

# Development Management Committee

## Members of the Development Management Committee:

Conservatives	Liberal Democrats
Mr V Thomson (Chairman)	Ms V Clifford-Jackson
Mrs L Neal (Vice Chairman)	Mr T Laidlaw
Mr D Bills	
Mr J Easter	
Mr R Elliott	
Mrs F Ellis	
Mr G Minshull	

### Pool of Substitutes

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

### Pre-Committee Members' Question Time

9.00 am	Blomefield Room
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## Agenda

### Date

Wednesday, 11 March 2020

### Time

10.00 am

### Place

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

### Contact

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

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

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

**Large print version can be made available**

## **SOUTH NORFOLK COUNCIL – DEVELOPMENT MANAGEMENT COMMITTEE**

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

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

### **GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT**

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

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

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

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

**THEREFORE, we will:**

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

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

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

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

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

# A G E N D A

1. **To report apologies for absence and identify substitute voting members (if any);**
  
2. **To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972;** [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]
  
3. **To receive Declarations of Interest from Members;**  
(Please see flowchart and guidance attached, page 6)
  
4. **Minutes of the Meeting of the Development Management Committee held on 12 February 2020;** (attached – page 8)
  
5. **Planning Applications and Other Development Control Matters;**  
(attached – page 21)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2019/2115/O	<b>REDENHALL WITH HARLESTON</b>	Land off Station Hill Harleston Norfolk	21
2	2019/2562/F	<b>YELVERTON</b>	Hill Farm Framingham Earl Road Yelverton NR14 7PD	32
3	2020/0065/F	<b>LONG STRATTON</b>	Long Stratton Leisure Centre, Swan Lane, Long Stratton, NR15 2UY	42

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 46)
  
8. **Date of next scheduled meeting – Wednesday, 8 April 2020**

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

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

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

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

## 2. PUBLIC SPEAKING: PLANNING APPLICATIONS

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

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

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

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

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

## 3. FILMING AT COUNCIL MEETINGS: GUIDANCE

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

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

## HEALTH AND SAFETY INFORMATION

<b>Fire alarm</b>	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
<b>Mobile phones</b>	Please switch off your mobile phone or put it into silent mode
<b>Toilets</b>	The toilets can be found on the right of the lobby as you enter the Council Chamber
<b>Break</b>	There will be a short comfort break after two hours if the meeting continues that long
<b>Drinking water</b>	A water dispenser is provided in the corner of the Council Chamber for your use

## PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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

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

## Key to abbreviations used in Recommendations

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



## DECLARATIONS OF INTEREST AT MEETINGS

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

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

Does the interest directly:

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

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

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

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

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

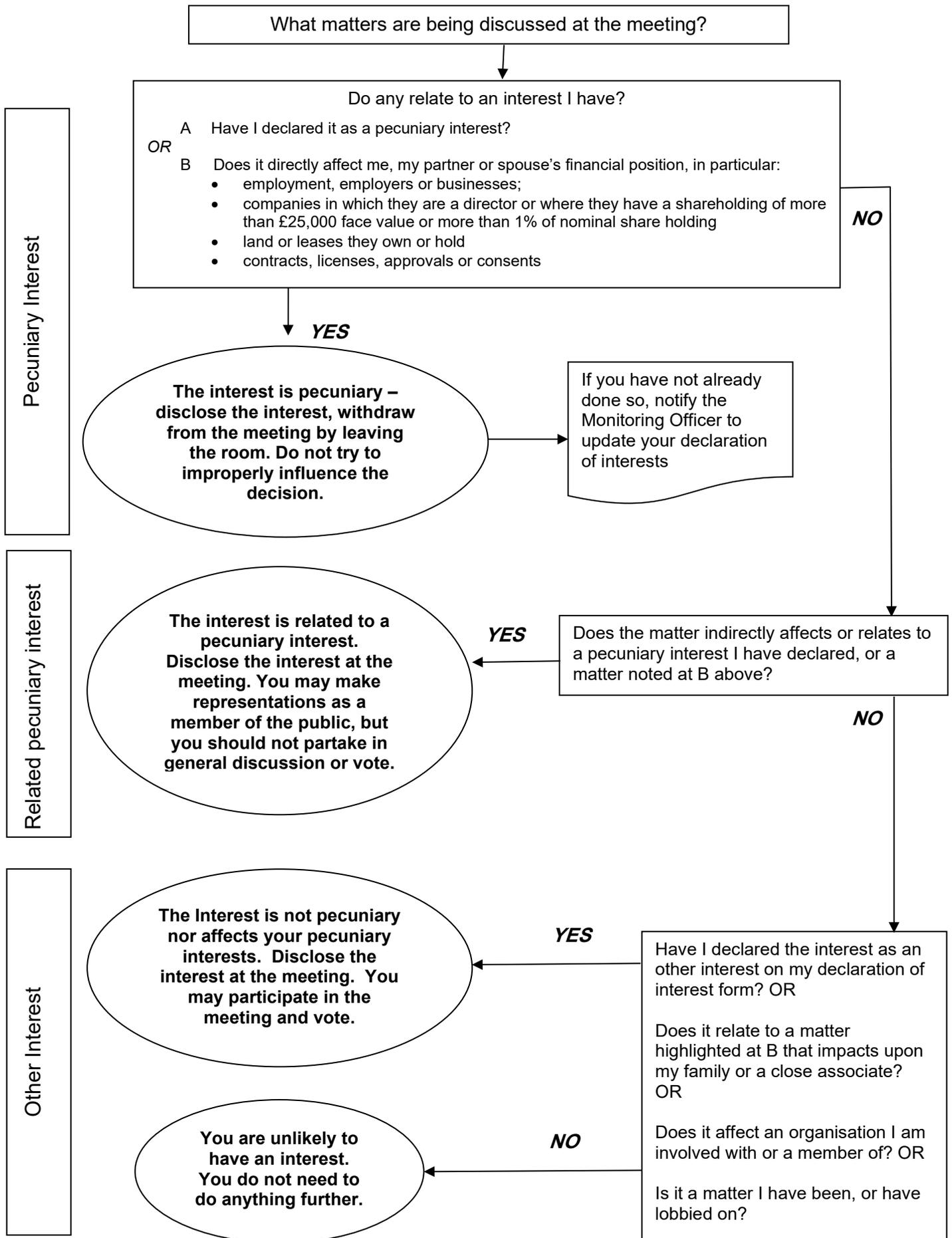
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

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

**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.**

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

# DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF





## DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday, 12 February 2020 at 10.00 am.

**Committee Members Present:** **Councillors:** V Thomson (Chairman), D Bills, V Clifford-Jackson, J Easter, R Elliott (for items 1 – 4 and 7 - 15, F Ellis (for items 1 – 10), T Laidlaw, G Minshull and L Neal (for items 1 – 2 and 3 – 15)

**Officers in Attendance:** The Development Manager (T Lincoln), the Development Management Team Leader (C Raine), the Principal Planning Officers (G Beaumont, C Curtis and C Watts), the Landscape Architect (R Taylor) and the Planning Officers (D Jones and B Skipper), Environmental Officers (A Old and A Pridmore)

27 members of the public were also in attendance

### 484. DECLARATIONS OF INTEREST

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

Application	Parish	Councillor	Declaration
2019/0184/O (item 2)	WYMONDHAM	All	Local Planning Code of Practice Lobbied by the Applicant
2019/2209/F (item 3)	PORINGLAND	L Neal	Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the room while this item was considered
2019/2316/RVC (item 5)	MORLEY	All	Local Planning Code of Practice Lobbied by the Applicant
		G Minshull	Local Planning Code of Practice Lobbied by the Agent
		R Elliott	Local Planning Code of Practice Cllr Elliott declared that he was pre-determined, stepped down from the committee and reverted to his role as local member for this item
		All	Other Interest The agent is a councillor of Broadland District Council

<b>2019/2486/F (item 6)</b>	<b>KIMBERLEY AND CARLETON FOREHOE</b>	R Elliott	Local Planning Code of Practice Cllr Elliott declared that he had been lobbied by the Applicant and the Agent, and was pre-determined, stepped down from the committee and reverted to his role as local member for this item
<b>2019/2522/F (item 7)</b>	<b>WICKLEWOOD</b>	R Elliott	Local Planning Code of Practice Lobbied by the Applicant and the Agent
<b>2019/1751/F (item 11)</b>	<b>WYMONDHAM</b>	All	Local Planning Code of Practice Lobbied by the Applicant and by Objectors
<b>2019/2016/F (item 12)</b>	<b>WYMONDHAM</b>	All	Local Planning Code of Practice Lobbied by the Applicant and by Objectors
<b>2019/2296/F (item 13)</b>	<b>WYMONDHAM</b>	All	Local Planning Code of Practice Lobbied by the Applicant and by Objectors
<b>2019/2081/F (item 15)</b>	<b>TOFT MONKS</b>	All	Local Planning Code of Practice Lobbied by the Agent

#### **485. MINUTES**

The minutes of the Development Management Committee meeting dated 15 January 2020 were confirmed as a correct record and signed by the Chairman.

