

Development Management Committee

Agenda

Members of the Development Management Committee:

To be confirmed at the Council's AGM on Monday 26 April 2021

Date & Time:

Wednesday 5 May 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

Website: 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, no later than 3.00pm on Friday 30 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 Thursday, 22 April 2021;
(attached – page 8)
5. Planning Applications and Other Development Control Matters;
(attached – page 14)

To consider the item as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2020/1506/F	WOODTON	Land North West of The Street Woodton Norfolk	14
2	2020/1689/F	PORINGLAND	Land to the east of Overtons Way, Poringland, Norfolk	26

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 48)

8. Date of next scheduled meeting- Thursday 20 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

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

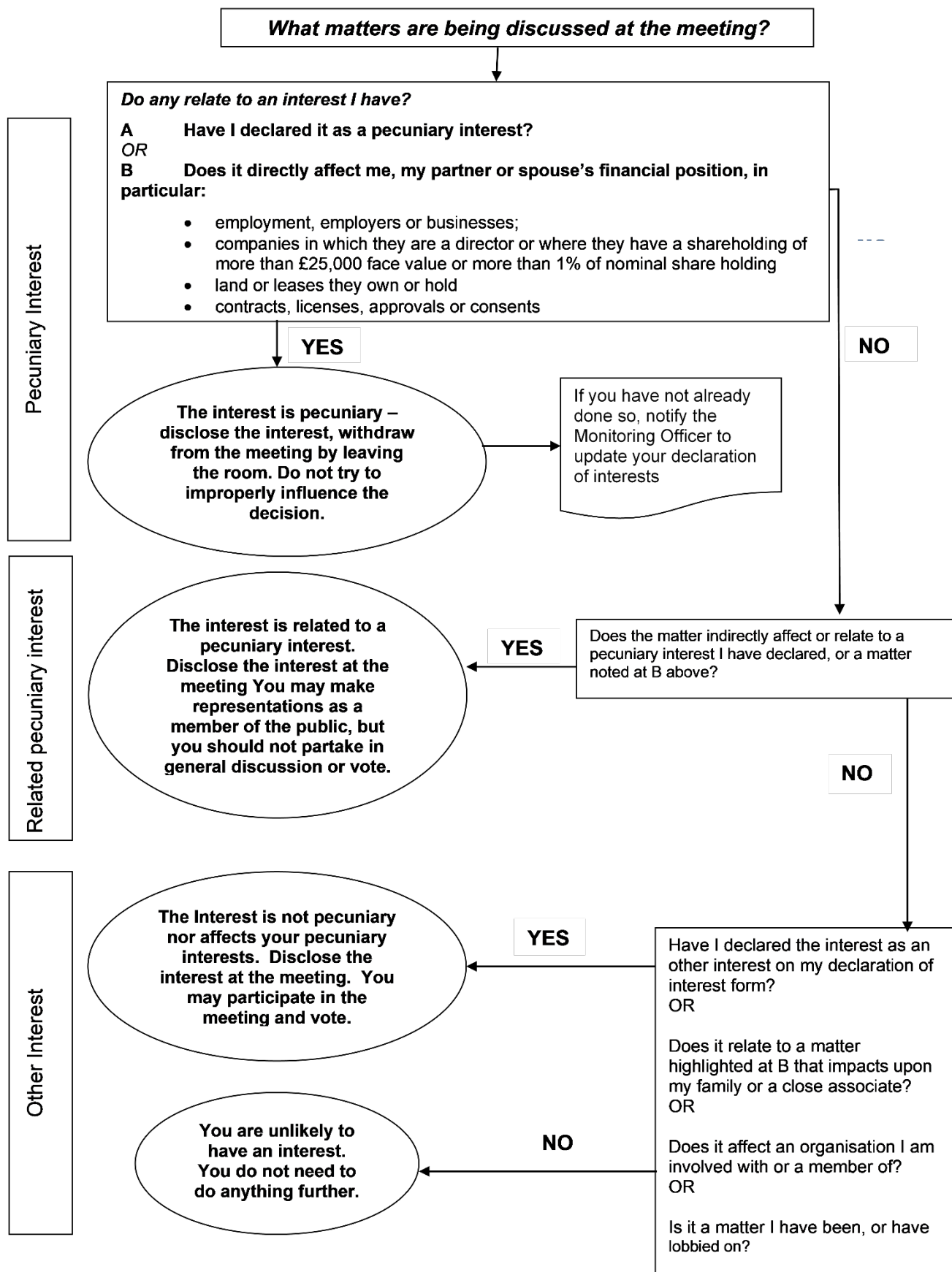
DECLARATIONS OF INTEREST AT MEETINGS

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.

<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"> 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 <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 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

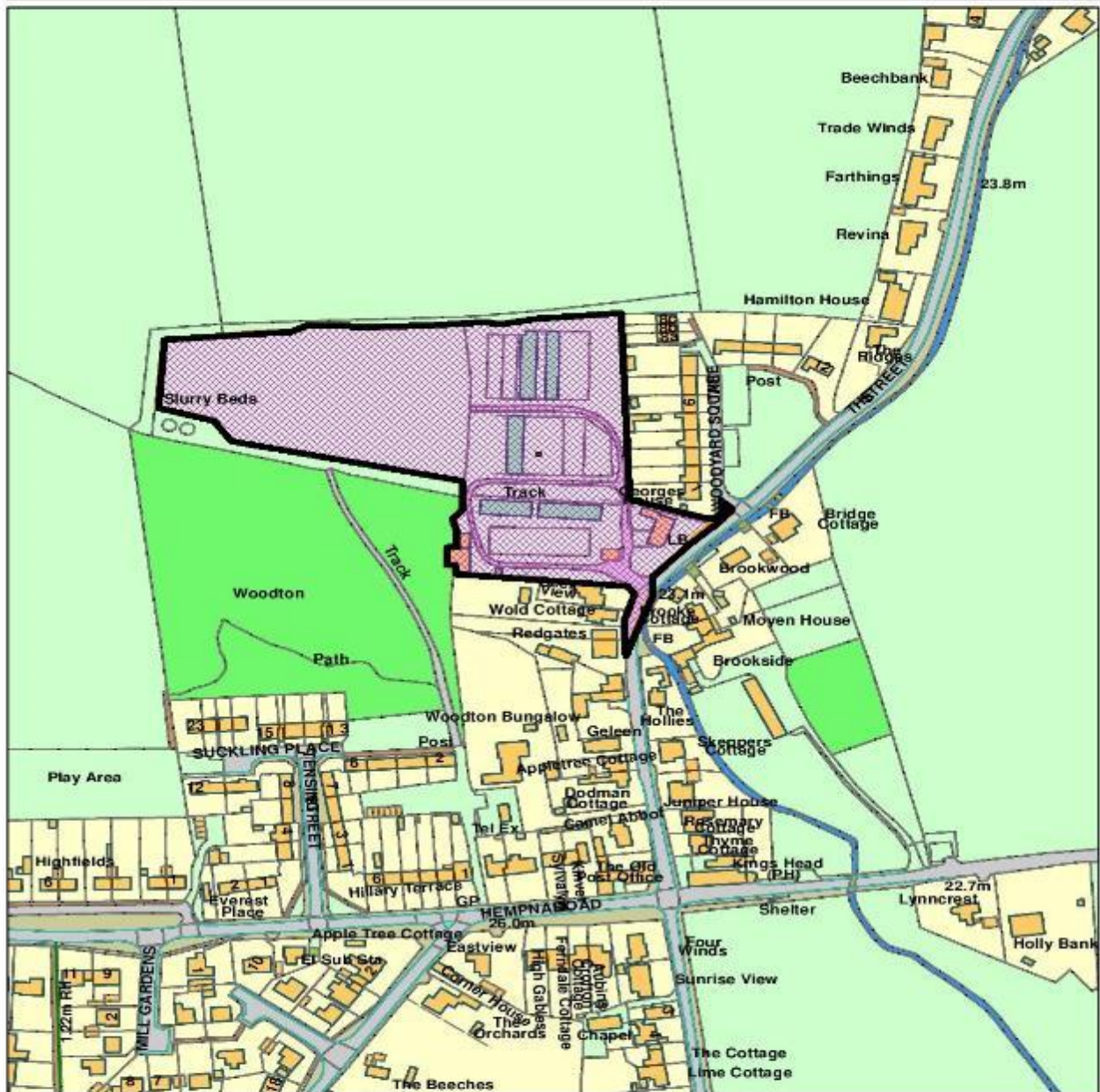
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Major Applications

