick of a blend e.g. Ibstock Leicester and Dorset for example.
- There needs to be clearer pedestrian crossing points.

Comments on amended Design Code:

- Although the revised design code has not made all of the suggested amendments, some of these are not critical to approving the design code.
- Some are dependent on how the code is implemented at reserved matters stage when more detailed information will be forthcoming, for example how the materials proposed are used in varying contexts across the site.
- The removal of turning spaces cutting into public space areas is particularly welcomed. In terms of providing a strategic framework and overview to inform the reserved matters, I consider the document is acceptable.

4.5 Other Representations

Two letters received from neighbours commenting on the original proposals as follows:

- Policy 10 of the Easton Neighbourhood Plan contains a condition that no new development roads will abut existing residents properties, however a new development road is shown immediately to the south of Buxton Close which breaks the Easton Neighbourhood Plan which I understand is set in law.
- Page 11 does not indicate the rear gardens to the south of Buxton Close.
- Page 13 has the new road 'Central Avenue' abutting the rear gardens to the south of Buxton
- Close. This clearly breaches Policy 10 of the Easton Neighbourhood Plan which states that new development roads will not abut existing properties. The design must be amended to meet Policy 10.

5. Assessment

- 5.1 The application relates to the approval of the design code submission element that was required through condition 33 of the outline consent for 890 dwellings. The precise wording of the condition is as follows:

Prior to the submission of any reserved matters application, a design code shall be submitted to and agreed in writing by the Local Planning Authority. This shall then be used to inform any subsequent reserved matters application.

Reason for the condition

In order to ensure a satisfactory form of development that has appropriate regard for the locality. These details are required at this time as they are essential to guiding future reserved matters submissions.

Purpose of the design code

- 5.2 The design code is a technical document which sets out guiding principles and a range of design parameters to ensure a high-quality development. It does not fix every detail but is intended to allow designers a degree of flexibility as long as design quality is retained. Scope remains for discussion with the Local Authority and Easton Parish Council on detailed design matters which will be subject to subsequent reserved matters applications.
- 5.3 The design code is intended to be used by developers, their agents, South Norfolk Council, Easton Parish Council and by consultees to help establish whether a scheme has met the design quality required.

Assessment

- 5.4 The main issue for consideration is whether the design code submission satisfies the requirements of the condition and provides an appropriate base to inform subsequent reserved matters.
- 5.5 Following comprehensive feedback and input from South Norfolk Council and Easton Parish Council during the application process, the design code has been updated to reflect comments and suggestions in section 4 of this report. This has involved changes that assist in improving the content, structure and robustness of the code. Of note are changes made to explain how the design principles of the code have been better aligned to the Easton Neighbourhood Plan and South Norfolk Place-Making Guide as well as changes that explain how the Design Code will be used by the Parish Council, Members and planning officers to assess proposals for new development.
- 5.6 Following these amendments and receipt of Easton Parish Council's updated consultation response and resident's comments following a public meeting held by the Parish Council on the 23 November 2019, additional minor amendments have been made to both the Landscape Framework Plan and Design Code. These mainly relate to changes to the interface between the development and the existing settlement edge and changes to the plans. Members should note that whilst there remain some points for discussion on detailed design matters, these will form part of discussions with Easton Parish Council and officers at the reserved matters stage.
- 5.7 In terms of the content of the document, the code as amended is structured in a logical and easy to follow way and sets out the strategic and more local elements of the site, which contains useful drawings (plans, sections, sketches), tables and detailed explanation.

The design code is set into seven sections: an introduction; key objectives; development structure; green infrastructure; key spaces; site wide detailing; and delivery. Further detail of the content of the sections is as follows:

Introduction and Key Objectives

- 5.8 These sections provide the background to the development proposals for the site and describes its existing surrounding context as well as the existing site constraints and opportunities. The Design Code is informed by the outline approved drawings, which have been updated and replaced by the Regulating Framework Plan. The framework plan sets out the key design principles for the development based upon the strategic vision and objectives for the site.

Development Structure

- 5.9 This section details the design principles for each of the components shown on the Regulating Framework Plan. These components consist of Land Use, Block Structure, Density, Building Heights, Movement, Street Hierarchy and Character Areas and determine the overall form and structure for the development along with the Green Infrastructure described within Section 4 of the design code.
- 5.10 In terms of the development structure, the development is accessed via a central spine road. A central public open space is bordered by land reserved for a village hall, school extension and shop. The proposed green infrastructure creates a buffer between the housing and the countryside and provides greenspace linked by a network of recreational footpaths and pedestrian routes, including a green space between the housing and St Peter's Church to the north.
- 5.11 Building heights and density are based on those identified in the outline consent and are broadly in keeping with the principles established. The higher density areas will mostly be focussed within the heart of the development and alongside the spine road and the northern development edge with the A47. Remaining areas are to be medium density with lower densities to the peripheries of the development and within the north-west corner of the site closest to St Peter's Church. The overall density across the entire site averages at 22 dwellings per hectare.
- 5.12 Buildings will be predominately 2 storeys in height with some limited 2.5 storey buildings along the spine road and key focal points. Bungalows will be proposed where they adjoin some existing property boundaries in accordance with the Building Heights Plan, which have been further updated following comments from Easton Parish Council.
- 5.13 With regards to the street hierarchy, this is based around the principle of development blocks with a variety of approaches as to how the blocks will be developed. The general framework of the layout and structure shows access points, connections and a clear distinction between public and private spaces.
- 5.14 In terms of the character areas, these consist of three distinct areas across the site. Within the east and around the established settlement fringes a 'village character' is proposed consisting mainly of traditional house types. To the west within proximity of St Peter's Church and to the south-west a 'rural character' is proposed. Finally, centrally and within some areas of the development a 'contemporary character' is proposed. The contemporary character being based on traditional house forms and standard house types.
- 5.15 A palette of materials is suggested in the design code, which will be further defined through each reserved matters application to ensure the house types reflect the character areas and the nature of the surrounding settlement, as well as achieving a high quality development.

Green Infrastructure

- 5.16 This section describes the Green Infrastructure principles for a landscape-led development. It details the codes for each of the key green infrastructure and open space elements as follows; Green Infrastructure Principles, Public Open Spaces, Play Spaces, Allotments, Sustainable Drainage Systems (SuDS) and Ecological Mitigation. The green infrastructure also includes the allotments, native woodland planting and landscape buffers between the existing and proposed settlement edges.
- 5.17 The purpose of this landscape-led approach is to draw these key spaces together to create a well-connected series of spaces, green corridors, play areas and footpaths to encourage walking, play and healthy living, as well as maximising opportunities for biodiversity.
- 5.18 With regards to the landscape buffers, these are described in the design code as the 'Settlement Interface'. Members will note that the Parish Council have raised concerns with regards to the design of the buffer, in terms of its width, planting and functionality. Following discussions with the Parish Council and the Council's Landscape Architect, the buffer has been amended to take account of everyone's comments and aspirations of the Neighbourhood Plan. The width of the buffer has been increased to 10 meters and the buffer is now proposed in a single ownership, incorporating a native hedgerow with tree planting, secured by gates to allow maintenance access. Following amendments to the landscape buffer and changes to the plans to show a continuous 10m wide green buffer and wildlife corridor, it is now felt that the proposals contained within the Design Code present an option for a relatively easy to maintain buffer, that is unlikely to cause long-term management issues. It is noted that there also remains an opportunity for further detailed discussions at the reserved matters stage regarding the landscape buffers and how they will ultimately be managed in the future.

Key Spaces and Site Wide Detailing

- 5.19 This section of the Design Code addresses the requirements for each of the key spaces which have been identified throughout the development and are detailed within section 5 of the Design Code. These are; Gateways, Green Spine, Easton Green, Neighbourhood Greens, Greenways, Pocket Parks, Focal Squares, A47 Corridor and Settlement Interface. The codes set out the distinctive urban form and design parameters of each of the identified spaces, with cross reference to the other relevant sections of the Design Code.
- 5.20 Section 6 of the Design Code describes the codes that detail the place; Design & Materials – Built Form, Boundary Treatments, Parking, Public Realm & Street Furniture, Waste & Recycling and Other Key Design Considerations. The latter addresses Inclusive Access, Dementia Friendly Community Design and Secured by Design as well as Building for Life.
- 5.21 Finally, the last section of the Design Code addresses phasing and implementation of the development.

Design Code Compliance

- 5.22 Before submitting reserved matters applications developers will be required to complete a Building for Life compliance statement to show that they have applied the codes to their detailed designs, or provided a higher standard of design. Applicants will also be expected to demonstrate how their proposals comply with the Easton Neighbourhood Plan and South Norfolk Place-Making Guide, as well as explaining their approach to achieving this by carrying out a Building for Life evaluation.

- 5.23 As stated above, the design code is a technical document which sets out guiding principles and a range of design parameters to ensure a high quality development at Easton. It does not fix every detail, but is intended to allow designers a degree of flexibility as long as design quality is retained and responds positively to the principles of the Easton Neighbourhood Plan and South Norfolk Pace-Making Guide.
- 5.24 All reserved matters applications for development within the Design Code area shall be required to comply with the guiding principles and design parameters of the masterplan and Design Code. However there remain opportunities for discussion on detailed design matters with Easton Parish Council, residents and consultees at the reserved matters stage.
- 5.25 **This application is not liable for Community Infrastructure Levy (CIL), however each reserved matters application will be CIL liable.**

Conclusion

- 5.26 Following the changes to the Design Code, officers are now satisfied with the document. The format and content of the Design Code is considered to be comprehensive, legible and user friendly as a stand-alone document. It covers the requirements set out in condition 33 of planning permission 2014/2611 and officers are satisfied that the Design Code provides clear design guidance, which will help to guide future reserved matters submissions.
- 5.27 It is therefore considered that the submitted Design Code is acceptable and will ensure that subsequent phases of development will achieve a consistently high standard of development that reflects and relates well to each other meeting the original aspirations for the development at Easton.

Recommendation : Approval of details - Approved

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[illegible]

43

Other Applications**3. Application No : 2019/0635/F
Parish : BARFORD**

Applicant's Name: Longwater Properties Ltd
 Site Address Unit 1 Industrial Estate Watton Road Barford Norfolk
 Proposal Application for new hours of operation at Unit 1 - to use machinery during set hours and noise levels during set hours.

Reason for reporting to committee

The previous Ward Member requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary: Approval with Conditions

1 Proposal and site context

- 1.1 This application seeks planning permission for new hours when machinery can be used at Unit 1, Barford Industrial Estate on Watton Road in Barford. The current conditions are set out in reserved matters approval that was granted in 1984 and restrict the times machinery can be used and noise levels at the site boundaries during defined hours.
- 1.2 Unit 1 is a light industrial unit occupied by 4Bay, a structural steel contractor. It occupies another building on the site at Unit 3, for which a separate planning application has been submitted to vary similarly worded planning conditions. It is positioned on the western side of Barford Industrial Estate and is a buff brick building that accommodates offices and a workshop area with a large roller shutter door in its east elevation that faces a parking area within the industrial estate.
- 1.3 Neighbouring units include a parking and unloading area to the east with a window manufacturer and 4Bay beyond that and other commercial units to the north. Residential properties are located to the west on Cock Street.

