

Development Management Committee

Members of the Development Management Committee:

Conservatives

Mr V Thomson
(Chairman)
Mr D Bills

Mr B Duffin

Mrs F Ellis

Mr C Gould

Dr C Kemp

Mr G Minshull

Vacant

Liberal Democrats

Dr M Gray

Pool of Substitutes

Mrs Y Bendle Mr D Fulcher

Mr C Foulger

Mr J Hornby

Mr J Mooney

Dr N Legg

Mrs A Thomas

Pre-Committee Members' Question Time

9.00 am

Blomefield Room

Agenda

Date

Wednesday 27 March 2019

Time

10.00 am

Place

Council Chamber

South Norfolk House

Cygnets Court

Long Stratton, Norwich

NR15 2XE

Contact

Tracy Brady: tel (01508) 535321

South Norfolk House

Cygnets Court

Long Stratton Norwich

NR15 2XE

Email: democracy@s-norfolk.gov.uk

Website: www.south-norfolk.gov.uk

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 27 February 2019;**
(attached – page 8)

5. **Planning Applications and Other Development Control Matters;**
(attached – page 38)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2018/2733/O	ASHWELLTHORPE AND FUNDENHALL	Land north east of The Maples Norwich Road Ashwellthorpe Norfolk	38
2	2018/2743/H	STOKE HOLY CROSS	Whitecroft, 24 Chandler Road, Stoke Holy Cross, NR14 8RG	46
3	2019/0104/F	STOKE HOLY CROSS	28 Gravel Hill Stoke Holy Cross Norfolk NR14 8LH	50
4	2019/0284/H	WRENINGHAM	Wood Lace Cottage Mill Lane Wreningham NR16 1AN	56
5	2019/0299/CU	TROWSE WITH NEWTON	33, 34 And Half Acre White Horse Lane Trowse Norfolk NR14 8TG	59
6	2019/0385/H	PULHAM ST MARY	1 Station Road Pulham St Mary Norfolk IP21 4QT	63
7	2019/0456/F	WYMONDHAM	Arch Over Entrance to Car Park Market Street Wymondham Norfolk	66

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 70)

8. **Date of next scheduled meeting – Wednesday, 24 April 2019**

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 must then withdraw from the meeting.

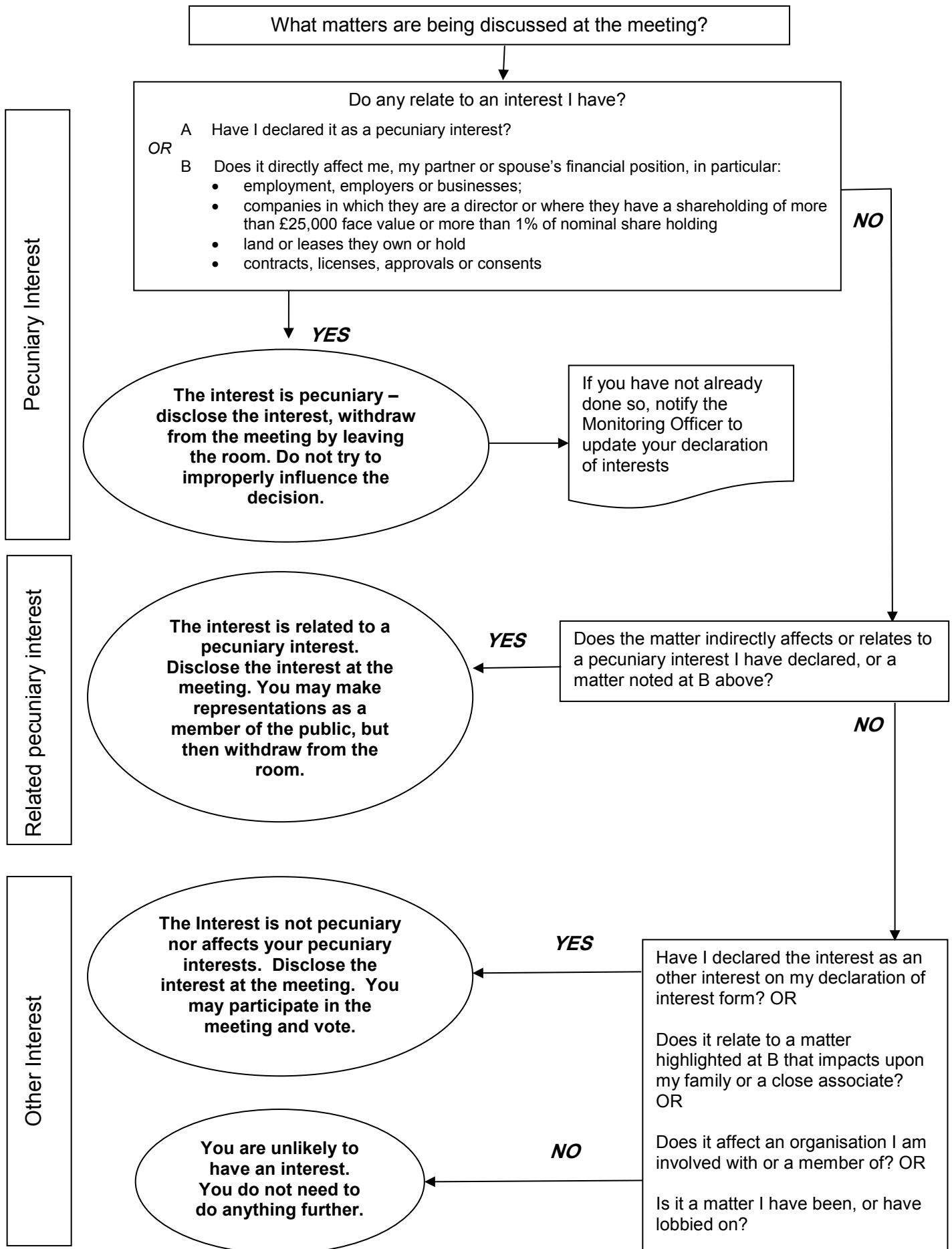
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

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, 27 February 2019 at 10.00 am.

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

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

60 members of the public were also in attendance

432. DECLARATIONS OF INTEREST

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

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

433. MINUTES

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

434. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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

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

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

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

435. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.05pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE 27 February 2019

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

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

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

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

Dear Councillors,

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

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

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

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

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

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

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

Thank you for your consideration.

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

South Norfolk District Council Planning Application, 2018/1658

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

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

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

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

Briefly, in my view, Mr Beaumont has:-

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

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

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

John Bligh, QPM, BA(Law)

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

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

Dear Councillors,

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

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

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

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

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

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

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

Yours sincerely,

Edward Whipp
Pre-Construction Director



www.eag.uk.com



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

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

Dear all,

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

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

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

Regards,

Mark Francis
Bramble Cottage
NR161AT

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

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

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

Dear Councillors

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

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

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

Kind regards, Trevor Wadlow

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

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

1. Is the applicant a gypsy or a traveller?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

From: Shawn Taylor [REDACTED]

Sent: 26 February 2019 11:01

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

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

Dear Committee

Planning application: 2018/2611/2612

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

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

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

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

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

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

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

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

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

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

Yours faithfully

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

Sent from my iPad

--

Many thanks

Shawn

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

[Redacted signature]

Application 2018/2611/12

Key Points of Objection

Presented by:

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



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

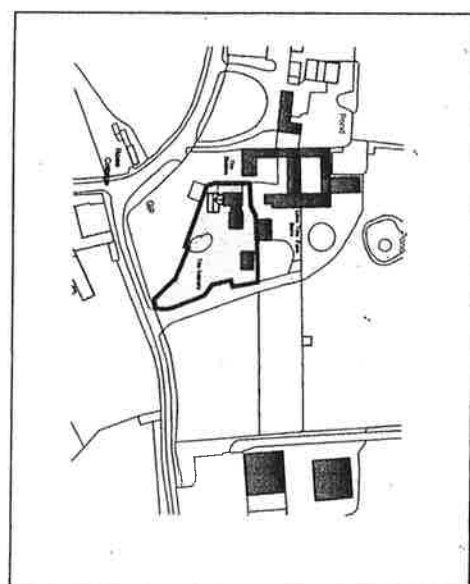


**Lime Tree Farm
Barns**

The Granary

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Site Plan 1 / 200



Location Plan 1 / 1250



NOTE: The client should be aware of higher statutory requirement to appoint a principal designer and principle contractor under the CDDA 2015 regulations.

PLANNING

PETER CODLING ARCHITECTS
1 The Old Oakton, 66 Westmont Road,
Barnet, London, NW4 3AA
Tel: 0208 451 5555
Fax: 0208 451 5556
Email: peter.codling@petercodling.co.uk

Site and location plans

ROLL	1 / 200	1 / 1250
JOB NO	5947	01
DATE	Aug 2018	CRASH BT

THE DESIGN AND CONSTRUCTION OF A STEEL BRIDGE IN CALIFORNIA AND HAS NOT BE A DIRECT CONTRIBUTION TO THE DESIGN OF A STEEL BRIDGE IN CALIFORNIA.



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PLANNING

PETER CODLING ARCHITECTS

The Grunary

Forrest St. Pader
Mr S Taylor

Site and Location plans

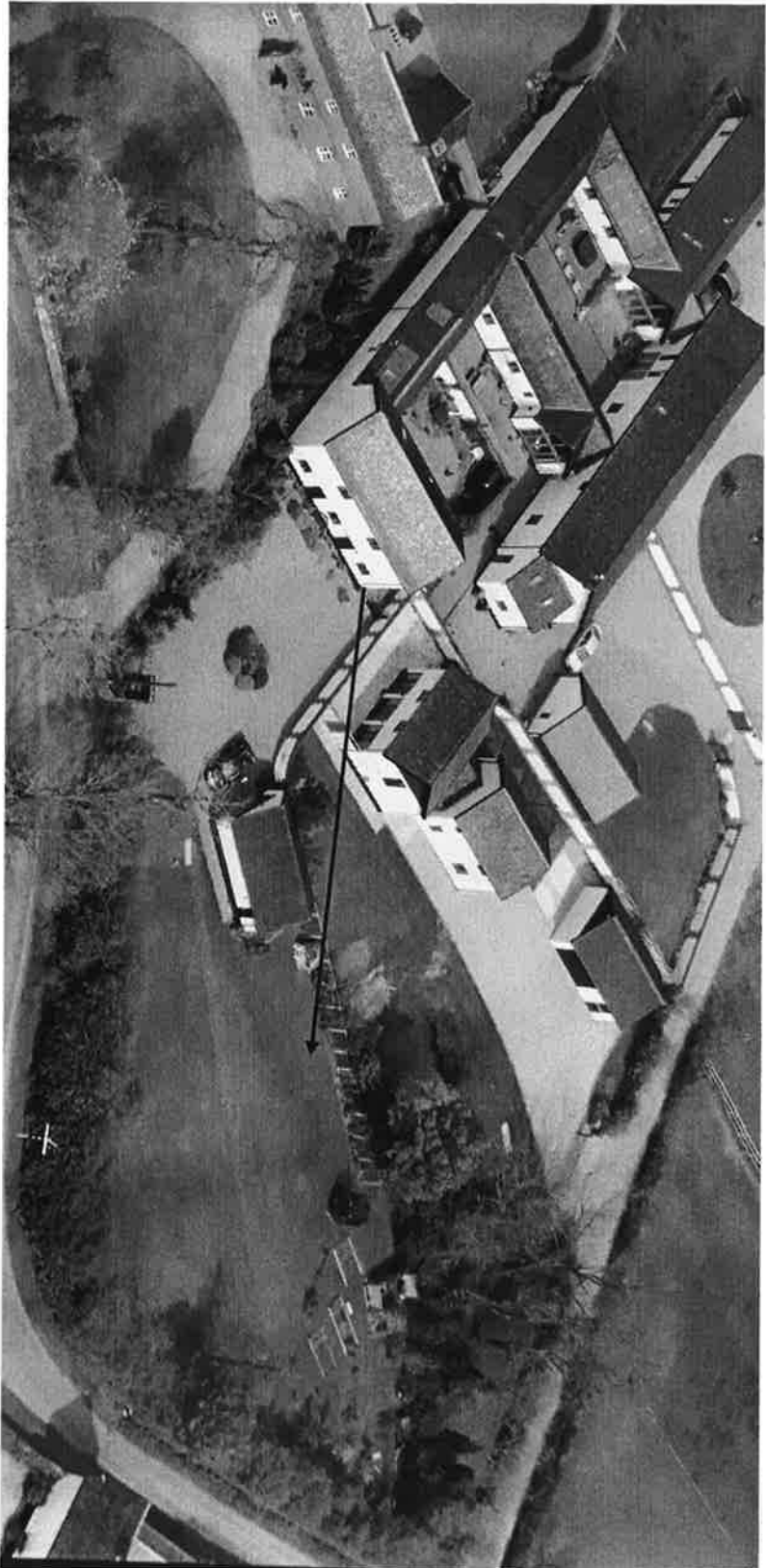
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DATE: Aug 2018 DRAWN BY: [redacted]