Application 1

2020/1506



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

1. **Application No :** **2020/1506/F**
 Parish : **WOODTON**

Applicant's Name: Mr Julian Wells
Site Address Land North West of The Street Woodton Norfolk
Proposal Erection of 23 dwellings with associated landscaping,
 drainage and highways works.

Reason for reporting to committee

To update Members on the revised affordable housing position following work carried out to assess the financial viability of the scheme and critical analysis of the costs and to consider all other matters relating to the proposals.

Recommendation summary :

Authorise the Director of Place to approve subject to conditions and a Section 106 regarding affordable housing and open space provision.

1 Proposal and site context

- 1.1 The site is in the village of Woodton and lies to the west of The Street. It is to the northern edge of the village, accessed from The Street between Georges House and Beck View.
- 1.2 The main part of the application site, containing the proposed dwellings and public open space, is allocated for development under policy WOO 1. It is a redundant nursery containing a number of derelict greenhouses and sheds. The western part of the site is an open pasture area and is shown as being retained in this use with a drainage swale located along its southern edge. The total application site is 1.96ha.
- 1.3 To the north of the site is a large arable field, with Church Road approximately 300m away. To the east is the development by Tayler & Green of Woodyard Square with the primary terrace of houses lying approximately 25m from the site boundary. To the southwest is an area of community woodland and to the west an arable field lies beyond a belt of mature trees.
- 1.4 The site is surrounded by established hedges with some mature trees and there are mature trees on the boundary between the two parts of the site. The site level falls from north to south. There is an existing drain along the south of the western part of the site and the application proposes a culvert where it crosses the residential development area which would be connected to the existing culvert as it leaves the east edge of the site.
- 1.5 Highway works are proposed to widen the carriageway to 5.5m and to provide a 1.8m pavement along the Street connecting the site to Woodyard Square. Off-site highway improvements are also proposed to the junction of The Street and Hempnall Road.
- 1.6 Public open space is shown along the southern boundary of the site, adjacent to Beck View, which would incorporate an infiltration basin with a footpath to connect through the site to the adjacent community woodland

2. Relevant planning history

- 2.1 2016/0466 Outline planning application with some Approved
 matters reserved for 21 new residential units
 (with secondary access from Suckling Place

for emergency use and for pedestrian / cycle access)

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 08 : Promoting healthy and safe communities
 - NPPF 09 : Promoting sustainable transport
 - NPPF 10 : Supporting high quality communications
 - 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 17 : Facilitating the sustainable use of minerals
- 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 6 : Access and Transportation
 - Policy 7 : Supporting Communities
 - Policy 15 : Service Villages
- 3.3 South Norfolk Local Plan Development Management Policies
 - DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 - DM1.3 : The sustainable location of new development
 - DM1.4 : Environmental Quality and local distinctiveness
 - DM3.1: Meeting Housing requirements and needs
 - 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
 - DM3.15 : Outdoor play facilities/recreational space
 - DM3.16 : Improving level of community facilities
 - DM4.2 : Sustainable drainage and water management
 - DM4.4 : Natural environmental assets
 - 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
 - WOO1: Land to rear of Georges House
- 3.5 Supplementary Planning Documents (SPD)
 - South Norfolk Place making Guide (2015)
 - South Norfolk Local Landscape Designations Review 2012

4. Consultations

4.1 Woodton Parish Council (23/09/20)

The Parish Council supports this application, but by a narrow majority, and on the understanding that the concerns and reservations raised by the public as seen in the formal comments received by South Norfolk Council are fully taken into consideration.

They are summarised as follows

- There is widespread concern of the potential increased volume of traffic by such a development. Average traffic movement per household is 6 traffic movements per day, meaning that an additional 23 dwellings would equate to an average of 138 extra traffic movements per day. - It is essential that extra safety measures are put into place for both road users and pedestrian safety. - In the outline planning permission Norfolk County Council, Highways Department, recommended a 20mph speed limit along The Street. In addition, they recommended that build outs be installed. The serious nature of this issue cannot be emphasised too strongly and the Parish Council demand that the Highways' recommendations are applied. - In addition, improvements would be recommended by the Parish Council to the junction at The Street and Hempnall Road to alleviate safety concerns. It would appear from the plans that the developer has taken this into consideration. - Such a development would hopefully encourage more families with young children to the village and hence the need for more places at Woodton Primary School. This potential demand needs to be addressed at the consultation stage. - All flood risk, drainage and sewage problems need to be tackled, as historically there have been incidents of flooding in the area. - Some, but not all, of The Street currently has a pavement and the safety of pedestrians is of major concern. Many young families and children use The Street as a means for getting to and from the Primary School and a pavement installed along the whole length of this road would be a strong priority.

4.2 District Member

No Comments received.

