

# **Development Management Committee**

## **Agenda**

### **Members of the Development Management Committee:**

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

### **Date & Time:**

Thursday 22 April 2021  
10.00am

### **Place:**

To be hosted remotely at: South Norfolk House, Cygnet Court, Long Stratton, Norwich,  
NR15 2XE

### **Contact:**

Leah Arthurton      tel (01508) 533610  
Email: [democracy@s-norfolk.gov.uk](mailto:democracy@s-norfolk.gov.uk)  
Website: [www.south-norfolk.gov.uk](http://www.south-norfolk.gov.uk)

### **PUBLIC ATTENDANCE:**

**This meeting will be live streamed for public viewing via the following link:**

<https://www.youtube.com/channel/UCZciRgwo84-iPyRImsTCIng>

If a member of the public would like to attend to speak on an agenda item, please email your request to [democracy@s-norfolk.gov.uk](mailto:democracy@s-norfolk.gov.uk), no later than 3.00pm on Monday 19 April 2021.

### **Large print version can be made available**

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

### **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.

# AGENDA

1. To report apologies for absence and to identify substitute members;
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 guidance from and flow chart attached – page 6)
4. Minutes of the Meeting of the Development Management Committee held on Wednesday, 10 March 2021;  
(attached – page 8)
5. Planning Applications and Other Development Control Matters;  
(attached – page 14)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2021/0082/F	COSTESSEY	Commercial Units east of William Frost Way Costessey Norfolk	14
2	2020/2405/F	WYMONDHAM	Rear of 3 Town Green Wymondham Norfolk NR18 0PN	24

## 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 31)

## 8. Date of next scheduled meeting- Wednesday 5 May 2021

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

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

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

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

## 2. PUBLIC SPEAKING: PLANNING APPLICATIONS

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

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

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

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

## PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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

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

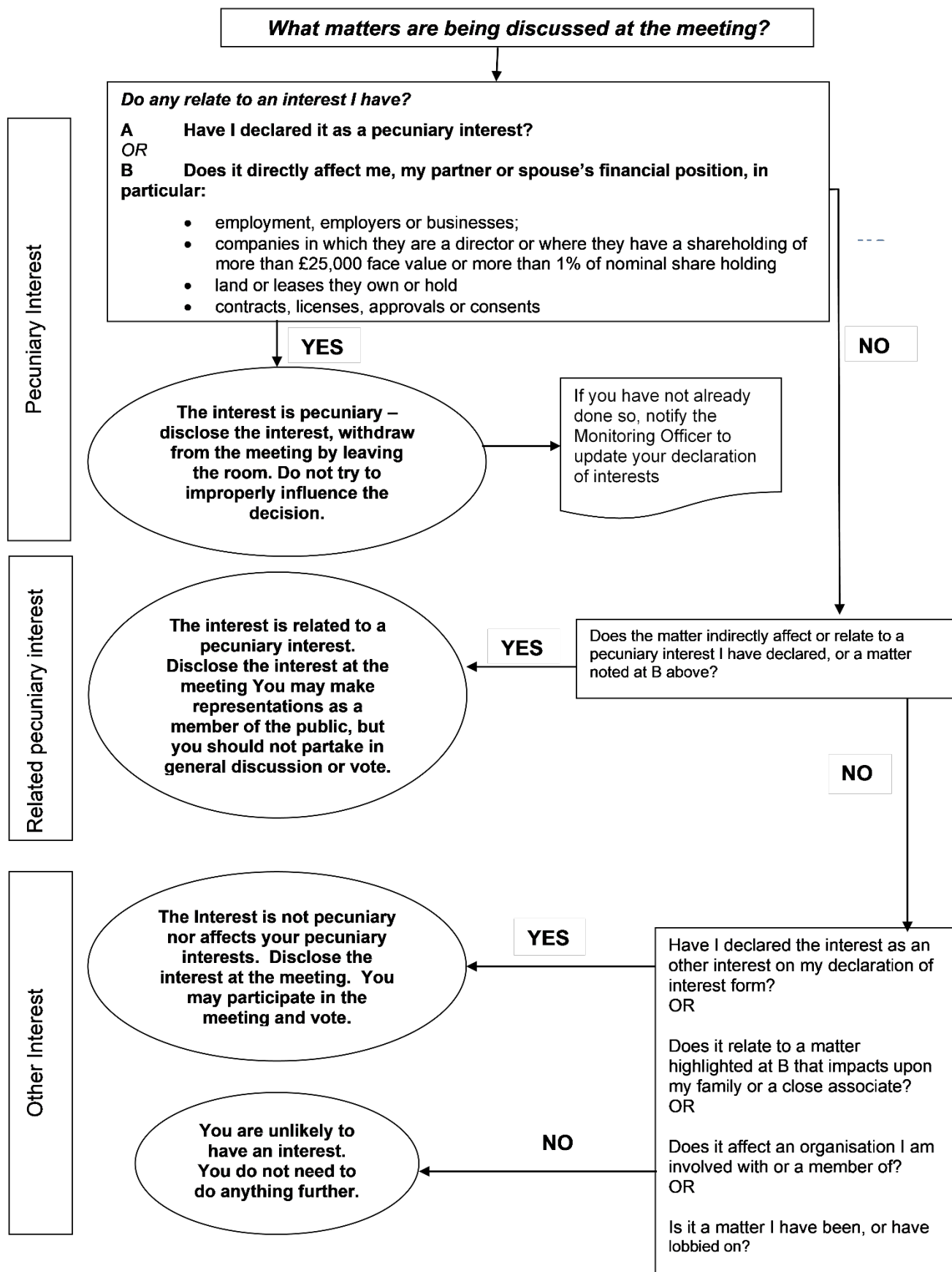
## DECLARATIONS OF INTEREST AT MEETINGS

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.