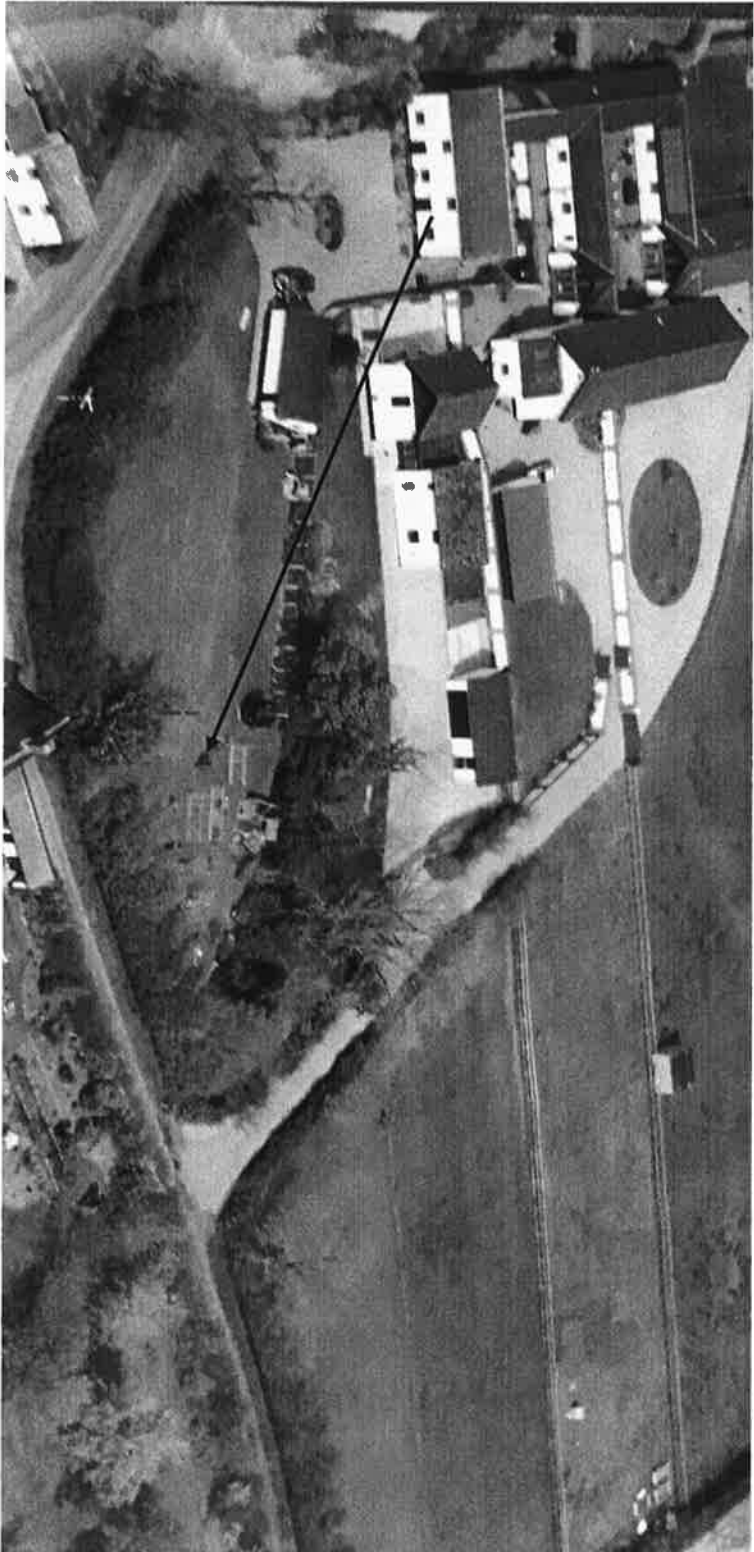
U.S. Department of Justice, Office of Inspector General, 400 ...
Washington, D.C. 20535-0001
Tel: (202) 456-6000
Fax: (202) 456-6001
Web: www.oig.dhs.gov

F3 Site Photo – Facing North East



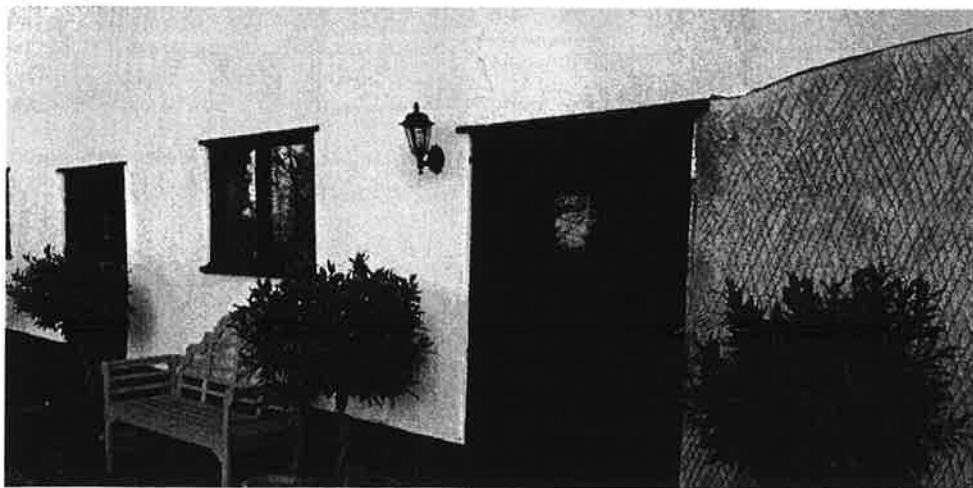
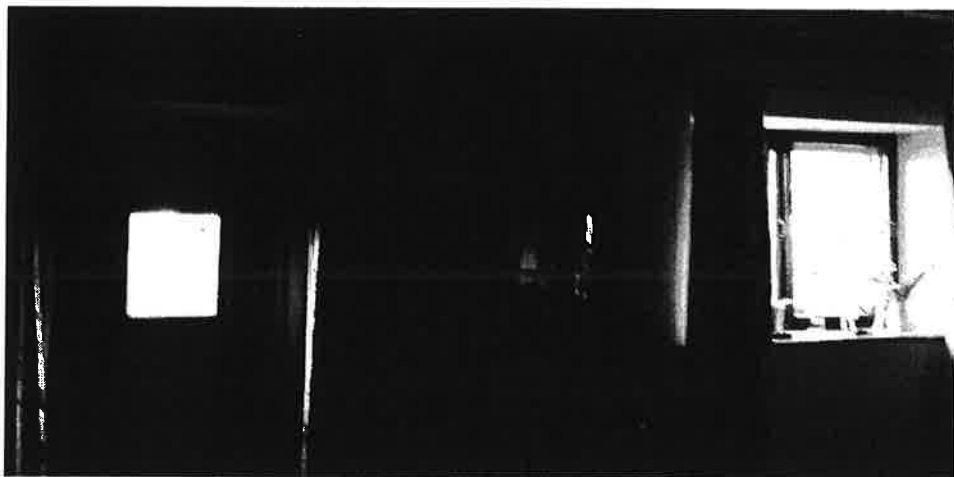
- Development Site Clearly Visible from Road
- Detailing Line of Sight into Garden Area

F4 Site Photo – Facing North



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

F5 Internal and External Windows- The Stables



Comments for Planning Application 2017/0194

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

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

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

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

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

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

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

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

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

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

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

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

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

Comments for Planning Application 2017/0194

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

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

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

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

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

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

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

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

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

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

The Granary Northfield Road Forncett St Peter

Heritage and Planning Statement

Proposals.

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

History

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

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

Listed building status

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

Text Listing below

5321 FORNCETT LONG STRATTON ROAD

Forncett End

Cart shed and hay loft

south-east of Limetree

Farmhouse

TM 19 SW 7/761

II GV

2.

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

Listing NGR: TM1487693578

Planning History

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

Proposals

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

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

Access

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

Landscape

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

The pond and lawn are retained.

Ecology

No issues regarding ecology and protected species are envisaged

Contamination

No issues regarding contamination are envisaged

Conclusion

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

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

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

Other Applications

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

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

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

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

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

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

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

Approved with conditions
 - 1 Full planning permission time limit
 - 2 In accord with submitted drawings
 - 3 External materials to be agreed
 - 4 Window/door details to be agreed
 - 5 Roof light details
 - 6 PV panels
Subject to no new material considerations being raised during the remainder of the consultation period.

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

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

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

Approved with conditions

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

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**Report of Director of Growth and Business Development****Other Applications**

- 1 Appl. No : 2018/2733/O**
Parish : ASHWELLTHORPE AND FUNDENHALL
- Applicants Name : Ms Sophia O'Callaghan
Site Address : Land north east of The Maples Norwich Road Ashwellthorpe Norfolk
Proposal : Erection of dwelling
- Recommendation : Refusal
 1 Outside of Settlement Boundary
 2 Overreliance on Private Car
 3 Out of Character/Cramped
 4 Out of Character Unsustainable Development

Reason for reporting to committee

The applicant is an employee of South Norfolk Council.

- 1 Planning Policies**
- 1.1 National Planning Policy Framework (NPPF)**
NPPF 02: Achieving sustainable development
NPPF 04: Decision Making
NPPF 05: Delivering a sufficient supply of homes
NPPF 08: Promoting Healthy and Safe Communities
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
- 1.2 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
- 1.3 South Norfolk Local Plan Development Management Policies**
DM1.3: The Sustainable Location of new Development
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 and Quality of Life
DM4.5: Landscape Character Areas and River Valleys
- 2. Planning History**
- 2.1 None relevant**

3. Consultations

- | | | |
|-----|------------------------------|---|
| 3.1 | Ashwellthorpe Parish Council | <p>Consultation 2:
No comments received</p> <p>Consultation 1:
No comment</p> |
| 3.2 | Cllr Duffin | <p>Consultation 2:
No comments received</p> <p>Consultation 1:
No Comments Received</p> |
| 3.3 | SNC Water Management Officer | Recommendation of conditions relating to the provision of details for surface and foul water disposal should the application be approved. |
| 3.4 | NCC Highways | <p>Consultation 2:
Amended red line encroached on highway land and needs amendment.
In principle the arrangement with the proposed new dwelling being served from a separate access from The Maples could be accepted, providing that satisfactory parking and essential turning space can be provided, within the correct site boundary and taking into account the extent of vegetation that currently surrounds the site, unless this is to be removed.</p> <p>A further revised plan to show the correct boundaries and the extent of vegetation is requested.</p> <p>Consultation 1:
Combined and widened access is not suitable for the proposal, although the principle of an additional dwelling and associated access is acceptable.</p> |
| 3.5 | Other Representations | <p>2 Comments from 1 Address:</p> <ul style="list-style-type: none"> • Access not Safe • Drainage and Foul Water Disposal would be difficult due to soil conditions and limited space. • Land is outside of the development boundary • The Maples is a bungalow but the proposal is a chalet • Proposal is overdevelopment |

4 Assessment

Background

- 4.1 The application site is located on the junction between the B1113 and Wymondham Road, Ashwellthorpe. The plot is within the residential curtilage of The Maples and is located adjacent to existing dwellings.
- 4.2 The site is located adjacent to a cluster of existing dwellings but is outside of the development boundary of Ashwellthorpe which is located approximately 850 metres to the west at its closest point. For the purposes of land supply, the site is in the Rural Policy Area.