4.3 Police Architectural Liaison Officer (2/9/20)

The application details a well laid out site, of a cul-de-sac design, which doesn't have any alleyways, is not permeable and has a primary vehicular access point. This layout is very encouraging as increased permeability is linked to increased crime. A no through route gives residents a feeling of ownership and encourages a feeling of community and discourages anyone intent on criminal behaviour as not only are they likely to be seen by residents and potentially challenged – but they have nowhere to go within the development. It is also encouraging to see that most plots benefit from a back to back garden design.

Detailed comments relating to parking and boundary security.

4.4 Anglian Water Services Ltd (3/9/20)

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the

developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It

should be noted that the diversion works should normally be completed before development can commence.

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

The sewerage system at present has available capacity for these flows via a gravity connection to the public foul sewer.

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management

4.5 NCC Planning Obligations Co-Ordinator (10/09/20)

The following infrastructure will need to be funded through CIL;

Education: Mitigation required at Woodton Primary school for 6 places.

Green Infrastructure: for the provision of green infrastructure within local County Wildlife Sites in the area of the development.

Library: New development will have an impact on the library service and mitigation will be required to develop the service.

Norfolk Fire Services have indicated that the proposed development will require 1 hydrant (on a minimum 90-mm main) for the residential development at a cost of £843, delivered by the developer and secured via a condition.

4.6 SNC Senior Heritage & Design Officer (14/09/20)

Normally would require a looser grain of development for a village location/rural edge, however this development in part follows the more regular grain of development established by the adjacent Tayler and Green properties to the east. However, although the terrace runs north-south to the east of the site, I do not consider that there is any harm in the remaining part of the development having a slightly looser grain so that is more rural in character and less suburban – and creates more interesting streetscenes – it could be even a little more loose than shown.

Further advice given relating to materials and design detailing, and details of layout in relation to plots and the open space, location of parking.

4.7 NCC Historic Environment Officer (14/09/20)

The proposed development site lies adjacent to an area of archaeological cropmarks, including cropmarks of a probable ploughed-out Bronze Age burial mound. In addition, metal detecting in the fields to the north has produced artefacts of Middle/Late Saxon, medieval and post-medieval date. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199.

4.8 NCC Ecologist(15/09/20)

There are no objections on ecological grounds.

A condition is suggested (in line with Condition 4 of 2016/0466) to require an Ecological Mitigation Scheme. We would strongly encourage it to incorporate additional ecological enhancements such as hedgehog highways beneath fences and any brick

garden walls to increase connectivity within and through the site (gaps should also be created in perimeter fences giving access to the wider landscape), and incorporate integrated bird (swift and house sparrow terraces), bat boxes, and insect bricks. Consideration should also be given to the use of climbing plants of value to pollinators.

4.9 SNC Housing Enabling Officer (29/02/20)

Under Policy 4 of the Greater Norwich Joint Core Strategy, 23 dwellings generates a requirement for 6 affordable homes. I note the proposal for two affordable homes (8.7%) on the basis of a financial appraisal seeking to demonstrate that the scheme is not viable with more than the two affordable homes proposed: 2 two bedroom houses for shared ownership.

I understand that the appraisal evidence submitted has been accepted as justifying this. On this basis, I have no objection to the application.

4.10 NCC Highway Authority

15/10/20 Detailed comments and revisions required.

The site was previously granted planning permission for residential development under 2016/0422. As part of this permission the developer was required to provide off-site highway works at the junction of The Street with Hempnall Road, localised carriageway widening, footway improvements and the introduction of a 20mph limit and associated traffic calming on The Street. It is noted the previously agreed drawings (003/03, 003/04, 003/05A & 003/06) have again been submitted in support of the current application.

02/12/20 Further detailed comments on amended plans – further revisions required.

4.11 SNC Community Services - Environmental Quality Team (26/10/20)

Reviewed the Phase 2 Contamination Assessment (A F Howland Associates, reference JAH/19.405/PhaseII, dated 20 Jan 2020) and accept the contents. The report recommends that remediation is required and I therefore request that the applicant submits a Remediation Method Strategy, to be submitted and implemented - conditions to attach. Also condition in case new contamination found.

A condition controlling air source heat pump or ground source heat pump installation to any of the proposed dwellings relating to noise levels.

A construction management plan is required to protect residents from noise, dust smoke and unsocial working hours.

4.12 NCC Lead Local Flood Authority (26/10/20)

This application is to build housing on land that contains an ordinary watercourse. It is suggested that the watercourse will be culverted through the whole development and upstream storage engineered outside the red line boundary. There is anecdotal evidence of this watercourse flooding properties nearby. Technical reports have been submitted to support the application.

We have significant concerns that this proposal includes a culvert of 77m long to gain land to develop. This is against NCC LLFA culverting policy as well as CIRIA C786 Culvert Manual. Whilst mitigation is proposed, we would expect the sequential approach be undertaken at this location.

We object to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy.

4.13 Other Representations

Representations have been received from 8 local addresses. The issues can be summarised as follows:

- Wrong size of houses for the village, need bungalows and starter homes
- Too many houses for this small village
- Not infrastructure to support it, only 1 small shop and pub
- Need for more school places
- Traffic safety and additional volume of traffic generated on narrow street
- Blind corner near the site
- Proposed calming measures will make it more dangerous
- Concern about the next phase, as this one exceeded the original numbers
- Could have a pedestrian access onto the Street
- No continuous path, dangerous for pedestrians
- Could include a village green/communal area which the village lacks
- Capacity of sewage system
- Surface water run-off and flooding

5 Assessment

Key considerations

5.1 The key considerations in the determination of this planning application area as follows:

- Principle of development
- Layout, design and impact
- Impact on residential amenity
- Impact on trees and ecology
- Drainage and flooding
- Impact on highway safety
- Affordable housing/CIL
- Open space provision
- Renewable energy

Principle

5.2 The site is allocated in the Local Plan under Policy WOO1 for a small residential estate for approximately 20 dwellings with an upgrade of the existing access and footway improvements. The allocation is included within the development boundary for the village as defined in the Local Plan.

5.3 In line with the allocation Outline planning permission was granted for 21 units in August 2017 subject to a S106 agreement to secure affordable units on site. The current application has been submitted as a new full application because a number of elements have changed including; an increase in the number of units to 23, the general layout of the site and the need to include land to the west within the red line area in order to secure drainage measures.

5.4 Therefore, the principle of the residential development including the number of units, is acceptable and the details are considered below.