<p>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.</p>
<p>Does the interest directly:</p> <ol style="list-style-type: none"> <li>1. affect yours, or your spouse / partner's financial position?</li> <li>2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?</li> <li>3. Relate to a contract you, or your spouse / partner have with the Council</li> <li>4. Affect land you or your spouse / partner own</li> <li>5. Affect a company that you or your partner own, or have a shareholding in</li> </ol> <p>If the answer is "yes" to any of the above, it is likely to be pecuniary.</p> <p>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.</p>
<p>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</p> <p>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.</p>
<p>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.</p>
<p>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.</p>

**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



## Agenda Item 4

# 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.

Application	Parish	Speakers
2020/1439/D	WYMONDHAM	D Jones – Agent Cllr J Halls – Local Member
2020/1157/F	COSTESSEY	Cllr S Blundell – Local Member
2020/2236/CUQ	ASHWELLTHORPE AND FUNDENHALL	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
2020/2335/F	YELVERTON	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

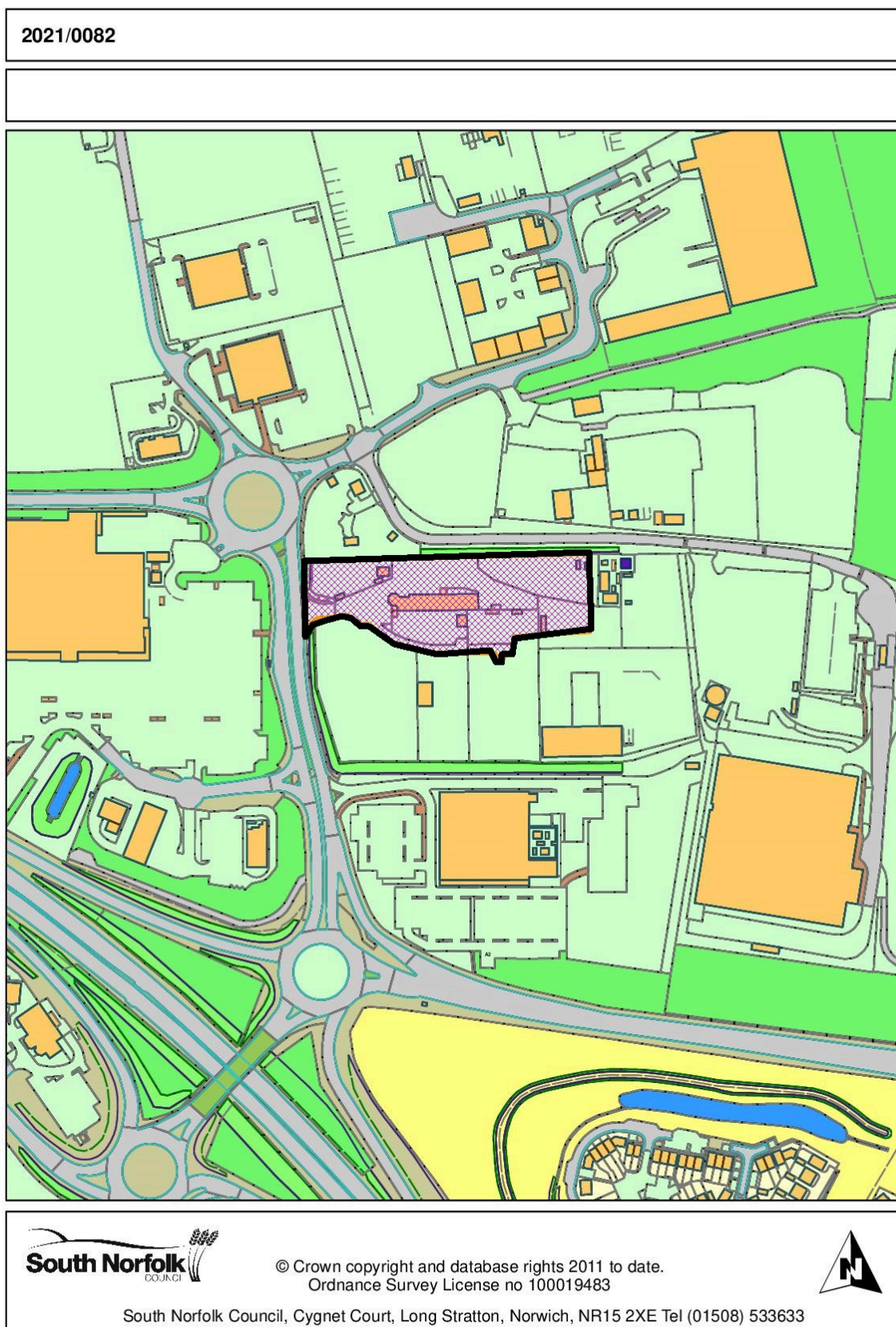
4.   **Appl. No**                         :   **2020/2335/F**  
      **Parish**                         :   **YELVERTON**  
      Applicant's Name             :   Mr Alex Mcallister  
      Site Address                 :   Land East Of The Bungalow Loddon Road Yelverton  
  Norfolk
- Proposal                       :   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

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

**Report of Director of Place**

Application 1

**Major Applications**



## Major Application

1.     **Application No :**       **2021/0082/F**  
       **Parish :**               **COSTESSEY**

Applicant's Name:       Aldi Store Ltd  
Site Address             Commercial Units east of William Frost Way Costessey Norfolk  
Proposal                 Demolition of existing buildings and redevelopment of site to provide a retail food store (Class E) and associated car park, access, servicing and landscaping with new access road to serve food store and land to the rear.

### Reason for reporting to committee

There are exceptional circumstances which warrant consideration of the proposal by committee.

Recommendation summary : Approval with Conditions

## 1     Proposal and site context

- 1.1     The application site is located on the east side of William Frost Way and approximately 200m north of its junction with the Longwater Interchange (A47/A1074). The site is 0.8 ha in area and is occupied by mixed employment uses which include areas of open storage. The site is bounded by a car sales business to the south and a she sales business to the north. The nearest retail units are the Sainsburys superstore on the west side of William Frost Way and a Next store further to the south near the road junction.
- 1.2     This application proposes a food store of 1966 sqm in area with surface carparking and servicing, landscaping and improvements to the existing access. The proposed site layout also maintains access to the existing plant storage business to the east.

