

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a remote meeting of the Development Management Committee of South Norfolk District Council, held on 22 April 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) and the Senior Planning Officer (B Skipper)

552 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
2021/0082/F	COSTESSEY	All	Local Planning Code of Practice Lobbied by the Applicant
		D Bills	Other Interest Director of Norse Environmental Waste Services
		T Laidlaw	Local Planning Code of Practice Previously Lobbied by the Applicant
			Other Interest District Member for Costessey
			Other Interest Attended Parish Council Meetings but did not take part in any discussions
2020/2405/F	WYMONDHAM	All	Local Planning Code of Practice Lobbied by Objector.

553 MINUTES

The minutes of the meeting of the Development Management Committee held on 10 March 2021 were confirmed as a correct record.

554 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
2021/0082/F	COSTESSEY	R Scadding – Agent
2020/2405/F	WYMONDHAM	T Brown – Objector J Howard – Applicant Cllr R Savage – 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.

555 PLANNING APPEALS

The Committee noted the planning appeals

(The meeting concluded at 11:35am)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
22nd April 2021

Item	Updates	Page No
Item 1	<p>Following discussions with the LLFA who are seeking further clarification on surface water drainage matters, there is a change to the officer's recommendation. It changes to:</p> <p>Authorise the Director of Place to approve following submission of a satisfactory surface water drainage strategy and subject to conditions as listed.</p>	14
Item 2	<p>Additional comment from neighbouring premises (café) reiterating concern at the impacts of the development on their business. Officers are of the view that the proposed dwelling, given its modest single storey composition and location within the plot, when seen in the context of the location of the café garden would not have a significant impact on the attractiveness of the café garden. It is accepted that there will be a level of disturbance associated with the construction process, however this is the case with any building project, particularly one in a built up area, and as such is not considered a justifiable reason for refusal. The construction project itself is a temporary one and not in perpetuity concern.</p> <p>On a point of clarification, paragraph 5.10 of the assessment could be read to indicate that the previous refusal made reference to concern about amenity impacts associated with the beer garden of the sports bar. Officers would wish that this wasn't specifically the case and the reference to concerns relating to the amenity space referred more to its inadequate size relative to the size of the dwelling rather than in relation to concerns relating to the beer garden. For ease of reference the following are the reasons for refusal from 2020/1164:</p> <p><i>The site is located in the centre of Wymondham behind existing properties which front Town Green. A new single storey dwelling has been constructed immediately to the west of the site. Access to the site is off Town Green along a narrow access which also provides parking for the adjacent premises.</i></p> <p><i>The design of the property is described as 'cart lodge style' however, in terms of the conservation area and neighbourhood character the building does not relate to the historic grain of development which is characterised by principal frontage buildings to the street with outbuildings and workshops projecting out to rear at right angles in elongated plots. Where buildings are placed 90 degrees, they front onto enclosed courtyards, or there is sufficient space between the buildings. This building fills the space and does not relate to the historic plot divisions of the buildings on Town</i></p>	24

	<p><i>Green, even though it is accepted to the rear historic boundaries have changed over time.</i></p> <p><i>Also, the part of the building viewed through the gap and has some space to the front is a gable with an 'inactive' elevation with a garage and modern shutters and a bin store area. This will not be an enhancement or make a positive contribution to the conservation area when glimpsed through the gap in the street frontage.</i></p> <p><i>For these reasons the scheme fails to accord with policy JCS1 or DM 3.8 (1) of the SNLP 2015. It can also be considered detrimental to the character and appearance of the conservation area resulting in harm to the heritage asset with regard to DM 4.10 of the SNLP 2015.</i></p> <p><i>2. To the west of the site is a newly constructed single storey dwelling which is positioned close to the boundary of the application site. The scale of the proposed dwelling will result in a poor level of amenity space for the proposed dwelling. In addition, while the proposal may be single storey due to the close proximity to the boundary it will have an overbearing impact on the neighbouring property being detrimental to the residential amenities of the adjacent dwelling. The scheme therefore fails to accord with policies DM3.8 and with policy DM3.13 of the SNLP 2015.</i></p> <p>On a further point of clarification, Cllr Savage makes reference to Policy DM3.5 of the SNLP in his comments. Officers have not made reference to this in their assessment as they do not consider this applicable to this scheme as it doesn't consider the application to be a plot sub-division. Notwithstanding this, if it was interpreted that it was a sub-division, and therefore Policy DM3.5 was engaged, it would not bring forward any further issues for consideration as those covered within DM3.5 relate to matters of design, character and appearance of the area, amenity and highway and parking impacts which are all assessed in any event with the assessment via other Policies eg DM3.8, DM3.11, DM3.12 and DM3.13.</p> <p>Additional condition required relating to the provision of on-site parking to address the requirements of the Highway Authority as indicated in paragraph 4.6 of the report.</p>	
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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** : **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.

- Decision** : Members voted unanimously to authorise the Director of Place to Approve subject to approval of a drainage scheme.

Approved 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

2. **Appl. 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.
- Decision : Members voted 4-1 for **Approval**

Approved 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)
- 8 Provision of on-site parking