Layout, design and impact on the character and appearance of the area

- 5.5 As noted above, the site is a former nursery with its south and east boundaries adjacent to existing residential development and its north and west boundaries forming the edge of the village adjacent to the countryside and woodland.
- 5.6 The development consists of 23 dwellings arranged around a cul-de-sac with a single access from The Street and two smaller roads within the site. The majority of the dwellings (15) have direct pedestrian and vehicular access from the main cul-de-sac (2 have vehicular access off the side roads) with 5 wholly accessed off one side road and 3 off the other. This results in a line of houses, Plots 16-23, back to back with the terrace of Woodyard Square which reflects this specific form of development. There is a line of four bungalows along the northern boundary to reduce the visual impact from Church Road with a looser layout and a mix of dwelling types to the west of the site. The Conservation and Design Officer is satisfied that this layout reflects the character of the area.
- 5.7 The materials are soft Norfolk red brick, coloured render with brick plinths, and red and charcoal pantiles. Timber porches have also been used for all dwellings with some corbelling to the larger properties. Garages and cart lodges are shown clad in black painted timber and close-boarded fences will delineate property boundaries. The materials generally reflect the character of Woodton.
- 5.8 Landscaping has been incorporated, with exiting features retained and enhanced along the boundaries to soften the impact on the adjacent countryside. There are long views of the site which have been taken into account through the use of bungalows on the north boundary. The proposal also includes the provision of onsite open space which will link the development to the existing community woodland.
- 5.9 The combination of layout and materials is considered acceptable, positively reflecting its village location and site constraints. Overall, the dwellings are considered to be of an acceptable size, scale and design and the application is also not considered to cause any harm to the character and appearance of the general area or the distinct Tayler and Green properties and it therefore accords with Policy 2 of the JCS, and Policies DM1.4 and DM 3.8 of the Local Plan.

Residential Amenity

- 5.10 The site shares a boundary with eleven properties on Woodyard Square to the east and two detached houses on the Street either side of the site entrance. The proposal includes provision of a garage and three parking spaces for Georges House to the rear.
- 5.11 There have been no objections in relation to impact on the amenity of any other property. The impact on residential amenity has been considered in relation to both the proposed dwellings and the existing residents surrounding the site in terms of overlooking, overshadowing and loss of privacy. The separation distances have also been considered.
- 5.12 Overall the impact is acceptable in this regard, thereby meeting the objectives of policy DM3.13 of the Local Plan.

Impact on Highway Safety

- 5.13 Concerns have been raised by the Parish Council and local residents in relation to the increase in traffic and the impact on highway safety.

- 5.14 The development is accessed from The Street using the existing entrance to the nurse. The allocation requires improvements including an upgrade of the access and footway improvements to the requirements of the Highway Authority. The Highway Authority has also requested improvements to the junction of The Street with Hempnall Road. The application provides for off-site highway works at this junction, localised carriageway widening, footway improvements and the introduction of a 20mph limit and associated traffic calming on The Street.
- 5.15 Following discussion and amendments to the layout, in terms of the highways provision on-site and the improvements off-site, the proposals are considered acceptable and accord with Policies DM3.11 and DM3.12 of the Local Plan subject to appropriately worded conditions to secure the above.

Drainage and Flood Risk

- 5.16 The applicant has submitted updated information in response to the comment received from the LLFA. An open watercourse is proposed across the site to connect an existing drainage ditch to the west with an existing culvert to the east. It also includes a drainage swale to the west and an infiltration basin to the south, incorporated into the informal open space area.
- 5.17 Updated hydraulic modelling has been provided to demonstrate how the site's drainage can be dealt with. As a result, the application proposes include a comprehensive drainage scheme based on the applicants Flood Risk Assessment and Drainage Strategy Addendum. These reports address issues previously raised by the LLFA in their written responses and following discussions between the applicant and their drainage consultants as detailed within the comments.
- 5.18 It is noted that concerns have also been raised by the Parish Council and local residents in relation to flooding in the area. These concerns have been considered by the LLFA as part of their response and the drainage strategy. Subject to a condition requiring that geotechnical testing is undertaken to establish seasonally high groundwater levels and that the results are incorporated into the detailed drainage proposals, the application is considered acceptable and in accordance with Policy DM4.2 of the Local Plan.

Ecology

- 5.19 The proposal does not affect any protected sites. An Ecological Mitigation Scheme has been submitted with the application. The County Ecologist has no objections subject to the scheme being implemented with additional ecological enhancements such as hedgehog highways beneath fences and any brick garden walls to increase connectivity within and through the site and integrated bird, bat boxes, and insect bricks.
- 5.20 With regard to ecology, the application is therefore considered to accord with Policy DM4.2 of the Local Plan and the appropriate conditions are added to the decision notice.

Landscape and Open Space

- 5.21 There are some significant trees and hedges surrounding the site and an Arboricultural Impact Assessment and Method Statement has been submitted with the application. The only removal is a small section of hedging to the west to allow access to the

community woodland and the report details these works and the protection to trees during construction.

5.22

A landscape scheme has been proposed that is acceptable in its delivery of public open space and the retention and enhancement of existing features. It includes reinforcement of the perimeter hedges, particularly to the east adjacent to Woodyard Square and it also a new hedge along The Street boundaries of Georges House.

5.23

In terms of public open space, an area of informal recreation space is proposed. This is shown to the south between the proposed dwellings and Beck View, which helps to protect the amenity of this property as well as being located for both new and existing residents.

5.24

The applicant proposes a financial contribution towards the remainder of the open space provision on the site, which can go towards the improvement of local facilities. Having regard to the location of this site and its surrounding context, it is considered in this instance that a financial contribution would be appropriate. This will be secured via a Section 106 agreement.

5.25

Overall both the landscape design and provision of open space are considered to be acceptable for this development as proposed and it is considered that the development will not have an unacceptable impact on the existing trees on and adjacent to the site. It therefore complies with Policies DM3.15, DM4.8 and DM4.9 of the Local Plan.

Affordable housing

5.26

JCS Policy 4 sets out a requirement for 33% affordable housing on all site of over 16 dwellings number of dwellings. The strategic housing market assessment has provided more recent information and recommends 28% affordable housing.

5.27

Policy 4 of the JCS allows for the proportion of affordable housing sought and the balance of tenures to be amended where it can be demonstrated that site characteristics, including infrastructure provision, together with the requirement for affordable housing would render the site unviable.

5.28

Information has been submitted in the form of an Affordable Housing Financial Viability Report which seeks to demonstrate that a policy compliant development in terms of delivering affordable housing on this site renders the scheme unviable. This is due to a number of additional abnormal costs associated with the proposals as set out in the planning application, which include significant costs associated with the drainage scheme due to the complexity of the drainage solution required.

5.29

Norfolk Property Services (NPS) has considered this information on behalf of the Local Planning Authority, and agrees that due to the increased costs associated with the site, that a policy compliant scheme comprising 33% affordable housing would not be viable. In light of this, two 2 bed shared ownership properties are being proposed which is the maximum number of affordable homes the scheme can realistically provide based on the financial information submitted.

5.30

As the JCS allows provision for this, it is considered that given the costs associated with the development, that the provision of two affordable dwellings on the site is acceptable, which will be secured through a S106 agreement to ensure they are retained for local occupancy in perpetuity.