- 4.3 The proposal site is approximately rectangular in shape with one corner rounded by the visibility splay of the adjacent road junction. There are mature hedgerows to the northern, eastern and western boundaries. The southern boundary adjoins the existing dwelling. The current use is as residential garden with lawn and some fruit trees.
- 4.4 The proposal is for outline planning permission for a plot subdivision of the garden to The Maples to provide a single additional detached dwelling with all matters reserved except for access. A new access will be created onto Norwich Road to serve the proposed plot.
- 4.5 An amended plan was submitted to overcome highways comments. These plans are the ones considered in this assessment.

Principle of Development

- 4.6 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).
- 4.7 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.8 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted outside of Development Boundaries, such as this, where one of two criteria are met: either where specific development management policies allow; or, where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development, as set out in Policy DM1.1.
- 4.9 Where development proposals do not accord with the development plan consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.10 On 10 January 2019 the JCS housing requirement became 5 years old. Consequently, consideration needs to be given to NPPF paragraph 73. Paragraph 73 requires the Greater Norwich authorities to assess land supply against the Government's standard method for assessing local housing need, unless the JCS housing requirement has been reviewed and it has been determined that it does not need updating. At the time of writing no formal review of the JCS has been undertaken nor a formal resolution made in terms of whether the JCS Housing Requirement needs updating.
- 4.11 Notwithstanding the above, the revised NPPF made further changes to calculation of 5 year housing land supply including changes to the definition of what is a deliverable site and the way in which an authorities past housing delivery performance is measured: The Housing Delivery Test. A full reassessment of land supply for Greater Norwich that takes account of the changes to the definition of a deliverable site is currently being undertaken and is due to be published shortly. This will reflect:
- The recent publication of the Housing Delivery Test, in which the Great Norwich Authorities achieved 133%, meaning that a 5% buffer is applied to the land supply calculations, rather than the 20% currently applied;
 - The fact that the Joint Core Strategy is now over five years old
 - The changes in the requirements in the NPPF and NPPG around demonstrating deliverability of larger sites, particularly for those which do not have a detailed planning permission, as well as robust information on lapse / renewal rates for non-major sites etc.

- 4.12 Whilst there remains uncertainty about aspects of the housing land supply calculation and in advance of the publication of a comprehensive update of the land supply position applications should continue to be determined in accordance with Appendix A of the Joint Core Strategy Annual Monitoring Report.
- 4.13 This appendix shows that, at 1 April 2017, against the JCS requirements there is a 62.5 years supply in the Rural Policy Area (RPA). Consequently, the policies relating to housing land supply are considered not to be out of date and the titled balance referred to in paragraph 11 of the NPPF need not be applied.
- 4.14 Taking account of the above, the following assessment seeks to establish the benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of sustainable development (economic role, social role and environmental role). These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies

Economic Role

- 4.15 The NPPF highlights the economic role as:

“contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land at the right type is available in the right places at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure.”

- 4.16 In terms of economic role, the construction of a single dwelling in this location would help to enhance economic viability through local spending by future occupants. The proposal would also provide some short-term economic benefits during construction work. It is therefore considered that this proposal would bring forward a modest economic benefit.

Social Role

- 4.17 The NPPF confirms the social role as:

“supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural wellbeing.”

- 4.18 The proposal would provide an additional dwelling, however, this is in a location where the JCS identifies a housing land supply in excess of a 5 year housing land supply. Consequently, a modest benefit is afforded to the provision of housing delivery in respect of DM1.3.

Connectivity

- 4.19 Mindful of the need for housing to have “accessible local services” as set in the role of the NPPF, Ashwellthorpe while designated as a service village has very limited service provision. Furthermore, the plot lies a significant distance from the development limit some distance from the main village centre with connection to it via an unlit road with no footpaths. Travelling from the site on foot or bicycle would involve traversing either unmade and unlit rights of way or unlit highways with no provision for footpaths. There is some limited (infrequent) access to public transport. In light of these factors, any travel from the site will rely on the private car either to those services in the limited services in Ashwellthorpe or to the slightly larger service centres of Mulbarton or Wymondham.

- 4.20 It is considered that the above scenario is contrary to the social role of sustainable development. As well as conflicting with the social role, for the same reasons the scheme would conflict with the requirements of Policy DM3.10 of the SNLP which seeks to locate development in locations which reduce the need for travel.
- 4.21 Consideration has been given to the recently created neighbouring dwelling, it is evident that this was a conversion and therefore was considered under different policy criteria to the current proposal and as such this has not set a precedent for the current scheme being considered.

Residential Amenity

- 4.22 Neighbour amenity has been considered with regard to adjoining neighbours, albeit no detailed design or layout has been provided given the outline nature of the scheme.
- 4.23 With regard to adjoining neighbours, there have been two objections from a single address. Concerns include overdevelopment of the site and the future design potentially including a chalet rather than bungalow have been raised.
- 4.24 While the outline proposal appears close to the neighbouring dwelling and notwithstanding other material concerns, it is considered that an acceptable solution is possible to avoid overlooking and loss of privacy, or significant loss of light or outlook with specific regard to neighbour amenity.
- 4.25 With regard to the proposed new plot and remaining existing plot, is it considered that there is sufficient scope to provide acceptable amenity space for both dwellings at detailed design stage.
- 4.26 For the above reasons residential amenity can be safeguarded so as to comply with the requirements of Policy DM3.13 of the Local Plan.

Character and Visual Impact

- 4.27 The application site is located in a cluster of existing dwellings that is separated from the main village. The nature of the site is such that any dwelling proposed on this site will likely project forward of The Maples and, by virtue of its location on the corner of the junction, will form a prominent feature in the street scene.
- 4.28 Neighbouring dwellings tend to have larger plots and have low visibility in the street scene due to the mature boundary vegetation and wide verges that are a key and dominant feature of the junction. The proposed new dwelling will sit on a small plot in close proximity to neighbouring dwellings and the road junction and as such is considered to be out of character with the form and appearance of the street scene and pattern of development in this area.
- 4.29 In addition, the indicative plan indicates the potential for a chalet style dwelling which would increase the height of the dwelling thereby increasing the prominence of the design. The above assessment is such that the proposal is considered to be contrary to the aims of policies DM3.8 and DM4.5 of the Local Plan and Policy 2 of the JCS with regard to good design.

Highways

- 4.30 The highways authority has been consulted on the proposal both for the original plans, and the amended access arrangements. There was no objection to the amended access on the grounds of highway safety subject to clarification on the exact position of the site boundary. It is considered that it is possible to provide sufficient parking and

turning space in this instance. Subject to clarification on the point relating to the site boundary it is considered that there are no objections, assuming this to be the case, the proposal is acceptable with regard to policies DM3.11 and 3.12 of the local plan.

- 4.31 In summary, it is considered that the scheme does not fulfil the social role by virtue of its poor connectivity to key services and facilities and the adverse impact it would have on the character and appearance of the streetscene. Likewise, as noted above, the scheme is also contrary to the requirements of Policies DM3.8, DM3.10 and DM4.5 of the Local Plan and Policy 2 of the JCS.

Environmental Role

- 4.32 The NPPF Confirms the environmental role as:

“Contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”

Flood Risk

- 4.33 It is evident that the site lies within flood zone 1 and as such there are no flood risk concerns with regard to fluvial or coastal flooding in accordance with policy 14 of the NPPF. Further to this, surface water flooding maps do not highlight the area as being at risk of surface water flooding. The response from the water management officer requested details of the means of surface and foul water drainage (matters reserved in this application) to be subject to condition in the event of an approval.

Ecology and Trees

- 4.34 The application site is bounded on the two road facing sides by dense mature hedges and trees. The small nature of the application site puts the retention of these features at risk by virtue of the proximity of the development to the boundaries. Loss of these features would have a detrimental impact on the character and appearance of the street scene and result in the dwelling to appear more prominent and out of character. This therefore forms part of the justification for the consideration that the development is out of character with its surroundings.
- 4.35 It is considered that the scheme does not wholly fulfil the environmental role as its reliance on the private vehicle to access facilities is contrary to the aim to use natural resources prudently and minimise pollution.

5 Other considerations

- 5.1 Whilst noting the concern regarding foul water drainage, there is no technical reason why this cannot be adequately addressed via a suitably worded condition.
- 5.2 Whilst noting the aim of paragraph 68 of the NPPF which states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and having regard to this as a material consideration, the aforementioned concerns mean that this is not considered to be an overriding factor in this instance.
- 5.3 Under paragraph 61 of the National Planning Policy Framework (2012) requires Councils to plan for people wishing to build their own homes. No indication of the method of delivery has been provided, however it is a potential delivery method for the site. It should be noted that at this stage it cannot be certain that the method of

delivering this site will be self-build. In the instance of this application the other material planning considerations detailed above are of greater significance.

- 5.4 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.

6 Conclusion

- 6.1 The proposed development is outside of the development limit, would negatively impact the character and appearance of the locality and is considered to be in an unsustainable location. As a result, it is considered contrary to policies DM1.3, DM3.8, DM3.10 and DM4.5 of the local plan, policy 2 of the Joint Core Strategy and relevant policies of the NPPF.