#### **486. 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.

<b>APPLICATION</b>	<b>PARISH</b>	<b>SPEAKER</b>
<b>2019/1719/F (Item 1)</b>	<b>MORLEY</b>	J Taylor – for the Applicant
<b>2019/0184/O (Item 2)</b>	<b>WYMONDHAM</b>	L Gill – Agent for the Applicant M Gibbons –for the Applicant

<b>APPLICATION</b>	<b>PARISH</b>	<b>SPEAKER</b>
<b>2019/2209/F (Item 3)</b>	<b>PORINGLAND</b>	S Burrell - Applicant
<b>2019/2316/RVC (Item 5)</b>	<b>MORLEY</b>	S Clancy – Applicant Cllr R Elliott – Local Member
<b>2019/2486/F (Item 6)</b>	<b>KIMBERLEY AND CARLETON FOREHOE</b>	J Smiley – Parish Council Mr and Mrs Dowling – Objectors C Whitehouse – Agent for the Applicant Cllr R Elliott – Local Member
<b>2019/2522/F (Item 7)</b>	<b>WICKLEWOOD</b>	P Rothwell – Objector D Sherman – Agent for the Applicant
<b>2019/1551/F (Item 9)</b>	<b>NEWTON FLOTMAN</b>	M Haslam – Agent for the Applicant
<b>2019/1666/O (Item 10)</b>	<b>CRINGLEFORD</b>	T Wang – Parish Council D Sherman – Agent for the Applicant
<b>2019/1751/F (Item 11)</b>	<b>WYMONDHAM</b>	V Hastings – Objector A Thomas – Objector C Black – Applicant Cllr T Holden – Local Member
<b>2019/2016/F (Item 12)</b>	<b>WYMONDHAM</b>	V Hastings – Objector A Thomas – Objector Cllr T Holden – Local Member
<b>2019/2296/F (Item 13)</b>	<b>WYMONDHAM</b>	V Hastings – Objector A Thomas – Objector Cllr T Holden – Local Member
<b>2019/2053/F (Item 14)</b>	<b>TIVETSHALLS</b>	A Read – Parish Council R Burton – Applicant
<b>2019/2081/F</b>	<b>TOFT MONKS</b>	N Wright – Agent for the Applicant Cllr J Knight – 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.

#### **487. PLANNING APPEALS**

The Committee noted the planning appeals.

(The meeting closed at 5.50pm)

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Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE**  
**– 12 February 2020**

<b>Item</b>	<b>Updates</b>	<b>Page No</b>
Item 1 2019/1719	<p>Additional neighbour comment submitted which maintains previous objection due to unsafe crossing point for pedestrians walking from north. Seeking further detail of proposed additional bus services and of what safety measures would be acceptable at Golf Links Road/Chapel Road.</p> <p><b>Officer response</b>  Details for nature and frequency of additional bus services would be agreed as part of full combined travel plan – required by condition. Highways have advised limited safety measures that would be acceptable at crossing points and applicants have indicated intention to provide these.</p>	<b>20</b>
Item 2 2019/0184	Applicants responded to the Landscape Architects comments and DMC which has been circulated to all members and therefore treated as lobbying material	<b>33</b>
Item 3 2019/2209	<p>Verbal update by officer at meeting: Highways have confirmed that they are happy with the additional information received and have no concerns.</p> <p>Agent clarification provided on highways cycle parking query - Confirmed provision exists at Crafton House</p> <p>Additional Conditions Proposed:  - Implementation of Remediation Scheme (relating to existing contamination condition)</p> <p>Amended Wording of Proposed Conditions:  - Ecology Construction Method now also requires wider construction management plan to protect residential amenity</p> <p>Additional neighbour comment submitted on 10/02/2020 raising parking concerns – these have been addressed already in the report.</p> <p>Information submitted on 10/02/2020 by agent to address highways queries. These include:  - Vehicle tracking drawing  - Updated site layout plan to include vision splays clearly marked</p>	<b>58</b>
Item 4 2019/2169	No updates	<b>70</b>
Item 5 2019/2316	No updates	<b>76</b>
Item 6 2019/2486	Verbal update by officer at meeting: amendment to report at page 96, which states 'approval with conditions' and should say 'refuse'.	<b>89</b>
Item 7 2019/2522	No updates	<b>97</b>
Item 8 2019/2523	Rectangular building on map at page 104 of the agenda has been removed since report was published.	<b>104</b>

Item 9 2019/1551	No updates	<b>108</b>
Item 10 2019/1666	No updates	<b>114</b>
Item 11 2019/1751	It is considered appropriate to add a further condition requiring the agreement of a strategy for dealing with the disposal of dog foul/foul water issues associated with the swimming pool	<b>122</b>
Item 12 2019/2016	Paragraph 1.1 whilst there is a site access from the west there is also an existing access into the site from the north that could be used to facilitate access to the log cabin.  Paragraph 5.4 should refer to “intervening boundary treatments” rather than “intervening buildings.”	<b>128</b>
Item 13 2019/2296	No updates	<b>134</b>
Item 14 2019/2053	Contrary to paragraph 5.3 stating that the buildings in question need to be demolished as a requirement of the S106 attached to planning permission 2010/1063, the S106 only requires that they are not used for poultry or other livestock activities. In light of this it is considered necessary in accordance with Policies DM2.2 and DM2.10 of the SNLP to market the property for potential employment uses/opportunities. In this case it would appear from the submission that only one of the 3 units has been marketed (the one at the rearmost part of the site) and only on a lease basis (not for sale) which means that the marketing is considered to be unsatisfactory. For this reason the following additional reason for refusal is suggested:  <i>Insufficient marketing has been undertaken to demonstrate that the units cannot be practically or viably converted into other commercial employment uses. The application does not comply with Policies DM2.2((2)(a)) and DM2.10(e) of the South Norfolk Local Plan Development Management Policies Document 2015.</i>	<b>139</b>
Item 15 2019/2081	No updates	<b>146</b>

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.

**Applications referred back to Committee**

1. **Appl. No** : **2019/1719/F**  
**Parish** : **MORLEY**

Applicants Name : Ms Sue Archer

Site Address : Land at Wymondham College Golf Links Road Morley St Peter  
 Norfolk

Proposal : 452 place primary school, 32 place residential boarding block,  
 multi-use games area and play facilities, parking and landscaping.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 External materials to be agreed
- 4 Archaeological work to be agreed
- 5 Provision of parking, service
- 6 Travel plan
- 7 Bus provision
- 8 Highway Improvements Offsite
- 9 Fire hydrant
- 10 Archaeological work to be agreed
- 11 Ecology Mitigation
- 12 Landscaping scheme to be submitted
- 13 Landscape management plan
- 14 Tree protection
- 15 Implementation of remediation scheme
- 16 Surface water
- 17 Details of foul water disposal
- 18 Construction Traffic Management

## Major Applications

2. **Appl. No** : **2019/0184/O**  
**Parish** : **WYMONDHAM**
- Applicants Name : United Business and Leisure (Properties) Ltd  
Site Address : Land North of Carpenters Barn Norwich Common, Wymondham, Norfolk
- Proposal : Outline application for the erection of up to 150 residential dwellings including Affordable Housing, with the provision of new vehicular, pedestrian and cycle access from Norwich Common, incorporating open spaces, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks
- Decision : Members voted unanimously for **Refusal**
- Reasons for refusal
1. Harm to rural character of landscape contrary to DM4.5
  2. Loss of likely 'important' section of hedgerow contrary to DM4.5 and DM4.8
  3. No overriding benefit contrary to DM1.3 and DM1.1

## Major and Applications submitted by South Norfolk Council

3. **Appl. No** : **2019/2209/F**  
**Parish** : **PORINGLAND**
- Applicants Name : Mr Spencer Burrell  
Site Address : Phase 3, Land North of Shotesham Road Poringland Norfolk  
Proposal : Erection of 15no. dwellings and office accommodation, with associated access, parking and play space provision
- Decision : Members voted 8-0 to authorise the Director of Place to Approve with conditions, subject to a Section 106 agreement to secure the provision of affordable housing and open space
- 1 Time Limit - Full Permission
  - 2 In accordance with submitted drawings
  - 3 External materials to be agreed
  - 4 Fire Hydrant
  - 5 Ecology Construction Method
  - 6 Ecology Mitigation Enhancement to accord with submitted details
  - 7 Landscape Scheme to be Submitted
  - 8 In accordance with Drainage Strategy
  - 9 Restricted use for Commercial Building
  - 10 Tree Protection
  - 11 Contamination Assessment
  - 12 Unexpected Contamination
  - 13 Existing Ground Levels
  - 14 Resident Disturbance Management Plan
  - 15 No external plant etc.
  - 16 No trees / hedges to be removed
  - 17 Energy Efficiency
  - 18 New Water Efficiency
  - 19 No External Lighting

## Other Applications

4. **Appl. No** : **2019/2169/F**  
**Parish** : **DEOPHAM AND HACKFORD**
- Applicants Name : Mrs Sara Armitage  
Site Address : Nick's Diner, Church Road, Deopham, NR18 9DT  
Proposal : Change of use from (A3) restaurant to (C3) residential
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time limit - full permission
  - 2 In accordance with submitted drawings
  - 3 Remove permitted development rights
5. **Appl. No** : **2019/2316/RVC**  
**Parish** : **MORLEY**
- Applicants Name : Mr Neil Clancy  
Site Address : Willow Tree Barn, Attleborough Road, Morley St. Peter, Norfolk NR18 9TU  
Proposal : Removal of condition 2 of 2016/0537 - To allow full time permanent occupancy of the holiday accommodation
- Decision : Members voted 7-1 for **Refusal**
- Refused
- Reasons for Refusal
1. Loss of holiday unit not adequately justified
  2. Accessibility of site
6. **Appl. No** : **2019/2486/F**  
**Parish** : **KIMBERLEY AND CARLETON FOREHOE**
- Applicants Name : Mr & Mrs C House  
Site Address : Land northwest of Norwich Road, Kimberley, Norfolk  
Proposal : Erection of self-build dwelling
- Decision : Members voted 8-0 for **Refusal**
- Refused
- 1 Design and harm to heritage assets
  - 2 Accessibility of site
  - 3 No overriding benefits