5.31

The Council's Housing Enabling and Strategy Officer has assessed this information and the conclusions of the viability report and has confirmed that he has no objections

to the proposals. As such it is considered that the proposals are acceptable in his regard, subject to the a S106 Agreement to secure the affordable housing.

5.32 **Renewable Energy**

Each dwelling will use low carbon technologies to meet the requirement to provide 10% renewable energy. This will be achieved through air-source heat pumps. A condition is recommended to address this, including measures to protect the amenity of residents. The proposal therefore complies with Policy 3 of the JCS.

5.33 **Other Issues**

The Historic Environment Services has identified the potential for heritage assets with archaeological interest and have requested a condition to require further investigation. Subject to conditions the proposals are considered acceptable with regards to impacts

5.34 on heritage assets.

Local residents raised a concern about the capacity of the local primary school. The County Council has noted that CIL should be used to meet the requirement for 6 additional places. Green Infrastructure for the nearby County Wildlife Site and library facilities would also be funded through CIL. The developer would be required to provide

5.35 one fire hydrant on site which can be secured by a condition.

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

5.36 significance.

5.37 COVID-19 has been considered and does not alter the recommendation.

This application is liable for Community Infrastructure Levy (CIL).

5.38 **Conclusion**

The proposal has been considered with regard to the allocation and requirements as set out in the Local Plan. The proposal has been assessed with regard to design, layout, landscape, heritage assets, drainage and flooding, ecology, highways and residential amenity and is therefore considered to comply with the relevant policies of

5.39 the NPPF, Joint Core Strategy and the South Norfolk Local Plan.

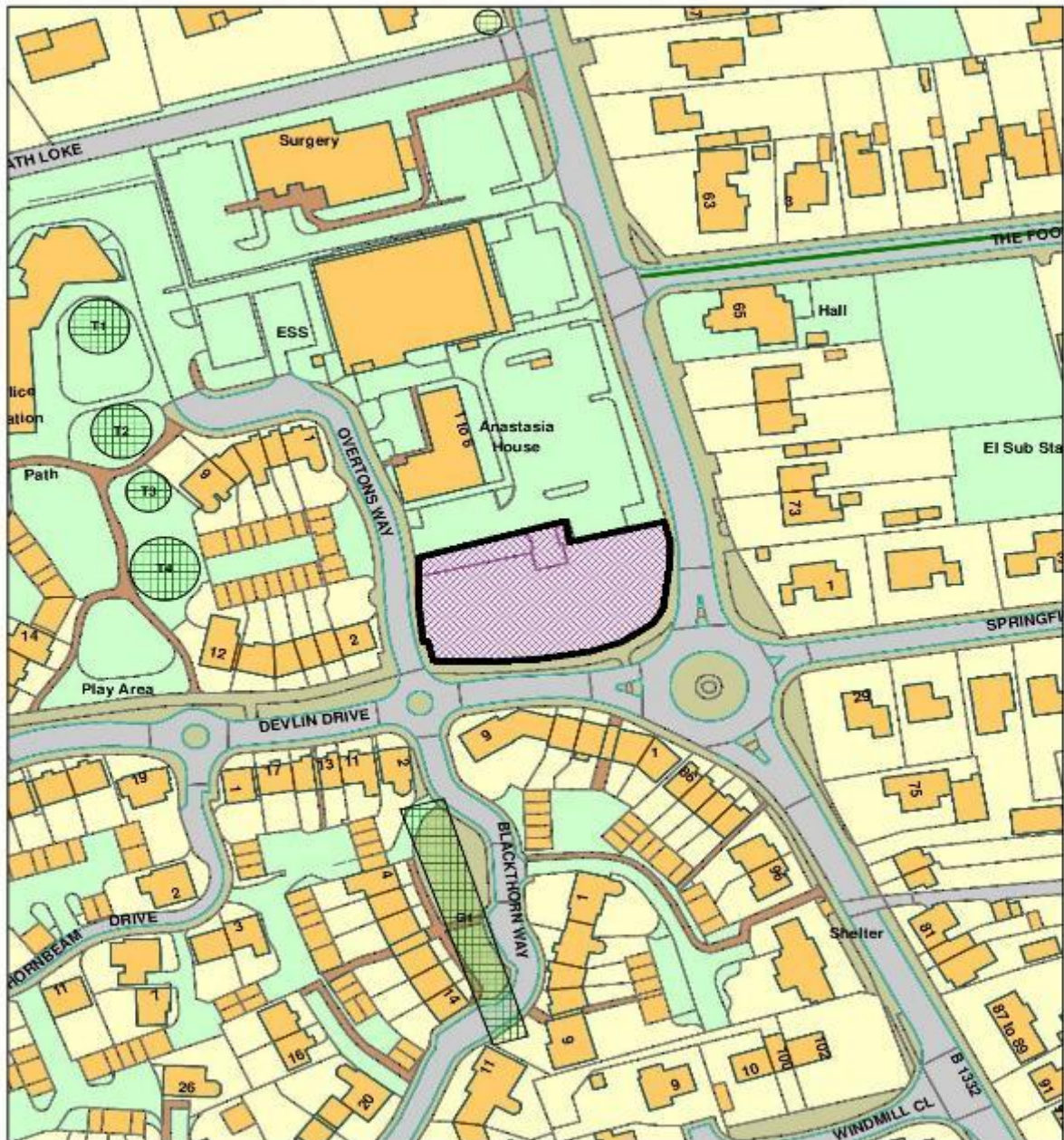
Subject to a S106 agreement to secure the affordable housing and also the open space, I recommended that the application be approved.

Recommendation : Authorise the Director of Place to approve subject to conditions and a Section 106 regarding affordable housing and open space provision.

- 1 Full permission time limit
- 2 In accordance with submitted details
- 3 Surface water drainage scheme
- 4 Foul water scheme
- 5 Standard estate roads
- 6 Roads constructed to binder course
- 7 Construction traffic management and work
- 8 Off-site highways works
- 9 Materials
- 10 Ecology
- 11 Details of landscaping scheme
- 12 Landscaping management scheme
- 13 Tree protection (implementation only)
- 14 Contamination remediation
- 15 Contaminated land during construction
- 16 Air source heat pumps
- 17 Fire hydrants
- 18 Water efficiency
- 19 Renewable energy

Contact Officer, Telephone Number Chris Watts 01508 533765
and E-mail: cwatts@s-norfolk.gov.uk

2020/1689



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

2. Application No: 2020/1689/F
Parish: PORINGLAND

Applicant's Name: Mr Stephen Litten
Site Address Land to the east of Overtons Way, Poringland, Norfolk
Proposal Construction of 9 new residential dwelling units, to include 1 retail unit facing north towards existing retail/commercial units.