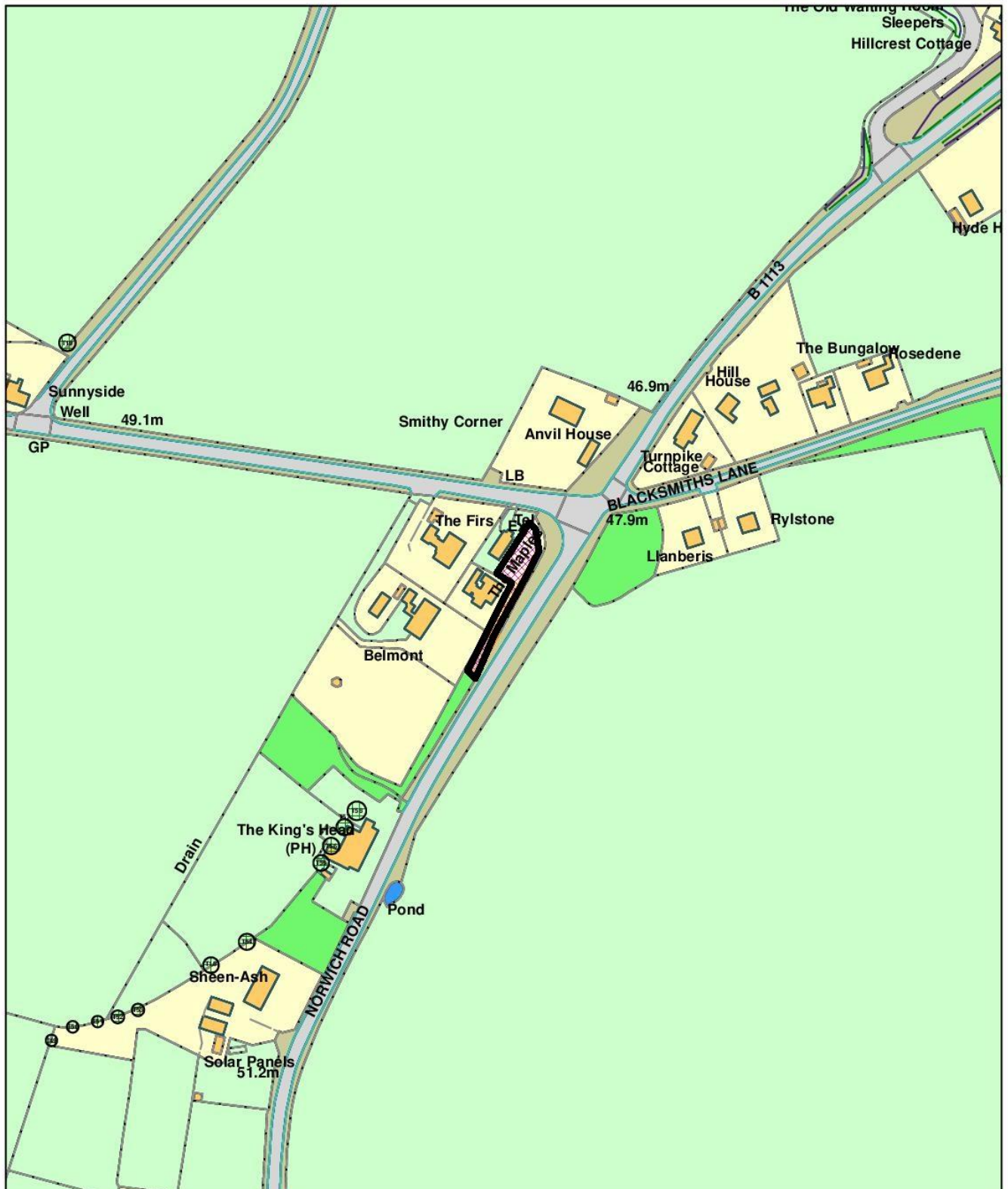
7 Reasons for Refusal

- 7.1 The site is located outside of the development limit and the scheme is not acceptable under any other specific development management policy within the Local Plan which allows for residential development outside of a development boundary, nor does it demonstrate an overriding benefits in terms of economic, social and environment dimensions and therefore fails to comply with the relevant criterion of Policy DM 1.3 of the South Norfolk Local Plan 2015.
- 7.2 The site lies in an area remote from facilities and services, where there are insufficient pedestrian facilities to access these which would thereby result in an overreliance on the private car/vehicle contrary to the requirements of Policy DM3.10 of the South Norfolk Local Plan and also the aims of the NPPF.
- 7.3 The cramped nature and prominent location of the site would be at odds with the character of the cluster of dwellings in the immediate locality and therefore have an adverse impact upon the character and appearance of the area contrary to Policy DM4.5 of the South Norfolk Local Plan 2015 which requires new development to respect, conserve and where possible enhance the landscape character of the area and more generally DM3.8 of the South Norfolk Local Plan 2015 which seeks to protect and enhance the environment and existing locally distinctive character and Policy 2 of the Joint Core Strategy which seeks to secure good design.
- 7.4 The proposed development does not represent a sustainable development, having regard to the three tests set out in the NPPF, by virtue of its poor connectivity to facilities and services and adverse impact upon the character and appearance of the street scene and noting that there is a land supply under the JCS.

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2018/2733

Appendix 1



Scale 1:2,500

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

- 2 Appl. No : 2018/2743/H**
Parish : STOKE HOLY CROSS

Applicants Name : Mr and Mrs S Youngs
 Site Address : Whitecroft, 24 Chandler Road, Stoke Holy Cross, NR14 8RG
 Proposal : Construction of front porch, alterations to roof and installation of roof windows

Recommendation : Approval with conditions
 1 Full Planning permission time limit
 2 In accord with submitted drawings
 3 Window to be obscure glazed

Reason for reporting to committee

The applicant is a relative of an employee of South Norfolk Council.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 12 : Achieving well-designed places
- 1.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design
- 1.3 South Norfolk Local Plan Development Management Policies
 DM1.4 : Environmental Quality and local distinctiveness
 DM3.4 : Residential extensions and conversions within settlements
 DM3.8 : Design principles
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life

2. Planning History

- | | | | |
|-----|-----------|---|----------|
| 2.1 | 2015/2615 | Extension to rear of dwelling including conversion and extension of loft space, installation of woodburner flue and associated internal alterations | Approved |
|-----|-----------|---|----------|

3. Consultations

- | | | |
|-----|---------------------------------|---|
| 3.1 | Stoke Holy Cross Parish Council | We have looked at this application and have no concerns and therefore recommend approval. |
| 3.2 | Cllr Lewis | To be reported, if appropriate |
| 3.3 | Other Representations | No comments received |

4 Assessment

- 4.1 This application seeks planning permission to erect a porch to the front elevation of a detached one-and-a-half storey dwellinghouse, together with alterations to the roof including the insertion of two roof windows.

- 4.2 The development proposed in this application would amend the scheme of development approved under a previous planning permission, ref. 2015/2615, which has been implemented but not completed. The proposed changes to the approved scheme are an alteration to the form of the roof at the front of the house to provide the proposed porch, the replacement of the approved dormer with a roof window on the front (west) elevation, and the insertion of a roof window on the side (south) elevation.

Principle of development

- 4.3 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Material considerations include the NPPF.
- 4.4 The alteration and extension of the existing dwellinghouse within its curtilage is acceptable in principle. The site is located within a settlement boundary and is not located in a conservation area or within the setting of a heritage asset. As such the main considerations are the design of the proposals and the impact upon residential amenity.

Design

- 4.5 With reference to design the scale, form, choice of materials and overall design details are all considered appropriate and in keeping with the existing dwelling and its surroundings. The proposed development, by virtue of its scale, height, form and materials used, together with it being set back from the highway, will not result in an incongruous or prominent appearance on the street scene. Therefore, it is considered that the proposal accords with policy 2 of the JCS and policies DM1.4, DM3.4 and DM3.8 of the SNLP.

Residential amenity

- 4.6 The site is bounded to the north by a semi-detached single-storey dwellinghouse, at 26 Chandler Road, and a one-and-a-half storey detached dwellinghouse to the south at 22 Chandler Road. To the west, at the front, is the highway and on the other side of Chandler Road is a site of several new dwellings that are under construction.
- 4.7 By virtue of their position and size, the proposed porch (which includes the alteration to the form of the roof at the front of the dwelling) and the replacement of the approved dormer with a roof window on the front (west) elevation will not have a discernible impact on the amenities of neighbours, including the dwellings under construction.
- 4.8 The proposed roof window at first floor level on the south elevation will face towards the side of the dwelling at 22 Chandler Road, which has a first-floor level side window on its north elevation. The distance between the proposed side roof window and this side window at 22 Chandler Road is approximately 17 metres. The height above floor level of the sill of this proposed window is approximately 1.6 metres. It is considered that this element of the proposal will be acceptable with regard to any potential overlooking and privacy, provided that the roof window is obscure glazed. The submitted drawing shows this window to be obscure glazed to Pilkington Glass level 3. This is considered satisfactory and an appropriately worded planning condition will be used to secure this.
- 4.9 Therefore, with regard to impact upon residential amenity, it is considered that with the imposition of recommended condition 3, the proposal will not result in an adverse impact on privacy, daylight, direct sunlight or outlook, and the application is in accordance with policies DM3.4 and DM3.13 of the SNLP.

Other matters

- 4.10 The proposal will not result in any material alteration to vehicular access, parking or turning arrangements at the site and parking provision will be available on the site that is adequate for the resulting enlarged dwelling. Therefore, it is considered that the application is in accordance with policies DM3.11 and DM3.12 of the SNLP, concerning highway safety and parking provision.
- 4.11 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.
- 4.12 This application is not liable for Community Infrastructure Levy as the floor space created is less than 100 square metres.

5 Conclusion

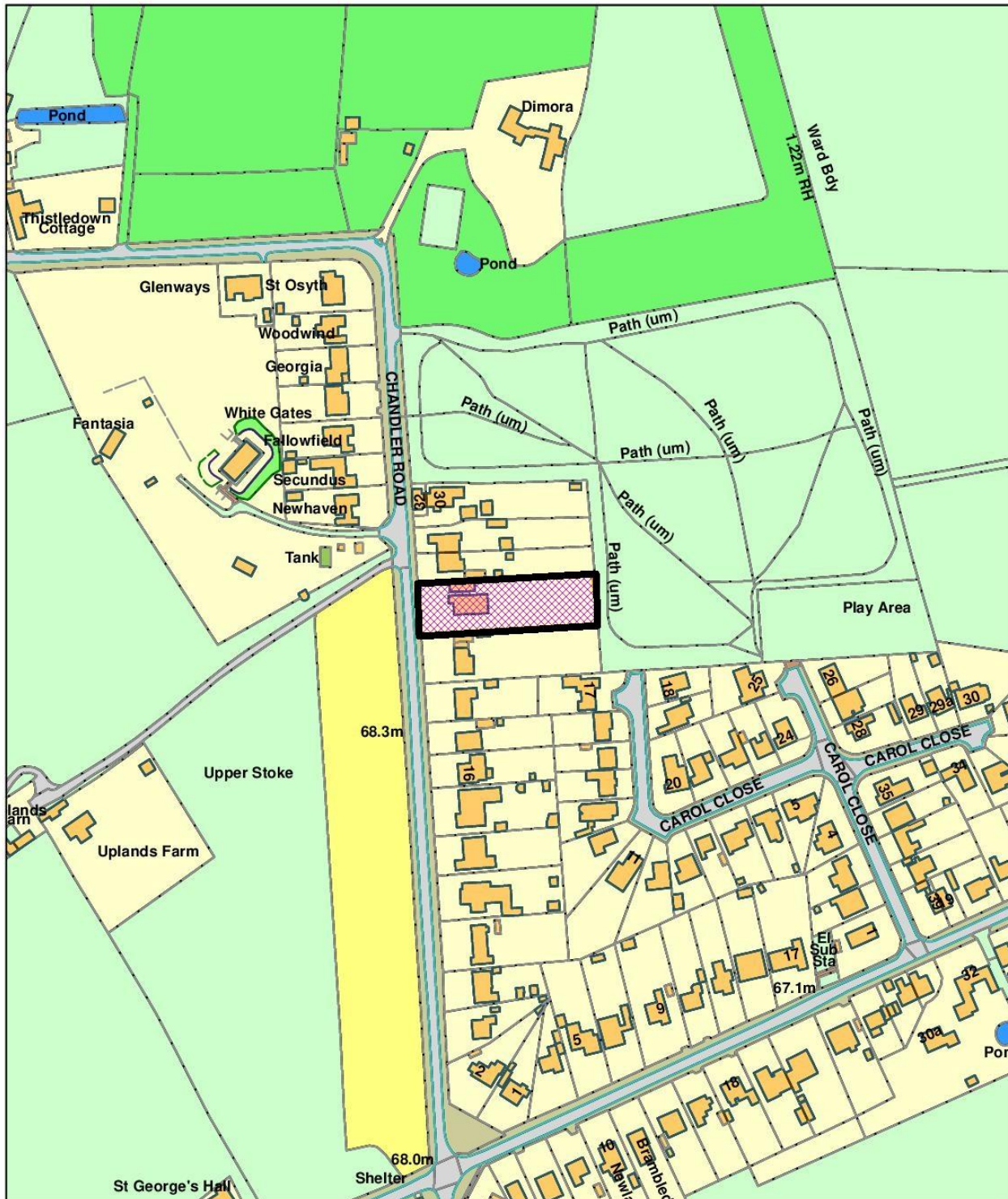
- 5.1 In having regard to those matters raised, it is considered that the proposed development is of an appropriate design and will have acceptable impact on residential amenity. The application is therefore in accordance with policy 2 of the JCS and policies DM1.4, DM3.4, DM3.8 and DM3.13 of the SNLP and is recommended for approval.

