

Development Management Committee

Members of the Development Management Committee:

Conservatives Liberal Democrat

Mr V Thomson Mr T Laidlaw
(Chairman)
Mrs L Neal
(Vice Chairman)
Mr D Bills
Mr G Minshull

PUBLIC ATTENDANCE

This meeting will be live streamed for public viewing via a link, which will be available on the Council's website.

PUBLIC SPEAKING

You may register to speak by emailing us at democracy@s-norfolk.gov.uk, no later than 3.00pm on Friday, 24 July 2020.

Agenda

Date

Wednesday 29 July 2020

Time

10.00 am

Place

To be hosted remotely at

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

Contact

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Long Stratton Norwich
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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.

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

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 Thursday, 16 July 2020;** (attached – page 8)

5. **Planning Applications and Other Development Control Matters;** (attached – page 14)
To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2020/1006/F	KIRBY CANE	Wardley Hill Campsite Wardley Hill Road Kirby Cane NR35 2PQ	14

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 22)

8. **Date of next scheduled meeting – Thursday, 13 August 2020**

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.

MICROPHONES: The Chairman will invite you to speak. An officer will ensure that you are no longer on mute so that the Committee can hear you speak.

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.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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

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

Key to abbreviations used in Recommendations

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



DECLARATIONS OF INTEREST AT MEETINGS

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

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

Does the interest directly:

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

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

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

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

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

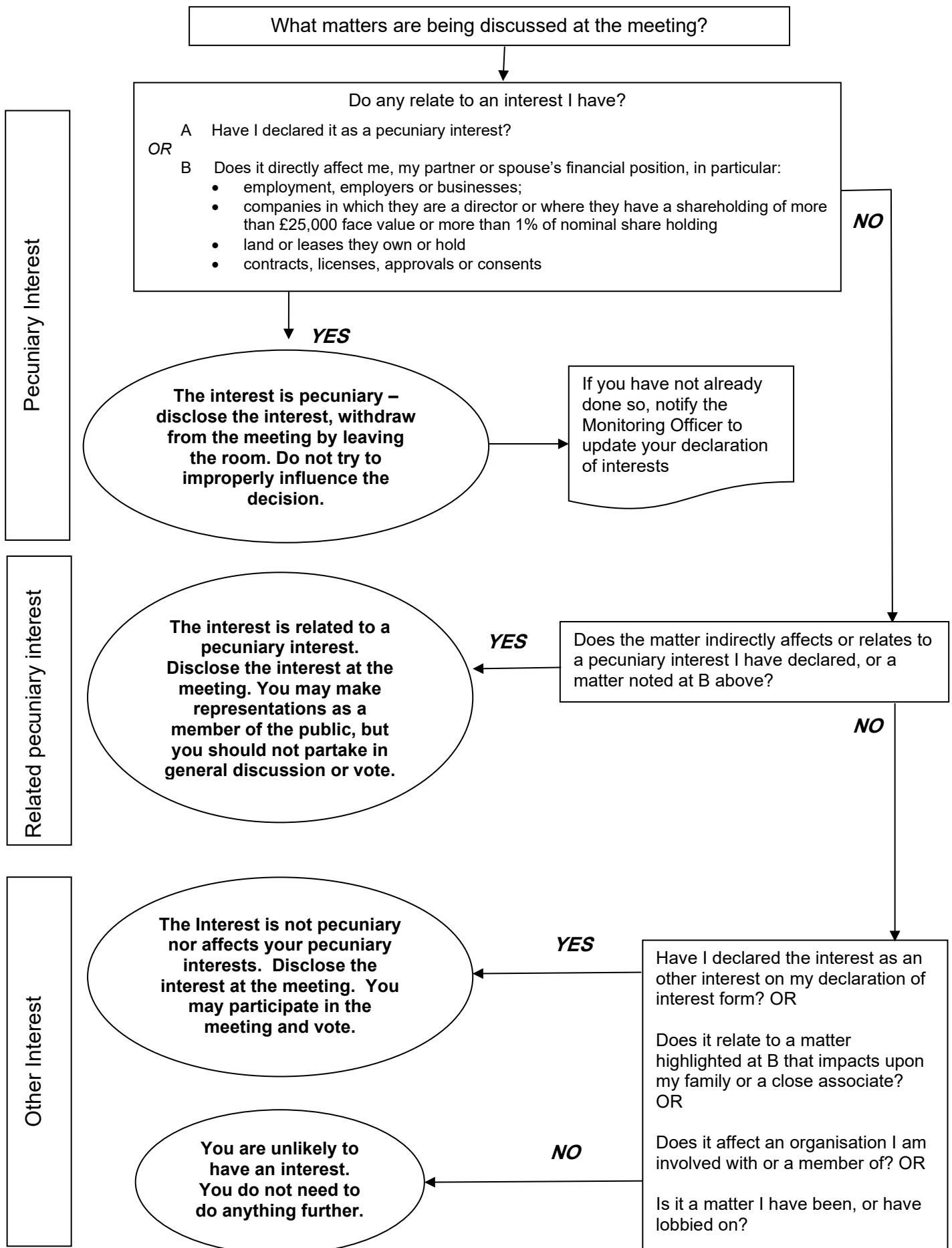
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