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:

Authorise the Director of Place to approve subject to conditions and following clarification being provided on the appearance of the proposed elevations of Plots 4 to 8 following the recommendation that a void is provided underneath these plots.

1 Proposal and site context

- 1.1 This application seeks full planning permission for three 3-bed houses, four 2-bed flats, two 1-bed flats and one retail unit on land to the east of Overton's Way in Poringland. It follows planning applications 2018/0048 and 2019/1940 which were refused (in broad terms) on the grounds of them resulting in harm to the character and appearance of the area. Both applications were subsequently dismissed on appeal and those decisions are attached to this report as Appendices A and B. This latest application has sought to address the Inspector's comments on 2019/1940 as part of the proposals.
- 1.2 The site comprises an area of patchy grass. The Beech hedge that previously enclosed it to the south, east and west it has been significantly cut back to stump height and it is now largely enclosed by metal security fencing with a caravan stationed in the centre of the site. The hedge has been retained to the northern boundary and trees are present at intervals along all boundaries. The site is located to the south of the Budgens supermarket and a mixed use development of commercial units with flats above. A terrace of two and half storey houses is located to the south, a terrace of two-storey houses to the west, the access to the O'Flynn's car park to the north and the B1332 (The Street) to the east with bungalows beyond.
- 1.3 The three houses will be positioned in a rough L-shape following the lines of Overtons Way and Devlin Drive in the western side of the site. They will be separated from the flats to the east by a pedestrian access approximately halfway along the southern boundary with Devlin Drive. Five of the flats will be accommodated in a block positioned in the southeast section of the site and this will turn the corner from Devlin Drive into The Street. A two storey building containing the retail unit at ground floor level and a 1-bed flat at first floor level will be roughly halfway along the northern boundary. The site is to be accessed from the O'Flynn's car park to the north.

2. Relevant planning history

- | | | | |
|-----|-----------|--|-----------------------------|
| 2.1 | 2018/0048 | Construction of 8 no. new 3 storey, 3 bedroom town houses with private gardens and parking allocation. | Refused
Appeal dismissed |
| 2.2 | 2019/1940 | Construction of 8 no: 5 no. 2 bed apartments (with shared amenity and allocated parking), | Refused
Appeal dismissed |

2 no. 3 bed detached, 2 storey dwellings and
1 no. 4 bed detached, 2 storey dwelling

(with private parking and garden amenity)
(Resubmission of planning consent
2018/0048)

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 12 : Achieving well-designed places
 - NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
 - NPPF 15 : Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)
 - Policy 1 : Addressing climate change and protecting environmental assets
 - Policy 2 : Promoting good design
 - Policy 3: Energy and water
 - Policy 4 : Housing delivery
 - Policy 5 : The Economy
 - Policy 14 : Key Service Centres
- 3.3 South Norfolk Local Plan Development Management Policies
 - DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 - DM1.3 : The sustainable location of new development
 - DM1.4 : Environmental Quality and local distinctiveness
 - 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
 - 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
- 3.4 Poringland Neighbourhood Plan Reg. 15 Submission Version 1.3 (May 2019)
 - Policy 2 : Housing – scale
 - Policy 4 : Housing – location
 - Policy 7 : Trees and hedgerows
 - Policy 13 : Flood risk
 - Policy 14 : Character and design
 - Policy 19 : Residential parking standards
 - Policy 21 : Development in the village centre

Note: On 19 April 2021, South Norfolk Council's Cabinet approved a final Decision Statement that gives the Council's approval that the Neighbourhood Plan should proceed to a local referendum subject to the modifications set out within the Decision Statement. Although the plan has not been made (adopted), the above means that it can be given significant weight in decision making so far as the plan is material to the application.

4. Consultations

4.1 Poringland Parish Council (comments in summarised form)

Originally submitted plans:

Strongly objects on the following grounds:

- Lack of consideration given to Planning Inspectorate appeal decision. The design has not changed to address the appeal Inspector's concerns.
- Access to a residential development via a car park where vehicles are manoeuvring into car parking spaces and pedestrians accessing shops is far from satisfactory.
- Position of bin collection points to front and stopping of bin lorries is such that application does not represent good design and is contrary to JCS Policy 2.
- Design is mismatched and out of keeping with other properties in the vicinity.
- Concern about parking spilling out of site into retail car park to the detriment of businesses in the area.
- No evidence that applicant has considered Poringland Integrated Urban Drainage Strategy as part of mitigating surface water flood risk.
- Site forms part of village centre in emerging Neighbourhood Plan so only commercial development should be supported.
- Design, density, layout, height and garden areas mean that the development is contrary to Policy 14 of the emerging Neighbourhood Plan.
- Pleased to see a commercial unit provided but parking and turning details are unclear and too much focus on retail element of appraisal rather than exploring other commercial uses that could be supported in the village centre.

Amended plans:

- Regard must be given to the planning history of the site and the reasons why application refs. 2018/0048 and 2019/1940 were refused.
- The development is cramped.
- Car parking arrangement for Plots 1 and 2 are not satisfactory and are contrary to Policy DM3.11.
- Do not believe that the material considerations raised in previous decisions have been addressed and in fact, the negativity of the design has been exacerbated. The amended design is insufficient to comply with Policies DM1.4 and DM3.8 and will be visually intrusive in a prominent area in the village.
- The proposal involves the removal of the established hedge along the boundaries with The Street, Overtons Way and Devlin Drive. It is not feasible to retain it given the close proximity between the dwellings and the boundary with The Street. Although the hedge has been significantly cut down, it is now in a state of positive re-growth and it is anticipated that it should not take too long to once again become an important habitat for birds, small mammals and insects.
- The Parish Council disagrees that the application complies with Policy DM3.8, especially in relation to 'scale, massing, form and appearance...and a successful integration into the surroundings'. The Parish Council agrees that some attempt has been made to mimic the properties opposite on Devlin Drive, however the frontage to the proposed developments are much closer to the footpath than the established properties. The proximity to the footpath forms and oppressive form of development which will have a dominant visual impact in the centre of the village.
- There appears to be conflict between the retail unit and residential unit.

- There is misleading information in the applicant's Statement of Viability and the parish council would like the local planning authority to disregard the statement relating to the parish council's interest in the land.
- Concerns over access into site and bin collection points reiterated.
- Concerns over mitigation of surface water flood risk reiterated.
- Concerns over parking spilling out of site into adjacent retail area car park reiterated.
- Significant weight should be given to the Neighbourhood Plan and the application is in conflict with policies 6, 7, 14 and 21 of that Plan.
- Poringland has no new allocations in the emerging Greater Norwich Local Plan. The additional housing is not required as the village has ample dwellings all ready to be built out.
- If minded to approve the proposal, it is requested that a condition is used that requires a construction management plan to be put in place to ensure the safety of pedestrians using the retail centre.