2. Relevant planning history

- | | | | |
|-----|-----------|--|---------------------|
| 2.1 | 2019/0530 | Variation of condition 3 of permission 1993/1125 - Amendment of opening hours to 7.00am to 6.30pm Monday to Friday inclusive and 7.00am to 14.30pm on Saturdays. No use is permitted outside these hours nor on Sundays or public holidays. Note: this application is for unit 3 Barford Industrial Estate. | Under consideration |
| 2.2 | 1984/2998 | Erection of light industrial units and car parking. | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development

3.2 Joint Core Strategy (JCS)
Policy 5 : The Economy

3.3 South Norfolk Local Plan Development Management Policies
DM1.3 : The sustainable location of new development
DM2.1 : Employment and business development
DM3.11 : Road safety and the free flow of traffic
DM3.13 : Amenity, noise, quality of life
DM3.14 : Pollution, health and safety

4. Consultations

4.1 Parish Council

Application should be refused. It is contrary to Policy DM3.13 and any extension to working hours would undoubtedly result in an excessive and unreasonable impact on these existing neighbouring properties.

4.2 District Councillor

- Cllr M Dewsbury (previous Ward Member)

This application should only be determined by the Development Management Committee.

People have been complaining about noise from this site for some time. Several people attended the March Parish Council meeting to raise concerns about the application to open earlier during weekdays and later on Saturday afternoons and the detrimental impact of noise from the site on their home life and wellbeing.

I have also been contacted by others who were unable to attend that meeting.

I object to the increase in hours on this site.

4.3 SNC Community Services - Environmental Quality Team

The information contained in the submitted acoustic report would indicate that at the new times when it is proposed that the 42dBA boundary noise limit will apply, noise from the application site is unlikely to have an adverse impact.

The application does not seek to vary or remove condition 5 to Planning Permission 1984/2998 which prohibits the use of machinery outside the building.

The application does not seek to vary or remove condition 7 to Planning Permission 1984/2998 which requires that all generators, compressors and any other plant and machinery shall be housed in acoustic housings.

The application does not seek to vary or remove condition 9 to Planning Permission 1984/2998 which limits the use of the building to Class III of The Town and Country Planning (Use Classes) Order 1972 i.e. "Use as a light industrial building for any purpose".

We note that the Town and Country Planning (Use Classes) Order 1972 defines light industrial building as follows - "'light industrial building' means an industrial building (not being a special industrial building) in which the processes carried on or the machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit".

There is a potential for the amenity of residents to be impacted if the delivery or despatch of materials takes place during the proposed extended hours, particularly before 8:00hrs.

Having regard to the above, particularly conditions 5, 7 and 9 to Planning Permission 1984/2998 remaining in force unchanged, we do not consider that there are sustainable grounds to object to this planning application. However, we would recommend that any approval of this application includes a condition limiting the hours when goods and materials can be despatched or delivered to the application site (including the unloading and loading of goods and materials) to between 08:00hrs and 18:00hrs Monday to Friday, 08:00hrs and 13:00hrs Saturdays and at no time on a Sunday and Bank Holiday.

4.4 Other Representations

Comments on application in its original form:

27 objections received on the following grounds:-

- The site is within 50 yards of many properties. Four Bay has disregarded its current operating hours and noise complaints have been made in relation to the movement of articulated lorries, forklift trucks, noise emanating from the yard area.
- The noise carries across the village.
- Extending working hours will bring great disturbance and loss of amenity to surrounding residential properties from early in the morning six days a week and late into Saturday afternoons.
- The current operating hours are already sufficient.
- Additional traffic from heavy deliveries are of concern.
- The new hours have the potential to distract those driving along the B1108 and cause distress to users of the footpath that runs alongside the premises.

Comments received following submission of the Noise Assessment:

3 objections received on the following grounds:

- There is no justification for wishing to operate the extended hours.
- The recommendations for noise reduction are not enough to justify permitting the changes of hours to go ahead.
- The Noise Assessment is flawed, for example it under emphasises the level of harm caused, but it nevertheless makes it clear that 4Bay already generates an unacceptable amount of noise pollution. Until they seriously address the recommended improvements and employ good management practices to limit noise emanating from their premises, there should be no possibility of considering its request for additional hours.

5 Assessment

Key considerations

- 5.1 • Existing and proposed planning conditions and existing and proposed activities
- Impact on residential amenity and the surrounding area

Existing and proposed planning conditions and existing and proposed activities

- 5.2 Within the consent that was granted for Unit 1 in October 1984 (attached as Appendix A), conditions 3 and 4 state:-

3) No machinery shall be used on the site between the hours of 6 p.m. and 9 a.m. from Monday to Saturday or between noon on Saturday and 8 a.m. on Monday.

4) The noise levels when measured from any boundary of the site shall not exceed 42dBA between the hours of 8.00 a.m. to 6.00 p.m. on Mondays to Fridays and 8.00 a.m. to 12.00 noon on Saturdays. At all other times, the noise at the site boundary shall not exceed 37 dBA.

- 5.3 The current application seeks to replace those conditions to permit the use of machinery from 07:00 to 18:00 from Monday to Friday and from 07:00 to 14:30 on Saturdays and to extend the times when the noise limits in condition 4 apply.
- 5.4 The agent has explained that the application has been submitted to reflect the operational needs of the business and having regard to current permitted development rights relating to industrial buildings. Reference to permitted development rights are not particularly relevant as the building is as it was and no permitted development rights appear to have been exercised. However, in respect of operational needs, the Noise Assessment that was submitted with the application explains that during the earlier opening hours, the intention is to move material, mark up and carry out welding activities across 4Bay's units.
- 5.5 As Unit 1 has a light industrial use, the activities that take place within it should be able to be carried out without causing detriment to the amenity of the area. The Noise Assessment describes Unit 1 as housing the company offices and a workshop area, which is used predominantly for marking and preparing metal before welding, which takes place at Unit 3. The workshop also includes a metal guillotine and a hydraulic punch press and is where centre dotting and drilling takes place.

Impact on residential amenity and the surrounding area

- 5.6 The Noise Assessment explains that the use of the guillotine, hydraulic punch press and drilling are not particularly noisy activities with internal noise levels significantly below the those associated with the welding activities at Unit 3. It was noted that noise associated with centre dotting generates high noise levels over a short period of time but since this is an infrequent activity, this is not expected to be discernible from other activities at noise receptors.
- 5.7 In commenting on the application, the Specialist Technical Advisor in the Council's Environmental Quality Team noted that the other conditions from the original consent will remain applicable in the event of the application being approved. These include no machinery being used outside of the building, no materials being stored outside of the building and that plant and machinery shall be housed in acoustic housing. On the basis that these conditions remain unchanged, he did not consider that there were grounds on which to object to the application. He did, however, recommend the use of a planning condition limiting the hours of the dispatch and delivery of goods and materials. Such a condition is considered to be reasonable and necessary to make the development acceptable and with that appended to the new planning permission, activities on the site will have an acceptable impact on residential amenity and the character of the area. The application complies with Policy DM3.13 of the SNLP.

Conclusion

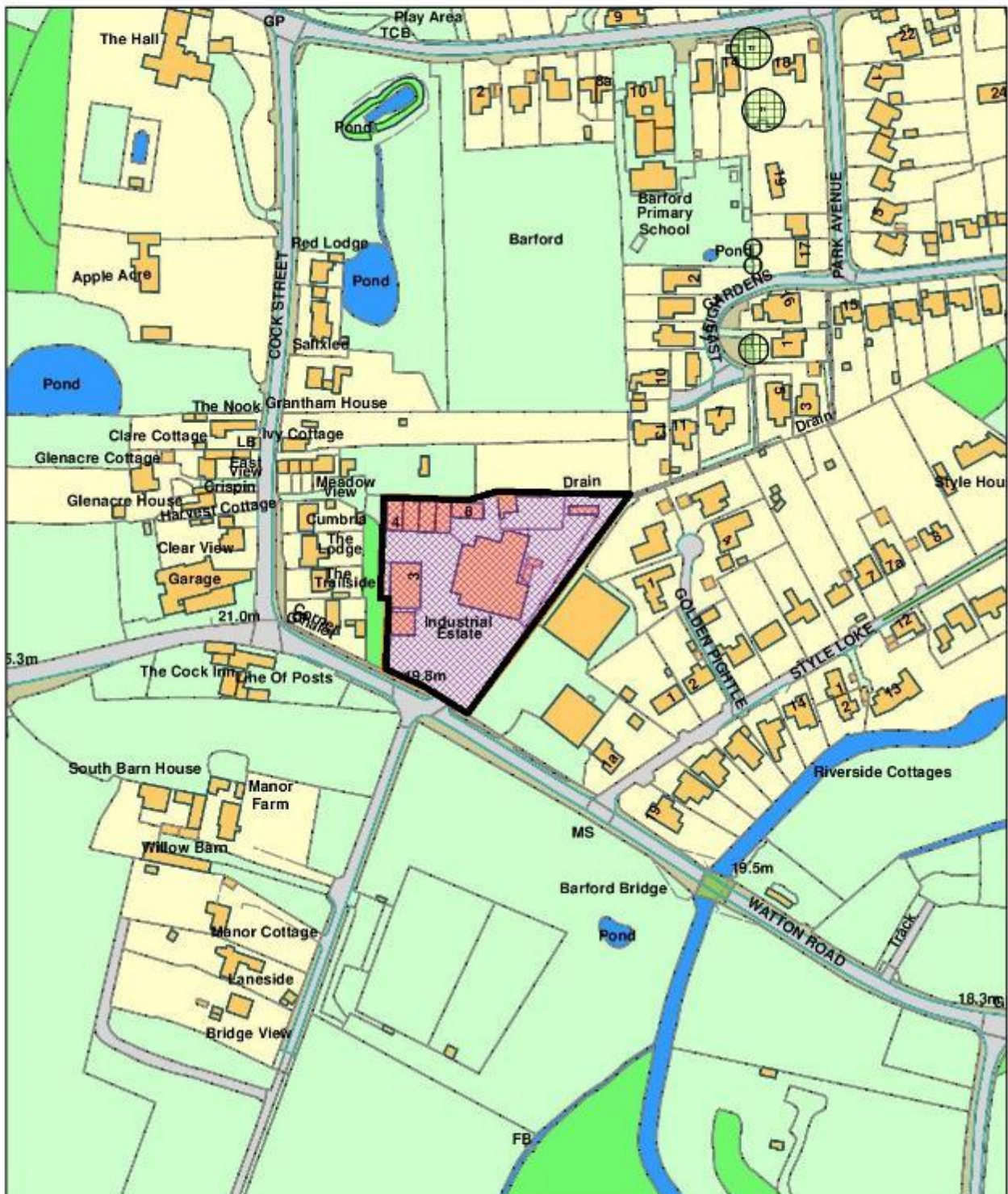
- 5.8 When having regard to those matters raised by this application, since Unit 1 is a light industrial unit, activities that take place within it should do so without resulting in harm to amenity through noise, vibration, smoke and odours. In light of the content of the Noise Assessment, the comments provided by the Environmental Quality Team and the planning conditions proposed for use, I accept that the unit remains in light industrial use and that the extension to the hours that machinery can be used within the unit can take place without impacting significantly over and above the restrictions provided by the existing conditions.
- 5.9 Accordingly, the proposed variation is acceptable and the application is recommended for approval.