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2018/2743

Appendix 1

Appendix 1



Scale 1:2,500

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

- 3 Appl. No : 2019/0104/F**
Parish : STOKE HOLY CROSS

Applicants Name : Mr Giancarlo Iaccarino
 Site Address : 28 Gravel Hill Stoke Holy Cross Norfolk NR14 8LH
 Proposal : Replacement of existing 2 bedroom bungalow with 4 bedroom house

Recommendation : Approval with Conditions
 1 Time Limit
 2 Approved Plans
 3 Obscure Glazing
 4 Removal of PD to first floor windows

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:

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 12 : Achieving well-designed places
- 1.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design
 Policy 15 : Service Villages
- 1.3 South Norfolk Local Plan Development Management Policies
 Policy DM 1.1: Ensuring development management contributes to achieving sustainable development in South Norfolk
 Policy DM 3.5: Replacement dwellings and additional dwellings on sub-divided plots within Settlements.
 Policy DM 3.8: Design Principles
 Policy DM 3.11: Road safety and free flow of traffic
 Policy DM 3.12: Provision of vehicle parking
 Policy DM 3.13: Amenity, noise and quality of life

2. Planning History

- | | | | |
|-----|-----------|--|-----------|
| 2.1 | 2018/2844 | Replacement of existing 2 bedroom bungalow with 4 bedroom house. | Withdrawn |
| 2.2 | 2010/0867 | Addition of a first floor to dwelling | Approved |

3. Consultations

- 3.1 Town / Parish Council Parish Council has provided comments in relation to overlooking/loss of amenity, character, disturbance and overbearing. Do not consider the proposal would result in overlooking or be out of character. The parish council acknowledged that there would be some disturbance from the build and would therefore request a restrictive condition in relation to

hours of working. The PC does consider this would represent overdevelopment of the plot, and if approved would recommend softening of the north elevation through either brickwork patterning or painting to reduce its apparent scale.

Request that the committee make a site visit due to concern of adjoining householders.

Comments following amended plans

Most of the previous comments are still relevant but the applicant has taken into consideration the comments made previously. Consider that the application, as now submitted, has addressed concerns raised and the replacing of one of the very few bungalows on this development is not out of character in anyway and it will fit in with the existing street scene

- | | | |
|-----|-----------------------|--|
| 3.2 | Cllr Lewis | Requested committee determination. No other comments received. |
| 3.3 | NCC Highways | No highways objections |
| 3.4 | Other Representations | <p>Six objections have been received against the original submission. One further objection has been made following the submission of amended plans. Objections to the development relate to:</p> <ul style="list-style-type: none"> • Overshadowing of living areas and garden – Request that a shadow diagram is prepared. • Overdevelopment of the site. The north elevation would be located on the plot boundary and directly on to the public footpath. • The proposal would be out of scale with the surrounding houses. • Disruption and disturbance during construction. Parking is tight within the close. This development is likely to result in obstruction for other residents. Concern has been raised in relation to both Gravel Hill and Barncroft Close. If permission is granted would like to see a restrictive condition on working hours. • Materials (in reference to windows and tiles), should reflect the surrounding houses to be in keeping with the estate. • Proposal is a major redevelopment of a small site which has limited access. • The low aspect of the existing bungalow in the high density Close gives a pleasing open aspect to the end of the Close. This will be lost. The size and design will not be in keeping with the other properties. • Overlooking – the proposed dwelling at first floor level will result in a loss of privacy. |

Comments following amended plans

A single additional objection has been made following the submission of the amended plans on the following grounds:

- The proposal would still result in overlooking of the landing window of number 26.
- It would be overbearing
- The replacement property bears no resemblance to the original property.

- It represents an excessive overdevelopment of the site and its proximity will have an adverse impact on neighbouring dwellings.
- It is out of character, there are no similar properties with such a large frontage or footprint on this estate.
- Concern is also sighted in relation to the construction of the dwelling, include the impact of the demolition, disturbance (including noise) and obstruction due to contractors vehicles.

4 Assessment

- 4.1 The proposal is for a replacement dwelling at 28 Gravel Hill, Stoke Holy Cross. The existing property is a detached 2 bed bungalow, and the application proposes to replace it with a two storey 4 bed dwelling. The site is located within the development boundary within a residential area. There are residential properties to the north, east and south of the dwelling. To the west of the dwelling is a car park serving residential properties at Barncroft Close. There is a footpath to the front of the dwelling. In addition to this there is also a footpath to the south of the dwelling which connects Gravel Hill to Barncroft Close. This footpath separates the properties dwelling from its garage.
- 4.2 The property has previously received planning permission for a first floor extension in 2010. This proposal was not implemented and as such has subsequently lapsed. This new application proposes the replacement of the bungalow with a dwelling with a larger footprint.
- 4.3 As the site is located within the development boundary for Stoke Holy Cross the relevant policy for the determination of this application is DM3.5 Replacement dwellings and additional dwellings on sub-divided plots within the development boundaries. Under policy DM3.5 the principle of replacement dwellings is acceptable subject to criteria. This requires the development to incorporate good quality design, provide an acceptable level of amenity for neighbouring occupiers, provide adequate private amenity, parking and reasonable access to light and privacy, free from unacceptable noise or other pollutants.
- 4.4 Since the validation of this application revised plans have been submitted. This has reduced the size of the dwelling proposed. The original proposal showed the width of the dwelling, extending across much of the front of the plot. This would have resulted in a cramped form of development which would not have been in keeping with the area. The proposal was subsequently revised, and the width of the proposed dwelling has been reduced by 1.4m. This has resulted in a proposed dwelling which is now 2.3m wider than the existing bungalow. The result of this reduction in size is that the proposal is an increase in the separation distance between the northern boundary of the site and the dwelling. Having regard to the reduction in the size of the dwelling, the scale of the proposal is not considered to be out of keeping with the surrounding dwellings.
- 4.5 As part of the revisions to the scheme additional detailing has been added. This included:
- Enhanced splayed brick arches above openings on the front and rear elevations,
 - Enhanced stone cills on the East elevation fronting Gravel Hill,
 - Diaper pattern feature brickwork on the Northern elevation, and
 - Corbelled brick eaves.
- 4.6 The enhanced detailing on the northern gable reduces the impact when viewed from the adjacent public footpath. The revised proposal is considered to be in keeping with the surrounding development and represents a suitable design solution for the site.

- 4.7 Amenity is a key consideration as part of policy DM3.5. This is reiterated through Policy DM3.13 Amenity, noise and quality of life. As part of the consultation on this application, there have been objections from neighbours in relation to the proposed property being, overshadowing and overbearing, overlooking, and out of character. Concern has also been raised in relation to disturbance during the construction of the period. In relation to whether this application is considered to be out of character with the area, this has been addressed above in relation to scale and design. The other implications are discussed individually below:
- 4.8 Overshadowing/Loss of Light: Concern has been raised from both numbers 20 and 26 Gravel Hill, in relation to their properties. The applicant has submitted a sun study as part of this application. Whilst this does show a slight loss of light in relation to winter sunlight in the afternoon on number 26 this is not considered to be severe. The proposal is not shown to impact upon number 20.
- 4.9 Overbearing: The replacement of a bungalow with a two storey dwelling will have a greater impact upon the street scene and neighbouring dwellings. Having regard to the separation distances to the adjacent dwellings, the proposal is not considered to be overbearing.
- 4.10 Overlooking: Concern has been raised that the proposal will overlook the garden and landing window of number 26, from the first floor windows. The application proposes that the two windows which would impact would be obscure glazing. These windows relate to bathrooms and as such are not habitable rooms. It is recommended that obscure glazing for these windows is conditioned, and the permitted development rights in relation to these windows is removed.
- 4.11 Disturbance: A number of residents have raised concern in relation to disturbance during the construction of the site and resultant nuisance. It is considered that this would be dealt with under separate legislation should this become a statutory noise nuisance, and a specific condition as part of this application would be overly onerous.
- 4.12 Having regard to the above information, the proposal is not considered to conflict with the requirements of Policy DM3.13 or DM3.5 in relation to amenity. In addition, the existing dwelling would retain sufficient amenity space for itself.
- 4.13 The proposal would not result in changes to the parking for the property. Furthermore, the Highways Authority have confirmed that they have no objection to the development. The proposal is therefore considered to comply with policies DM3.11 and DM3.12.

Other Matters

- 4.14 The original plans showed the red line boundary of the site incorporating the public footpath to the south of the site which separates the dwelling from its garage. As part of the amended plans the red line has also been revised to exclude the public footpath.
- 4.15 Paragraph 68 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. The Council has taken a proactive approach to this through the allocation of a range of small and medium sized sites and through defining Development Boundaries for over 80 settlements to facilitate suitable windfall development. Point (c) of NPPF para 68 states that local planning authorities should '*support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes*'. Although this is a material consideration in the determination of the application, it can only be afforded limited weight, given the previous supply of housing on small sites within the district.

- 4.16 Under paragraph 61 of the National Planning Policy Framework (2012) requires Councils to plan for people wishing to build their own homes. This can be a material planning consideration for this application as self-build has been identified as the method of delivering the site. Whilst an indication of self-build has been given by the applicant it should also be noted that at this stage it cannot be certain that the method of delivering this site will be self-build. In the instance of this application the other material planning considerations detailed above are of greater significance.
- 4.17 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.
- 4.18 This application is liable for Community Infrastructure Levy (CIL)