## 2.    Relevant planning history

- |     |           |  |                  |
|-----|-----------|--|------------------|
| 2.1 | 2020/2015 | Screening opinion to provide a food store of 1,966 sqm GIA | EIA Not Required |
|-----|-----------|--|------------------|

## 3     Planning Policies

- 3.1     National Planning Policy Framework (NPPF)  
       NPPF 02 : Achieving sustainable development  
       NPPF 06 : Building a strong, competitive economy  
       NPPF 07 : Ensuring the vitality of town centres  
       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
- 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 5 : The Economy  
       Policy 6 : Access and Transportation  
       Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area
- 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  
 DM2.4 : Location of main town centre uses  
 DM3.8 : Design Principles applying to all development  
 DM3.10 : Promotion of sustainable transport  
 DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.13 : Amenity, noise, quality of life  
 DM3.14 : Pollution, health and safety  
 DM3.16 : Improving level of community facilities  
 DM4.2 : Sustainable drainage and water management  
 DM4.6 : Landscape Setting of Norwich  
 DM4.9 : Incorporating landscape into design

### 3.4 Site Specific Allocations and Policies

### 3.5 COS 4 : Redevelopment of existing uses within Costessey Longwater Development Boundary

## 4. Consultations

### 4.1 Costessey Town Council

This would be a retail development in an area designated for employment/business. Recommend approval subject to improvements to crossing on William Frost Way before the store opens and measures to upgrade the northern roundabout at the Longwater Interchange (by McDonalds) to cater for the increase in traffic.

#### Following re-consultation

Re-iterate previous comments. Continue to recommend approval subject to NCC Highways conditions being satisfied and no works above foundations before installation of pedestrian lights on William Frost Way.

### 4.2 District Councillor

Comments received will be reported to Committee

### 4.3 SNC Landscape Architect

No adverse impact on tree belt to north. Submitted scheme considered acceptable.

### 4.4 NCC Highways

Proposal requires signalised crossing on William Frost Way. Recommend a condition requiring delivery of crossing prior to first use of the store to ensure that it is in place regardless of who delivers it. Concerned with proposed pedestrian and cycle access to the store. Revised plan is required which demonstrates that pedestrians and cyclists can cross the access road to the development at a safe point and not at that currently indicated. In addition, the applicant will need to provide a footway/cycleway of an appropriate standard from the new signalised junction to the store. The currently shown 2m wide footway along the sites frontage will need to be widened to 3m. Provided that the above points are addressed, the highway authority has no objection subject to recommended conditions.

Following re-consultation

Revised access arrangement now acceptable and should be subject of detailed design condition.

4.5 Highways England

No objection - proposed development would mostly generate trips from surrounding local areas. A small proportion of trips would be travelling to/from A47. Conclude that with this proposed development's scale and nature, there would not be any severe traffic impact to our Strategic Road Network.

4.6 Norwich City Council

Objection - application proposes a new retail development in an out-of-centre location contrary to the objectives of the adopted development plan policies of the JCS and South Norfolk. It is acknowledged that no sequentially preferable sites have been found and, in isolation, this not likely to have any significant adverse impact on Norwich's defined centres or their vitality and viability. However, represents another stage in the unchecked growth of Longwater into a wide-ranging convenience and comparison retail destination serving more than its immediate residential catchment to the detriment of the defined centres. Would contribute to the incremental growth of Longwater as an inappropriately located out of centre retail destination competing with other centres.

Following re-consultation

The additional information does not change the view that the proposal would exacerbate the growth of Longwater as an inappropriately located out-of-centre retail destination

4.7 NCC Lead Local Flood Authority

Objection - insufficient information in respect of Flood Risk Assessment (FRA) and Drainage Strategy

Following first re-consultation

FRA confirms the use of infiltration as the main means of surface water discharge. Scope to include a more sustainable drainage approach through the use of further SuDS features and further detail required.

Following second re-consultation

Updated comments will be reported verbally to Committee

4.8 Anglian Water Services

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

4.9 SNC Community Services - Environmental Quality Team

No objection subject to conditions to address contamination

#### 4.10 SNC Senior Heritage & Design Officer

Store quite well designed with a very open glazed frontage and ribbon windows to the side to provide plenty of natural light. The mono pitch provides a contemporary look to the building and variation in cladding colour helps to break up the massing. Plenty of existing landscaping on the north boundary, and additional planting will make for a pleasant arrival. The loading bay is in relatively discreet location. Disabled parking well located to the entrance. Shopper cycle parking also well located under the canopy, near entrance and in a secure well surveyed location.

#### 4.11 Other Representations

11 responses in support

- An affordable alternative to Sainsburys
- Will provide more local jobs with minimal impact
- Will increase shopper choice
- Will reduce travel time to other discount stores
- Will improve a poor site
- Support proposal but only with appropriate changes in infrastructure and consideration of access to Queens Hills

5 objections

- Will encourage car use as retailers at Longwater are dispersed
- Will make cycling/walking more dangerous
- Does not encourage use of sustainable transport
- Additional traffic on busy road serving Queens Hills so needs separate access from Dereham Road
- Existing crossing to Sainsburys is unsafe
- Object to signalling of crossing as will cause gridlock on William Frost Way/Alex Moorhouse Way at weekends, making it impossible to get out of Queens Hills. Will cause delays for residents and buses.
- Question the ability of Longwater junction to cope with more traffic. New store would be better sited within Queens Hills or new housing on Dereham Road.
- Already difficult to exit the A47 from west of Longwater.
- Should only be approved with safe pedestrian crossing on William Frost Way and safe route for pedestrians/cyclists across the Longwater Interchange from Easton and the Park & Ride
- Not needed as there is already an Aldi store on Larkman Lane.