7. **Appl. No** : **2019/2522/F**  
**Parish** : **WICKLEWOOD**

Applicants Name : Mr D Coldham  
Site Address : Land west of Milestone Lane, Wicklewood, Norfolk  
Proposal : Erection of two single storey self-build dwellings and associated access

Decision : Members voted unanimously for **Refusal**

Refused

1. Harm to character and appearance
2. No overriding benefits

8. **Appl. No** : **2019/2523/D**  
**Parish** : **ASLACTON**

Applicants Name : Wilkinson Builders Reepham Ltd  
Site Address : Land north of Sneath Road Aslacton Norfolk  
Proposal : Reserved Matters application for appearance, landscaping, layout and scale for the erection of a single dwelling following outline permission 2019/1631

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Relate back to outline PP
- 2 In accordance with submitted drawings

9. **Appl. No** : **2019/1551/F**  
**Parish** : **NEWTON FLOTMAN**
- Applicants Name : Mr Karl Lake  
Site Address : Land at Brick Kiln Lane Newton Flotman Norfolk  
Proposal : Retention of use of land for storage and crushing of materials and display of finished work in connection with a domestic brick weave and drive.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Approved plan
  - 2 Used only for storage and crushing of materials and display of finished work in connection with a domestic brick weave and drive
  - 3 CCTV to be retained and operational
  - 4 Earth banks to north and west perimeter to be retained
  - 5 Earth bank around crusher to be retained
  - 6 Only one agreed crusher on-site
  - 7 Restriction on hours of operation
  - 8 Bowser and spray available for damping material available at all times
  - 9 Agree areas for storage of material
  - 10 Parking as in plan
  - 11 Boundary treatments as in plan and previously agreed discharge of condition approval
10. **Appl. No** : **2019/1666/O**  
**Parish** : **CRINGLEFORD**
- Applicants Name : Tusting, Murphy and Sigston  
Site Address : 40A Newmarket Road Cringleford NR4 6UF  
Proposal : Outline application for demolition of existing dwelling. Erection of 9 no. dwellings including access only
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Outline permission time limit
  - 2 Reserved matters to be submitted
  - 3 Finish floor level to be agreed
  - 4 Foul drainage to main sewer
  - 5 Surface water drainage
  - 6 New Water efficiency
  - 7 Access onto Willowcroft Way
  - 8 Visibility splays
  - 9 Access and parking area
  - 10 Contamination scheme to be submitted
  - 11 Remediation scheme
  - 12 Contaminated land during construction
  - 13 Tree Protection
  - 14 Details of no-dig driveway
  - 15 Ecological mitigation and enhancement
  - 16 Landscaping scheme
- S106 agreement to secure affordable housing contribution

11. **Appl. No** : **2019/1751/F**  
**Parish** : **WYMONDHAM**
- Applicants Name : Miss Clare Black  
Site Address : Centre Paws at Barnards Farm Youngmans Road Wymondham  
Norfolk
- Proposal : Temporary Canine swimming pool, purpose built docking platform  
with steps, fencing and gated access, small caravan within  
enclosure used for shelter/changing facilities.
- Decision : Members voted 5-4 for **Approval**. The Chairman used his casting vote.
- Approved with conditions
- 1 Temporary to the end of 2020
  - 2 Hours of operation
  - 3 Boundary treatments to be erected
  - 4 strategy for managing dog foul/foul water issues associated with the pool.
12. **Appl. No** : **2019/2016/F**  
**Parish** : **WYMONDHAM**
- Applicants Name : The Occupier  
Site Address : Barnards Farm, Youngmans Road Wymondham NR18 0RR  
Proposal : Change of use including the erection of log cabin to provide a  
canine and small animal massage business
- Decision : Members voted 7-0-1 for **Approval**
- Approved with conditions
- 1 Full time limit
  - 2 Hours of operation
  - 3 No more than one person working
13. **Appl. No** : **2019/2296/F**  
**Parish** : **WYMONDHAM**
- Applicants Name : Mrs Kathryn Cross  
Site Address : Barnards Farm, Youngmans Road Wymondham NR18 0RR  
Proposal : retention of car park
- Decision : Members voted 7-0-1 for **Approval**
- Approved with conditions
- 1 Previous Highways conditions (access, specification and visibility
  - 2 Three-month time limit

14. **Appl. No** : **2019/2053/F**  
**Parish** : **TIVETSHALLS**
- Applicants Name : Mr Robert Burton  
Site Address : Former Poultry Buildings at Elm Tree Farm School Road Tivetshall  
St Margaret Norfolk
- Proposal : Conversion of existing poultry buildings to 3 x residential dwellings  
to include demolition. (Revised application)
- Decision : Members voted unanimously for **Approval** (contrary to officer  
recommendation, which was lost 0-8)

Reasons for overturning officer recommendation

Members considered what the benefits of additional residential dwellings would bring to the village including enabling the permission adjacent to be implemented and environmental improvements in respect of removing agricultural traffic through the village outweighed the loss of the employment use.

15. **Appl. No** : **2019/2081/F**  
**Parish** : **TOFT MONKS**
- Applicants Name : Mr & Mrs Gavin Ellis  
Site Address : Land west of Bulls Green Road, Toft Monks, Norfolk  
Proposal : New near zero carbon, art and design live-in studio
- Decision : Members voted 5-3 for **Approval** (contrary to officer recommendation,  
which was lost 3-5)

Reasons for overturning officer recommendation

Members decided that, after using the tests of paragraph 79(e) of the NPPF, the development would meet those tests, particularly given the context and setting of the site.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

**Report of Director of Place**

**Major Applications**

Application 1



**Major Applications**

- 1. Application No : 2019/2115/O**  
**Parish : REDENHALL WITH HARLESTON**

Applicant's Name: CODE Development Planners  
 Site Address Land off Station Hill Harleston Norfolk  
 Proposal Outline application for demolition of one building and erection of up to 40 dwellings with public open space and associated infrastructure.

Reason for reporting to committee

The proposal would result in the loss of employment.

Recommendation summary:

Approval with conditions subject to a S106 agreement to secure affordable housing and open space provision

1 Proposal and site context

- 1.1 This is the site of the former Harleston railway station and goods yard and was last used as a building contractors offices and depot although it is now largely cleared. The site is bounded by Station Road to the south and Station Hill to the west, from which there are 3 vehicle accesses. The site is surrounded by existing housing and the Harleston ACF cadet hall, accessed from Station Hill, is at the northern end of the site. Immediately to the south, but outside of this application site, is the former railway station building which is grade II listed. It was last used as offices (class B1) but is currently vacant.
- 1.2 This application seeks outline permission for the demolition of one building and erection of up to 40 dwellings, open space and associated infrastructure. The scheme would also propose parking provision for the existing office use within the former railway station.

2. Relevant planning history

- |     |           |   |          |
|-----|-----------|---|----------|
| 2.1 | DE/6176   | Use as a builders yard                    | Approved |
| 2.2 | 1981/1036 | Change of use to Builders yard            | Approved |
| 2.3 | 1987/3506 | Use of land for lorry and trailer parking | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)  
 NPPF 02 : Achieving sustainable development  
 NPPF 05 : Delivering a sufficient supply of homes  
 NPPF 06 : Building a strong, competitive economy  
 NPPF 09: Promoting sustainable transport  
 NPPF 11 : Making effective use of land  
 NPPF 12 : Achieving well-designed places  
 NPPF 14 : Meeting the challenge of climate change, flooding and coastal change  
 NPPF 15 : Conserving and enhancing the natural environment  
 NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)  
 Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design  
 Policy 3: Energy and water  
 Policy 4 : Housing delivery  
 Policy 5 : The Economy  
 Policy 13 : Main Towns  
 Policy 14 : Key Service Centres

- 3.3 South Norfolk Local Plan Development Management Policies  
 DM1.3 : The sustainable location of new development  
 DM2.1 : Employment and business development  
 DM2.2 : Protection of employment sites  
 DM3.1 : Meeting Housing requirements and needs  
 DM3.8 : Design Principles applying to all development  
 DM3.10 : Promotion of sustainable transport  
 DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.13 : Amenity, noise, quality of life  
 DM3.14 : Pollution, health and safety  
 DM3.15 : Outdoor play facilities/recreational space  
 DM3.16 : Improving level of community facilities  
 DM4.2 : Sustainable drainage and water management  
 DM4.5 : Landscape Character Areas and River Valleys  
 DM4.8 : Protection of Trees and Hedgerows  
 DM4.9 : Incorporating landscape into design
- 3.4 Site Specific Allocations and Policies  
 HAR 5 : Land off Station Hill
- 3.5 Supplementary Planning Documents (SPD)  
 South Norfolk Place Making Guide 2012

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

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

4. Consultations

4.1 Harleston Town Council

No objections in principle but concern regarding construction traffic management, flood risk, overall density, parking provision, school capacity, retention of cadet hall and long term upkeep of station building

4.2 District Councillors (Cllr Fleur Curson and Cllr Jeremy Savage)

Cllr Jeremy Savage  
 Support this application with provision for the future of Harleston Cadet Force.