5 Conclusion

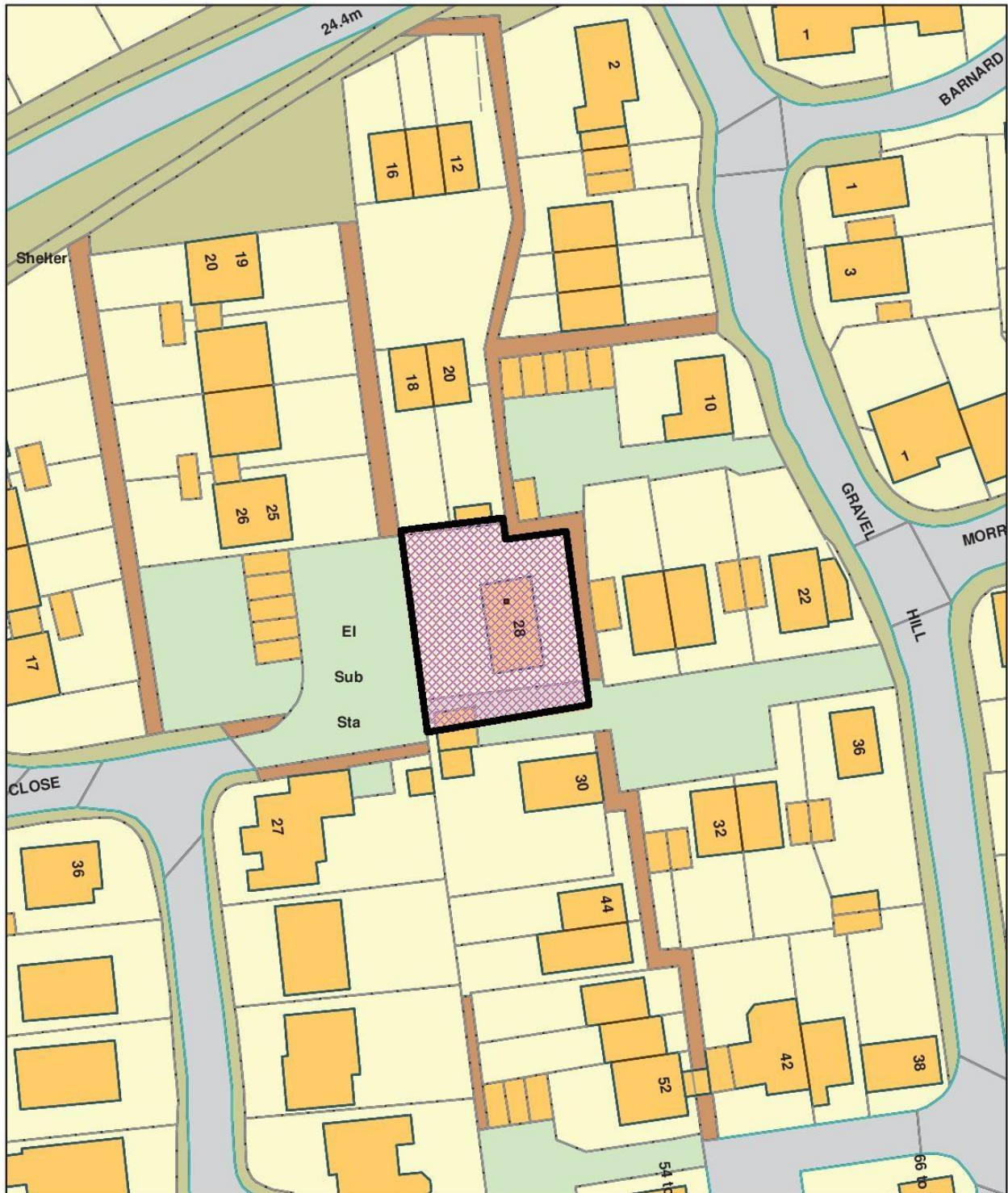
- 5.1 This application is considered to accord with the requirements of Policy 3.5 Replacement Dwellings within Development Boundaries. Furthermore, the scheme is considered to represent a suitable design solution in accordance with Policy 2 of the JCS and Policy DM3.8. The proposal is not considered to have a significant adverse impact on the amenity of neighbouring occupiers, and as such accords with the requirements of policy DM3.13.

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2019/0104

Appendix 1

Appendix 1



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

- 4 Appl. No : 2019/0284/H**
Parish : WRENINGHAM
- Applicants Name : Mrs Christine Baldwin
Site Address : Wood Lace Cottage Mill Lane Wreningham NR16 1AN
Proposal : Proposed rear and side extensions
- Recommendation : Approval with Conditions
 1 Full planning permission time limit
 2 In accord with submitted drawings

Reason for reporting to committee

The applicant is an employee of South Norfolk Council.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 12: Achieving well-designed places
- 1.2 Joint Core Strategy (JCS)
 Policy 2: Promoting good design
- 1.3 South Norfolk Local Plan Development Management Policies
 DM3.6: House extensions and replacement dwellings in the countryside
 DM3.8: Design principles applying to all development
 DM3.13: Amenity, noise, quality of life

2. Planning History

- 2.1 None relevant

3. Consultations

- 3.1 Wreningham No comments received
 Parish Council
- 3.2 Cllr Hardy To be reported if necessary
- 3.3 Other representations No responses received

4 Assessment

- 4.1 The application site is on the northern side of Mill Lane to the east of the main village of Wreningham. The property itself is a red brick bungalow situated in a location with no near neighbours in the open countryside.
- 4.2 The proposal is for a single storey extension to the front and side of the bungalow and a smaller extension to the rear. The front and side extension will measure 5.85m in width and 4.19m in depth. The rear extension will measure 3.37m in width and 2.25m in depth.
- 4.3 The principle of extending a dwelling in the countryside is acceptable under Policy DM3.6 of the SNLP. Therefore the key issues relate to securing an acceptable design appropriate in its context and safeguarding neighbour amenity.
- 4.4 The design of the extensions, their position, modest scale and the materials proposed for use are all appropriate to the existing dwelling and the appearance of the surrounding area.

- 4.5 The application therefore complies with Policy 2 of the JCS and Policies DM3.6 and DM3.8 of the SNLP.
- 4.6 There are no immediate neighbours to be affected by the proposal and so the application complies with Policy DM3.13 of the SNLP.
- 4.7 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.
- 4.8 This application is not liable for Community Infrastructure Levy.

5 Conclusion

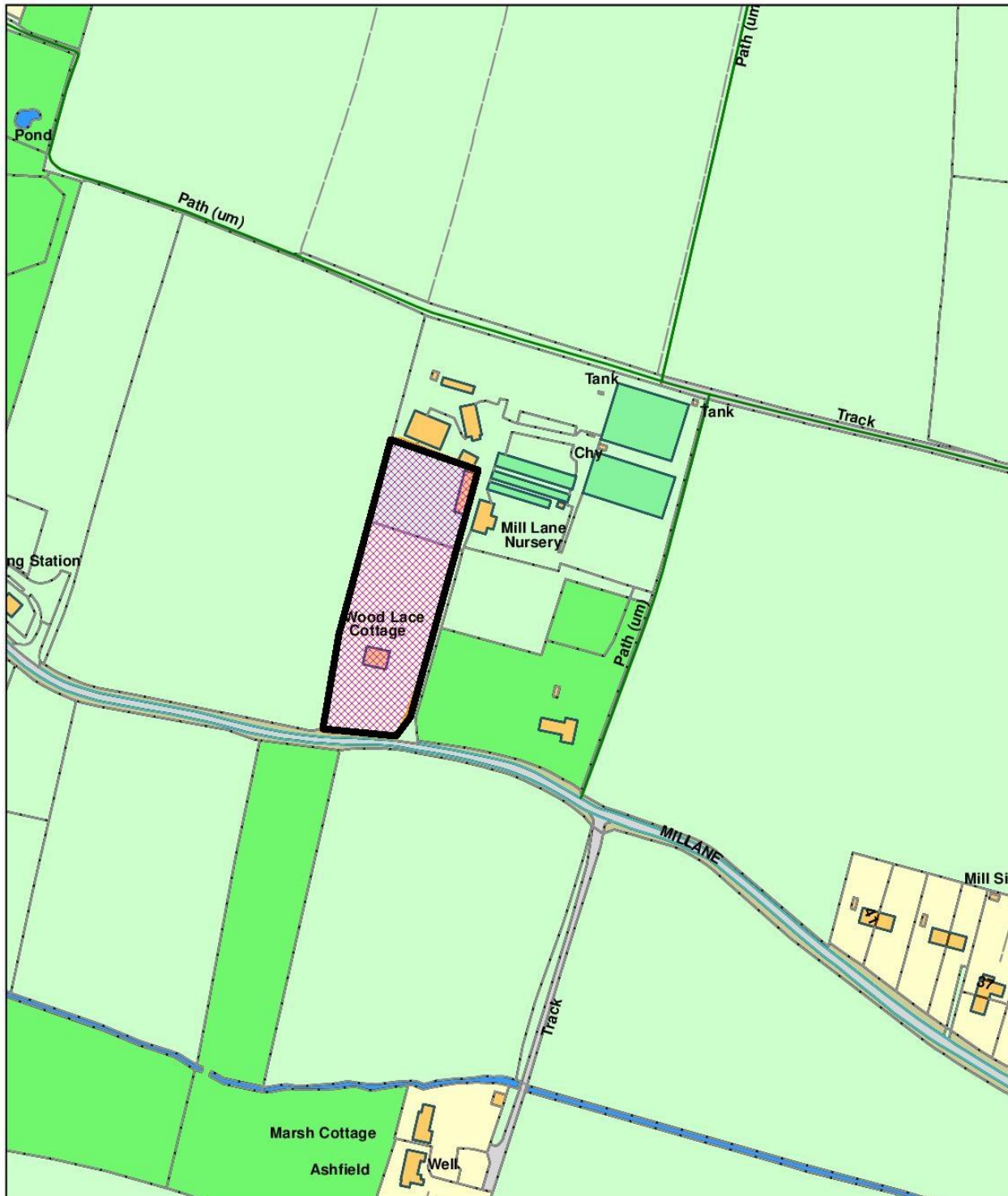
- 5.1 The appearance and scale of the proposed extensions will result in an acceptable form of development that complies with the relevant policies of the adopted development plan and the application is therefore recommend for approval.

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2019/0284

Appendix 1

Not Set



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

2.5	1994/0719	New roof to porch and four dormer windows	Approved
2.6	1994/1169	Internal alterations and extension to rear of dwelling	Approved
2.7	2013/0463	Proposed development of up to 99 dwellings including a 1 ha site for new Primary School (revised application)	Approved
2.8	2016/0803	Submission of Reserved Matters pursuant to outline planning permission ref 2013/0463/O - appearance, scale, landscaping and layout: 85 no. dwellings and associated works	Approved

3. Consultations

3.1	Trowse Parish Council	No objection
3.2	Cllr Lewis	No comments received. Applicant is the ward member
3.3	Other Representations	No other representations received

4. Assessment

- 4.1 This application proposes the change of use of land to domestic gardens for incorporation into the gardens of properties 33, 34 and Half Acre White Horse Lane, Trowse. The application site formed part of the landscaping scheme approved under application 2016/0803 which is currently under construction. This application granted the reserved matters for 85 dwellings, following the outline approval reference 2013/0463.
- 4.2 The site for this application is approximately 1.5m higher than the existing gardens on White Horse Lane. Under the 2016 application, the area was identified for buffer planting to screen the development site from the properties on White Horse Lane. The landscaping plans for this area included a 1.8m close boarded fence between the development site and the site of this application, retaining wall, a new hedge and trees. This application proposes the retention of the 1.8m close boarded fence and retaining wall as required by planning application 2016/0803, however the variation is within the planting (soft landscaping). The landscape planting secured under condition 4 of the 2016 application would not occur and instead it would form part of the domestic curtilage of 33, 34 and Half Acre White Horse Lane.
- 4.3 There are no specific policies within either the NPPF or South Norfolk Local Plan in relation to the change of use of land where it does not relate to agricultural land. Notwithstanding the aforementioned, key issues in relation to the determination of this application include: landscaping, design, amenity, surface water drainage and heritage assets. These are addressed below:

Landscaping and Design

- 4.4 Policy DM 4.9 Incorporating Landscape into Design requires detailed development proposals to demonstrate a high quality of landscape design, implementation and management as an integral part of the new development. This application would retain the hard landscaping associated with this element of the scheme but result in changes to the soft landscaping. Under the 2016 application, this land was not intended for amenity use for the residents of the new development. The landscaping plan confirms that the fence was to be placed on the south-eastern boundary of the site (closest to the new development) preventing access from the new development to the land. Having regard to the unchanged elements of the hard

landscaping, this proposal is considered to be suitable in relation to Policy DM 4.9. Furthermore, the application is considered to accord with the requirements of Policy DM 3.8 Design Principles.

Amenity

- 4.5 The application proposes that the site will be sub-divided into the three with fences included along the individual plot boundaries. Furthermore, access to the individual plots will be from the existing residential gardens only. Due to the height difference between this application and the residential gardens on White Horse Lane, there is the potential for overlooking of other residential garden. This impact is reduced due to the fencing between the subplots. This impact has been considered in accordance with the requirements of Policy DM 3.13 Amenity, Noise and Quality of Life and is not considered to be either excessive or unreasonable and as such accords with the requirement of the policy.