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

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.

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

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF





DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held remotely on Thursday, 16 July 2020 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, T Laidlaw, G Minshull and L Neal

Officers in Attendance: The Assistant Director, Planning (H Mellors), The Development Manager (T Lincoln) and the Area Planning Manager (C Raine)

504. 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
2020/0478/F (item 2)	DISS	All	Local Planning Code of Practice Lobbied by Agent's Architect
2020/0919/O (item 4)	CRINGLEFORD	G Minshull	Local Planning Code of Practice Lobbied by the Agent to the Applicant
		D Bills	Local Planning Code of Practice Lobbied by the Applicant
		D Bills	Other Interest County Councillor for Cringleford

505. MINUTES

The minutes of the Development Management Committee meeting dated 1 July 2020 were confirmed as a correct record and signed by the Chairman.

506. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The 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	SPEAKERS
2020/0469/F (item 1)	STOKE HOLY CROSS	C Bussey – Parish Council M Haslam – Objector I Sinha – Applicant Cllr V Clifford-Jackson – Local Member Cllr N Legg – Local Member
2020/0478/F (item 2)	DISS	R Morton – Agent for the Applicant
2020/0889/F (item 3)	COLNEY	J Stone – Agent for the Applicant Cllr W Kemp – Local Member
2020/0919/O (item 4)	CRINGLEFORD	M Blackie – Objector J Crichton – Agent for the Applicant Cllr W Kemp – Local Member

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

507. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.55pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 16 July 2020

Item	Updates	Page No
Item 1	<p>The second activity survey as referred to in paragraph 5.20 of the assessment has now been completed and a formal bat survey report submitted. This report concludes that bats are not roosting in the building and the works do not require protected species licensing.</p> <p>The report highlights that during demolition the roof tiles should be carefully removed by hand. In the unlikely event of bats being found then works should cease and advice obtained. With this in mind it is considered appropriate to condition that the tiles are removed by hand.</p> <p>Furthermore, the report highlights that ecological enhancements eg bat boxes erected on trees within the surrounding tree belt could be provided. Again, these can be secured through suitably worded condition.</p>	12
Item 2	<p>LLFA Comments on amended drainage information - Maintain objection</p> <p>Some of the issues raised previously have been addressed. However, the LLFA still have concerns associated with the proposed surface water discharge strategy regarding permissions of the privately-owned surface water sewer. The documents and emails provided suggest the applicant has the right to use the sewer system, however there has been no specific agreement from the private owner to consent the proposed connection. We have further concerns about the future management of the system as it appears that the sewer system has not been adopted by Anglian Water. We also still have concerns regarding the MicroDrainage calculations for the site and the absence of impermeable areas such as patios in the proposed strategy.</p> <p>Issues can be addressed through further evidence of permission to connect to the surface water sewer and information regarding future maintenance of that sewer. In addition submission of all final MicroDrainage calculations.</p> <p>Officer Note – Whilst not removing their objection, the LLFA comments have recommended a way forward for the applicants to provide further evidence to address the outstanding issue, rather than indicating that there is no prospect the issue can be solved. Therefore, the recommendation of delegated authority to approve the application subject to the completion of a S106 and resolution of drainage issues remains an acceptable one.</p>	22
Item 3	No updates	34
Item 4	No updates	46