Response from Norse Environmental Waste Services (recycling facility to the west of the application site) -

While not objecting to the proposed development it was felt important that this facility and the associated activity from it needed to be brought to your attention as the application does not reference the NEWS facility, the vehicle movements from it and the potential risks resulting from these. Of particular concern are:

- The number of HGV movements from our site past the proposed site entrance with the increased number of private vehicle movements the site will attract together with the impact these will have on the William Frost/Ernest Gage Avenue roundabout.
- The risk to pedestrian access caused by the volume of traffic on William Frost Way.
- The proximity of the proposed northern boundary and pedestrian parking to the NEWS site access road.

## **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. The application site is within the development boundary for Costessey and forms part of the existing Longwater Employment Area which was principally designated for uses within Class B business use. Policy COS4 of the South Norfolk Site Specific Allocations and Policies Document (SSAPD) states that proposals for the redevelopment of existing employment uses should demonstrate that retention of the site for the same or similar uses has been fully explored without success. This would include a period of marketing on reasonable terms for similar uses or confirmation that the area is already adequately served for the type of use to be lost. Where this can be demonstrated, alternative uses within Class B would be considered positively where they are not defined as main Town Centre uses in the NPPF. Recent amendments to planning legislation have partially revoked Class B and this is addressed in a later section of this report.
- 5.2 Policy DM2.1 of the SNLP supports development proposals which provide new employment opportunities within allocated employment areas prioritised for Business Class uses and other appropriate employment uses. In addition, policy DM2.2 safeguards sites allocated for Business Class and other employment uses but would permit new uses that continue to provide employment and are supportive to that employment area.
- 5.3 Policy DM2.4 defines the Town Centre Areas where main town centre uses, which includes retail, should be located. This application site is outside of any of these defined areas. Therefore, in line with this policy, the applicant has undertaken a sequential assessment and retail impact assessment.
- 5.4 The application site is occupied by mixed employment uses including several businesses within a centrally sited single storey office building. A hand car wash business is located at the western end of the site and open storage associated with adjacent businesses occupies the eastern end. The applicant has advised that these businesses are already in the process of re-locating from this site. As outlined above, current local plan policies would support in principle new employment uses which until recently have all been within Class B or other employment-generating uses that are not defined as main town centre uses. This does not include retail and no evidence has been submitted to demonstrate that the required period of marketing of the site for these permitted businesses has been undertaken. Therefore, while this proposal would result in the loss of land allocated for potential Class B business uses contrary to policy COS4, it would generate around 50 FTE jobs which would support the function of this employment area in accordance with policies DM2.1 and DM2.2. In addition, this proposal for retail development is outside of defined Town Centre Areas and so is also contrary in principle to policy DM2.4 unless it can be demonstrated that the impact on investment within the catchment area of the proposal and the impact on town centre vitality and viability is considered acceptable.
- 5.5 Last year, changes to the Use Classes Order revoked Class A (retail, professional services and food & drink uses) and Class B1 (offices, R&D and light industrial) and grouped them together within a new and much expanded use class E (Commercial, Business and Service). This has the effect that changes of use of a building or land within Class E would not require planning permission. This means that the class B1 element of the policy allocation and the proposed retail use are now within the same planning use class and this is an important consideration in assessing this application. However, local plan policies also support development for business use class B2

(general industrial) and class B8 (storage or distribution) within the Longwater employment area and these use classes remain unaffected by recent legislative changes.

### **Sequential site assessment and retail Impact**

- 5.6 Local plan policies define a hierarchy of town and village centres to be the focal points for the majority of shopping, services and other town centre uses. The application site is outside of these defined centres and so, in accordance with policy DM2.4 of the SNLP, the applicant has carried out an assessment to determine if there are any sequentially preferable sites that would be suitable and available to accommodate this proposal. The assessment identifies a catchment based on a 10 minute drive time from the application site which is considered acceptable given the site's proximity to the A47. Within this defined catchment there is one designated district centre at Bowthorpe which currently has several vacant units. These are significantly smaller than the accommodation required by this proposal and so would not represent a reasonable alternative. Therefore, the conclusions of the submitted sequential assessment are accepted and it is considered that this requirement of policy DM2.4 is met.
- 5.7 As required, the applicants have also carried out an assessment of the potential impact of the proposal on investment within the catchment area and on town centre vitality and viability. This proposal for a medium sized food store would not compete directly with comparison retail based in the city centre. Likewise, the scale of this proposal and the more limited range of goods the applicants offer would limit any impact on the nearby large supermarket and no objections have been submitted by Sainsburys. The nearest designated district centre at Bowthorpe is already closer to the applicants' existing store at Larkman Lane and so it is considered that this proposal would have a limited impact on that existing situation.
- 5.8 A new neighbourhood centre is under construction at Queens Hills which will include a Co Op store of 400 sqm in area. It is considered that this store will serve a very localised catchment and meet day-to-day shopping needs. Therefore, it is not considered that this proposal would compete directly with this planned centre.
- 5.9 In carrying out these assessments, policy DM2.4 gives preference to accessible sites which are well connected to town centres. This site is well located in relation to the local and strategic highway networks and is on a main bus route. Pedestrian and cycle connectivity between the site, existing services at Longwater and nearby areas of recent and planned housing growth will be further improved by the off-site highway improvements required as part of this proposal. In addition, the applicant has submitted a draft travel plan outlining measures to promote sustainable travel to the site by staff and customers.
- 5.10 In summary, it is considered that this proposal accords with policy DM2.4 as it has been demonstrated that no sequentially preferable sites are available within the identified catchment and this proposal would not adversely affect existing or planned investment or the vitality and viability of defined centres.

### **Site layout and design**

- 5.11 Joint Core Strategy policy 2 and policy DM 3.8 of the SNLP promote good design which protects and enhances the environment and local landscape character. The area around the application site is characterised by modern standalone buildings with individual designs. The proposed building would be set well back into the site and is of a contemporary design with a monopitched roof with a maximum height of 8.5m. The external finish would incorporate a dark brick plinth with lighter cladding panels and a glazed shop frontage would face William Frost Way. The Senior Heritage & Design Officer has commented that the proposed building is well designed with variation in

external materials helping to break up the massing. The scale and appearance of the proposal would integrate well with surrounding development and so accords with policy DM3.8 of the SNLP.