Surface Water Drainage

- 4.6 Policy DM 4.2 Sustainable drainage and water management is also of relevance to the determination of this application. Adjacent to the site is a french drain which forms part of the drainage strategy of the adjacent site. The french drain is not included within the red line boundary for this application and would remain as part of the 2016 application site. The surface water drainage for the 2016 application has been discharged under application 2017/2627. This confirmed that the french drain is connected to the on-site surface water drainage system and this land is not required for drainage. Having regard to the above, the application is not considered to conflict with the requirements of DM4.2.

Heritage Assets

- 4.7 The application site directly adjoins the Trowse conservation area. The impact on the setting of the conservation area was considered under the 2013 and 2016 applications. This application is not considered to impact the significance of the conservation area, and as such is considered to accord with the requirements of Policy DM 4.10 Heritage Assets.
- 4.8 Furthermore the limited impact, in respect of the Council's duties under S72 Listed Buildings Act 1990, means the proposal is considered to preserve the character or appearance of the Conservation Area.

Other matters

- 4.9 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.
- 4.10 This application is not liable for Community Infrastructure Levy (CIL)

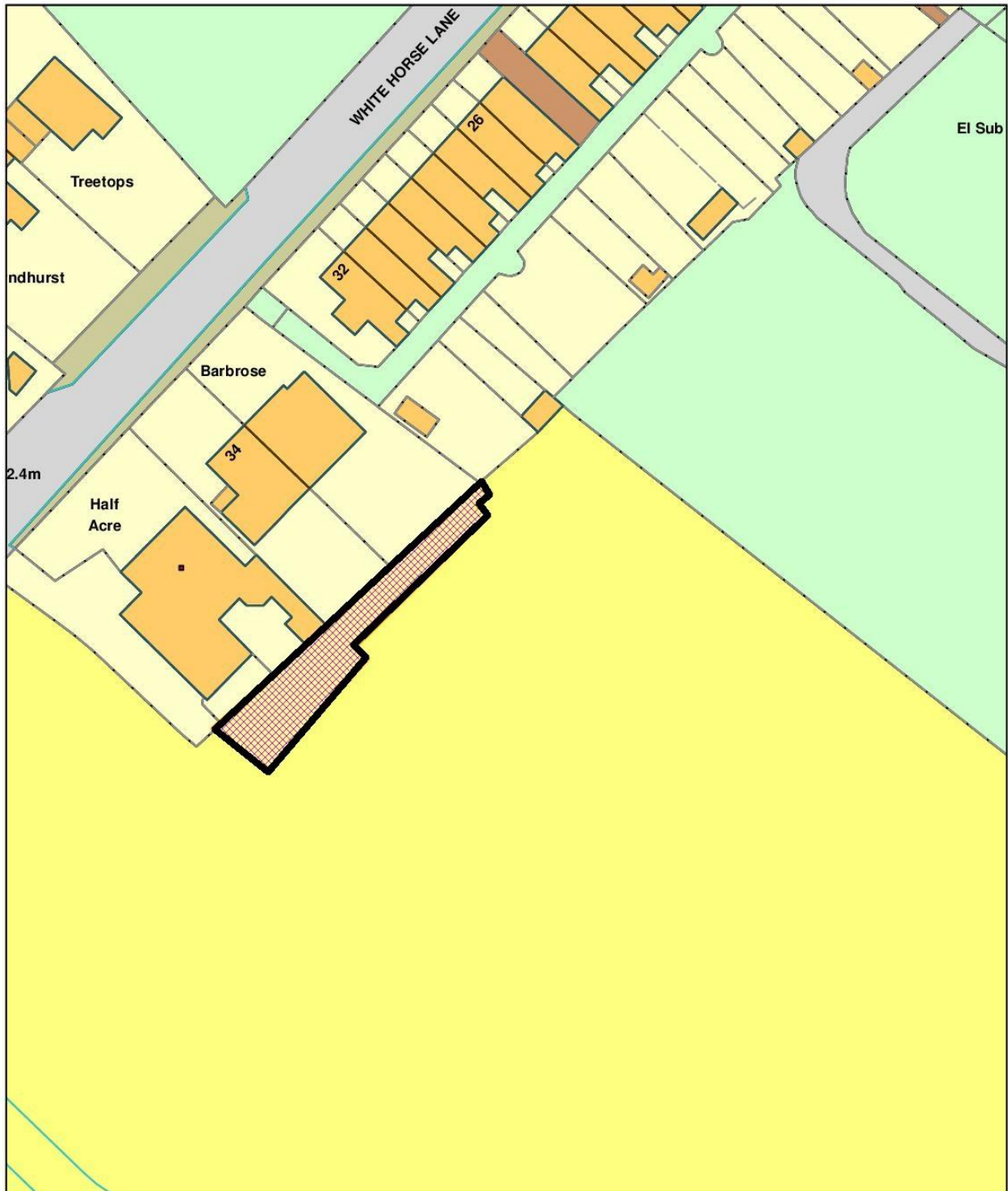
5 Conclusion

- 5.1 The change of use of land into the residential curtilage is considered to accord with the requirements of Policy DM4.9. The proposal is considered to result in a satisfactory design as required by Policy 2 of the JCS and Policy DM3.8. Furthermore the application is considered to confirm with the requirements of Policy 3.13 Amenity, 4.2 Surface Water, and 4.10 Heritage Assets

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2019/0299

Appendix 1



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

- 6 Appl. No : 2019/0385/H**
Parish : PULHAM ST MARY
- Applicants Name : Mr & Mrs J Cox
 Site Address : 1 Station Road Pulham St Mary Norfolk IP21 4QT
 Proposal : Erection of 2 storey side extension.
- Recommendation : Approval with Conditions
 1 Full Planning permission time limit
 2 In accordance with amendments
 3 Matching Materials

Reason for reporting to committee

The applicant is an employee of South Norfolk Council.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 12 : Achieving well-designed places
- 1.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design
- 1.3 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
 DM3.4 : Residential extensions and conversions within Settlements
 DM3.8 : Design Principles applying to all development
 DM3.11 : Road safety and the free flow of traffic
 DM3.13 : Amenity, noise, quality of life
 DM4.8 : Protection of Trees and Hedgerows

2. Planning History

- | | | | |
|-----|-----------|---|----------|
| 2.1 | 2014/2252 | Erection of Two Storey Side Extension
& Garage | Approved |
|-----|-----------|---|----------|

3. Consultations

- | | | |
|-----|----------------------------------|----------------------|
| 3.1 | Pulham St Mary
Parish Council | No comments received |
| 3.2 | Cllr Hudson | No comments received |
| 3.3 | Other
Representations | None received |

4 Assessment

- 4.1 The application is for a two-storey extension to the side of an existing semi-detached property within the development limit for Pulham St Mary.

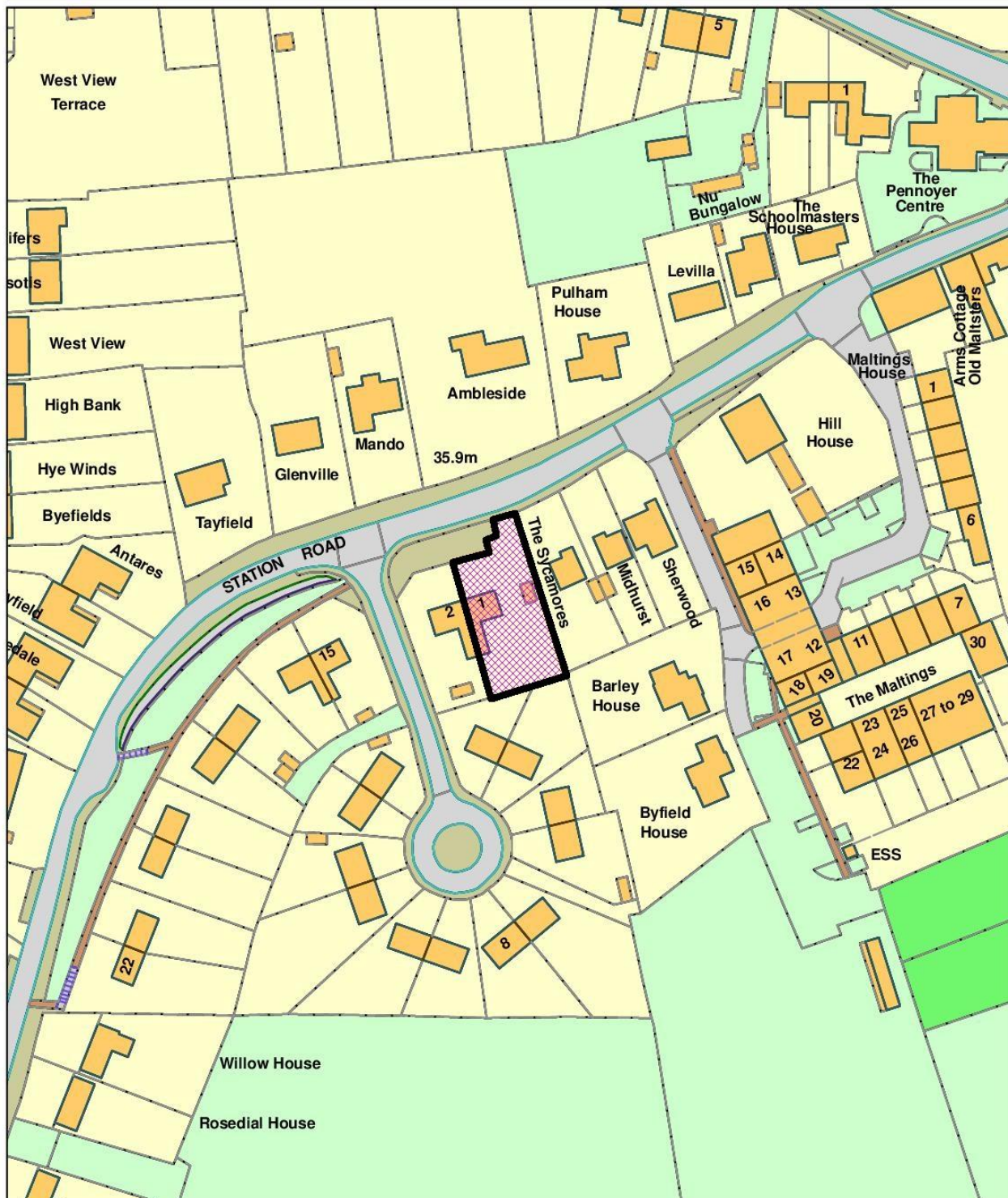
- 4.2 The principle of extending a dwelling located within a development limit is acceptable under Policy DM3.4 of the SNLP. Therefore, the key issues relate to securing an acceptable design appropriate in its context and safeguarding neighbour amenity.
- 4.3 The application originally included rendering the existing dwelling and cladding the extension. The streetscene is characterised by red brick dwellings and the introduction of render on a semi-detached property would have adversely affected the streetscene. The application has been amended to so the dwelling and extension will be red brick. The scale, form and overall design details of the extension are all considered appropriate and are in keeping with the existing dwelling.
- 4.4 With regards to impact upon residential amenity, there is not considered to be an adverse impact on privacy, daylight, direct sunlight or outlook by virtue of the siting of the proposed alteration and distance of this to the nearest neighbouring residential property.
- 4.5 The access and car parking to the property would not be affected by the development.
- 4.6 It is evident that there are protected trees on the adjacent site, however, the extension is sufficiently far away so as to avoid any harm being caused to the tree.
- 4.7 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.
- 4.8 The development is not liable for Community Infrastructure Levy (CIL) as it is less 100 square metres.
- 5 Conclusion
- 5.1 It is considered that the design is in keeping with the property and that the proposal will not have an adverse impact on the amenity of either the immediate neighbours or the wider area. As such the proposal accords with the criteria set out within policies DM3.13 and DM3.4 of the local plan and policy 2 of the Joint Core Strategy.