Recommendation : Approval with Conditions

- 1 Time limit - full permission
- 2 In accordance with submitted drawings
- 3 Use of machinery
- 4 Noise at boundaries
- 5 No machinery outside
- 6 B1 use only
- 7 Acoustic housings for plant/machinery
- 8 No external storage
- 9 Limit hours of delivery and despatch

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2019/0635



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4. Application No : 2019/1583/F
Parish : WRENINGHAM

Applicant's Name: Miss Naomi Todd
 Site Address: Land adjacent to Wreningham Village Hall, Mill Lane, Wreningham
 Proposal: Extension to day room to form study and sitting room. Addition of concrete pad

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary: Approval with conditions

1 Proposal and site context

- 1.1 This application seeks planning permission to extend an existing day room at a traveller site. The site is occupied by one traveller family and was granted planning permission by Members in February 2019. At present, the site comprises a day room in the eastern corner of the site with an area of concrete hardstanding immediately to the south that provides space for two touring caravans. The day room accommodates a bathroom and an open plan dining, living, kitchen and utility room. The application proposes to construct a link under the canopy of the existing day room to provide a new living room and study to the south, resulting in an L-shaped building. The extension will be built on part of the existing concrete hardstanding and to compensate for the loss of this, the application also proposes to extend the existing hardstanding to the west.
- 1.2 The site is located to the southeast of Wreningham Village Hall on the southwestern side of Mill Lane outside of the development boundary that has been defined for the village. It is accessed via 1.8m high wooden gates at the northern end of the front/northeast boundary and with the exception of the aforementioned day room and concrete hardstanding, it comprises farmland chippings, two touring caravans and a package treatment plant. The meadow to the south is outside of the application site but is owned by the applicant.
- 1.3 Boundary treatments include trees and a mature hedge along the front/northeast and side/east boundaries. The northwest boundary with the village hall has been planted with laurel. Ditches run along part of the side boundaries of site and continue to run alongside the applicant's meadow to the south. Ground levels slope very slightly across the site and levels are below those of the village hall car park to the northwest.
- 1.4 Neighbouring properties comprise the applicant's own meadow to the south, agricultural land to the east, woodland to the southwest (a County Wildlife Site) and Wreningham Village Hall and its car park to the northwest.

2. Relevant planning history

- | | | | |
|-----|-----------|---|----------|
| 2.1 | 2017/1979 | Change of use to paddock and erection of stable | Approved |
| 2.2 | 2017/2831 | Change of use to paddock and erection of stable (revised) | Approved |

- | | | | |
|-----|-----------|--|----------|
| 2.3 | 2018/1658 | 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. | Approved |
| 2.4 | 2019/1131 | Application to discharge conditions 6 - Ecology enhancements and 7 - lighting scheme of planning permission 2018/1658 | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 12 : Achieving well-designed places
 NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
 NPPF 15 : Conserving and enhancing the natural environment
- 3.2 Planning Policy for Traveller Sites (PPTS) 2015
- 3.3 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
- 3.4 South Norfolk Local Plan Development Management Policies Document
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3 : The sustainable location of new development
 DM3.3 : Gypsy and Travellers sites
 DM3.8 : Design Principles applying to all development
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
 DM4.2 : Sustainable drainage and water management
 DM4.5 : Landscape Character Areas and River Valleys

4. Consultations

4.1 Parish Council

Comments on originally submitted plans:

Objects.

This application is for further development on land beyond the building line for the village.

The application documentation is very basic and requires special attention to work out exactly what is being asked for. This creates a confusion about intent and provides a fuzziness which permits implementation interpretations and in which boundaries can be pushed. SNC has not required the clarity of presentation with full dimensions, materials, description, etc. that it receives/expects in other applications. This is

illustrated by the differences in plan layout with the approved plan from application 2018/1658. There the concrete pads are set at an angle to the stable/day-room in this application they are parallel and possibly closer reflection of the built reality compared to the agreed application. The application is also incomplete it does not mention the hallway nor details its construction characteristics and how it links between the concrete pads and stable/day-room.

There is no analysis or consideration of the additional impact of the further development of this site with additional buildings and concrete pads e.g. flood/water survey, ecological survey.

Ms Todd's email states she wants a further expansion in accommodation for a family of four who are growing - not enough room. However, there is approved and existing provision for a mobile home and a caravan. The mobile home has not been on site for some time. Part of Ms Todd's argument to support application 2018/1658 was that she could not live within brick buildings. This application is contrary to that preference. We consider that the case has not been made for additional accommodation, especially as current approved accommodation (mobile home) is not being taken up/used.

The link corridor is described as a hallway. This provides an insight into the intentions for the future development of this site.

The connection of the extra accommodation to the existing stable/day-room creates a "U" shaped, fully roofed, permanent structure and incorporates the concrete pads into the whole. This is certainly out with the intention of the permission granted to the previous application.

The Parish Council does not accept that the status of the applicant as a traveller has been proven and there appears to be no evidence of traveller status.

This application is creeping development – from meadow land, to stable, to day-room, to traveller site – four applications, now a fifth to increase accommodation provision - each building on its predecessor to gather wider permissions which would not have been received if presented as a single step.

Comments on amended plans:

The Parish Council's comments on the original application are still relevant to this application and have not been addressed and the applicant is not compliant with the conditions imposed in previous applications.

The Parish Council has engaged with its parishioners to establish their views on this and previous planning applications for this site. They remain consistent and unanimous in their opposition to the site being developed and are completely bemused by the continual approval by South Norfolk of each application received. Residents have presented South Norfolk with evidence, observations and comments which establish a strong case that this is a carefully orchestrated development of the site from a greenfield to permanent living accommodation. It is circumventing the normal planning regime of inspection, regulation and conditions that would be applied if the whole series of applications in this development had been presented as a single application.

Therefore we oppose this latest application and urge South Norfolk to reject it on the grounds that it is unnecessary. The last application delivered the clearly stated expectations and requirements of the applicant.

The net effect of the application is to create a much larger base of total accommodation for a site which already had planning permission for sufficient accommodation for the applicant and her family.

The Planning Officer stated in his email that *"In determining the [previous] application, the Council was satisfied that the application demonstrated an intention to lead a nomadic habit of life and this was carried forward to condition 2 of the planning permission, which requires occupiers of the site to meet the definition of Gypsies and Travellers as set out in Annex 1 of the Planning Policy for Traveller Site 2015."*

This application for additional built accommodation ignores:

1. that the previous approval exactly met the stated needs of the applicant and family
2. that the applicant is demonstrating an intention to avoid the nomadic life – which was pivotal in condition 2 of the previous planning decision – by settling in new, larger and more permanent building(s).

The Planning Officer, in emails to the applicant, is using SNC planning decision precedent to guide the applicant towards an acceptable application and hence implies that this application, being of the same type and scale, would consequently obtain approval. SNC planning officers are keen to emphasise that precedent is not a consideration and that all applications are assessed on the basis of their individual merits. So, any guidance based on matching precedent should be removed from this process completely.

The applicant has not provided the additional information requested. The "revised site plan" is identical to the originally submitted site plan. The applicant was asked to submit a substantially revised plan which demonstrated a reduced requirement for additional space – the amended "elevation drawings" show a slight change from 50sq m to 45 sq m falls short of the planning officer's suggested 33/34 sq m.

The hallway – without dimensions, and apparently glazed to sides and roofed over – must be included in the measurements of overall floor space being applied for. From the elevation diagram, this appears to have a floor area of 6.75 sq. m.

The application drawings and documents are deficient in several aspects.

There is no further assessment of the additional flood risk presented by this application. This is an important aspect which drew critical comment from SNC's Water Management Officer in the previous applications.

4.2 District Councillor

Comments on originally submitted plans:

Cllr Francis: delegated decision

Cllr Legg: To be determined by Committee. Need to establish the principle of the extra accommodation on a single residential plot and to address the concerns of many local residents.

Comments on amended plans:

Cllr Legg: My previous recommendation that the application should be referred to the DMC for determination still apply. The plans currently submitted lack any detail in terms of design or location. There is considerable local concern about the proposals as evidenced by the many submissions on the website.

4.3 UK Power Networks

Whilst we have no objection to register against the application the proposed development appears to be in close proximity to a UK Power Networks' high voltage overhead line and it is essential that the applicant seeks guidance with regards to compliance with 'Health & Safety Executive Guidance Document GS6 - Avoidance of Danger from Overhead Electric Lines'.

4.4 Other Representations

Comments on originally submitted plans:

Objections received from 28 residents raising the following issues:

- Why is the extension needed so soon after the day room was granted planning permission? The family has not increased in size and the requirements for living were known at the time of the last planning approval.
- Why is another concrete pad required.
- When will applications for this site cease?
- The application will double the size of the existing bricks and mortar accommodation.
- The application is for the building of a bungalow in all but name.
- The application represents creeping development for a bungalow outside of the development boundary.
- Having previously set out that she cannot live in brick and mortar, it appears that the applicant is content to live in bricks and mortar again.
- The existing day room is almost exactly in line with the ideal requirements set out in the Government's design standards for an amenity building.
- Mr Sweeney does not appear to live at the site anymore
- Do not consider that the applicant is a Traveller.
- Development of the site has ruined its character. The development should be refused and the site returned to a water meadow.
- The site adjoins a County Wildlife Site. Further development and expansion will negatively impact it.
- Concerned about increased noise and traffic arising from increased construction traffic and as a result of the extension.
- The site is too dangerous for continuous habitation as it is crossed by 11kV overhead power lines.
- By approving a Traveller site on what had been a recognised intentional unauthorised development, the local planning authority placed the applicant in deliberate isolation from the rest of the community. With the approval of this application that isolation will only intensify, signalling to the settled community that the local planning authority places no value in fostering community cohesion.
- The Council should consider the impact of approving the development on the settled community too.
- The applicant has not complied with previously imposed planning conditions and is undertaking unauthorised intentional development prior to any decision being made with materials already on site.
- The concrete pads have not been laid in accordance with the approved plans.
- The site is at risk from surface water flooding
- Mill Lane is not wide enough for big vehicles.
- The submitted drawings are of poor quality.

