

## DEVELOPMENT MANAGEMENT COMMITTEE

**Minutes of a remote meeting of the Development Management Committee of South Norfolk District Council, held on 10 March 2021 at 10am.**

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

**Officers in Attendance:** The Development Manager (T Lincoln), the Area Planning Manager (C Raine), the Principal Planning Officers (C Curtis, C Watts) and the Senior Planning Officer (P Kerrison)

### 548 DECLARATIONS OF INTEREST

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

Application	Parish	Councillor	Declaration
2020/1157/F	COSTESSEY	T Laidlaw	Other Interest District Member for Costessey
2020/2335/F	YELVERTON	All	Local Planning Code of Practice Lobbied by Objectors
		V Thomson	Local Planning Code of Practice Lobbied by Agent
			Other Interest Resident of Yelverton

### 549 MINUTES

The minutes of the meeting of the Development Management Committee held on 28 January 2021 were confirmed as a correct record.

### 550 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 application listed below.

<b>Application</b>	<b>Parish</b>	<b>Speakers</b>
<b>2020/1439/D</b>	<b>WYMONDHAM</b>	D Jones – Agent Cllr J Halls – Local Member
<b>2020/1157/F</b>	<b>COSTESSEY</b>	Cllr S Blundell – Local Member
<b>2020/2236/CUQ</b>	<b>ASHWELLTHORPE AND FUNDENHALL</b>	N de Spon – Parish Council A George – Objector C Eastwood – Objector I Norris – Agent Cllr V Clifford-Jackson – Local Member Cllr N Legg – Local Member
<b>2020/2335/F</b>	<b>YELVERTON</b>	J McNulty – Parish Council A Culling – Objector A North – Agent

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.

## **551 PLANNING APPEALS**

The Committee noted the planning appeals

(The meeting concluded at 1:25pm)

---

Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE**  
**– 10 March 2021**

<b>Item</b>	<b>Updates</b>	<b>Page No</b>
Item 1 2020/1439	<p>Additional comments received from the Council's Senior Heritage and Design Officer in response to amended site layout Rev P3 as follows: <i>Better arrangement for parking for plots 51-58 in terms of sense of ownership of spaces and ease of access to space/being to the front of relevant property.</i></p> <p>Additional neighbour comment received neither objecting or supporting the application raising questions regarding off-site highway works and access arrangements through the site and Cemetery Lane. Officers consider that highway related matters have been fully considered with input from the Highway Authority (NCC)</p>	17
Item 2 2020/1157	No updates	30
Item 3 2020/2236	Amended comment received from the Parish Council to correct reference to existing materials on the barn in previous comment.	42
Item 4 2020/2335	<p>3 Lobbying letters from local residents, which have been circulated to members of the DMC before the meeting</p> <p>Officer:</p> <p>Following a request for clarification from the applicant, NCC Highways have confirmed that they are not <b>Formally objecting/recommending refusal on transport sustainability grounds</b></p> <p>They have advised the case officer that as Local Highway Authority they have a historic local agreement with each of the Local Planning Authorities in Norfolk, whereby they leave it for the LPA to assess transport sustainability impacts for all residential development comprising less than 3 dwellings.</p> <p>They do however provide informal advice to the LPA, to whether the site is sustainable or otherwise. The Highway officers advise is set out in paragraph's 5.30 and 5.31.</p> <p>Amendments to the officer report to reflect the above:  4.3 – Change to: <b>No objections</b>  5.3 – Change to: <b>The highway officer has provided informal advice/comments in respect of the sustainability of the location.</b>  Reason for Refusal 1 (page 70)–  Remove reference to <b>Policy 5 of Norfolk's 3<sup>rd</sup> Local Transport Plan, entitled Connecting Norfolk.</b></p>	55

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

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

**Other Applications**

1.   **Appl. No**                         :   **2020/1439/D**  
      **Parish**                         :   **WYMONDHAM**  
      Applicant's Name           :   Elmbury Limited  
      Site Address                 :   Old Sale Yard Cemetery Lane Wymondham Norfolk
- Proposal                     :   Reserved matters for appearance, landscaping, layout  
  and scale following outline planning permission for 58  
  no. Dwellings from 2016/2668
- Decision                     :   Members voted unanimously to authorise the Director of  
  Place to **Approve** subject to a Section 106 to update  
  the affordable housing provision (including a clawback  
  provision)

Approved with Conditions

1. Conditions of Outline must be met
2. In accordance with the submitted drawings
3. Highway rights
4. Surface Water Drainage Strategy
5. Removal of Permitted Development Rights
6. Fire Hydrants

2. **Appl. No** : **2020/1157/F**  
**Parish** : **COSTESSEY**  
Applicant's Name : Mr Nnewima Nwaforizu  
Site Address : Land South of Kestrel Avenue Costessey Norfolk

Proposal : Erection of 2 bungalows with Associated Parking

Decision : Members voted unanimously for **Refusal**

Refused

1. Design and Layout
2. Impact on Amenity

3. **Appl. No** : **2020/2236/CUQ**  
**Parish** : **ASHWELLTHORPE AND FUNDENHALL**  
Applicant's Name : Mr H Mason  
Site Address : Barn at The Grange Whipps Lane Fundenhall Norfolk

Proposal : Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwelling house (QA and QB)

Decision : Members voted 3-2 that **NR: Prior Notification is not required**

1. In accordance with submitted drawings
2. Contaminated land during construction
3. Provision of parking, service

4.   **Appl. No**                         :   **2020/2335/F**  
      **Parish**                         :   **YELVERTON**  
      Applicant's Name            :   Mr Alex Mcallister  
      Site Address                 :   Land East Of The Bungalow Loddon Road Yelverton  
  Norfolk
- Proposal                     :   Change of use of amenity land to residential Romany  
  Gypsy site. Erection of dayroom, store/workshop  
  building and hard standing for mobile home and touring  
  caravan
- Decision                     :   Members voted unanimously for **Refusal**
- Refused
1. Unsustainable Location  
  2. Detrimental to the character of the area