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

NOTE:

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

Other Applications

1. **Appl. No** : **2020/0469/F**
 Parish : **STOKE HOLY CROSS**

Applicant's Name : Mr & Mrs Sinha
 Site Address : 133 Norwich Road Stoke Holy Cross NR14 8QJ
 Proposal : Demolition of existing dwelling and garage. Erection of replacement dwelling with detached garage, outbuildings & associated landscape work, including extension to curtilage.

Decision : Members voted 3-2 for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accordance with submitted drawings
- 3 No PD rights for new outbuildings
- 4 Boundary treatment to be agreed
- 5 No PD for boundary treatment
- 6 Tree protection
- 7 Drainage
- 8 Water efficiency
- 9 No trees to be removed
- 10 No PD for extensions
- 11 Ecological enhancements e.g. bat boxes, to be erected on trees within the surrounding tree belt

2. **Appl. No** : **2020/0478/F**
Parish : **DISS**
- Applicant's Name : EACH Retirement Housing Limited
Site Address : Land north of Nelson Road Diss Norfolk
Proposal : Demolition of existing bungalow and erection of an extra care building containing 77 apartments and communal facilities.
- Decision : Members voted unanimously to delegate authority to approve the application, subject to the completion of an S106 to secure the extra care package and confirmation from the LLFA that the proposed drainage strategy is acceptable.
1. Time Limit
 2. In accordance with submitted plans
 3. New Access
 4. Visibility Splay
 5. Parking and turning
 6. Highways Improvements Offsite (part A)
 7. Highways Improvements Offsite (part B)
 8. Parking for construction workers
 9. Stopping Up Order
 10. Traffic Regulation Order
 11. Construction Management Plan
 12. Landscaping
 13. Biodiversity enhancement plan
 14. Lighting
 15. Further contamination investigation
 16. Remediation if required
 17. Unexpected contamination
 18. Fire Hydrant
3. **Appl. No** :
Parish : **2020/0889/F**
COLNEY
- Applicant's Name : Mr Nigel Willgrass
Site Address : Land west of The Old Hall Watton Road, Colney, Norfolk
Proposal : Erection of dwelling
- Decision : Members voted unanimously for **Refusal**
- Refused
- 1 Overriding benefits not demonstrated