Comments on amended plans:

Objections received from 12 residents raising the following issues:

- Nothing has changed in the applicant's circumstances to warrant more building.
- Extension represents poor quality design and poor build.
- The two caravans that the applicant has permission for can accommodate her storage and living space needs without the need for more bricks and mortar accommodation.
- Unhappy with how SNC has dealt with the application.

5 Assessment**Key considerations**

- 5.1
- Principle of development
 - Impact on the character and appearance of the area

Principle of development

- 5.2 Policy DM3.3 of the SNLP refers to proposals for all new sites for Gypsies and Travellers inside and outside of settlement limits. Since the site is an existing Gypsy and Traveller site and an increase in the number of pitches is not being proposed, I do not consider this policy to be a key factor in the assessment of the application. Similarly, the Planning Policy for Traveller Sites does not contain policies that are directly applicable for extending day rooms.
- 5.3 However, although withdrawn on 1 September 2015 following the publication of the Planning Policy for Traveller Sites, some informal guidance is available in the DCLG document entitled Designing Gypsy and Traveller Sites – a Good Practice Guide. There is no one size fits all approach to providing amenity buildings but as a minimum, the guidance sets out that amenity buildings must include secure storage space for harmful substances/medicines; enclosed storage for food, brooms, washing, cleaning items, etc; and, space for connection of a cooker, fridge/freezer and washing machine. The inclusion of a day/living room for family meals is also recommended and the Guidance notes that this could be combined with a kitchen. This is what the applicant has. However, there is no indication that separate living rooms as enjoyed as standard by other sectors of the population should not be provided.
- 5.4 In support of the application and despite the recent construction of the existing day room, the applicant has set out that the day room is too small for her family, which includes four children. As the children grow older, more space will be required for the family to grow into and for storage.
- 5.5 The applicant also drew attention to the size of other day rooms that the Council has previously approved, including those of her brother (application ref. 2017/0407) and at a site in Bawburgh (application ref. 2016/1018). These day rooms had an internal floor areas of between 73 and 74 sq m. Although each application should be considered on its own merits, the size of these day rooms provide an indication of what might be acceptable if the application is satisfactory in all other respects.
- 5.6 Having measured its size, the external footprint of the existing day room is approximately 39.7 sq m with its internal floor area being approximately 33.8 sq m. The extension will have an external footprint of 45 sq m and if the internal walls are the same thickness as the existing day room, its internal floor area will be approximately 38.8 sq m. For completeness, the link will have an external footprint of approximately

6.7 sq m. Not including the link between the two buildings, the internal floor area of the existing day room and new living room/study will be approximately 72.6 sq m. This is within the same range as the day rooms referred to above and in principle, this size is acceptable subject to consideration being given the matters assessed below.

- 5.7 Residents of the village have expressed concern that if permitted, the total size of the day room would be akin to that of a dwelling. I am keenly aware of this and so to ensure that the site as a whole remains as a Gypsy and Traveller site and does not become a bungalow, it is reasonable and necessary to impose a planning condition that does not allow the day room to be used for overnight accommodation.

Impact on the character and appearance of the area

- 5.8 Although positioned towards the front corner of the site, planting along the front and side boundaries and the access gates provide effective screening. As a result of these factors, the extension will not stand out as a prominent or visible feature within the immediate or wider area. Similarly, that the additional hardstanding will be at ground level means that it will also not be an obvious feature outside of the site.
- 5.9 In its own right, although the monopitch of the extension does not mirror that of the existing day room, the brick plinth and use of horizontal cladding do match and represent an acceptable addition.
- 5.10 Taking account of the above, the application complies with Policies 1 and 2 of the JCS and Policies DM3.8 and DM4.5 of the SNLP.

Other Issues

- 5.11 In submitting comments on the application, a number of local residents have cast doubt on whether the applicant is a Traveller. At the time application ref. 2018/1658 was determined, it was accepted that the applicant had temporarily ceased travelling on the grounds of her children's educational needs but otherwise that sufficient evidence was submitted that demonstrated an intention to lead a nomadic habit of life. It was therefore accepted that the applicant met the definition of a Traveller (as set out in Annex 1 of the Planning Policy for Traveller Sites).
- 5.12 There are no residential properties in close proximity to the site. Therefore, the impact of the development on residential amenity will be neutral allowing it to comply with Policy DM3.13 of the SNLP.
- 5.13 The site is at risk from flooding from a surface water flood flow path for high, medium and low risk events. Depths are shown as being below 300mm for all events. The surface water flood risk extends across the whole of the site and includes the access and egress and highway. As part of the previous application for the day room, the agent explained that the area of hardstanding is between 300mm and 600mm thick and that it has a gradual gradient towards the southwest that directs surface water to the meadow at the rear. The agent also set out that the raising of levels provides a safe evacuation route in the event of flooding. Combined, the proposed hardstandings and floor levels of the caravans are 450mm above current ground levels. Floor levels for the day room are 295mm above current ground levels. When taking account of the depth of the hardstanding that has been laid and floor levels of the day room and caravans, floor levels are above surface water flood depths. The Water Management Officer was satisfied with the information that was submitted at that time and I do not consider that the latest application substantially changes the situation. The application complies with Policy 1 of the JCS (insofar as it relates to flood risk) and Policy DM4.2 of the SNLP.

- 5.14 A County Wildlife Site is located to the west of the application site. The extension will be built above the existing concrete pad and will not encroach into the field to the rear. When planning permission was granted for the day room, it was subject to a planning condition that required a lighting scheme to be submitted for approval so as to minimise the impact on bats. Those details have been approved and in view of the position of the pole mounted light, I consider that this is sufficient to illuminate the site and that the current application should be subject to a planning condition that prevents any external lighting from being fixed to the building.
- 5.15 Sufficient space will exist at the site for parking and turning to be provided for vehicles. The application complies with Policy DM3.12 of the SNLP.
- 5.16 Overhead power lines cross the site and the extension will be positioned underneath these. UK Power Networks did not object to the application but noted that it is essential the applicant seeks guidance from the appropriate Health and Safety Executive Guidance document.
- 5.17 Under Section 143 of the Localism Act, the Council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.18 This application is not liable for the Community Infrastructure Levy as the building has a floor area of less than 100 sqm.

Conclusion

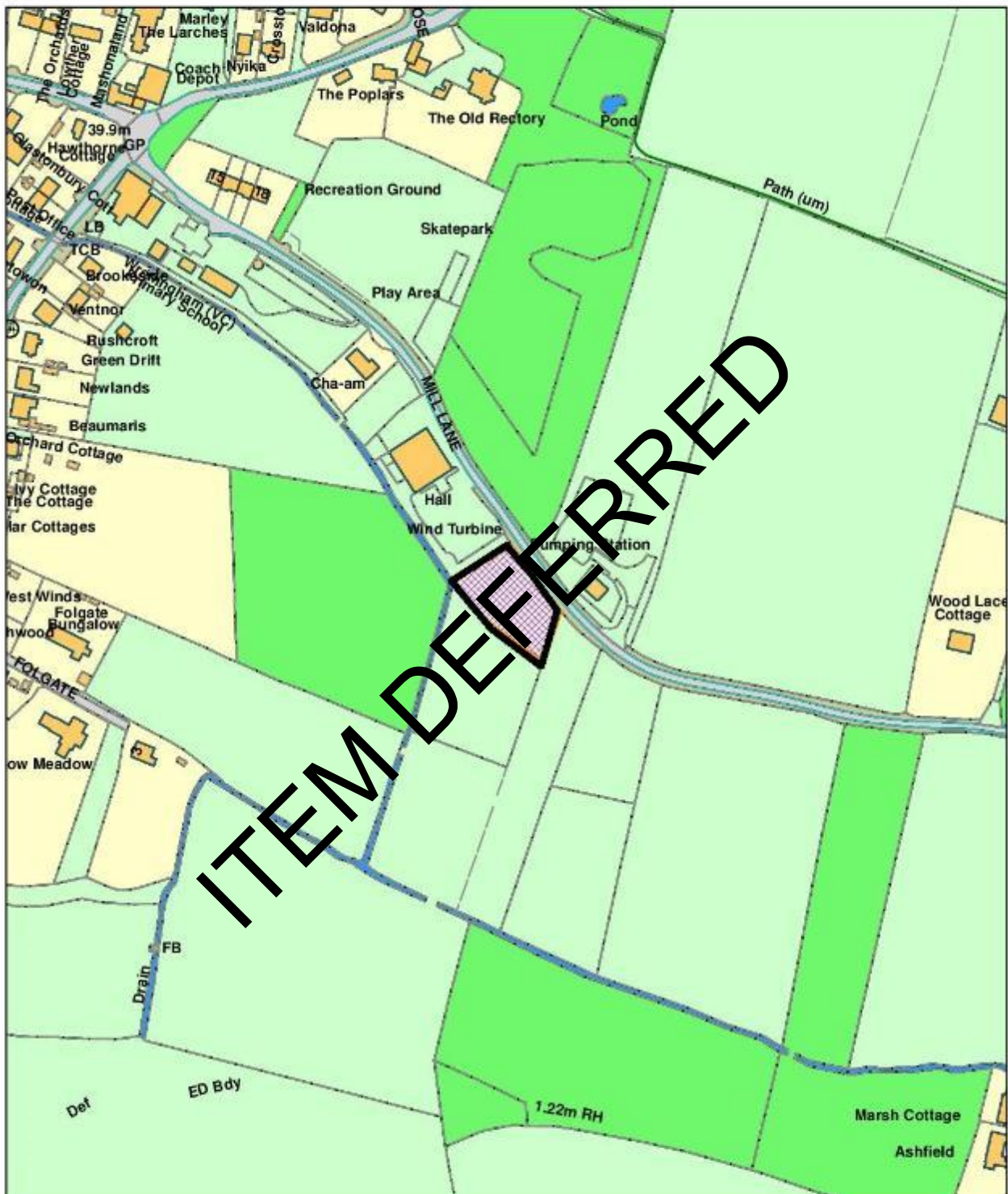
- 5.19 In having regard to those matters raised, the extension will not be clearly visible from outside the site and its scale and appearance are appropriate to the site and the appearance of the surrounding area. Subject to the conditions recommended below being imposed, the application represents an acceptable form of development and is recommended for approval.

Recommendation: Approval with Conditions

- 1 Time limit full permission
- 2 In accordance with submitted drawings
- 3 No overnight accommodation
- 4 No external lighting

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2019/1583



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

5. Application No : 2019/1720/F
Parish : KIRBY CANE

Applicant's Name: Joe, Holly & Ralph Putman
 Site Address: Wardley Hill Campsite Wardley Hill Road Kirby Cane NR35 2PQ
 Proposal: Erection of single storey manager's dwelling incorporating campsite office with associated car parking. Extension of campsite area

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary : Refusal

1 Proposal and site context

- 1.1 The application relates to a campsite that was granted permission in 2014 (planning permission 2014/0502). The application is to extend the campsite and to create a single storey manager's dwelling incorporating a campsite office. There is no existing building on the site. The applicant currently rents part of the farmhouse close to the site and also stays in a tent on the site during the peak summer period. The farmhouse is now being sold and therefore will no longer be available to the applicant.