## **Highways**

- 5.12 Policy DM3.11 of the SNLP states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network. Policy DM3.12 requires appropriate parking provision to meet the needs of a development. A transport assessment and travel plan have been submitted in support of this application. Highways England has raised no objections as the majority of trips generated would be from local areas with only a small proportion from the A47. Therefore, it is considered that the proposal would not have any severe impact on the strategic road network.
- 5.13 NCC Highways had commented that the proposed improvements to the existing access did not make sufficient provision for pedestrians crossing. Following discussions with Highways, a revised access layout has now been submitted which incorporates a central island. Highways are now satisfied that this addresses earlier concerns, subject to a condition to agree detailed design.
- 5.14 NCC Highways has confirmed that signalisation of the existing pedestrian crossing facility on William Frost Way is required for this development and significant concern has been expressed by residents and the Town Council regarding the existing crossing. Outline planning permission for major residential development at Easton (2014/2611) already includes an obligation to provide a signalised crossing in this location and, under the terms of this permission, this should be completed prior to the occupation of the first dwelling. For this reason, while the applicants have acknowledged the need to improve the crossing in their transport assessment, they have not proposed these works as part of this application as they consider that this improvement will already be delivered as part of another development. However, NCC Highways has advised that, notwithstanding planned development at Easton, there is also a distinct need for a signalised crossing as part of this proposal to provide linkages to existing retail and safe access to public transport. Therefore, whichever development comes forward first would trigger the requirement for this highway improvement. NCC Highways has recommended two specific conditions in this respect; (1) that no work commence above slab level until detailed drawings for these off-site highways improvements are agreed in writing and (2) that these off-site highways improvements are completed prior to the first use of this development. On this basis, and also subject to standard conditions for construction traffic management, NCC Highways raise no objections to this proposal.

## **Flood risk and contamination**

- 5.15 Policy DM3.14 of the SNLP requires that development should minimise and where possible reduce the impacts of pollution and ensure no deterioration in the quality of watercourses. In addition, policy DM4.2 requires the use of sustainable drainage measures to minimise the risk of flooding. This site is within flood zone 1 with no identified surface water flood risk. Following objections from the LLFA, a flood risk assessment was submitted which confirms the use of infiltration as the main means of surface water discharge. At this time the LLFA considered that there was scope to include a more sustainable drainage approach through the use of further SuDS features and a revised flood risk assessment was submitted. The updated comments from the LLFA are awaited and will be reported verbally to Members.

- 5.16 A contamination assessment has been submitted in support of this application. There are two underground fuel tanks on the site that would be removed. The Environmental Quality Team raise no objection subject to further investigation following their removal and the implementation of approved remediation measures and conditions are recommended in this respect in accordance with policy DM3.14 of the SNLP.

### **Landscape considerations**

- 5.17 Policy DM4.5 of the SNLP requires that new development should respect, conserve and where possible enhance existing landscape character. Policy DM4.9 requires that proposals must demonstrate a high quality of landscape design, implementation and management as an integral part of new development. The site is screened along its northern boundary by an existing tree belt which would remain and tree protection measures are proposed during construction. Additional planting is proposed at the access and within the car park layout and the Landscape Architect is satisfied with the scheme as submitted..

### **Ecology**

- 5.18 This application is supported by a preliminary ecological appraisal which found no evidence of protected species on this brownfield site. Ecological enhancements including the installation of bird and bat boxes and implementation of a sympathetic lighting scheme are proposed and would be secured by condition. On this basis, it is considered that this proposal accords with policy DM1.4 of the SNLP.

### **Residential amenity**

- 5.19 Policy DM 3.13 of the SNLP relates to the protection of the amenity of neighbouring uses. This site is well separated from nearest residential occupiers and so this proposal would not have any direct impact. A condition is recommended to agree any external lighting within the site. On this basis, it is considered that this proposal accords with policy DM3.13.

### **Other Issues**

- 5.20 COVID-19  
The need to support the economy is part of the recovery from the COVID-19 pandemic is a material consideration. This application will provide employment during the construction phase of the project and in the long term which weighs in favour of the proposal.
- 5.21 EIA  
This proposal has been screened against the Environmental Impact Assessment Regulations and an EIA is not required.
- 5.22 Public Sector Equality Duty  
Under section 149 of the Equality Act 2010, the Council has had due regard to the impacts of this proposal, in respect of layout, design, access and connectivity, on those groups with protected characteristics. It is considered that the benefits of this proposal outweigh any negative impacts.
- 5.23 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.24 This application is liable for Community Infrastructure Levy (CIL)