## 4.3 Anglian Water

Foul water drainage network currently has available capacity for flows from proposed development

## 4.4 NCC Highways

No objection in principle but require further details in respect of footway provision and visibility

Following submission of revised layout

Open space should not be served by private road. Should also be pedestrian access to open space from Station Hill.

## 4.5 SNC Community Services - Environmental Quality Team

No objections subject to approval of contamination mitigation measures

## 4.6 NHS STP Estates

No comments

## 4.7 NCC Lead Local Flood Authority

No objections subject to standard conditions

## 4.8 NCC Planning Obligations Co Ordinator

Education – mitigation required for primary places and library provision to be funded through CIL

Fire – 1 fire hydrant will be required

Green Infrastructure – connections to the GI network should be included

## 4.9 Police Architectural Liaison Officer

Should incorporate Secured By Design principles

## 4.10 Senior Heritage &amp; Design Officer

Allocated for mixed use although no heritage or design reason why other uses would be preferable to housing. At this stage, no indication that proposal would result in significant harm to setting of any heritage assets. Potential to enhance the setting of the railway station building and improve character of conservation area if handled sensitively. Detailed layout should have regard to historic use of the station. Concerns regarding frontage parking. Layout should be planned around cadet hall.

## 4.11 Historic Environment Service

Recommend condition for further archaeological investigation

## 4.12 SNC Housing Enabling &amp; Strategy Manager

No objection to proposed mix subject to provision of 2 x 3 bed homes for wheelchair users. This is an identified need and location close to town centre would be ideal for such provision

## 4.13 SNC Landscape Architect

Oak tree on frontage is key feature of local landscape. Details should avoid conflict with this tree and provide sufficient room for future growth

Following submission of revised layout

Oak is now protected by a TPO. Plans for access should factor in future growth and 'no dig' construction methods will be required

## 4.14 Other Representations

1 response in support

3 neutral responses;

- Support subject to traffic calming, controlled crossing point and no loss of off-road parking along Station Road

28 objections;

- No evidence of need for housing
- Insufficient local jobs for new residents
- Not enough police to patrol additional areas
- Doctors, dentists and school cannot support increased population
- Army cadets will lose their outside space and so will not be able to carry on. Will result in loss of valued community facility which benefits young people
- Proposed density is greater than surrounding developments.
- Already problems with surface water and foul drainage
- Harm to wildlife within this site
- May affect privacy and light to existing dwellings
- Limited public consultation by applicants has inaccurate conclusions
- Parking spaces fronting Station Road would be hazardous
- Station Hill is narrow so footpath improvements would create conflict between cars and pedestrians
- Will affect existing residents use of their driveways
- Concerned with position of proposed access due to speed of vehicles along Station Hill
- Insufficient parking proposed
- Increased vehicles will increase risk to pedestrians including schoolchildren

Following re-consultation;

1 neutral response;

- Supporting open space beside cadet hall but concerns remain regarding management of trees and of proposed open space

9 objections re-iterating concerns already outlined.

5 Assessment**Principle**

- 5.1 Planning law requires that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in determining planning decisions.

- 5.2 This site is within the development boundary for Harleston where new development is acceptable in principle in accordance with policy DM1.3 of the SNLP. However, policy HAR 5 of the South Norfolk Local Plan Site Specific Allocations and Policies Document 2015 specifically allocates this site for a mixed use comprising of employment uses in Class B1, a small scale food store and/or health and community facilities. Furthermore, this policy requires that any new development;
- 1. Will be limited to any food store provision to a single site of 270 sq.m net floorspace, to be run by a single operator;*
  - 2. Will not be allowed to develop any dedicated non-food retail or Class A2, A3, A4 or A5 units. Any non-food retail will only be acceptable if it is ancillary to the main use of the building (for instance, a trade counter for direct sales to the public);*
  - 3. Will be restricted to Class B1 employment uses (B2 and B8 uses will not be permitted);*
  - 4. Must ensure that any building designs for the elevated sections of the site are low profile and appropriate in terms of overlooking, with landscape screening to elevated area boundaries overlooking adjacent development;*
  - 5. Must ensure that the layout, form and character of development relates well to the adjacent housing, listed building setting and ex-railway station buildings;*
  - 6. Should contribute towards green infrastructure protection or enhancement along the Waveney valley corridor;*
  - 7. Must deliver a suitable drainage strategy (SuDS where practicable);*
  - 8. Wastewater infrastructure capacity must be confirmed prior to development taking place;*
  - 9. Historic Environment Record to be consulted to determine any need for any archaeological surveys prior to development.*
- 5.3 Therefore, this proposal for residential development is contrary to policy HAR 5.
- 5.4 In addition, policy DM2.2 of the SNLP seeks to safeguard sites and buildings allocated for business class and other employment uses. Proposals leading to the loss of sites and buildings to another use will be permitted where the new use continues to provide employment and is supportive of that particular employment area. Furthermore, parts 2 a) and b) of policy DM2.2 states that buildings and land currently or last in employment use will be safeguarded and alternative proposals will only be permitted where it can be demonstrated that the site is no longer economically viable or practical to retain for an employment use or there would be overriding economic, environmental or community benefit from redevelopment or change to another use which would outweigh the benefit of the current lawful use. Therefore, it is considered that this proposal would conflict with DM2.2 unless the requirements of parts 2 a) or b) of this policy can be demonstrated.
- 5.5 Criterion 2 a) requires it to be demonstrated that it can be demonstrated that the site or premises is no longer economically viable or practical to retain for an Employment Use.
- 5.6 The applicant has provided evidence that this site has been available and marketed for the allocated uses for the past two years and has been offered with a range of tenure options. This ongoing marketing exercise indicates a lack of demand for this site for these purposes and other land remains allocated for employment uses within Harleston.
- 5.7 Criterion 2 b) also makes provision for an alternative use on land allocated for employment where the benefits to the community can be considered to be overriding in terms of economic, social and environmental dimensions and these, together with a number of material considerations pertinent to this proposal are assessed in the following sections:

## Economic role

- 5.8 This proposal would provide short term benefits during construction and, in the longer term, by local spending from future occupants. It is therefore considered that the scheme would bring forward a level of economic benefit. However, these benefits will need to be balanced against the loss of potential employment land which otherwise would assist in the creation of employment opportunities that would support the growth of Harleston.

## Social role

## Supply of housing

- 5.9 This outline application proposes up to 40 dwellings to include policy-compliant affordable housing. The Council is currently able to demonstrate a five year housing land supply and so its housing related policies are not considered to be out-of-date. It is noted that there is a current undersupply of affordable dwellings in the wider housing market area. Therefore, this scheme would bring forward benefits through the provision of affordable housing, which would be secured through a legal agreement.
- 5.10 With regard to the market housing proposed, this benefit is given more limited weight as an adequate housing land supply can be demonstrated.

## Community facilities

- 5.11 At its northern end, this application site bounds the Harleston ACF cadet hall which has occupied this small site for many years. While the hall itself has a very limited curtilage, the ACF have used the adjacent unused land informally for outside activities associated with their use of the hall. As originally submitted, the illustrative layout indicated that the land adjacent to the cadet hall would be built upon with open space to be provided in other parts of the site. A significant number of objections were received, including from the ACF, expressing concern that the loss of access to the adjacent land would prejudice the activities of the ACF and their future on this site. As a result, objectors considered that this would be likely to result in the loss of a long-established community facility which benefits young people.
- 5.12 Following discussions with the ACF, the applicants have submitted a revised illustrative layout which indicates an area of public open space immediately adjacent to the cadet hall. The applicants have confirmed that vehicular access to the hall would be maintained via an internal site road as part of any subsequent submission of details. The applicants have also undertaken that future management arrangements for this open space would permit its use by the ACF. The provision of this open space would be secured through a legal agreement. On this basis, it is considered that this proposal would provide a benefit through the enhancement of this existing community facility, in accordance with policy DM3.16 of the SNLP and with the objectives of the NPPF.

## Environmental role

## Design and layout

- 5.13 Policy 2 of the Joint Core Strategy and DM3.8 of the SNLP set out the design principles promoted by the Council. While this is an outline application, it includes an illustrative layout which indicates that the site could be developed with smaller units at the southern end and lower density development to the north. It is considered that, in principle, this approach would respond to the location of the site close to the town centre and to the existing pattern of residential development around the site. The application site occupies a prominent position within the street scene. Therefore, any

proposals for the elevated sections of the site should be low in profile and take account of the privacy of surrounding occupiers. This requirement would influence the design of house types which would be considered in detail at the reserved matters stage. The illustrative layout indicates the road layout and also open space provision which would be secured through a legal agreement. It is considered that a detailed layout could be achieved that would integrate with surrounding development, in accordance with policy DM3.8 of the SNLP.