2. Relevant planning history

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2014/0502 | Change of use of pasture to ecological camp site | Approved |
| 2.2 | 2016/1212 | Retention of Boat and Hammock Hut for holiday let use and extension of site to include a recreational area | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 06 : Building a strong, competitive economy
 NPPF 11 : Making effective use of land
 NPPF 12 : Achieving well-designed places
 NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
 NPPF 15 : Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 4 : Housing delivery
 Policy 5 : The Economy
 Policy 17 : Small rural communities and the countryside

- 3.3 South Norfolk Local Plan Development Management Policies
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3 : The sustainable location of new development
 DM1.4 : Environmental Quality and local distinctiveness
 DM2.11 : Agricultural and other occupational dwellings in the Countryside
 DM3.8 : Design Principles applying to all development
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
 DM4.2 : Sustainable drainage and water management
 DM4.5: Landscape Character and River Valleys

- 3.4 Supplementary Planning Documents (SPD)
 South Norfolk Place-Making Guide 2012

4. Consultations

- 4.1 Parish Council

No objections

- 4.2 District Councillor

To be determined by Committee

The campsite provides an important tourist facility in a beautiful area of South Norfolk. This campsite has achieved a reputation for care and provides employment. The loss of this facility in the event that the application is turned down will affect the viability of this campsite and reduce camping opportunities in an area already affected by lack of alternatives.

- 4.3 Health and Safety Executive

No comments received

- 4.4 Fisher German

No comments received

- 4.5 National Grid

No objection

- 4.6 NCC Highways

No objections to dwelling; no objections to extension to campsite subject to condition on original consent limiting accommodation to no more than 30 pitches and no caravans or camper vans applying to the extension to the campsite as well

- 4.7 Other Representations

14 letters of support

- Wardley Hill is a fantastic campsite and brings much to our local economy
- Approving these plans would allow this to continue long into the future
- Ranked number 1 campsite in the area
- Almost impossible to run a business of this nature without being on site to assist customers and deal with issues

- Useful to have the owner on the site if some campers get out of hand
- Much better than relying of the troubled mobile phone network and congested road
- understand that their current rented home is likely to be on the market soon which would given them the impossible job of running the campsite from a distance
- if this campsite were to be lost it would have an impact on other businesses benefiting from the extra 4000 per annum the campsite brings into an area
- the fact that the owner camps on the site himself is what drives the high level of customer satisfaction
- coming from a city this site felt very remote and the presence of the owner close by made us feel much safer. Without his presence we would have reservations about revisiting the campsite
- the site is operated to the highest ecological standards which speaks for itself
- very excited about the straw bale designed and feel this type of energy efficient building that councils across the country should be taking into account of this.

1 letter of objection

- the narrow roads will not support or sustain any more traffic
- with the increase in extra visitors and their camper cans the road will become even more congested
- question the viability of the disposal services and the infrastructure to support electricity and sewage
- would like confirmation that the land will not be used in the future to build a housing estate or other forms of housing such as glamping self-catering chalets
- no visible site notice for the application

5 Assessment

Key considerations

- 5.1 The main issues are the principle of development, its design and visual impact and access.

Principle

- 5.2 Policy DM2.11 states that proposals for development in the countryside to meet the housing needs of full-time workers in agriculture, forestry and other essential workers connected with that land will be permitted where there is a demonstrated functional need for a full-time worker to be readily available at all times for the enterprise; the functional need could not be met by another existing dwelling in the area that is available and suitable and the enterprise is likely to remain financially viable.

Functional Need

- 5.3 A Statement of Need has been submitted which the applicant contends demonstrates a functional need for a dwelling on this site. This outlines the duties of the applicant. The majority of these activities are daytime activities which could justify the need for a small building to house an office but do not require someone to be on the site through the night. The only reasons set out in the report by the applicant relating to over night activities relate to the monitoring of noise levels and to be on site in the event of an emergency.
- 5.4 The reasoned justification for policy DM2.11 notes that "it will almost always be the case that those employed in agriculture, forestry or other rural based occupations will be able to meet their accommodation needs in existing houses either on the site or nearby. Very occasionally it will be essential for a worker to have an occupational dwelling in close proximity to the enterprise to allow short travel to deal with a night time emergency and noting suitable is available locally".

- 5.5 It is clear that this sets a “high bar” for when such accommodation would be permitted. In regard to the evidence put forward, it is accepted that there is some potential for anti-social behaviour from users of the site and that this may require the manager of the site to resolve. However this is not likely to be a frequent event, particularly in a location such as this and for an operation/use such as this, and in any event it could reasonably be addressed through an alternative means ie users of the site reporting such activity to the manager and then the manager to take appropriate action with the users who are causing the nuisance. Equally, emergency events such as an injury are likely to be rare and in any event are no different to emergency events in a dwelling or other accommodation in rural areas where there will always be some period of time for emergency services to reach the site.
- 5.6 The applicant contends that it would not be possible to run the campsite remotely from a residence in nearby settlements such as Ditchingham, Bungay or Beccles. However, as noted above it is likely we would support a small building to provide an office for the daytime running of the campsite. In terms of the night time affairs on-site, as set out above, it is our view that the need for the owner to be on site is likely to be very infrequent. Where such rare occurrences do occur that their presence is needed on the site this could be achieved through being contacted by phone and even if living in a property as far away as Bungay or Beccles they could be on site very quickly given the low traffic levels at such times and what are short distances (just under 5km to Bungay and 7.5 km to Beccles).
- 5.7 As such, it is not considered that a functional need to be demonstrated.

Other Dwellings

- 5.8 Notwithstanding whether the functional need has been met, the applicant has also contended that there are no dwellings available in the locality that can meet the need they contend exists. In addition to the property being sold in which they currently reside, they have provided a search of properties available in the locality. This consists of an internet search of the immediate locality (of searches up to 1 mile) which found no results.
- 5.9 The searches appear to be all very recent and therefore are not over a period of time in which properties may come forward. Furthermore, a search area of 1 mile is not considered to be sufficiently expansive. It is therefore not considered that this has been fully explored but given that we do not consider that a functional need has been demonstrated it is not considered appropriate to delay determination of the application for this to be explored further.

Financial Viability

- 5.10 Accounts have been provided confidentially to demonstrate that the business is financially viable. The Council has no reason to doubt this from viewing the figures and are pleased to see the business is successful. This does not however override my view that there is no functional need for a residential property on the site.

Design

- 5.11 The dwelling proposed is single storey and is designed to be sustainable with straw bale walls. It has three bedrooms along with an office for the campsite which is considered reasonable. The design and scale of the dwelling is therefore considered acceptable.

Visual Impact

- 5.12 The dwelling is to be located to the south of the access track off Wardley Hill Road. It will therefore introduce built development as you enter the site in a currently undeveloped rural landscape. If the need for a dwelling were accepted this may be acceptable given the single storey nature of the property, however given that the need it is not accepted it is considered that the building would have an adverse impact on the local landscape. In terms of the extension to the campsite, this is considered acceptable in terms of its visual impact.

Access

- 5.13 Norfolk County Council's Highways officer has commented that they have no objections to the proposed managers dwelling. In regard to the extension to the campsite, they note that Wardley Hill Road is a classified highway but is narrow in many places without any formal passing provision. They therefore consider that the site is only suitable for a small number of plots and is not suitable for touring caravans or large camping vans. They note that the original consent included a condition stating that the site should accommodate no more than 30 pitches and no caravans or camper vans. They note that this condition is still appropriate owing to the restricted highway network. The applicant have confirmed they would be happy to accept such a condition and therefore the development is considered to accord with policy DM3.11.

Other Issues

- 5.14 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.15 **This application is liable for Community Infrastructure Levy (CIL).**

Conclusion

- 5.16 The proposal is considered contrary to Policy DM2.11 as it is not accepted that a functional need has been demonstrated for a residential dwelling on the site.

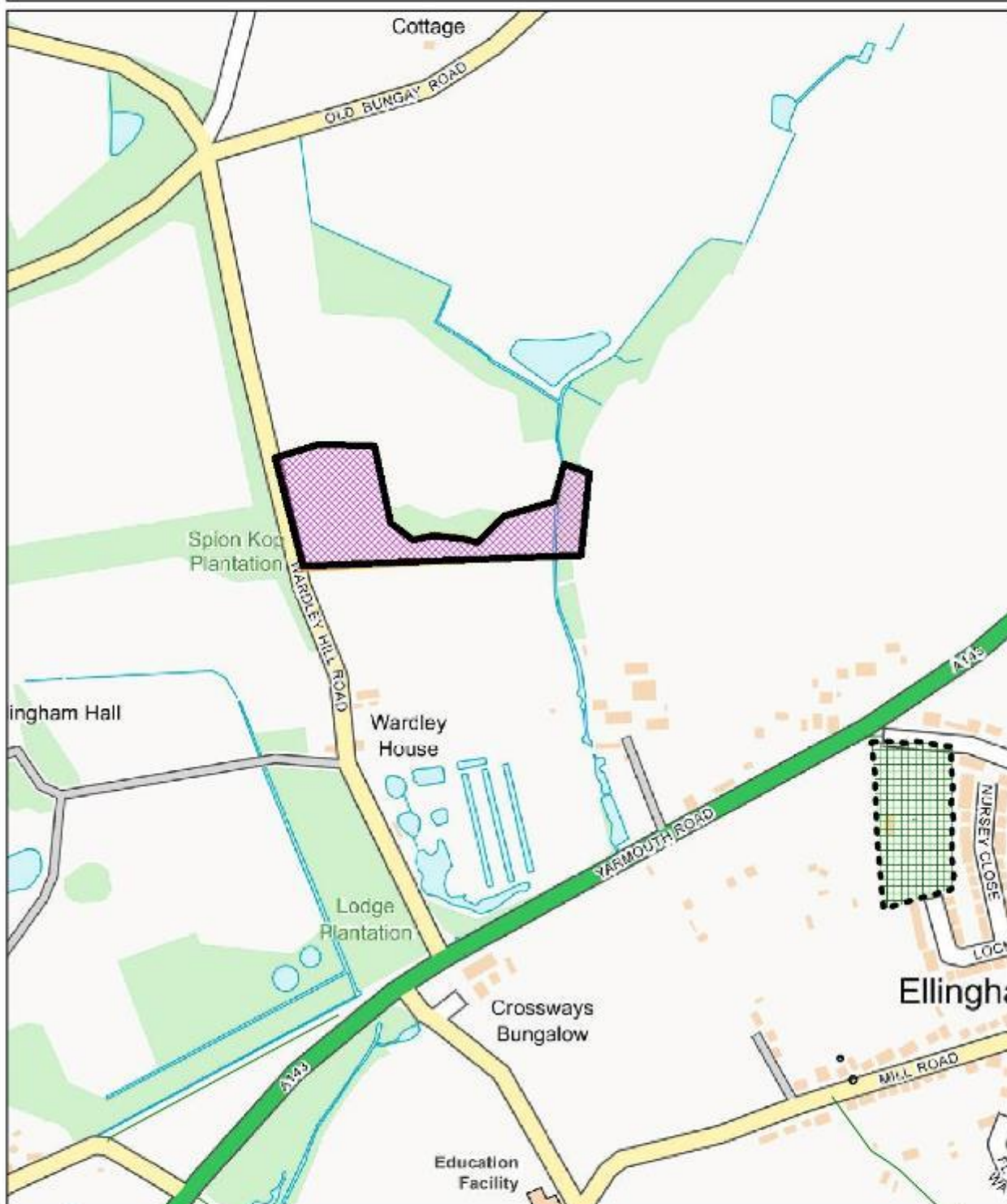
Recommendation : Refusal
 1 No functional need
 2 Visual Impact