## Conclusion

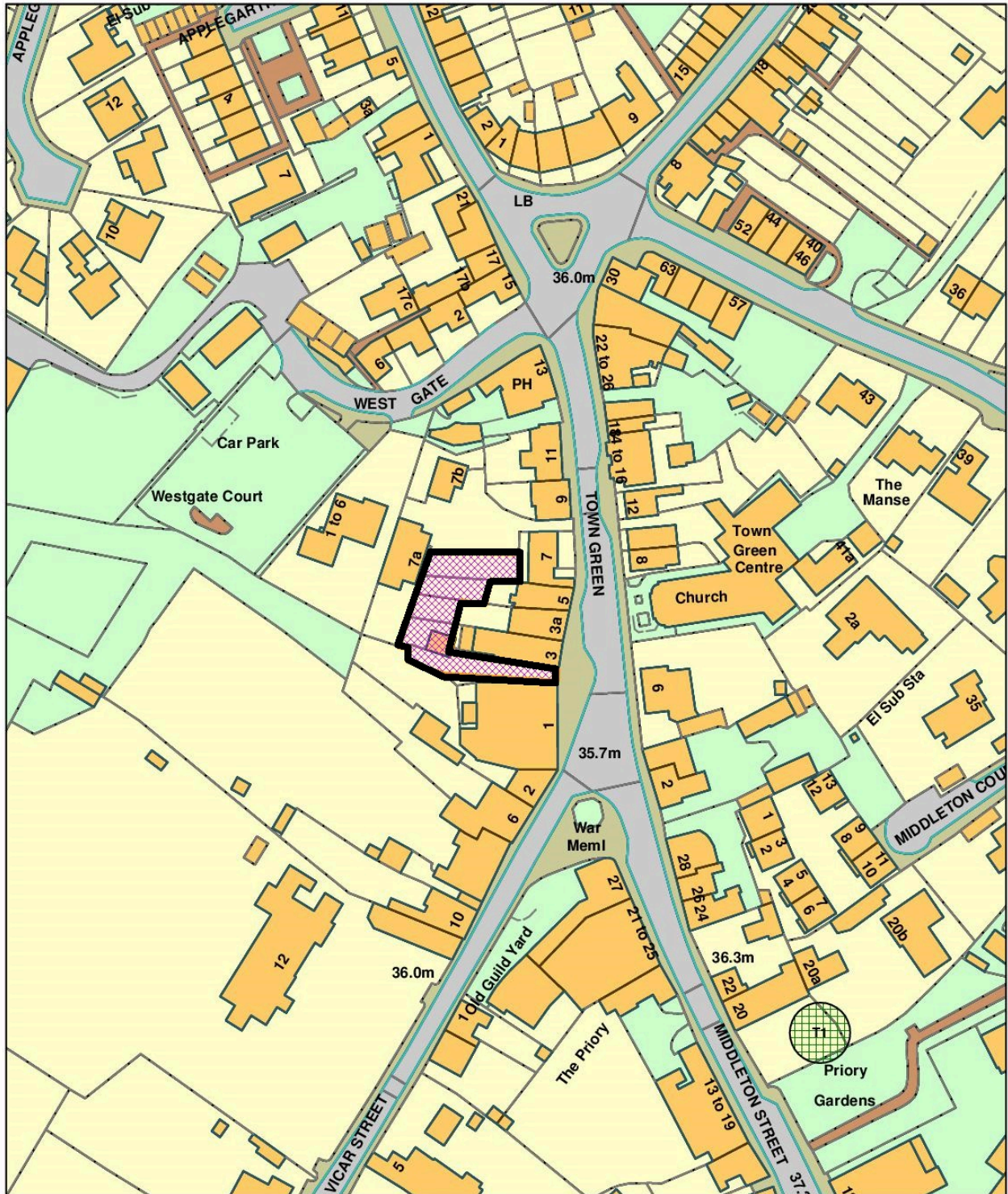
- 5.25 Planning law requires that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise and it is acknowledged that this proposal is contrary to allocations policy COS 4 as it would result in the loss of a site safeguarded for Business Class and other employment uses excluding retail. However, the use now proposed would provide significant employment and so, in that respect, it would comply with policies DM2.1 and DM2.2. Officers are satisfied that sufficient information has been submitted in respect of the retail impacts of this proposal to demonstrate that it can be considered to comply with DM2.4 of the SNLP. It is also noted that further supply of allocated land remains within the designated Longwater employment area. In addition, recent changes in planning legislation now place retail and some business uses within the same use class and this is an important consideration in assessing this proposal which would also generate around 50 FTE jobs and support the post-pandemic economic recovery. The re-development of this under utilised brownfield site would also represent an effective use of this land according with section 11 of the NPPF and would contribute to the provision of services in an area of significant planned growth.
- 5.26 Off-site highway improvements required by condition would improve the connectivity of the site and encourage more sustainable forms of travel. The proposal would also bring forward environmental benefits through contamination remediation and improved landscaping. Therefore, notwithstanding that this proposal remains contrary to policy COS 4, it is considered that the economic and environmental benefits of this proposal would, on balance, outweigh the harm caused by the loss of land currently allocated for other employment uses and so it is recommended that planning permission be granted, subject to the conditions as listed.

Recommendation : Approval with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 External materials
- 4 Provision of parking, servicing
- 5 Access improvements - details
- 6 Construction traffic management plan
- 7 Construction traffic parking
- 8 Highway improvements offsite – details
- 9 Highway improvement improvements offsite – implementation
- 10 Travel plan
- 11 Surface water
- 12 Foul water
- 13 Contaminated land – investigation
- 14 Contaminated land – remediation scheme
- 15 Unexpected contamination
- 16 Implementation of landscaping scheme
- 17 Tree protection plan
- 18 Ecological enhancement
- 19 External lighting

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

2020/2405



© Crown copyright and database rights 2011 to date.  
Ordnance Survey License no 100019483



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

## Other Applications

- 2. Application No : 2020/2405/F**  
**Parish : WYMONDHAM**

Applicant's Name: Mr Jonathan Howard  
Site Address Rear of 3 Town Green Wymondham Norfolk NR18 0PN  
Proposal Construction of a 2 bedroom, single storey bungalow, and landscaping works.

### Reason for reporting to committee

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

Recommendation summary : Approval with Conditions

### 1 Proposal and site context

- 1.1 The proposal seeks full planning permission for the construction of a single storey dwelling to be located to the rear of existing premises off Town Green. The site is within the conservation area, and to the rear of listed buildings. Access to the site is off Town Green via a private unmade narrow access road.

### 2. Relevant planning history

- |     |           |  |           |
|-----|-----------|--|-----------|
| 2.1 | 2016/2178 | Proposed two new residential dwellings                           | Withdrawn |
| 2.2 | 2017/0452 | Proposed two new residential dwellings (revised)                 | Refused   |
| 2.3 | 2020/1164 | Erection of a sustainable coach house style bungalow with garage | Refused   |

### 3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)  
NPPF 12 : Achieving well-designed places  
NPPF 13 : Protecting Green Belt land  
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change  
NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)  
Policy 1 : Addressing climate change and protecting environmental assets  
Policy 2 : Promoting good design  
Policy 3: Energy and water  
Policy 6 : Access and Transportation  
Policy 13 : Main Towns
- 3.3 South Norfolk Local Plan Development Management Policies  
DM1.3 : The sustainable location of new development  
DM3.8 : Design Principles applying to all development  
DM3.10 : Promotion of sustainable transport  
DM3.11 : Road safety and the free flow of traffic  
DM3.12 : Provision of vehicle parking  
DM3.13 : Amenity, noise, quality of life  
DM4.2 : Sustainable drainage and water management  
DM4.10 : Heritage Assets

3.4 Supplementary Planning Documents (SPD)

**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 Wymondham Town Council

Refuse: Overdevelopment of site.