#### Highways

- 5.14 Policy DM3.11 of the South Norfolk Local Plan states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network.
- 5.15 This application seeks approval at this stage for a main access from Station Hill. The illustrative layout indicates several single accesses for dwellings and also an access to a dedicated parking area for the class B1 use in the former station. It also indicates that a footpath would be provided along part of the Station Hill frontage. The Highway Authority has assessed these details and raises no objections in principle but has identified the off-site highway improvements that would be required and would be secured through condition. This would also include the provision of vehicular access to the cadet hall as part of the internal road layout.
- 5.16 Concern has been expressed that the increased vehicle movements associated with this proposal would adversely affect the safety of pedestrians, including school children. The layout indicates a short footpath link from the development to the existing public right of way which runs along the north-eastern site boundary. This would provide a safe pedestrian route to Redenhall Road and to the primary school to the south.
- 5.17 In assessing the impact of this proposal on the highway network, the current lawful use of this site is also a material consideration. If this were to be resumed, it would be likely to result in the regular movement of large vehicles along Station Hill, Station Road and the Redenhall Road junction. This proposal, with improved pedestrian links, would minimise the scope for conflict with vehicles. Therefore, it is considered that this proposal would accord in principle with policy DM3.11 and with the aims of the NPPF.

#### Heritage considerations

- 5.18 DM Policy 4.10 sets out that proposals must have regard to the historic environment and safeguard the setting of such buildings.
- 5.19 S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.20 S72 Planning (Listed Buildings and Conservation Areas) 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."
- 5.21 Harleston conservation area is immediately to the south of the application site and includes the former railway station which is a grade II listed building. The Council's Senior Heritage & Design Officer has commented that, at this outline stage, there is no indication that the proposed development would result in a significant level of harm to

the setting of these heritage assets. It is further considered that sensitive design at the detailed stage would have the potential to enhance the setting of the listed building and the character and appearance of the conservation area. It is therefore considered that this proposal accords with principle with policy DM4.10.

- 5.22 In this respect of the allocated uses of class B1, retail, health and community facilities and the scale of the development that this would require, Officers consider it is likely that it would be challenging to achieve a satisfactory viable scheme that would also have regard to the significance of these heritage assets and this is an important material consideration.

#### Landscape

- 5.23 The application site is enclosed at points along its boundaries by established trees and hedgerow. The most significant landscape feature is an oak on Station Hill which is now protected by a tree preservation order. It is considered that a satisfactory landscape strategy could be achieved at detailed stage. The Council's Landscape
- 5.24 Architect has commented that visibility works for the proposed access should take account of the future growth of the protected oak. On this basis, it is considered that this proposal accords in principle with policies DM4.8 and DM4.9 of the SNLP.

#### Flood risk and drainage

- 5.25 Policy DM4.2 states that sustainable drainage measures must be fully integrated within designs to manage any surface water arising from development proposals and to minimise the risk of flooding.
- 5.26 This site is within flood zone 1 and the application is supported by a flood risk assessment and proposed surface water drainage strategy. This proposes the use the SuDS features to include infiltration techniques which meets a specific requirement of policy HAR 5. The Lead Local Flood Authority has assessed this proposal and raises no objections subject to standard conditions.
- 5.27 Anglian Water has confirmed that there is available capacity for within the network for foul drainage from the proposed development. This also meets a specific requirement of policy HAR 5 and so it is considered that this proposal accords in principle with policy DM4.2 of the SNLP, subject to conditions as recommended.

#### Residential amenity

- 5.28 Notwithstanding its previous uses, the application site is surrounded by residential development and there are changes in ground level across the site. Therefore, should outline permission be granted, any detailed scheme would be required to take account of these changes in level in respect of house type design and boundary treatments to protect the amenities of existing and future residents, in accordance with policy DM3.13 of the SNLP.

#### Other Issues

##### Contamination

- 5.29 The application site was previously used as a railway yard and more recently as a builders yard and a ground investigation report has been submitted in support of this proposal. This has been assessed by the Council's Environmental Protection Team who raise no objections subject to conditions requiring approval of a contamination remediation scheme to include asbestos removal and a construction environmental

management plan to protect the amenities of existing residents. On this basis, it is considered that this proposal would accord with policy DM3.14 of the SNLP.

#### Planning obligations

- 5.30 Norfolk County Council advise that mitigation for shortfall in primary education provision and library services would be funded through CIL.
- 5.31 Concern has been expressed that local doctors and dentists services are insufficient to support additional housing but Norfolk & Waveney NHS has confirmed that they have no comments at this time. While these concerns are noted, GPs are contractors of the NHS and so are essentially private businesses. They are funded through the relevant primary health care body and not through CIL/s106 agreement.

#### Conclusion

- 5.32 While this proposal is contrary to allocations policy HAR 5, this site is within the development boundary where policy DM1.3 would, in principle, permit new sustainable development and Policy DM2.2 makes provision for allocated employment sites to come forward for either uses where one of two criterion are met (2a) or 2b)). In this case it is considered that both criterion have been met as outlined in the assessment above, namely through professional marketing of the site for the past two years and via there being overriding benefits brought forward by the scheme.
- 5.33 Furthermore, as a material consideration, the NPPF gives substantial weight to the use of suitable brownfield land within settlements for homes and supports measures for proposals to remediate contaminated land and the proposed scheme would incorporate such mitigations. Improved pedestrian links from the site to services and facilities including bus stops would also promote sustainable travel choices that would limit future car use.
- 5.34 The scheme complies with all other relevant Local Plan Policies as set out above.
- 5.35 Therefore, subject to the submission of satisfactory details that reflect the character of surrounding development and having regard to the significance of nearby heritage assets, all of which can be dealt with at reserved matters stage, it is considered that, notwithstanding the conflict with policy HAR 5, the compliance with Policy DM2.2 and all other policies of the Local Plan and the other material considerations identified the scheme can be justified in planning terms.
- 5.36 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.
- 5.37 **This application is liable for Community Infrastructure Levy (CIL)**

Recommendation : Approval with conditions, subject to a S106 agreement to secure affordable housing and open space

- 1 Time Limit - Outline Permission
- 2 OL requiring approval of Reserved Matter
- 3 In accordance with submitted drawings
- 4 Standard estate road
- 5 Highway improvements offsite
- 6 Construction traffic management plan
- 7 Surface water drainage
- 8 Foul water disposal
- 10 Construction Environmental Management Plan
- 11 Contamination Remediation
- 12 Reporting of unexpected contamination
- 13 Landscaping scheme to be submitted
- 14 Tree protection
- 15 Ecology mitigation
- 16 Archaeological work to be agreed
- 17 Fire hydrant
- 18 New water efficiency
- 19 Renewable energy – decentralised source

Contact Officer, Telephone Number    Blanaid Skipper 01508 533985  
and E-mail:                                    bskipper@s-norfolk.gov.uk

Other Applications

Application 2



**Other Applications**

- 2. Application No : 2019/2562/F**  
**Parish : YELVERTON**

Applicant's Name: Mr R Long  
 Site Address Hill Farm Framingham Earl Road Yelverton NR14 7PD  
 Proposal Demolition of 6 buildings and erection of 4 detached dwellings, associated garages and works

Reason for reporting to committee

The proposal would result in the loss of employment

Recommendation summary : Approval with Conditions

1 Proposal and site context

- 1.1 The application proposes the demolition of 6 buildings at Hill Farm Yelverton and the erection of 4 dwellings. The application site is a former pig farm which is now in employment use B1 and B8. Part of building 4 was given permission to change to office use (B1) at appeal (reference 2007/1263), whilst the site has been subject to a wider certificate of lawfulness 2018/2707 which confirmed the B8 storage and distribution use.
- 1.2 Hill Farm includes a complex of former agricultural barns which are located to the north of Framingham Earl Road at the west of Yelverton. The site is adjacent to existing residential dwellings to the east and west, whilst Yelverton Hall a Grade II listed building is located as part of a complex of buildings to the south. A pair of semi-detached properties are located directly adjacent to the south of the site, with one of the dwellings sharing a access with Hill Farm. These dwellings are single storey properties. Other properties within the locality are detached and set back from the road within reasonable sized plots.
- 1.3 The site is located outside of the Yelverton development boundary which is to the east.

2. Relevant planning history

- |     |           |   |                             |
|-----|-----------|---|-----------------------------|
| 2.1 | 2007/1263 | Change of use of part of former pig unit to offices   | Allowed at Appeal           |
| 2.2 | 2018/2707 | Certificate of Lawful use for existing storage and distribution of goods and materials in accordance with class B8.       | Approved                    |
| 2.3 | 2019/0659 | Demolition of outbuildings 2, 5 and part of 4   | Prior approval not required |
| 2.4 | 2019/0664 | Notification for Prior Approval for a proposed change of use from B8 Storage (units 1, 3 and part of 4) to C3 Residential | Approved                    |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)  
 NPPF 02 : Achieving sustainable development  
 NPPF 04 : Decision-making  
 NPPF 05 : Delivering a sufficient supply of homes

NPPF 11 : Making effective use of land  
 NPPF 12 : Achieving well-designed places  
 NPPF 15 : Conserving and enhancing the natural environment  
 NPPF 16 : Conserving and enhancing the historic environment

- 3.2 Joint Core Strategy (JCS)  
 Policy 1 : Addressing climate change and protecting environmental assets  
 Policy 2 : Promoting good design  
 Policy 4 : Housing delivery  
 Policy 5 : The Economy  
 Policy 15 : Service Villages
- 3.3 South Norfolk Local Plan Development Management Policies  
 DM2.2 : Protection of employment sites  
 DM3.6 : House extensions and replacement dwellings in the Countryside  
 DM3.8 : Design Principles applying to all development  
 DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.13 : Amenity, noise, quality of life  
 DM3.14 : Pollution, health and safety  
 DM4.2 : Sustainable drainage and water management  
 DM4.4 : Natural Environmental assets - designated and locally important open space  
 DM4.8 : Protection of Trees and Hedgerows  
 DM4.9 : Incorporating landscape into design  
 DM4.10 : Heritage Assets

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

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

#### **4. Consultations**

##### 4.1 Alington with Yelverton Parish Council

Consider that the application should be approved. The water management recommendations should be follows as a risk of flooding.