Reasons for Refusal

- 1 The development is contrary to Policy DM2.11 as it is considered that no functional need has been demonstrated for a full-time worker to be on the site at all times. Specifically, it is not considered necessary for the owner of the site to be resident on the site through the night as any need to manage the site during the night are likely to be infrequent whilst there are numerous settlements nearby from which the owner can access the site in a short period of time.
- 2 Given that it is not accepted that there is a need for a dwelling on the site, it is considered that the introduction of a building into an undeveloped rural landscape will be detrimental to its character through the erosion of its open nature, therefore contrary to policies DM3.8 and DM4..5 of the Local Plan.

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6. Application No : 2019/1940/F
Parish : PORINGLAND

Applicant's Name: Mr Stephen Litten
Site Address Land to the east of Overtons Way, Poringland, Norfolk
Proposal Construction of 8 No: 5 No. 2-bed apartments (with shared amenity and allocated parking), 2 No. 3-bed detached, 2 storey dwellings and 1 No. 4-bed detached, 2 storey dwelling (with private parking and garden amenity) (resubmission of planning consent 2018/0048)

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary: Approval with Conditions

1 Proposal and site context

- 1.1 This application seeks full planning permission for five 2-bed flats, two 3-bed houses and one 4-bed house on land to the east of Overtons Way in Poringland. It follows application ref. 2018/0048, which sought planning permission for eight dwellings but was refused and dismissed on appeal on the grounds that it would result in harm to the character and appearance of the area (this appeal decision is attached as Appendix A to this report for Members' information). The current application has sought to address those reasons for refusal by reducing the scale of the development and attempting to assimilate the development better into its surroundings.
- 1.2 The site is currently laid to grass and is enclosed by a Beech hedge that varies in height but generally is above head height. Silver Birch trees are positioned sporadically throughout the site. It is located to the south of the Budgens supermarket and a mixed use development of commercial units with flats above. A terrace of two and half storey houses is located to the south, a terrace of two-storey houses to the west, the access to the Budgens car park to the north and the B1332 (The Street) to the east with bungalows beyond.
- 1.3 The three houses will be positioned in a rough L-shape following the lines of Overtons Way and Devlin Drive in the western side of the site. They will be separated from the flats by a pedestrian access approximately halfway along the southern boundary with Devlin Drive. The flats will be positioned in the southeast section and will turn the corner from Devlin Drive into The Street. The houses at Plots 1 and 2 will be accessed directly from Overtons Way. All other plots will be accessed from a central point along the northern boundary, which in turn will share the same point of access from Overtons Way as the Budgens car park.
- 1.4 Immediately to the west of the northern access point into the site is a parcel of land that has been identified as a potential future plot for a 3-bed house. The agent has explained that this does not form part of the current application as it is not intended to build this unit during the initial phasing of works for the site, that this area may be used to provide parking and storage space during construction and that since the current application potentially exposes the applicant to increased risk of development viability, he would like to reserve the right to include this plot as part of the development under a separate application.

2. Relevant planning history

- | | | | |
|-----|-----------|--|----------------------------------|
| 2.1 | 2018/0048 | Construction of 8 no. new 3 storey, 3 bedroom town houses with private gardens and parking allocation. | Refused.
Dismissed on appeal. |
|-----|-----------|--|----------------------------------|

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 12 : Achieving well-designed places
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
- 3.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3: Energy and water
Policy 4 : Housing delivery
Policy 5 : The Economy
Policy 14 : Key Service Centres
- 3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.3 : The sustainable location of new development
DM1.4 : Environmental Quality and local distinctiveness
DM2.4 : Location of main town centre uses
DM3.8 : Design Principles applying to all development
DM3.10 : Promotion of sustainable transport
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM3.14 : Pollution, health and safety
DM4.4 : Natural Environmental assets - designated and locally important open space
DM4.8 : Protection of Trees and Hedgerows
DM4.9 : Incorporating landscape into design
- 3.4 Emerging Poringland Neighbourhood Plan (Regulation 16 consultation document)
Policy 2 : Housing – scale
Policy 4 : Housing – location
Policy 7 : Trees and hedgerows
Policy 13 : Flood risk
Policy 14 : Character and design
Policy 19 : Residential parking standards
Policy 21 : Development in the village centre
Note: The Neighbourhood Plan has passed through the Regulation 16 Consultation stage and is currently being considered by an Examiner. At the time of writing, no comments have been received from the Examiner and the Plan has not been subject to a local referendum. Consequently, it does not yet form part of the adopted development plan and is considered to be of limited weight at this time.

4. Consultations

4.1 Parish Council

Objects and recommends refusal on the following summarised grounds:

- Highway safety.
- The design is mismatched and out of keeping with other properties within the vicinity of the site.
- Consistency of decision making: application ref. 2018/0048 was refused on the basis of it being cramped.
- Concerns about parking spilling out of the site onto the adjacent retail car park, which will have an adverse impact on businesses in this area.
- Parts of the site are at low and medium risk of surface water flooding.
- The site forms part of the village centre in the emerging Neighbourhood Plan. No amendments have been recommended to emerging Policy 21 following the Reg. 16 consultation. This policy seeks to encourage A1, A2, A3, A4, D1 and D2 uses to consolidate the area as a village centre. Weight should be given to this document.

4.2 District Councillor

- Cllr J Overton:

I would like the application to be referred to Planning Committee if the officer recommendation is to grant planning permission on the basis of the impact on highway safety, concerns about car parking and that Members should consider the design of the proposal.

4.3 SNC Community Services - Environmental Quality Team

Planning condition recommended in relation to previously undiscovered contamination being found.

4.4 SNC Water Management Officer

Comments on originally submitted information:

More information needs to be provided on surface water flood risk to ensure that the development does not increase flood risk elsewhere.

Comments on additional information:

The Surface Water Mitigation Plan proposes to address surface water flood risk through the implementation of sustainable drainage systems. Whilst we have concerns about the viability of the proposals put forward, we believe that flood risk can be mitigated by an effective surface water drainage strategy and it has been demonstrated that there is sufficient opportunity to incorporate attenuation within the site. If infiltration drainage is not viable, an alternative option incorporating attenuation and discharge would need to be considered.

Planning condition suggested for use regarding the submission of full details of sustainable surface water drainage.

4.5 NCC Highways

No objections. Conditions requested in relation to the parking and turning area and the construction of the vehicular access.

4.6 Other Representations

Objections received from 6 residents raising the following items:-

- Do not need more housing in Poringland. We have problems with road closures, getting doctors appointments, the schools are almost overcrowded and it takes nearly an hour to get to Norwich in the morning.
- Proposal represents overdevelopment of the plot of land.
- Devlin Drive serves a large Norfolk Homes development, library, community centre and shopping area. There are two roundabouts and eight access points leading into a major service area with potential for accidents to vehicles and pedestrians. Any further development on that corner will increase the existing hazards. It is also difficult to cross Overtons Way due to the number of cars.
- Properties will block light to property and garden and result in overlooking of garden.
- The site has been vacant for many years and in view of the need to use opportunities for tree planting and re-wilding, the village would benefit far more from an ecological plan than more housing.
- Wildlife will be forced further out of the village.
- Concerned about potential disruption during the construction phase.
- Concerned about traffic and noise pollution increasing.

5 Assessment

Key considerations

- 5.1
- Principle of development
 - Design and layout and the impact on the appearance of the area
 - Residential amenity
 - Highway safety
 - Surface water flood risk

Principle of development

- 5.2 The site is within the development boundary that has been defined for Poringland and also within the village centres defined by Policy DM2.4 of the SNLP and Policy 21 of the emerging Poringland Neighbourhood Plan.
- 5.3 Policy DM2.4 encourages the development of new or improved retailing, services, offices and other main town centre uses appropriate to the form and function of main town centres and key service centres (which includes Poringland). The supporting text to this policy explains that village centres fulfil valuable local shopping and service functions which should be maintained. However, it also recognises that these serve local catchments that are too small to form a basis to calculate a meaningful estimation of retailing floor space growth potential. Nevertheless, given the significant housing growth planned, town/village centres in Key Service Centres have been defined to allow for some expansion in shops and services.
- 5.4 Policy 21 of the emerging Neighbourhood Plan supports development in the village centre if it comprises small scale commercial development or community facilities. This is to promote and consolidate the area as a village centre. While noting the comments of the Parish Council on this policy, it should nevertheless be noted that although the Neighbourhood Plan is currently being examined, comments have not yet been received from the Examiner and a referendum has not yet been held. Consequently, only limited weight can be given to its policies at this time.

- 5.5 Since residential development is being proposed, the agent provided evidence in support of the application to establish if there is reasonable demand for commercial uses in the village. As part of this, the appraisal considered the commercial units with flats above that the applicant owns to the north of the site and the wider market within Poringland. It concluded that the application site appears to have little merit for employment purposes and that the demand, commercial viability and significant existing stock suggest that the future of the site is for uses other than employment (including retail). Having considered this appraisal, officers are satisfied that it has come to a reasonable conclusion and that a non-commercial use can be justified in this location. It is also evident that the Council had no objection in relation to this issue in the previous refusal for the site and the Inspector did not seek to raise this as an issue in their appeal dismissal.