District Councillors

4.2 Cllr J Overton

Originally submitted plans:

This application can be determined as a delegated decision. I am happy to see that the application has amended the entrance and exit to the site from Overtons Way. Although the original application and appeal was not refused on highway issues, it was of a major concern. I also share some of the structured concerns raised by Poringland Parish Council.

Amended plans (summarised form):

If you are reminded to refuse the above, I would ask for this application to be decided by Committee based on the following.

This site was earmarked for commercial development, unfortunately the site has been developed over the years on a piecemeal basis involving various ownership. I believe the present owner and applicant has marketed this site for commercial use without success, therefore the present application is for 8 residential properties and one commercial unit.

I firmly believe that one of the reasons that the applicant has not been successful with a commercial development on this site is the neighbouring Supermarket (O'Flynn's Budgens) on the same site holds covenants and restrictions on what other future commercial properties on this site can sell.

Apart from Budgens there is already a block of 4 shops on this site of which 2 are charity shops which have a discounted rent, estate agent and solicitors. With all the other commercial outlets in the village and the restrictions on products you can't sell from this site (it would look like another charity shop).

Poringland is supported by:

- 2 Doctors Surgeries
- 2 Estate Agents
- 2 Hairdressers male and female
- 1 Dentist
- 3 take away fast food outlets
- 3 Public Houses
- 1 Supermarket
- 2 Convenience stores

1 Post Office
1 Chemist
1 Garage and petrol station
1 Optician

1 Hardware and DIY store
1 Builders Supplier
1 Insurance Broker
2 Beauty Salons
1 Chiropractic
1 Undertaker Parlour
1 Vets

This makes any further commercial outlets difficult to sustain. I would therefore support the change to residential and one commercial unit to allow this site to be developed out.

I believe there was a concern that the front doors of some of the residential units led straight out onto the footpath, in fact they have some 2 to 3 metre footway exactly the same as the 3 storey properties opposite this proposed development,

The last application was refused on design and this was also confirmed by the Planning Inspectorate on appeal. I believe these issues have been addressed.

Highways has no objections.

I would recommend that a construction management plan is put in place and is conditioned, also that any such plan is shared with the existing tenants on this site and that construction traffic is not parked on the shoppers' car park.

Cllr T Spruce:

Originally submitted plans:

I would like to call in this application to be considered by the Development Management Committee should you be minded to approve the application under delegated authority. The appropriate planning reasons for this are as follows:

1. The applicant has not sought to change the design of the development in mitigation of the Inspector's comments detailed in their report (ref: APP/L2630/W/19/3243415) dated 2nd April 2020, dismissing the appeal against refusal of planning permission. Therefore the application remains in conflict with Policies DM1.4 and DM3.8 of the South Norfolk Local Plan Development Management Policies Document 2015 and Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, amendments adopted 2014).
2. The commercial unit has insufficient parking and I have grave concerns about there being no loading bay for deliveries. This means that commercial vehicles have no room to safely manoeuvre, putting pedestrians at risk.
3. The density of the scheme is out of keeping with existing housing, being of increased density compared with adjacent housing developments.
4. The proposal is in contradiction of Poringland's emerging Neighbourhood Plan. Policies 14 (design) and 21 (Development in the village centre) have been examined and agreed by South Norfolk Council's cabinet, therefore these policies should be given significant weight as they only remain subject to formal referendum.

Amended plans:

No comments received.

4.3 NCC Highways

There are no highway objections to the principle of this proposal. The scheme provides for 14 parking spaces and 2 garages for the 9 residential units, whereas 18 spaces would be appropriate according to the standard. However, there is a large access and turning space, which could be used for additional parking if required. It would be useful for a parking space for plot 9 to be allocated.

Planning conditions recommended in relation to the provision of visibility splays and the provision of the access, parking and turning area.

4.4 SNC Water Management Officer

Originally submitted plans:

Flood risk: Unable to support application due to insufficient consideration of flood risk.

Surface water drainage: The application form advises that surface water arising from the proposed development will discharge to soakaways / a sustainable drainage system / main sewer. Poringland and Framingham Earl have a significant issue around surface water drainage and flood risk due to the local geology and this has identified a key area of concern. The Poringland Integrated Drainage Pilot Study identified these areas as having a predominantly clay geology, with pockets of sands and gravels that can give rise to transient springs. When combined with a high or perched water table, this can lead to many areas being unable to dispense with surface water via traditional soakaways. Where infiltration drainage is proposed, careful consideration needs to be taken with regards to the on and off-site flood risks.

The surface water drainage strategy should be developed taking account of the surface water flood risk and flow path entering the site. If the surface water drainage arrangements are not confirmed by the submission of favourable percolation test results and design standards or an alternative sustainable drainage option, prior to this application being determined, suggest the use of a planning condition requiring the submission of a full details of means of sustainable water drainage.

Amended plans:

The Flood Risk Assessment has provided some forms of mitigation against flood risk to occupiers and demonstrated that flood risk will not be increased elsewhere as a result of the development by maintaining the flow through the void beneath the building. However, some concerns have been raised regarding the void and in particular we would have concerns about continued management of the void. A void maintenance plan has been included to be implemented by site owners. Who will be classed as site management? Will this be residents and if so, how will they keep the 0.3m void clear of litter and obstruction? Can a finished floor level be achieved that allows 0.3m of void beneath the ground floor structure not the finished floor level?

Whilst the Environmental Quality Team has not objected to this application on flood risk grounds, we have raised a number of concerns. It is the Local Planning Authority's responsibility to assess whether the proposed development contributes to a sustainable form of development in flood risk terms and that it is sequentially acceptable.

Additional information:

The information identifies a new finished floor level of 55.225m AOD for plots 4 to 6, providing sufficient depth within the void for flood flows as well as 0.325m freeboard to finished floor level. Owners will be responsible for maintaining the void beneath the dwellings. The information has addressed concerns raised in regard to flood risk.

4.5 Environmental Management Officer

The proposal is for 9 units comprising 3 houses and 5 flats together with one shop on Devlin Drive/The St, Poringland adjacent to the roundabout on the B1332.

The residential accommodation is close to the roads and roundabout on the front elevation. If approved, design and construction should aim to ensure that internal ambient noise levels meet BS 8228 Table 4 standards.

It would appear that the applicant has applied for an A1 usage for the retail unit. Even this usage could give rise to annoyance if for example, opening hours were late at night. Early morning deliveries can also pose issues. Fixed external plant such as air conditioning or refrigeration can also be problematic.

4.6 Senior Heritage & Design Officer

There have been previous design proposals submitted for this site, including proposals subject to planning appeals. The most recent proposal dismissed at appeal was for planning application 2019/1940, so it would be prudent to take into account the planning inspector's consideration of design matters for that application and whether these proposals adequately address them.