Comments on amended plans:

Application should be refused until neighbours concerns have been answered satisfactorily.

##### 4.2 District Councillor (Cllr John Fuller)

No comments received

##### 4.3 SNC Water Management Officer

A flood risk assessment and surface water drainage strategy has been submitted in support of this application. The recommendations of these strategies should be conditioned in relation to both flood risk and surface water drainage.

There is no foul sewer available within this location. The method of non-mains disposal should be the most appropriate to minimise the risk to the water environment. Recommend a condition is included setting out that foul drainage is to a sealed system only.

Comments on amended plans:

We note that both sewage treatment systems are identified as discharging to a single discharge point to the ditch. We would request confirmation that the ditch contains a flow all year round in accordance with the General Binding Rules for small sewage discharges. Ditches that seasonally dry up are not suitable for discharge of sewage treatment systems and can give rise to odour nuisance or environmental pollution that could impact on the amenity of plot 3.

#### 4.4 NCC Highways

Proposal for 4 dwellings is considered as acceptable. Whilst the site is not ideally located in terms of transport accessibility this is considered in relation to the previous approved storage use and the permitted residential development.

Recommend the inclusion of a condition in relation to on-site parking and turning.

#### 4.5 SNC Environmental Quality

The Desk Study submitted states that further intrusive investigation is required. Further submitted reports do not constitute a site investigation as such we would ask for the following conditions and advisory notes to be applied:

- Contaminated Land Investigation
- Implementation of Remediation Scheme
- Contaminated land during construction
- Advisories in relation to contamination and construction.

#### 4.6 Other Representations

One public representation has been received in relation to this application objecting to the proposal on the following basis:

- Concern regarding the partial demolition of building 6, and the structural stability of the remaining barn. The proposed retained internal dividing wall is not full height and does not appear to be tied to the structure.
- Property is currently sheltered from prevailing winds by the existing barns. Concern that the property will now be exposed and also overlooked from the adjacent dwellings.
- Boundary between the development and adjacent land needs to be retained at 2 metres. The adjacent land is used for keeping horses. This includes the siting of a muck heap which was approved under 2006/2499.
- There is currently a shared septic treatment plant within the development area. How will this be managed. There needs to be access to maintain, service and repair both the treatment plan and the electricity supply.
- How will the shred access off Framingham Earl Road be maintained?

Comments following amended plans:

- Remain concerned regarding the demolition of the adjoining barn, the potential of unsecure gardens resulting in access into the adjacent paddocks and siting of existing muck heap.

## 5 Assessment

### **Key considerations**

5.1 The key considerations in the determination of the application are:

- Principle including fall-back position, loss of employment and brownfield land
- Design and Layout
- Impact upon amenity
- Environmental impact

### **Principle**

5.2 The application site is located outside of the development boundary where new private residential development would normally be restricted. Policy DM1.3 is relevant to the determination of this application. This states that permission for development in the Countryside outside of defined development boundaries will only be permitted where:

- c) specific development management policies allow or
- d) it otherwise demonstrates overriding benefits in terms of economic, social and environment dimensions as addressed in Policy 1.1.

5.3 The site is currently in an employment use with the majority of units having a B8 Storage and Distribution use class. Part of one of the buildings has permission as B1a office space.

5.4 Policy DM2.2 Protection of Employment Sites is relevant to the determination of the application. This sets out that the Council will safeguard land and buildings currently in or last used for an employment use. Proposals leading to the loss of sites and buildings will only be considered where

- a) it is no longer economically viable or practical to retain for an employment use; or
- b) there would be an overriding economic, environmental or community benefit from redevelopment or change to another use which outweighs the benefit of the current lawful use continuing.

5.5 The applicants have not provided evidence setting out that the use is no longer viable, instead they seek to argue that the benefits of change of use to residential would outweigh the current lawful use and thereby represent benefits in the context of criterion 2b).

5.6 A certificate of lawfulness application was approved in 2019, which confirmed that the site had been operating within a B8 use for a period of at least 10 years. The certificate of lawfulness allows for an unrestricted B8 use which is directly adjacent to residential dwellings. The applicants have sought to argue that the proposal has the potential to be unneighbourly particularly regarding the otherwise tranquil and quiet rural location. The neighbouring occupiers have not raised concerns with the current business, however due to the unrestricted nature of the use it is considered that there may be impacts upon amenity particularly with regards to unrestricted working hours on the site, traffic movements from the site and noise which may be associated with the use. This would conflict with the requirements of DM3.13 Protection of Amenity. The provision of residential units on this site is considered to provide social benefits through removing a use which has the potential to have a negative impact on amenity for neighbouring occupiers.

5.7 Consideration should also be given to the impact that the loss of the site would have on employment land supply within South Norfolk. An Employment, Town Centre and Retail Study (GVA 2017) has been undertaken to support the development of the Greater Norwich Local Plan this sets out that there is sufficient employment land within

the Greater Norwich Area without the need for additional employment allocations. The loss of an unallocated site in this regard is therefore not considered to harm the supply of employment land.

- 5.8 In the context of Policy DM2.2 it is considered that criterion 2b) is met.
- 5.9 In addition to the above, the applicants have also sought to argue that there are other material considerations which are relevant to this application. Planning law at Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that application should be determined in accordance with the development plan unless material considerations indicate otherwise. An assessment of these materials considerations and the weight which can be attributed to them within the planning balance is included below:
- 5.10 In relation to the planning history of the site regard should be had to the prior approval 2019/0664. This granted prior approval under Class P of the General Permitted Development Order 2015 (as amended) for the change of use of two of the buildings to residential dwellings. Class P of the GDPO has subsequently been revoked however the prior approval remains extant. Through the class P the applicant provided indicative plans showing that the two barns could accommodate 7 dwellings. Class P did not however allow for any external alterations to the buildings (as would be allowed under Class Q agricultural building to residential) and as such a subsequent application would be required.
- 5.11 The applicants seek to argue through this application that the class P represents a fall back position which would allow the redevelopment of this site for residential use. Case law defines the essence of a fall back as: *if planning permission were to be refused for a proposal because of adverse effects, another development – with equal or worse adverse effects - would or might be carried out*. Therefore, the proposed development ought to be considered acceptable in view of what would or might occur if permission for it was refused. A fall back position can be considered to have 2 elements:
- 5.12
1. the nature and content of the alternative development – i.e. is there enough detail to be sure that the two developments are comparable?
  2. the likelihood of the alternative development being carried out. That's because (a) unless the alternative development is a realistic possibility, it would be unlawfully unreasonable to give weight to it, and (b) even if the alternative development is a realistic possibility (i.e. it could happen), the degree of likelihood that it actually will happen is relevant to the weight it is appropriate to give the alternative development as a fallback.
- 5.13 As set out above, application 2019/0664 granted prior approval for the change of use from B8 to C3, however the prior approval did not allow any building operations which would make the buildings habitable. The existing buildings do not include any windows or doors (aside from access doors) and it is considered that this would require a separate planning permission. The inability to implement the class p prior approval without an additional application and the feasibility of providing an appropriate design solution, reduces its weight as a fall back position.
- 5.14 The applicants have also sought to argue that the site is brownfield land and currently unsightly. The NPPF sets out at paragraph 118 that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. The application site is located outside of the development boundary however the applications have noted that the site is close to an identified service village which includes a primary school and village hall in Alington and as such cannot be considered to be a remote location. The brownfield nature of the site is a material consideration within the determination of this application, however the weight which can be given to it is diminished by virtue of its location outside the development boundary.

- 5.15 Having regard to all of the above, it is considered that these material considerations carry some positive weight in the determination of the application.

#### Design and Layout

- 5.16 The NPPF at chapter 12 sets out that good design is a key aspect of sustainable development. This is reiterated through Policy 2 of the JCS and DM Policy 3.8.
- 5.17 The application proposes 4 dwellings located off a single access point onto Framingham Earl Road. The site includes three detached two storey dwellings, and one single storey property. The single storey bungalow is located to the north west of the site, to the rear of the existing dwellings. The existing properties are single storey and the inclusion of a bungalow in this location is therefore considered to be appropriate reflecting the scale of the other dwellings. Through the course of the planning application the layout has been amended, this has resulted in minor changes following representations from neighbours and will allow access to the paddocks to the north to be retained.
- 5.18 The proposal will result in a net reduction in floorspace on this site, through the demolition of the existing buildings. The scale and massing of the proposed dwellings is considered to be appropriate. Regard has been had to the adjacent bungalows, with the inclusion of a bungalow directly adjacent to these. Overall the scale and massing proposed is considered to be appropriate for the location.
- 5.19 The design of the dwellings is considered to be acceptable and accord with the requirements of DM3.8. Details of the materials have not been provided as part of this application, however it is considered that this can be conditioned.
- 5.20 A neighbouring dwelling has raised concern in relation to the boundary treatments along the northern boundary. The adjacent field to the north is used for keeping horses. The applicant is proposing a 1.5 metre post and rail fence with a native hedge. Whilst the concerns are understood, the proposed boundary treatment is considered to be appropriate bearing in mind the adjacent grazing use. Details of the native planting have not been provided and as such a condition is proposed.
- 5.21 Overall the design, scale and massing of the development is considered to be appropriate and accord with the requirements of DM3.8 and JCS Policy 2.