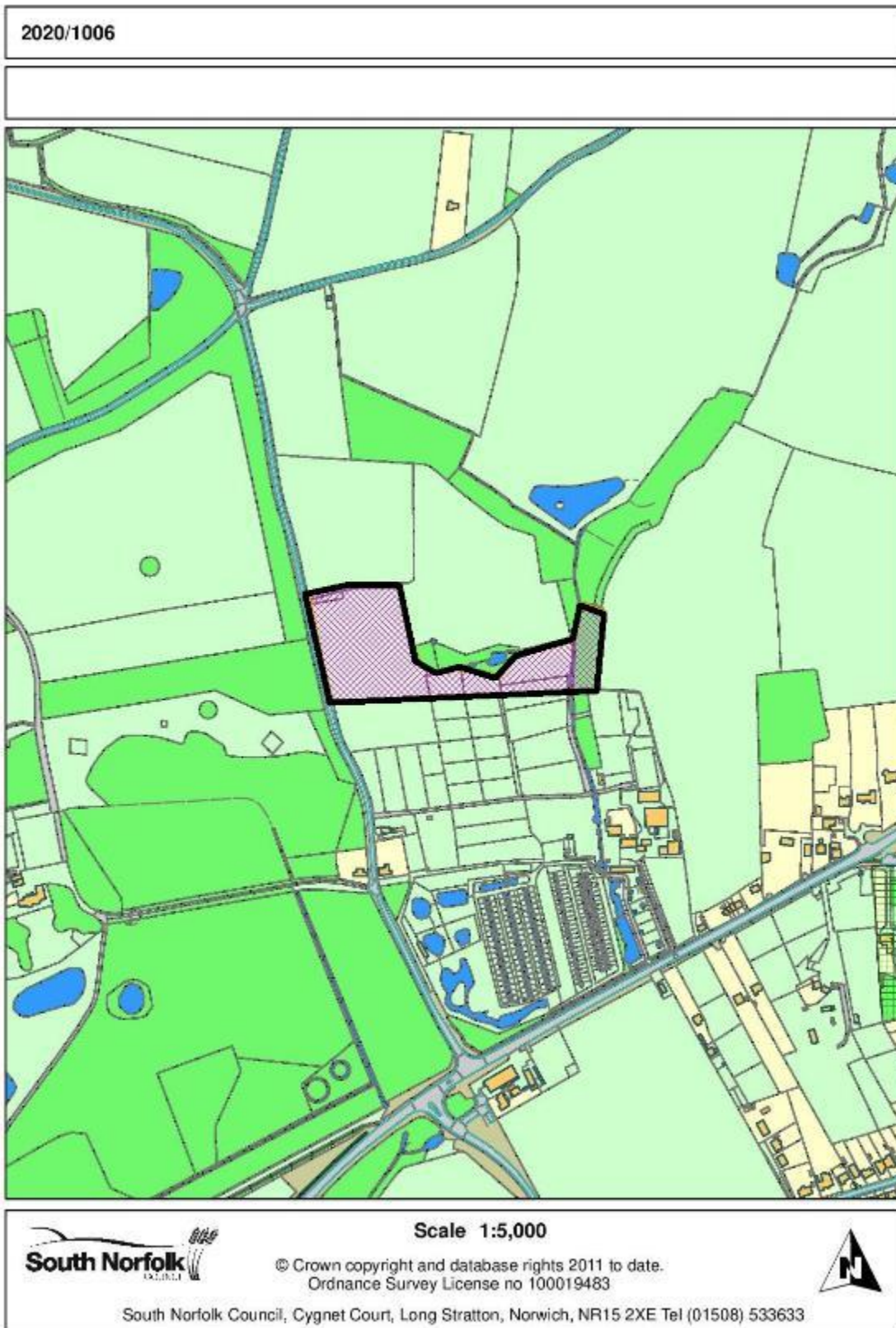
4. **Appl. No** : **2020/0919/O**
 Parish : **CRINGLEFORD**
- Applicant's Name : Mr Ben Kemp
Site Address : Land south of Meadow Farm Drive Cringleford Norfolk
Proposal : Erection of 1no. dwelling with access and layout. All other matters reserved.
- Decision : Members voted 4-1 for **Refusal**
- Refused
- 1 Accessibility of site
 2 Harm to appearance of area
 3 No overriding benefits

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Other Applications

Application 1



1. Application No : 2020/1006/F
Parish : KIRBY CANE

Applicant's Name: Joe Holly and Ralph Putman
 Site Address Wardley Hill Campsite Wardley Hill Road Kirby Cane NR35 2PQ
 Proposal Proposed campsite service building with warden's accommodation and extension of campsite total area to south boundary.

Reason for reporting to committee

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

Recommendation summary:

Refuse

1 Proposal and site context

- 1.1 The application relates to a campsite that was granted permission in 2014 (planning permission 2014/0502). The application is to extend the campsite and to create a single storey manager's dwelling incorporating a campsite office, store room and laundry room. There is no existing building on the site. The applicant currently rents part of the farmhouse close to the site (owned by the applicant's family) and also stays in a tent on the site during the peak summer period. The farmhouse is now being sold and therefore will no longer be available to the applicant.
- 1.2 It should be noted that an application to extend the campsite and to create a single storey manager's dwelling incorporating a campsite office was refused at Development Management Committee on the 11th December 2019.
- 1.3 The current scheme is scheme is fundamentally the same as in the previous application insofar as the size and location of the proposed dwelling.