4.2 District Councillor – Cllr Robert Savage

To Committee:

The size of the proposed dwelling appears large for the plot size and remarkably close to the boundary line for a dominant elevation. The dwelling will dominate the rear garden of the adjoining property, No. 3 with it's massing. The application does not comply with policies DM3.5 and DM3.13 of the South Norfolk Local Development Management Policies document.

The application should be determined by Committee and I recommend that the Committee visit site to appreciate for themselves its visual appearance in the locality.

4.3 SNC Water Management Officer

No comments received

4.4 NHSCCG

No comments received

4.5 Historic Environment Service

Due to findings on the adjacent site, if approved condition for a written scheme of investigation has been submitted to and approved in writing.

4.6 NCC Highways

Support subject to condition for the construction of on site parking.

## 4.7 Other Representations

7 letters of objection (3 from the same address)

- Overshadowing of business (3a), The cafe garden adjoins the proposed site and accounts for 40% of our business in the warmer months.
- Request that the cafe garden is visited before a decision is made
- The proposal will overshadow the cafe garden making it less appealing to our customers.
- Disturbance- already endured nearly 2 years of the current project and the noise and disturbance to have to go through this all again would potentially cripple us.
- Detrimental to the location which is accessed by a very narrow drive and shared by 3 residential properties, a sports bar, cafe, antique shop and 2 rented garages.
- Close to existing beer garden of neighbour business, therefore the potential to noise and disturbance on the amenities of future occupiers, and could also result in issues for the existing pub.
- Overlooking and overshadowing of neighbouring residential property.
- Existing noise and disturbance from the same applicant on adjacent project which has been going on for 2 years or more.
- New build sites in the heritage area and the scale of any new property needs to be appropriate to this.
- Fail to understand how the impact and the refusal reasons could have changed.

2 letter of support (from same address)

As a neighbour who overlooks the property I have no objection to the its construction and hope the application will be granted to raise the standard of the area.

The beer garden is more of a smoking area - the development of this site will be an improvement.

## 5 Assessment

### **Key considerations**

#### **Principle**

- 5.1 The site is within the development limits of Wymondham located close to the centre of town, within easy walking and cycling distance of a wide range of services and facilities including a good bus link and a rail link. For these reasons the principle of the proposal accords with policies DM1.3 and DM3.10 of the SNLP 2015.

#### **Design**

- 5.2 By way of background, the current scheme has been submitted as a revised proposal to that which was refused under reference 2020/1164. That too was a single storey dwelling, but the scale and design was considered to dominate the site leaving insufficient amenity space for the occupiers, and was also considered out of character with the area.
- 5.3 Following the refusal discussions were held between the applicant and officers including the Senior Design and Heritage Officer for a redesign reducing the scale and changing the design. The current scheme reflects those discussions reducing the scheme from a 3 bedroom bungalow to a 2 bedroom bungalow.
- 5.4 With regard to the site at present, it consists of an area of unkempt land which includes an old garage. It is proposed that the garage will be demolished and replaced by small cart lodge style building. The dwelling has been designed to include an east facing gable with full length glazing maximising the light into the lounge area. The east elevation also includes bio-folding doors onto the patio area from the dining room giving

this whole living space good quality of natural light. The west boundary of the dwelling has one window which serves a bedroom, and en-suite bathroom window and a utility room door all of which are 1 metre away from the close board fence forming the boundary of the neighbouring property. The north boundary is 1 metre away from the boundary fence beyond which is a private pedestrian access separating the site from the neighbouring café garden.

- 5.5 In design terms, the scheme takes a simple and modest approach reminiscent of an outbuilding that would not be uncommonly found in a rear yard of a town setting. Indeed it is evident that there are nearby examples of a “tandem” arrangement. Likewise, the materials proposed for the dwelling (brick plinth, with timber cladding and a pantile roof) are a traditional palette that is sympathetic to the Conservation Area.
- 5.6 The revised footprint now provides amenity space to the east of the site and also to the south, which given the town centre setting and size of the proposal (2 bedroom unit) is considered to be acceptable in this instance.
- 5.7 Comments have been received from neighbours and the Town Council stating that this is overdevelopment of the site and will have an adverse impact on the character of the area. However, I am satisfied that the significant reduction in the size, and the revised scheme is acceptable and do not share this opinion.
- 5.8 To conclude, the scale, design and selection of materials for the revised scheme are acceptable, as such the scheme accords with the principles of policy DM3.8, and will also be in character with the surrounding area and historic setting and therefore comply with policy DM4.10. In addition, the revised scheme accords with S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 and S72 Listed Buildings Act 1990.

#### **Residential amenities**

- 5.9 As previously mentioned, the proposed dwelling has amenity space to the east and to the south of the proposed dwelling. While the proposed dwelling is close to the fence on the west boundary, the proposal is single storey and the roof slopes away from the neighbouring property, therefore reducing the impact on the neighbouring garden. The impacts on sites to the north, east and south by virtue of the separation distances and when noting the modest single storey composition of the proposed building means that neither light nor outlook would be significantly compromised. Likewise, the single storey composition of the proposal means that the windows in this proposed dwelling are all serving ground floor rooms and as any overlooking can be mitigated by boundary treatments so that there is no loss of privacy to the neighbouring property.
- 5.10 Concern has been received from the café (3a) and the impact the proposal will have on the café garden, and also how the noise and activity from the beer garden of the adjacent sports bar will have on the amenities of the future occupiers. This was a concern previously given that there was no amenity space because of the scale of the dwelling. However, the revised scheme now provides adequate amenity space, and given the position of the proposed dwelling and its orientation, I do not consider there will be any significant impact on the adjacent businesses, nor do I consider that the adjacent businesses will have an adverse impact on the amenities of the future occupiers of a town centre located dwelling.
- 5.11 Whilst there is now considered to be sufficient private amenity space to accompany the proposed dwelling it is considered appropriate to remove permitted development rights to prevent extensions and outbuildings that could affect this arrangement. Likewise, whilst the limited height of the proposal would appear to mean that first floor accommodation could not be easily provided, it is considered appropriate to remove permitted development rights to prevent any potential overlooking issues and also

prevent any unsympathetic dormer windows being added which would undermine the merits of the design approach taken in this revised scheme.