#### Protection of Amenity

- 5.22 Policy DM 3.13 Amenity, noise and quality of life requires development to ensure there is a reasonable standard of amenity reflecting the character of the local area.
- 5.23 The neighbouring property has raised concern regarding the partial demolition of building 6. This building includes a shared party wall. The proposal is to demolish the part of the unit within the application site, with the remainder of the unit retained by the neighbour. The neighbours' concerns are fully understood, however it is considered that the Party Wall Act 1996 provides the relevant legislation for this to be considered within. They have also raised concerns in regard to overlooking. Whilst the proposal will result in the introduction of a residential dwelling with windows in the southern elevation, where previously there was not, by virtue of the single storey nature of the proposal it is considered to not result in an adverse impact on amenity.
- 5.24 Overall the proposal is considered to have a neutral impact upon amenity and accord with the requirements of DM3.13.

## Highways

- 5.25 Policy DM 3.11 states that planning permission will not be granted for development which would endanger the highway safety or the satisfactory functioning of the highway network. In addition to this Policy DM 3.12 requires development to provide sufficient parking provision.
- 5.26 The application is not connected to the services and facilities within Yelverton via a footpath. Whilst the development boundary is located approximately 180 meters from the development site, there is no footpath provision within the immediate development boundary until Church Meadow. A footpath feasibility has been included as part of the application. Having regard to the length of footway which would be required, the requirements for third party land, and the lack of existing footway to connect with within the immediate vicinity, it was not considered to be a feasible option.
- 5.27 NCC as the Highways Authority have reviewed the application. They have confirmed that whilst the site is not ideally located in transport accessibility terms the provision of 4 residential units is acceptable. This has had regard to the existing approved storage use and the permitted residential development. They have requested a condition in relation to on-site parking and turning being laid out prior to occupation. Subject to the inclusion of the condition, the proposal is considered to accord with the requirements of DM3.11 and DM3.12.

## Drainage

- 5.28 Policy DM4.2 relates to drainage. The policy requires drainage measures to be fully integrated into the design of the development. A flood risk assessment and surface water drainage strategy have been submitted in support of this application. The site is within flood zone 1 and is shown as at very low risk of flooding from surface water and low risk of flooding from groundwater. There is an existing pond within the site which holds water throughout the year and received surface water from the existing building roofs and hardstanding. There is an overflow pipe which leads to the ditch in the north-eastern corner of the site.
- 5.29 A sustainable drainage solution is proposed, which include pervious paving along the access road. This will then drain into the ditch, the Water Management Officer has reviewed the submitted information and confirmed that the surface water drainage solution is suitable and overall will result in a reduction in the existing run-off rates.
- 5.30 It is recommended to condition the requirements of both the flood risk assessment and surface water drainage strategy.
- 5.31 In relation to foul drainage, there is no mains sewer available within this location. The proposal is for foul sewerage to drain to a sealed system. This will also include the neighbouring dwellings as the foul drainage is currently shared. They have requested clarification in regard to the discharge of water into the adjacent ditch, whilst the neighbour has queried the shared facilities. The applicant has confirmed that the sharing of facilities between the adjacent dwellings and one of the proposed plots will remain as per the existing agreements. They have also confirmed that the water will discharge from the sewage treatment plant to the ditch, this is subject to an environment agency licence. Subject to the inclusion of conditions to secure the foul drainage, the water management officer has confirmed that they do not object to the development.
- 5.32 On the basis of the submitted information and confirmation from the Councils Water Management Officer that they do not object to the proposal, it is considered to accord with the requirements of DM4.2.

### Contaminated Land

- 5.33 Policy DM3.14 Pollution, Health and Safety is relevant to this application. This sets out that planning permission will only be granted on or near contaminated land if it is subject to remediation which will make it safe for the proposed use. A phase 1 contamination report has been submitted with this application. This has set out the need for further site investigation prior to the redevelopment of the site. The Councils Environmental Quality team have reviewed the application and have not raised any objections subject to conditions including the requirements for additional investigation. Subject to the inclusion of conditions the proposal is considered to accord with the requirements of DM3.14.

### Ecology

- 5.34 An ecology survey has been submitted in support of this application. This has set out there is no protected habitat on site. The hedge along the eastern side is species poor and dominated by laurel hence it has a low value of nesting habitat but this would be improved if it was replaced with a suitably managed native hedgerow with trees. The small pond has little ecological benefit and its replacement by more sustainable drainage would be advantageous. Following surveys the report has set out that the existing buildings have been rated as having a negligible suitability for bats and further surveys are not required.
- 5.35 Having regard to the submitted information, the proposal is considered to accord with the requirements of JCS policy 1 and DM Policy 4.4 of the South Norfolk Local Plan.

### Impact upon Heritage Assets

- 5.36 Policy DM4.10 Heritage Assets requires all development proposals to have regard to the historic environment and take into account the significance of an area and its sense of place. Policy DM4.10 goes on to set out that to show how the significance of the heritage asset has been assessed. Whilst the application site is within the vicinity of a number of listed buildings, having regard to the separation distance the proposal is not considered to impact upon the setting or significance of the designated heritage assets within the vicinity.

### Other Issues

- 5.37 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.
- 5.38 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.
- 5.39 **This application is liable for Community Infrastructure Levy (CIL), however there is not a CIL charge as the floorspace to be demolished exceeds the floorspace proposed.**

## Conclusion

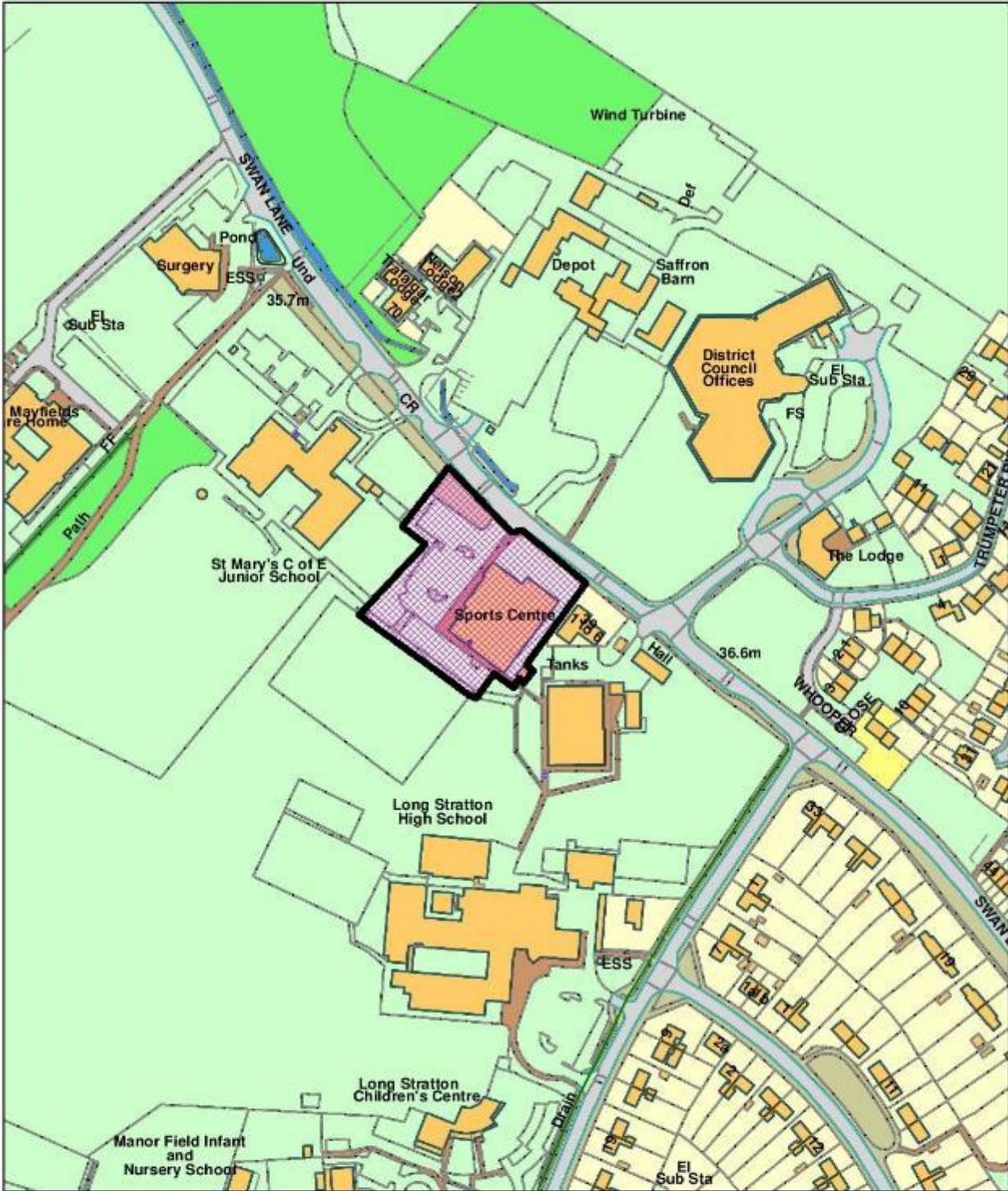
- 5.40 The site is located outside of a development boundary and as such under Policy DM1.3 a scheme should comply with either criterion 2 c) or 2d). Criterion 2c) permits development where specific Development Management Policies allow for development outside of development boundaries. In this case, it is considered that the proposed development would provide benefits through the removal of an unrestricted employment use, which is not currently subject to any planning conditions, and which could therefore have adverse impacts upon the neighbouring residential amenity and as such satisfies the requirements of criterion 2b of Policy DM2.2. The compliance with this policy therefore ensures compliance with criterion 2c) of Policy DM1.3.
- 5.41 It is also considered that the use of a brownfield site and the fall-back position of the class p approval weigh in favour of the scheme as material considerations.
- 5.42 The proposed appearance, scale and massing of the development is considered to be appropriate in accordance with the requirements DM3.8 Design Principles, and not impact upon amenity in accordance with DM3.13. There are no highway safety concerns and as such the scheme accords with Policies DM3.11 and DM3.12. The environmental impact of the development has been assessed, and the proposal is considered to accord with the requirements of DM4.2, DM 4.4 and DM4.10..