Design and layout and the impact on the appearance of the area

- 5.6 As referred to above, the site is currently a grassed area to the south of Budgens with residential development to the south and west. Dwellings to the south and west comprise terraces of two and two and half storey houses that were built as part of relatively modern housing estates. The development proposed by this application comprises three blocks: Plots 1 and 2, Plot 3 and the flats at Plots 4 to 8. The houses are each one and half storeys in scale (at approximately 7.1m in height) and the flats include two one and a half storey wings of the same height either side of an approximately 8.5m high two storey element.
- 5.7 The site occupies a prominent plot within the village. It will be visible from all four spurs of the roundabout to the southeast and from the Budgens car park to the north. However, the massing/scale of the units is appropriate to the scale of those nearest dwellings to south and west and while the development will be visible within the street scene to varying degrees from various vantage points, subject to a good quality brick type being used, unlike the proposal that was dismissed on appeal, the appearance of the current proposal will not stand out as being dominant within the street scene or discordant with the adjacent dwellings.
- 5.8 In terms of its appearance from the Budgens car park, a brick wall with close boarded wooden fencing is shown as being provided and an indication of landscaping. If properly carried out, landscaping will contribute towards softening the appearance of the development from the car park and a planning condition can be used to require these details to be submitted.
- 5.9 Overall, the appearance, scale and layout of the proposal is appropriate to the site and surrounding area and the application complies with Policy 2 of the JCS, Policy DM3.8 of the SNLP and Policy 14 of the emerging neighbourhood plan.

Residential amenity

- 5.10 There are existing dwellings to the south, east and west of the site that include bungalows, houses and townhouses while there are flats to the north with commercial units at ground floor level. The development will be visible to varying degrees from these properties.
- 5.11 To the east, although visible, there will be sufficient distance between the site and those dwellings on the eastern side of The Street to avoid direct overlooking and for the development not to be overbearing to these properties.
- 5.12 To the west of the site are terrace of houses fronting Devlin Drive with their gardens behind and a parking/garage court. The houses at Plots 1 and 2 will be closest to number 2 Devlin Drive. Plot 1 has a first floor bedroom window in its west elevation. The position of this window will be about level with the rear/northeast corner of the

garden wall serving 2 Devlin Drive. The direct view from this window will be of the garages and forecourt in front of them at the rear of this property and of the rear-most section of the garden of number 2. More obtuse views of the garden will be possible but I do not consider that they will be so direct so as to be intrusive.

- 5.13 The 2½ storey dwellings to the south of the site on the opposite side of Devlin Drive will view the dwellings from their front windows. However, the development will not appear as a continuous single block and given the separation provided by the highway and verge, I do not consider that the scale and layout of the dwellings will represent an overbearing form of development to those existing residents.
- 5.14 To the north, the flats above the commercial units will view the rear of the dwellings but the use of the intervening space by vehicles accessing the Budgens car park and the car parking area for prospective residents of the development will diminish this impact.
- 5.15 Within the site itself, there will be varying levels of mutual overlooking typical of modern housing developments but relationships will not so cramped so as to be unsatisfactory. Plots 1, 2 and 3 will have adequate garden areas.
- 5.16 When considering the above matters, the application complies with Policy DM3.13 of the SNLP.

Highway safety

- 5.17 Concerns have been raised by members of the local community that the application will create highway safety risks. These relate to the proximity of the accesses for Plots 1 and 2 to the access that serves Budgens and the rest of the site, that Overtons Way is a well used road that also serves Poringland Community Centre and Poringland library and that once the Norfolk Homes development to the northwest is complete, Devlin Drive will be used as a cut-through for drivers wishing to travel to and from Stoke Road while avoiding the roundabout at the junction of The Street and Stoke Road.
- 5.18 In its capacity as Highway Authority, Norfolk County Council has not objected to the application on the grounds of highway safety. Confirmation was sought from the Highway Authority that when submitting its comments, it was aware that Overtons Way serves other facilities and of the potential route to Stoke Road that Devlin Drive would be part of. The Highway Authority confirmed that it was and that the amount of traffic likely to be generated will not be of such a level to warrant recommending the application is refused and that the Norfolk Homes development is a modern estate with a road network designed to suit. I would add that no vehicular accesses are being proposed from the site directly onto or from Devlin Drive. While noting the concerns raised by the Parish Council and residents, in the absence of an objection from the Highway Authority and when having regard to the above, the application complies with Policy DM3.11 of the SNLP.
- 5.19 The amount of parking allocation to each dwelling complies with the relevant parking standards of two spaces for two and three bed dwellings and three spaces for four bed dwellings. The application complies with Policy DM3.12 of the SNLP.

Surface water flood risk

- 5.20 The northeast part of the site is at risk from surface water flooding. A Surface Water Mitigation Strategy was submitted with the application and this proposes the use of permeable surfacing, perforated land drains and soakaways.

- 5.21 The Council's Water Management Officer explained that the site is an area of boulder clay where it is unlikely that soakaways will provide an effective means of drainage. While percolation tests have not yet been undertaken to check whether or not this is the case, an appropriately worded planning condition may nevertheless be used to require these tests to be carried and the submission of a detailed surface water drainage strategy to be submitted for approval prior to works commencing on site. This would allow the application to comply with Policy DM4.2 of the SNLP and policy 13 of the emerging neighbourhood plan.

Other matters

- 5.22 Although the site is in grass and bounded by a Beech hedge, it has no links to other land or waterbodies and as such, is considered to have limited ecological potential. Trees on site are of limited amenity value and their loss will not be of significance to the wider area. Because of this, I do not consider that the application is contrary to either Policy 1 of the JCS or Policy DM4.8 of the SNLP.
- 5.23 Under Section 143 of the Localism Act, the Council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.24 **This application is liable for the Community Infrastructure Levy.**

Conclusion

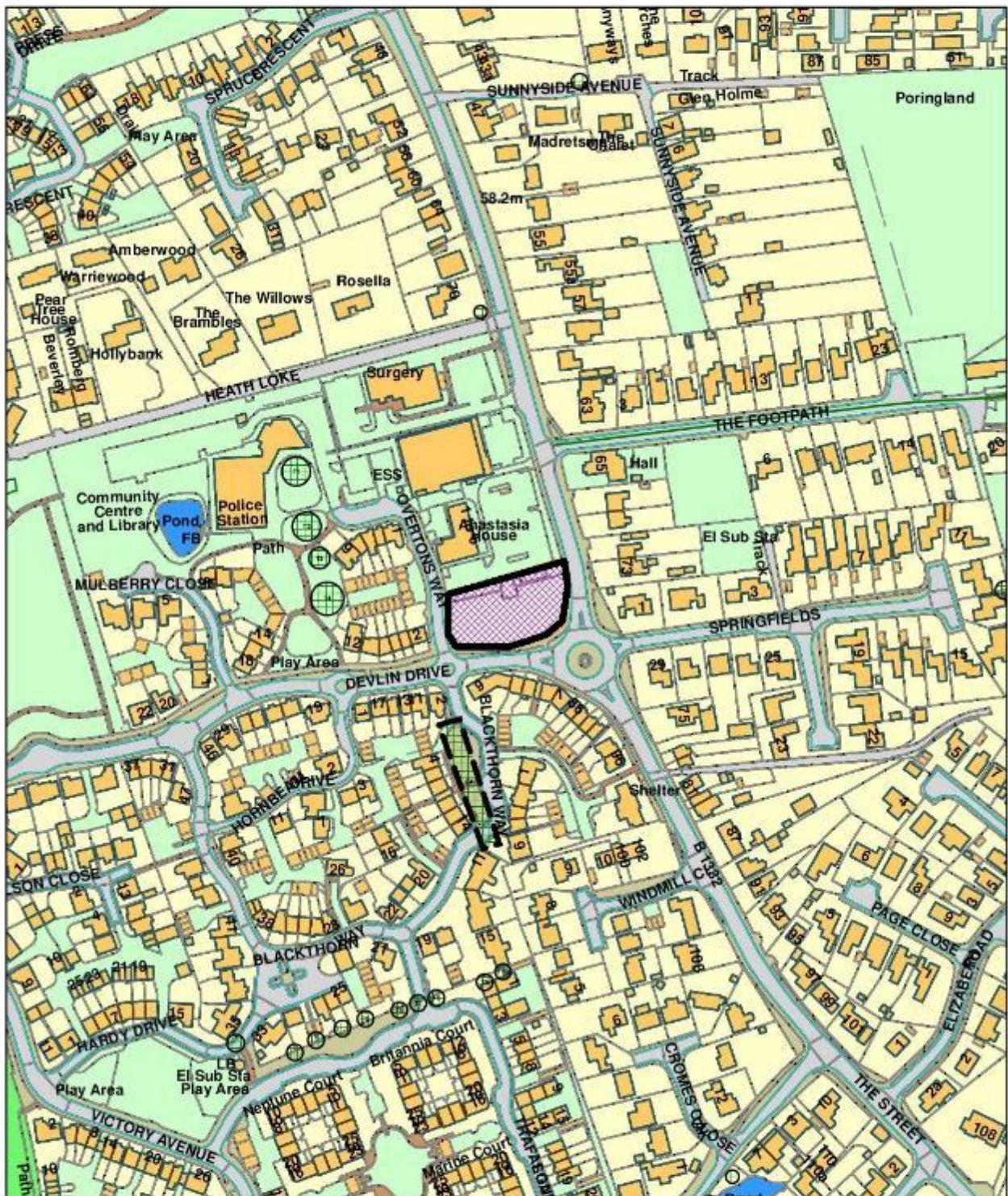
- 5.25 In having regard to those matters raised by this application, residential development on this site has been adequately justified and the development is of an appropriate appearance, scale and layout in relation to its surroundings. The impacts on residential amenity and highway safety are acceptable and planning conditions can be used to require the submission of further information on external materials, landscaping and surface water drainage. While noting the objections that have been raised by the Parish Council and local residents, in the round, the application represents an acceptable form of development that complies with the relevant policies of the adopted development plan.

Recommendation : Approval with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 External materials to be agreed
- 4 Landscaping scheme to be submitted
- 5 Surface water drainage
- 6 New vehicular access
- 7 Provision of parking and turning
- 8 Garages for parking at Plots 1 and 2
- 9 No PD for Classes A B & E
- 10 Water efficiency
- 11 Previously unidentified contamination

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Applications Submitted by South Norfolk Council**7. Application No: 2019/2067/A
Parish: CRINGLEFORD**

Applicant's Name: Big Sky Developments Ltd
 Site Address: South of Newmarket Road Cringleford Norfolk
 Proposal: Proposed signage advertising the adjacent housing development (St Giles Park)

Reason for reporting to committee

The applicant is Big Sky Developments Ltd in which South Norfolk Council has an Interest

Recommendation summary: Approve subject to conditions. Furthermore, authority is sought for the Director of Place to approve minor revisions to the advertisement content (lettering and design approach) to the Big Sky face of the advertisement which are expected shortly, subject to no objection from the Highway Authority or Senior Conservation and Design Officer.

1 Proposal and site context

- 1.1 The proposed site is located to the east of the A11 and sits in the housing allocation area outlined in the Cringleford Neighbourhood Plan. The application site has outline planning permission and is being developed in phases with the first stage (reserved matters 1) having approval with works commenced.
- 1.2 The proposal is for a 'V' shaped non-illuminated totem signboard located at the entrance to the active development site. The application is for temporary permission for up to 5 years. The sign contains the developers details on one arm, facing the roundabout and additional contractors / suppliers' information on the arm facing the site access road. The sign is proposed to be 4.43 metres high by 2.44 metres wide.