2. Relevant planning history

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2014/0502 | Change of use of pasture to ecological camp site | Approved |
| 2.2 | 2016/1212 | Retention of Boat and Hammock Hut for holiday let use and extension of site to include a recreational area | Approved |
| 2.3 | 2019/1720 | Erection of single storey manager's dwelling incorporating campsite office with associated car parking. Extension of campsite area | Refused |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 06 : Building a strong, competitive economy
 NPPF 08 : Promoting healthy and safe communities

NPPF 09: Promoting sustainable transport
NPPF 12 : Achieving well-designed places
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
NPPF 15 : Conserving and enhancing the natural environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3: Energy and water
Policy 4 : Housing delivery
Policy 5 : The Economy

3.3 South Norfolk Local Plan Development Management Policies

DM1.3 : The sustainable location of new development
DM1.4 : Environmental Quality and local distinctiveness
DM2.11 : Agricultural and other occupational dwellings in the Countryside
DM3.8 : Design Principles applying to all development
DM3.10 : Promotion of sustainable transport
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM4.2 : Sustainable drainage and water management
DM4.5 : Landscape Character Areas and River Valleys

3.4 Supplementary Planning Documents (SPD)

South Norfolk Place Making Guide 2012

4. Consultations

4.1 Kirby Cane Parish Council

They believe the campsite is an asset to the local economy and the community. Planning committee members have visited the campsite and were impressed with the way it is run, the overall ambience of the site and the great care that has been taken to provide a calm and sustainable environment. It is a successful, small, family business that provides a great benefit to the local community by bringing in visitors who would not normally come to this area of South Norfolk.

It seems clear that in order to maintain the calm and good order of the site (and indeed the surrounding area) it is vital that a manager should be there at all times, particularly during busy periods, to ensure that order is maintained at all times. This cannot be done remotely as a call to a manager living off site would, in all likelihood, be too late to avoid problems developing.

Furthermore, the fact that a warden would be in residence would help the security of the surrounding area for campsite users and neighbouring properties.

The councillors feel that the campsite is an asset to the village and hope that the planning department/committee will support the application.

4.2 District Councillor:
Cllr Chris Brown

I would request that it is determined by committee. The reason to request a committee decision is that this application has received a substantial level of support from the local community and the Parish Council. It provides a viable future for a successful local business, bringing employment and economic benefits to the local area, which would otherwise be lost. The plans have been adjusted since the comments of the committee on the previous planning application. The environmental and ecological aspects of the plans are also very positive and deserve support.

4.3 NCC Highways

The application includes an extension to the campsite area to the south of the current permitted site. Wardley Hill Road is a classified highway but is narrow in many places without any formal passing provision. Passing is only possible by driving over the verge. There are no footways.

With the current highway and access conditions, I would consider that the site is only suitable for a small number of plots and is not suitable for touring caravans or large camper vans.

The original consent 2014/0502 included a condition stating that the site should accommodate no more than 30 pitches. and no caravans or camper vans. It is my opinion that this condition is still appropriate owing to the restricted highway network.

4.4 SNC Water Management Officer

No objection subject to conditions relating to surface water drainage and foul water drainage details being agreed

4.5 SNC Business Support and Training Officer

We are keen to support this successful business, the expansion and upgrading of which would have a lot of economic benefits both locally and across the wider District. It is expected that a campsite would go in this direction and want to provide the additional facilities set out in the current planning application when it is being successful. It makes sense to have a point of contact on site to deal with issues around health & safety & anti-social behaviour. More significantly though is that this also acts as a reception for welcome, information, and sales. This is very common and what customers would expect for good service. If we can support the business, which seems to be doing very well in occupancy then I believe it could lead to more success, and employment of staff and further spend by visitors in the future.

Particularly given the current economic climate, I would fully support this application which makes perfect operational sense and which would help to boost the local economy in both the short and longer term.

4.6 Other Representations

29 letters of support have been received.

1 representation has been received not objecting to the proposal but expressing concern at the limited visibility from the site access and the undrained nature of the access causing runoff and debris onto the carriageway.