Recommendation : Approval with conditions

- 1 Time Limit
- 2 In accordance with submitted plans
- 3 Onsite Parking and turning
- 4 Materials to be agreed
- 5 Boundary Treatments
- 6 Surface Water Drainage
- 7 Foul Water Drainage
- 8 New Water Efficiency
- 9 Contaminated Land – Investigation
- 10 Implementation of approved remediation scheme
- 11 Contaminated land during construction

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2020/0065



 **Scale 1:2,500**

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**Applications submitted by South Norfolk Council**

- 3. Application No : 2020/0065/F**  
**Parish : LONG STRATTON**

Applicant's Name: South Norfolk Council  
 Site Address Long Stratton Leisure Centre, Swan Lane, Long Stratton, NR15 2UY  
 Proposal 2 No. solar lamp posts and 3 No. wall mounted spotlights to improve lighting in car park.

Reason for reporting to committee

The applicant is South Norfolk Council.

Recommendation summary:

Approval with Conditions

1 Proposal and site context

- 1.1 The application site is Long Stratton Leisure Centre which is situated within the development boundary for Long Stratton.
- 1.2 The Leisure Centre has gone through an extensive refurbishment which included an extension, an all-weather pitch and a new layout and extension to the car park.
- 1.3 The proposal is for two additional lamp posts and 3 wall mounted spot lights to improve the existing lighting within the car park for safety reasons.
- 1.4 The 3 spotlights are proposed to be attached to the side elevation of the main building facing the highway at a height of approximately 5 metres with the light concentrated down towards the carpark. The lamp post will have a maximum height of 5 metres with one lamp post to the rear of the site adjacent to the all weather pitch and the other is proposed at the entrance to the site. The lights will be turned off when the leisure centre is not open which will be at the latest 10.30pm in line with the other lights within the site.

2. Relevant planning history

- |     |           |   |          |
|-----|-----------|---|----------|
| 2.1 | 2019/0728 | Non material amendment to permission 2017/2564 - Revised bin store location, refined gable wall to existing sports hall facing onto Swan Lane and new build area extended within previous footprint   | Approved |
| 2.2 | 2018/2102 | Three signs advertising the facility; 2 x fascia signs and one illuminated totem sign   | Approved |
| 2.3 | 2017/2564 | External: New first floor extensions comprising fitness suite and studio store. Rationalisation works to existing car park area and creation of additional spaces on the site.<br>Internal: General refurbishment, formation of new facilities comprising soft play, changing rooms and inclusive fitness suite | Approved |

- |     |           |  |          |
|-----|-----------|--|----------|
| 2.4 | 2016/2500 | Non material amendment to planning application 2016/0749 (Creation of new external sports pitch with associated features) - Move position of pitch 3.0m south westwards.   | Approved |
| 2.5 | 2016/0749 | Creation of new external sports pitch with associated features including; 3G Artificial Grass Pitch (AGP), erection of perimeter ball-stop fencing, installation of hard standing areas around the AGP for pedestrians, maintenance and emergency access, installation of an artificial (flood) lighting system and installation of outdoor store for maintenance equipment. | Approved |

### 3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)  
NPPF 08 : Promoting healthy and safe communities  
NPPF 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)  
Policy 2 : Promoting good design  
Policy 8 : Culture, leisure and entertainment  
Policy 14 : Key Service Centres
- 3.3 South Norfolk Local Plan Development Management Policies Document  
DM3.8: Design Principles  
DM3.11: Road safety and the free flow of traffic  
DM3.13: Amenity, noise and quality of life
- 3.4 Long Stratton Area Action Plan  
No relevant policies

### 4. Consultations

- 4.1 Long Stratton Town Council  
To be reported if appropriate.
- 4.2 District Councillors (Cllr Alison Thomas and Cllr Joshua Worley)  
To be reported if appropriate.
- 4.3 SNC Community Services - Environmental Quality Team  
To be reported if appropriate.
- 4.4 NCC Highways

There are no highway objections to this proposal. However, it is important that the proposed spot lighting that is proposed for the frontage of the building are angled directly downwards in order that they do not cause dazzle to either drivers or pedestrians on Swan Lane.

## 4.5 Other Representations

None received.

5 Assessment**Key considerations**

- 5.1
- Impact on the appearance of the area
  - Impact on residential amenity
  - Impact on highway safety

Impact on appearance of the area

- 5.2 The proposed lighting will provide additional lighting to the car parking area. Given the context and use of the site, I do not consider that three additional spotlights and two lighting columns will have a significant impact on the local area beyond the existing arrangement. The application complies with Policy 2 of the JCS and Policy DM3.8 of the SNLP.

Impact on residential amenity

- 5.3 Given that the lighting will be downward facing and their purposes is to illuminate the car park, I do not consider that it will have a significant impact on the residential amenity of the neighbouring properties. In addition, the two lamp posts are positioned some distance from the neighbouring properties. The application therefore complies with Policy 2 of the JCS and Policy DM3.13 of the SNLP.

Highway safety

- 5.4 The Highways Authority has not raised an objection but emphasised the importance of the spotlighting being angled directly downwards in order that they do not cause dazzle to either drivers or pedestrians. The lights will be installed at a height and tilt that they will illuminate the car park only.

**Other Issues**

- 5.5 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.

- 5.6 **This application is not liable for the Community Infrastructure Levy.**

**Conclusion**

- 5.7 The scheme is considered to comply with the requirements of the relevant planning policies and is recommended for approval subject to conditions.

Recommendation : Approval with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings

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**Planning Appeals**  
**Appeals received from 31 January 2020 to 28 February 2020**

<b>Ref</b>	<b>Parish / Site</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Decision Maker</b>	<b>Final Decision</b>
2019/1085	Ashwellthorpe and Fundenhall Land South of The Street Fundenhall Norfolk	Mr Peter Easton	Erection of single storey dwelling with integrated garage	Delegated	Refusal
2019/1816	Heckingham Land East of Briar Lane Heckingham Norfolk	Mr & Mrs Nick & Lizzie Roberts	Variation of condition 4 of permission 2019/1224 - to allow for increased hiring of facilities incorporating the gallops and manege	Delegated	Refusal
2019/1688	Long Stratton Land adj 2 Poplar Barns Ipswich Road Long Stratton Norfolk	Mr B Thornburrow	Erection of a detached three bedroomed dwelling	Development Management Committee	Refusal
2019/2222	Ashwellthorpe and Fundenhall Land North East of The Maples Norwich Road Ashwellthorpe Norfolk	Ms Sophia O'Callaghan	Erection of single storey dwelling	Development Management Committee	Refusal

## Planning Appeals

Appeals decisions from 31 January 2020 to 28 February 2020

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2019/0223	Ditchingham Land West of 21 Tunneys Lane Ditchingham Norfolk	Mr Mark Gray	Erection of single storey dwelling	Delegated	Refusal	Appeal dismissed
2019/1539	Tasburgh 4 Henry Preston Road Tasburgh Norfolk NR15 1NU	Mr James Keenan	Erection of 5.6ft fence along boundary	Delegated	Refusal	Appeal dismissed
2019/0405	Wymondham Land to the rear of 16 Norwich Common Wymondham Norfolk NR18 0SP	Mr A Dale	Proposed development of 3 new dwellings and detached garages, with suggested highways improvements, re-positioning of existing access drive and amenity space.	Delegated	Refusal	Appeal dismissed
2019/1481	Brockdish Agricultural Building 4 at Hill Top Farm Hall Road Brockdish Norfolk	Mr Danny Ward	Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to 2x dwellinghouses (QA and QB)	Delegated	Refusal	Appeal allowed