- 5.12 As revised, it is my view that the scheme now accords with policy DM3.13 of the SNLP 2015.

### **Highways**

- 5.13 Access to the site is off Town Green via an unmade private road which already serves the rear of existing business premises and residential dwellings. The Highways Authority support the scheme subject to on-site parking being provided prior to occupation. There is some issue over ownership of the access, however, this is a civil issue between the applicant and the owners of the track. The new scheme as conditioned accords with DM3.11 and DM3.12 of the SNLP 2015.

### **Heritage**

- 5.14 As part of the consultation Historic Environment Services were consulted. It has come to light that the adjacent site revealed important historic findings, therefore if approved a pre-commencement condition will be required for Environmental Site Investigation to take place. As required by Legislation, the details of the pre-commencement condition have been sent to the applicant and have been agreed. The condition ensure that the proposal accords with the requirements of NPPF16, and with policy DM4.10 of the SNLP 2015.

### **Drainage**

- 5.15 While no issues with drainage as such have been raised, it is noted by the Water Management Officer that the Flood Map for Planning identifies the site access as having a low risk of flooding from surface water with depths identified as below 0.3m. The proposed dwelling is in an area of very low risk. Safe refuge will be available within the proposed new dwelling. For this reason, a condition should be included to ensure that the finished floor level should be a minimum of 0.3m above the existing flood level. No site levels have been provided to determine a flood level, so would advise that a level immediately to the front of the garage/cart lodge should be used to identify a flood level. Any alteration to site levels should not increase flood risk elsewhere. A condition has been included for the level of the finished floor levels, and also for the means for the disposal of surface water from the site to be agreed.

### **Other issues**

- 5.16 No other issues have been raised.
- 5.17 Under paragraph 61 of the National Planning Policy Framework (2012) requires Councils to plan for people wishing to build their own homes. This can be a material planning consideration for this application as self-build has been identified as the method of delivering the site. Whilst an indication of self-build has been given by the applicant it should also be noted that at this stage it cannot be certain that the method of delivering this site will be self-build. In the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.18 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.

- 5.19 COVID as a material planning consideration  
All development must be considered against the benefits it will deliver to assisting the recovery of the economy from the impact of COVID. However, in this instance the scheme accords with policy which is given greater weight.
- 5.20 This application is liable for Community Infrastructure Levy (CIL)

### **Conclusion**

- 5.21 The scheme has been significantly reduced in size and the design changed to reflect the setting of the surrounding area. The reduced size of the proposal means that there is now adequate amenity space on site for future occupiers and there is no detriment to the amenities of the neighbouring residential or commercial properties. The scheme as conditioned therefore accords with the above policies and is recommended for approval.

Recommendation :      Approval with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 New Water efficiency
- 4 Archaeological work to be agreed
- 5 Finished Floor levels
- 6 Surface water
- 7 Removal of PD rights (extensions, outbuildings, roof alterations)

Contact Officer, Telephone Number      Jacqui Jackson 01508 533837  
and E-mail:                                      jjackson@s-norfolk.gov.uk

**Planning Appeals****Appeals received from 27 February 2021 to 12 April 2021**

<b>Ref</b>	<b>Parish / Site</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Decision Maker</b>	<b>Final Decision</b>
2019/8001	Thickthorn Farm Norwich Road Hethersett Norfolk NR9 3AU	Mr M P Kemp	Appeal against without planning permission, the erection of two steel framed buildings	Delegated	Enforcement Notice Issued
2019/1593	Poringland Land south of Burgate Lane Poringland Norfolk	Gladman Developments	Outline planning application for the erection of up to 98 residential dwellings including 5 live/work units, structural planting and landscaping and a sustainable drainage system (SuDs) with a vehicular access point from Burgate Lane. All matters reserved except means of access.	Delegated	Refusal

**Planning Appeals****Appeals decisions from 27 February 2021 to 12 April 2021**

<b>Ref</b>	<b>Parish / Site</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Decision Maker</b>	<b>Final Decision</b>	<b>Appeal Decision</b>
2020/0620	Wymondham Land to the rear of 16 Norwich Common Wymondham Norfolk	Mr A Dale	Proposed development of 2 new dwellings and detached garages, re-positioning of existing access drive and amenity space (revised)	Delegated	Refusal	Appeal dismissed

<b>Ref</b>	<b>Parish / Site</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Decision Maker</b>	<b>Final Decision</b>	<b>Appeal Decision</b>
2020/0978	Barford Land to the rear of 46 Chapel Street Barford Norfolk	Mr & Mrs Rodney Brown	Outline application for a development of seven dwellings.	Delegated	Refusal	Appeal dismissed
2020/1514	Kirby Bedon 5 Holmemead Whitlingham Lane Kirby Bedon Norfolk NR14 8UA	Mr M Davey	Revised location of detached workshop, office and bedroom annexe following planning consent 2019/2519	Delegated	Refusal	Appeal dismissed
2020/1675	Wacton 31 Church Road Wacton NR15 2UG	Mr Mark Bailey	Two storey extension over existing garage (making 3 storeys in total) connecting to rear of existing house and change of use from dwelling to mixed use (dwelling and martial arts studio)	Delegated	Refusal	Appeal dismissed