5 Assessment

Key considerations

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

Principle

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

Functional Need

- 5.3 A Statement of Need has been submitted which the applicant contends demonstrates a functional need for a dwelling on this site. This outlines the "typical" duties of the applicant. The majority of these activities are daytime activities which could justify the need for a small building to house an office but do not require someone to be on the site through the night. The only reasons set out in the report by the applicant relating to overnight activities relate to the monitoring of noise levels and to be on site in the event of an emergency.
- 5.4 The reasoned justification for policy DM2.11 notes that "it will almost always be the case that those employed in agriculture, forestry or other rural based occupations will be able to meet their accommodation needs in existing houses either on the site or nearby. Very occasionally it will be essential for a worker to have an occupational dwelling in close proximity to the enterprise to allow short travel to deal with a night time emergency and noting suitable is available locally".
- 5.5 It is clear that this sets a "high bar" for when such accommodation would be permitted. In regard to the evidence put forward, it is accepted that there is some potential for anti-social behaviour from users of the site and that this may require the manager of the site to resolve. However this is not likely to be a frequent event, particularly in a location such as this and for an operation/use such as this, and in any event it could reasonably be addressed through an alternative means i.e. users of the site reporting such activity to the manager and then the manager to take appropriate action with the users who are causing the nuisance. Equally, emergency events such as an injury are likely to be rare and in any event are no different to emergency events in a dwelling or other accommodation in rural areas where there will always be some period of time for emergency services to reach the site.
- 5.6 The applicant contends that it would not be possible to run the campsite remotely from a residence in nearby settlements such as Ditchingham, Bungay or Beccles. However, as noted above it is highly likely we would support a small building to provide an office for the daytime running of the campsite and officers have made the applicant aware of this.
- 5.7 In terms of the night time affairs on-site, as set out above, it is our view that the need for the owner to be on site is likely to be very infrequent. Where such rare occurrences do occur that their presence is needed on the site this could be achieved through being contacted by phone and even if living in a property as far away as Bungay or Beccles they could be on site very quickly given the low traffic levels at such times and what are short distances (just under 5km to Bungay and 7.5 km to Beccles).

- 5.8 It is also evident that the “seasonal” nature of the use will mean that there will be periods where it will be less intense and would reduce the “need” for a “permanent” presence on-site. This again runs counter to the notion of the need being essential.
- 5.9 As such, it is not considered that a functional need has been demonstrated.

Other Dwellings

- 5.10 Notwithstanding whether the functional need has been met, the applicant has contended in response to the point the officers make in paragraph 5.7 above that there are no dwellings available in the locality that can meet the need they contend exists. In addition to the property being sold in which they currently reside, they have provided a search of properties available in the locality. This consists of an internet search of the immediate locality which includes a wider/expanded catchment than in the previous application which found no results.
- 5.11 The searches would not appear to be over a sustained period of time. Furthermore, it is evident from the details submitted that the search parameters are based upon an upper ceiling price of £125,000 with a requirement for 3 bedrooms. Officers respectfully suggest that these search parameters are highly unlikely to offer any properties in South Norfolk. It is also noted that the search is based upon a need for 3 bedrooms however it is noted that the submitted floor plans in the proposed dwelling only provide 2 bedrooms.
- 5.12 In summary, the budget limitations when seen in the context of the size of property sought and location mean that it is highly probable that no property will become available. However, it is important to stress that this in itself is not sufficient justification to support a new dwelling on the site given the lack of a functional need being established for a dwelling in the first place.
- 5.13 Officers would also wish to highlight that the circumstances around the applicant’s historic residence in the nearby farmhouse, which officers understand belongs to the family of the applicant, and this now no longer being available with the impending/possible sale is not a planning matter.

Financial Viability

- 5.14 Accounts have provided confidentially to demonstrate that the business is financially viable. As was the case in the consideration of 2019/1720 the Council has no reason to think the business is not viable in financial terms. However as was the case with 2019/1720 this does not remove the need to satisfy the functional requirement referred to above.

Design

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

Visual Impact

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

local landscape. In terms of the extension to the campsite, this is considered acceptable in terms of its visual impact.

Access and Traffic

- 5.17 Norfolk County Council's Highways officer has commented that they have no objections to the proposed manager's dwelling.
- 5.18 With regard to the proposed extension to the campsite, the Highway Authority note that Wardley Hill Road is a classified highway but is narrow in many places without any formal passing provision. They therefore consider that the site is only suitable for a small number of plots and is not suitable for touring caravans or large camping vans. They note that the original consent included a condition stating that the site should accommodate no more than 30 pitches and no caravans or camper vans. They note that this condition is still appropriate owing to the restricted highway network if the site was expanded as proposed. The applicant has confirmed they would be happy to accept whatever means necessary to have this restriction apply across the expanded site (a condition or legal agreement).
- 5.19 For these reasons the development is considered to accord with policy DM3.11.