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2019/0385

Appendix 1

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

Applications submitted by South Norfolk Council

- 7 **Appl. No** : **2019/0456/F**
 Parish : **WYMONDHAM**
- Applicants Name : South Norfolk Council
 Site Address : Arch Over Entrance to Car Park Market Street Wymondham
 Norfolk
 Proposal : Replace all windows like for like; install spiked window ledges and
 a pigeon netting structure.
- Recommendation : Delegated Authority to the Director Growth & Business Development
- 1 Full Planning permission time limit
 2 In accord with submitted details
 3 Details of window ledge spikes to be agreed
- Subject to conditions provided that no new material issues are raised
 during the remainder of the consultation period

Reason for reporting to committee

South Norfolk Council is the applicant.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 12 : Achieving well-designed places
 NPPF 16 : Conserving and enhancing the historic environment
- 1.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design
- 1.3 South Norfolk Local Plan Development Management Policies
 DM3.8 : Design Principles applying to all development
 DM3.13 : Amenity, noise, quality of life
 DM4.10 : Heritage Assets
- 1.4 Wymondham Area Action Plan

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

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."

2. Planning History

- 2.1 None relevant

3. Consultations

- 3.1 Wymondham Town Council To date no comments received – consultation ends 26 March 2019
- 3.2 Cllr Savage To date no comments received - consultation ends 26 March 2019

- 3.3 Other Representations None to date

4 Assessment

- 4.1 This application seeks planning permission to replace windows and install pigeon deterrents on a first-floor level archway structure which is situated on the main street in the centre of the town centre within the Wymondham Conservation Area and development boundary. The building originally formed part of the old fire station but has been opened up at the ground floor to provide vehicle access to a public car park. The are attached neighbouring properties either side, the one to the east side being grade II listed.
- 4.2 The structure looks to date from the mid-19th century and is constructed in brick with clay pantile roof and is situated directly over the main vehicle entrance to a car park from the high street. All of the windows look to be 20th century units. There is no internal floor, the whole of the roof being visible from the driveway entrance below.
- 4.3 The building has no current use and is inhabited by pigeons much of the time due to easy access being provided by the lack of any first floor. Although not listed, the structure is a prominent historic feature in important views from the street and qualifies as a non-designated heritage asset, making a positive contribution to the historic street scene.
- 4.4 The consultation period for the application ends on 26 March with the press notice expiring on 4 April and therefore the contents of this report are subject to any further comments that may be received as a material consideration from the date of this report until 4 April.

The principle of the proposal

- 4.5 The principle of replacing windows and installing pigeon deterrent measures is acceptable providing the works comply with the above policies in the Local Plan 2015 and the relevant sections of the NPPF regarding design and heritage assets and will not result in an unacceptable impact on any neighbouring amenity.

Heritage/design

- 4.6 Section 72 of the Planning (Conservation Areas and Listed Buildings) Act 1990 refers to need for special attention being paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Also, with regard to non-designated heritage assets, paragraph 197 requires that 'a balanced will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.7 This proposal puts forward 'like for like' replacement of existing windows that are in poor condition, which should not noticeably alter the character and appearance of the building or affect the character of the conservation area.
- 4.8 External window ledges are to be spiked to deter pigeons from roosting. Whilst the spiked ledges will be visible in external views, resulting in a very small level of harm to the traditional character of the building, they will provide a considerable benefit in keeping pigeons away from the building. The buildings appearance has suffered due to the numbers of pigeons using the building.
- 4.9 The proposed netting will be at first floor level inside the building and will not be visible in any important views of the structure from the street. Due to its location inside the building first floor level it will not result in any harm to the heritage asset or impact on the character of the conservation area.

- 4.10 In view of the above, having regard to paragraph 197 of the NPPF, it is considered that the overall improvement that the deterrents will provide in terms of the appearance of the building and to anyone using the access underneath it, outweighs the very small level of harm the spike ledges will cause to the appearance of the building as a non-designated heritage asset.
- 4.11 In light of the requirements of section 72 of the Act, it is considered that the external pigeon deterrents will not result in a level of harm that would be detrimental to the existing character of the conservation area.

Neighbouring amenity

- 4.12 Neighbouring properties either side of the building have commercial premises at their ground floors with residential accommodation above and there is a public house directly opposite. Due to the nature and location of the proposed works it is not considered that the proposal would result in an unacceptable level of harm to any adjacent neighbouring amenity.
- 4.13 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.
- 4.14 This application is liable for CIL under the Regulations as it does not involve the conversion of or addition of any internal floor space.

5 Conclusion

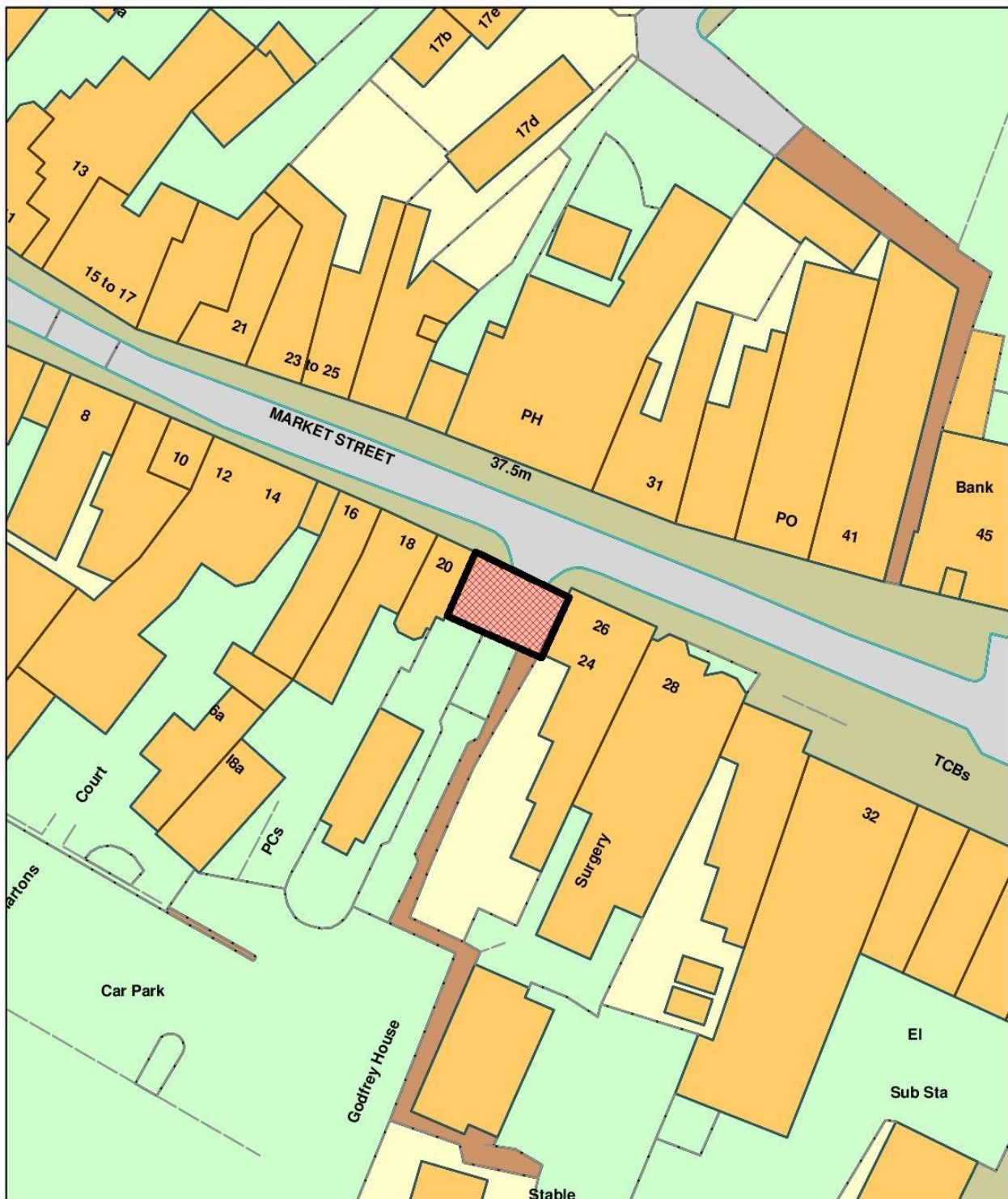
- 5.1 For the reasons set out above, the resulting small level of harm to the traditional character of the building that will result from having spiked window ledges is, on balance, considered acceptable in accordance with paragraph 197 of the NPPF. The proposal will not result in an unacceptable level of harm to any adjacent neighbouring amenity and will actually provide an improvement to the amenity of the site and therefore the application is recommended for approval.

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2019/0456

Appendix 1

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

Planning Appeals**Appeals received from 14 February 2019 to 14 March 2019**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2018/0681	Pulham Market Land to the North of 1 Colegate End Road Pulham Market Norfolk	Mr Philip Vincent	Outline permission (with all matters reserved) for two detached, three bedroom, self-build bungalow dwellings, with garages and gardens (revised)	Delegated	Refusal
2018/1059	Shotesham Land South of Greenhill The Common Shotesham Norfolk	Miss Linda Bacon	Demolition of an existing outbuilding previously used as storage and the construction of a new single storey 3-bed dwelling with integral garage	Delegated	Refusal
2018/0682	Saxlingham Nethergate Former Piggery at Windy Ridge Foxhole Saxlingham Thorpe Norfolk	Mrs T R Baker	Conversion of 2 no existing concrete blockwork former piggery units into 1 no dwelling and a detached garage (QA and QB)	Delegated	Approval of details - Refused
2018/0752	Kirstead Agricultural Building adj to High Lees Farm Kirstead Green Kirstead Norfolk	Mr G Darling	Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to two dwellinghouses (QA and QB)	Delegated	Approval of details - Approved

Planning Appeals

Appeals received from 14 February 2019 to 14 March 2019

2018/1680	Kirstead Agricultural Building West of High Lees Farm Kirstead Green Kirstead Norfolk	Mr C Darling	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	Approval of details - Refused
2018/2392	Dickleburgh and Rushall 27 Beech Way Dickleburgh Norfolk IP21 4NZ	Mr & Mrs C Jones	Erection of two storey rear extension	Delegated	Refusal
2017/2871	Stoke Holy Cross Land to the rear of 16 Poringland Road Stoke Holy Cross Norfolk	Mr B Steward	Demolition of existing bungalow and development for up to 54 residential dwellings, including access.	Delegated	Refusal
2018/2267	Poringland Land South West of Sebald Crescent Poringland Norfolk	Ms Claire & Julie Ann Kittle	Proposed new chalet bungalow and a log cabin annexe	Delegated	Refusal

Planning Appeals

Appeals decisions from 14 February 2019 to 14 March 2019

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2017/8224	Wicklewood Church Farm 56 Church Lane Wicklewood Norfolk NR18 9QH	Mr P T Meacock	Appeal against Enforcement Notice for change of use of building to an occasional function venue	Enforcement action following refusal at Development Management Committee	Enforcement action to remove unauthorised alterations cease use	Appeal allowed
2018/0912	East Carleton Former Nursery Site to The West of Low Common Swardeston NR14 8LG	Mr Alan Jones	Erection of 3 single storey bungalow dwellings and associated landscaping and external works	Development Management Committee	Refusal	Appeal dismissed
2017/2701	East Carleton Former Nursery Site to the west of Low Common Swardeston NR14 8LG	Mr Neil Macnab	Outline Permission for three dwellings and associated landscaping & external works.	Development Management Committee	Refusal	Appeal dismissed
2018/1044	Wymondham Little Dial Farm Station Road Spoooner Row NR18 9SP	Mr Freeman	Retrospective application for the retaining of 1 no. holiday let	Delegated	Refusal	Appeal dismissed