2. Relevant planning history

- | | | | |
|-----|-----------|--|--------------|
| 2.1 | 2013/0552 | Request for Scoping Opinion for proposed residential development for up to 700 residential units, green infrastructure land, up to 2500 square metres of Class A1-A5 and D1 floorspace and access from the A11 roundabout | EIA Required |
| 2.2 | 2013/1494 | Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works. | Refused |
| 2.3 | 2017/0196 | Variation of conditions 5, 6, 11, 28, 35, 36, 37 and 38 of permission 2013/1494 (Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with | Approved |

		highways works, landscaping, public realm, car parking and other associated works.) - to facilitate greater flexibility in the delivery of the scheme	
2.4	2017/2120	Variation of conditions 1, 3, 4, 7, 10, 13, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 33, 36, 38, and 39 following application 2017/0196 which relates to - (Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.) - to facilitate the development coming forward on a phased basis.	Approved
2.5	2018/2404	Reserved matters application for appearance, landscaping layout and scale following outline permission 2017/2120 for the first section of access road and 7 dwellings with associated landscaping.	Approved
2.6	2018/2783	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-1 comprising 67 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	Approved
2.7	2018/2789	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-7 comprising 42 dwellings and approximately 500 sq metres of commercial floorspace, together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	under consideration

Appeal History

2.8	14/00025/AGREFU	Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.	
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3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 06: Building a strong, competitive economy
 NPPF 12: Achieving well-designed places

- 3.2 Joint Core Strategy (JCS)
Policy 2: Promoting good design
Policy 12: The remainder of the Norwich Urban area, including the fringe parishes
- 3.3 South Norfolk Local Plan Development Management Policies
DM3.8: Design Principles
DM3.9 Advertisements and Signs
DM3.11: Road Safety and Free Flow of Traffic
DM3.13: Amenity, Noise and Quality of Life
DM4.10: Heritage Assets
- 3.4 Site Specific Allocations and Policies
Cringford Neighbourhood Plan - HOU 1 – Housing Allocation
- 3.5 Supplementary Planning Documents (SPD)
South Norfolk Place Making Guide

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State 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.

4. Consultations

4.1 Town / Parish Council

No comments received

4.2 District Councillor

No comments received

4.3 NCC Highways

Consultation 1:

In total the sign has an extensive amount of wording, which has the potential to be distracting to drivers on the adjacent main highway.

However, having visited the site, there is currently a considerable amount of other general developers' equipment, site fencing and materials on the site. Whilst this will change over time, the sign will be seen against the backdrop of the new development.

However, I do not consider it satisfactory for the sign to face the traffic on a very busy roundabout. As such it is considered that the location for the sign should be moved such that it does not face the A11 roundabout but is more orientated towards the new site access road.

A revised plan that is correctly scaled, is therefore recommended.

Consultation 2:

The revised sign location and details are noted.

As discussed, the principle of the revised sign is acceptable, with the main Big Sky information facing the roundabout and the Contractors information facing the new access road.

The site location plan is limited in detail so a larger scale extract to clearly show which information faces which direction may be appropriate.

4.4 SNC Community Services - Environmental Quality Team

Consultation 1:

We note from the Application Form that the signage in question will not be illuminated and that the application is for an approval for a period ending 10 October 2024.

Having considered the application documentation along with the nature and location of this proposal, we have no comments to make regarding this application

Consultation 2:

We note that it is still proposed that the signage in question will not be illuminated and that the application is for an approval for a period ending 10 October 2024 as stated on the application form.

Having considered the updated application documentation along with the nature and location of this proposal, we have no comments to make regarding this application.

4.5 Other Representations

Consultation 1:

Two Objections from Two Addresses:

1st Objection:

- Object if not temporary so it does not stay for too long

2nd Objection:

- Sign is large and busy
- Potential buyers can see the building site itself and can access advertising on other media
- Not in keeping with the area which still has little woodland
- Cringleford is traditional and already has adverts on the roundabout
- It will be a distraction for drivers

Consultation 2:

None Received

5. Assessment

Key considerations

- 5.1 The proposal is for advertising consent and the key consideration is therefore policy DM3.9 of the Local Plan with regard to advertisements and signs. In accordance with this, policies DM3.8 with regard to design, DM3.11 with regard to highway safety, DM3.13 with regard to residential amenity and DM4.10 with regard to heritage assets have also been considered. The proposed temporary nature of the sign has also been considered as part of the assessment.

Principle:

- 5.2 Policy DM3.9 states that, where consent is required, advertisements and sign will only be permitted if they are well designed and sympathetic to the character and appearance of the location and the building, having regard to their size, materials, construction, location, level of illumination and cumulative impact with other signs in the vicinity. Advertisements and signs will not be permitted where they should be detrimental to highway safety or the amenities of the area.

Assessment:

Design and Appearance:

- 5.3 Objections have been submitted with concerns regarding the appearance of the proposal in relation to the impact on the character of Cringleford and concern if it is not temporary. The proposed sign is functional in appearance and is not illuminated. It has been redesigned following consultation responses to provide a 'V' shape, reducing the overall height. The northernmost elevation contains the developer's logo and associated branding while the west facing elevation contains smaller writing and logos for the contractors. The immediate setting of the sign is the A11 to the west and construction site to the east. A listed building is located on the far side of the A11 from the proposal.
- 5.4 At the present time, as a result of the proposal's location there is not a strong design theme or character that forms its immediate setting due to the transient nature of an active large development site on one side and the A11 trunk road on the other. The location is outside of the conservation area and a considerable distance from the centre of Cringleford. The temporary nature of the sign means that it will not impact the final character of this entrance way to the new development and Cringleford once it has been removed. For the lifespan of the sign's presence, it is likely to have a backdrop of construction and its associated paraphernalia which will reduce its prominence within the street scene. The form, size and location of the sign is therefore considered to be acceptable. The applicant has indicated a potential alteration to the northern elevation with regard to the branding and logo. Given the location and context this is unlikely to change the outcome of the assessment above if the new proposal remains of similar scale and proportions within the signboard. No alteration to the size, location or form of the signboard itself are being considered. As there is a strong prospect that this amendment will come forward Officers are also seeking delegated authority to approve this minor alteration subject to no objection from officers including the Highway Authority and Senior Conservation and Design Officer.
- 5.5 As such, in terms of the impact on the character and appearance of the area, the proposal is considered to be acceptable and in accordance with Policies DM3.9 and DM3.8 of the Local Plan subject to the addition of an appropriate condition requiring the sign's removal.

Heritage:

- 5.6 Policy 16 of the NPPF and Policy DM4.10 of the SNLP requires Local Planning Authorities to assess the impact of any development on the significance of heritage assets and Sections 16 and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that local planning authorities must 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.
- 5.7 A grade II listed building is locating to the east of the proposal. However, the distance to this building and presence of the A11 with its associated directional signage between the site and this building limits the potential for impact. In addition, as a temporary sign any, impact would be reversed upon its removal.

- 5.8 As such, it is considered that the proposal would accord with Policy 16 of the NPPF, Policy DM4.10 of the SNLP and Sections 16 and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is considered that any alteration in the design of the logo / design theme of the Big Sky elevation will not have a material impact on this consideration subject to the form, size, location remaining the same.

Residential Amenity:

- 5.9 The proposed sign location is sufficient distance from the nearest residential property that there will be no impact from overshadowing or loss of light. No illumination is proposed so there will be no impacts from light pollution. The reduction in height will limit the direct visibility of the sign from residential areas and should not punctuate the skyline in long distance views. As such the proposal accords with the aims of policy DM3.9 and DM3.13 in this regard. It is considered that any alteration in the design of the logo / design theme of the Big Sky elevation will not have a material impact on this consideration subject to the form, size, location remaining the same.

Highway Safety:

- 5.10 The proposal has been assessed by the local highway authority and an initial objection due to the proximity to the A11 roundabout has been resolved through the subsequent amendment. This has redesigned the sign as a 'V' shape to ensure small writing is on the elevation that faces away from the A11 roundabout to limit the level of distraction to drivers. The Highway Authority have confirmed that this satisfies their concerns although they have requested a more detailed location plan for the avoidance of doubt. As such the proposal is now considered to accord with the aims of policy DM3.11 and DM3.9 in this regard subject to further consultation on any amended logo / design for the Big Sky Developments elevation.

Other Issues

- 5.11 An objection comment raises the question of whether the sign is necessary. Advertising regulations accept a level of advertising on development sites through the level of permitted development for such sites. The proposal is not permitted development due to its scale and location. The business case for the sign is not within the scope of planning policy assessment for such features and as such the proposal has been assessed against relevant planning policy above. This assessment considers the sign to be acceptable as a temporary feature when assessed against relevant policy with regard to design, appearance, amenity, heritage and highway safety and the recommendation for approval is made on this basis.
- 5.12 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.13 **This application is not liable for Community Infrastructure Levy (CIL) – there is no new built floorspace proposed**

5.14 Conclusion

The proposed temporary signage is an acceptable scale, location and its relationship with the highway network. The current design is acceptable and will not adversely impact residential amenity, heritage or highway safety subject to a potential amended logo / text for the Big Sky Developments elevation. The proposal accords with policies 2 and 12 of the Joint Core Strategy and policies DM3.8, DM3.9, DM3.11, DM3.13 and DM4.10 of the Local Plan subject to any amended design being acceptable to the Highways Authority.

Recommendation: Approval with Conditions

- 1-5 – Standard Advertisement Conditions
- 6 - In accordance with submitted drawings
- 7 - Temporary Permission

Contact Officer, Telephone Number Peter Kerrison 01508 533793
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2019/2067



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Planning Appeals**Appeals received from 31 October 2019 to 29 November 2019**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2019/0223	Ditchingham Land west of 21 Tunneys Lane Ditchingham Norfolk	Mr Mark Gray	Erection of single storey dwelling	Delegated	Refusal
2019/1447	Mulbarton Land adj to 1 Birchfield Lane Mulbarton Norfolk	Mr Giuliano Korosec	Erection of two storey detached dwelling	Delegated	Refusal
2019/0791	Agricultural Building at Church Farm north of Rockland Road Bramerton Norfolk	H Parker Ltd	Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB)	Delegated	Refusal
2019/0249	Land east of Long Lane Bracon Ash Norfolk	Mr R Wickers	Erection of single storey dwelling.	Delegated	Refusal

Planning Appeals**Appeals decisions from 31 October 2019 to 29 November 2019**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2018/2514	Carleton Rode Romany Meadow The Turnpike Carleton Rode NR16 1NL	Mr John Leveridge	Variation of condition 2 of permission 2010/1203/F - To allow up to 3 of the pitches to be used for general residential use	Delegated	Refusal	Appeal Allowed