Other issues

- 5.20 The need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. This application will provide employment during the construction phase of the project and future occupiers will also contribute to the local economy e.g. when maintaining and servicing the property and spending in the local area. This weighs in favour of the proposal. Furthermore, the Council is keen to support existing businesses. In this case however the increase in the size of the campsite must be seen in the context that the existing restriction in place across the existing site in terms of number of pitches will remain in place across the enlarged site and therefore not expand the business per se. However, the "upgraded" nature of the facility can also be seen to weigh in favour of the scheme to a limited degree.
- 5.21 Under paragraph 61 of the NPPF 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.
- 5.22 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.23 This application is liable for Community Infrastructure Levy.

Conclusion

- 5.24 Whilst there is no objection to the proposed expansion of the campsite area, the proposed dwelling is considered contrary to Policy DM2.11 as it is not accepted that a functional need has been demonstrated for a residential dwelling on the site. Consequently, in the absence of there being a functional need for the dwelling the proposal would also result in the introduction of built form into the open countryside contrary to Policies DM3.8 and DM4.5.

Recommendation : Refuse on the following grounds:

- 1 No functional need
- 2 Encroachment of built form into the countryside

Reasons for Refusal

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

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Planning Appeals

Appeals received from 4 July 2020 to 20 July 2020

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2019/1983	Scole Annexe at 1 Flax Farm Cottages Diss Road Scole Norfolk	Mr S Alleyne	Removal of condition 5 of planning permission 2016/1982 - to allow the annexe to be rented or sold separately from main dwelling (retrospective)	Delegated	Refusal
2019/2417	Poringland 4 Green Fall Poringland Norfolk NR14 7SP	Mrs Maria Norton	Retention of access gates at front of property.	Delegated	Refusal
2011/1666	Wortwell Granary Barn Wortwell Hall Farm Low Road Wortwell	Mr T Gentleman	Repair & re-erection of collapsed barn caused by storm damage and conversion to residential use	Development Management Committee	Refusal
2011/1732	Wortwell Granary Barn Wortwell Hall Farm Low Road Wortwell	Mr T Gentleman	Repair & re-erection of collapsed barn caused by storm damage and conversion to residential use	Development Management Committee	Refusal
2020/0003	Gissing 2 Malthouse Farm Barns Malthouse Lane Gissing IP22 5UT	Mr & Mrs Bradley and Cathy Smith	Change of use of land from farmland to residential and two new detached garages	Delegated	Refusal

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2019/1972	Spooner Row Land south-east of Oak Farm Bungalow Sawyers Lane Sutton Norfolk	Mr & Mrs B Seaman	Removal of existing outbuilding and erection of self-contained annexe for use to the agricultural business.	Delegated	Refusal

Planning Appeals

Appeals decisions from 4 July 2020 to 20 July 2020

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2019/0687	Loddon Land west of 1 Garden Court Loddon Norfolk	Laurel Wood Homes Ltd	Erection of four self-build detached dwellings	Delegated	Refusal	Appeal dismissed
2019/0959	Hempnall Land west of Alburgh Road Hempnall Norfolk	Mr Quinton Brown	Erection of dwelling and garage	Delegated	Refusal	Appeal dismissed
2019/1085	Ashwellthorpe & Fundenhall Land south of The Street Fundenhall Norfolk	Mr Peter Easton	Erection of single storey dwelling with integrated garage	Delegated	Refusal	Appeal dismissed
2019/1267	Hingham Land south of 25 Norwich Road Hingham Norfolk	Mr Neil Chilleystone	Erection of single storey bungalow	Delegated	Refusal	Appeal dismissed
2019/1272	Broome 186 Yarmouth Road Broome NR35 2NZ	Mrs Paula Linehan	Change of use of land to residential curtilage	Delegated	Refusal	Appeal dismissed