Key to the inspector's decision with regard to design was that in his opinion the application failed 'to provide visual interest to the street scene or make a positive contribution to the overall appearance of the area.' The inspector however found that both the general design approach in terms of architectural style and materials acceptable, stating "traditional local style has been incorporated into the design and I find the materials proposed acceptable in this context." The design of the frontage to Devlin Drive was critical to the inspector's decision with the report stating that "successful streets are those where the buildings along them provide interest and active frontages, and in my view this is particularly important consideration in a prominent village location such as this." And that "the proposal would appear and function as a passive form of development and, collectively, the appearance and composition of the buildings facing Devlin Drive would be insipid, resulting in a frontage which would fail to stimulate the street".

The design intention of the previous application was for plot 3 to be primarily orientated with its front door and primary access to face the access footpath, however it is accepted that together with Plot 2 fronting Overton's way and two side elevations facing Devlin Drive, compounded with the relatively blandness of the corner block, would result in a less active and less visually stimulating elevations to what is the primary street, and the access to the wider estate. Plot 3 has now been re-orientated in terms of its front elevation to face the Drive. Also, the side elevations of the buildings to the east and west have been adapted to have more active frontages with more windows, and plot 4 a more defined and prominent entrance porch to add interest.

With regard to the overall scale and form of the buildings it is noted that the inspector commented that "the height of the proposal has been pared down such that its overall scale would not be out of step with the large townhouses and other properties fronting Devlin Drive and the roundabout, which lie generally opposite the appeal site." Also that he did not find "the design or scale of the proposed gable fronted element in respect of the apartment building to be objectionable in itself."

Therefore it is considered that adaptations of the elevations to create more active and engaging elevations to Devlin Drive and The Street help to reinforce the street scene, and do contribute toward the sense of place. Plots 3 now has it front door facing the

street, and both plot 2, 3 and 4 have more windows fronting Devlin Drive to avoid “featureless” wall space. The entrances now have feature gables canopies to add additional interest to the elevations. The east elevation/’north wing’ to The Street has been altered to take down the end of the wing to one storey to have a more varied massing and to reduce the bulk. The massing of the two dwellings to Overtons Way have also been changed so that they appear smaller in scale.

Bearing these changes in mind, I do not have any objections in general to the proposals as in my opinion they have taken into account and addressed the inspector’s concerns.

Some points of detail could be looked at. Parking is not ideal for plots 1 & 2 with the need to reverse. If there is a turning head or square this would be more beneficial to avoid vehicles having to reverse. Bin collection is not clearly shown. Although bins can be on plot within curtilages bin collection areas may need to be identified. It may be easier to collect bins from the rear rather than have bin collection to the front as shown for plots 3 and 4? There is not much depth for hedging to The Street – is this intended to be a hedge or more of a shrubbery? If the former is this sufficient depth for it to thrive?

I would also recommend conditions to ensure good quality materials to reinforce local distinctives and detailing, such as appropriately design windows (e.g. recessed sliding sash to create some depth to the elevation).

4.7 Other Representations

Originally submitted plans:

Six objections received raising the following issues:

- There will be additional conflict from traffic movements and additional hazard to pedestrians arising from this development.
- This is a particularly busy junction with traffic coming off The Street and serving a large estate, library, community centre and shopping area. In addition, there are a large number of pedestrians and they and users of mobility scooters find it dangerous to navigate the crossing by the roundabout. This proposal will exacerbate what is already a saturated and hazardous area.
- The village already has more properties under construction and these new residents will impose additional traffic demands on the area.
- As the population of Poringland is increasing, surely there is a demand for more commercial units rather than residential.
- Do not see the need for more retail units in the area when there are already vacant units. Offices may be preferable.
- The land should be handed back to the Council to provide a green space.
- Further housing is not needed and will be aesthetically unattractive in this space.
- The application makes no attempt to create anything beautiful. It seeks to cram as much into the tiny space as it can with no thought for what it might be like to live there.
- The previous applications were rejected for very good reasons and this application just increases the number of dwellings on an already congested plot and throws in a retail unit in the hope that it will sway the decision.

Amended plans:

Comments received from one resident:

- There appears to be little need for retail outlets in the village. Poringland is well served with retail and professional outlets. Two outlets in the adjacent site have been let to charity shops, one of which stood empty for many months. There are already three grocery store outlets in the village and farm shops in the locality.
- Groundhog provide a wide range of goods, building, garden, hardware etc. There are estate agents, dentist and optician and other professional services. Two General Medical Practices and a pharmacy. For other outlets such as furniture, fashion, entertainment and specialist services there is easy access to the city and a good bus service.
- Over recent years there has been substantial building of residential property in the village and any more will put more pressure on existing services and leisure activities. It is likely to take some time to absorb and provide for the new residents adequately before any more expansion.
- Budgens car park is not large and is already very busy, particularly at peak times. The addition of additional residential, business and service traffic is likely to cause congestion and hazards to pedestrians, disability and motor vehicles.

5 Assessment

Key considerations

- 5.1 Principle of development
Accessibility to local services
Design and layout and the impact on the appearance of the area
Residential amenity
Highway safety
Surface water flood risk

Principle of development

- 5.2 The site is within the development boundary that has been defined for Poringland and also within the village centre defined by Policy DM2.4 of the SNLP and Policy 21 of the emerging Poringland Neighbourhood Plan.
- 5.3 Policy DM2.4 of the SNLP encourages the development of new or improved retailing, services, offices and other main town centre uses appropriate to the form and function of main town centres and key service centres (which includes Poringland). The supporting text to this policy explains that village centres fulfil valuable local shopping and service functions which should be maintained. However, it also recognises that these serve local catchments that are too small to form a basis to calculate a meaningful estimation of retailing floor space growth potential. Nevertheless, given the significant housing growth planned, town/village centres in Key Service Centres have been defined to allow for some expansion in shops and services.
- 5.4 Policy 21 of the emerging Neighbourhood Plan supports development in the village centre if it comprises small scale commercial development or community facilities such as retail, financial and professional services, restaurants, cafes, drinking establishments, health centres, day nurseries, libraries and assembly and leisure uses. This is to promote and consolidate the area as a village centre.
- 5.5 As part of the application, an appraisal completed by Lambert Livesley King Chartered Surveyors was submitted that considered employment and community use of the site (including the criteria of Policy 21 of the emerging Neighbourhood Plan). As part of this, the appraisal considered the commercial units with flats above that the applicant

owns to the north of the site, the wider market within Poringland and the region and the uncertainty in the market created by Brexit and the COVID-19 pandemic. It concluded that the site appears to have little merit for employment and viable community-based development and that the demand, commercial viability and significant existing stock suggest that the future of the site is for uses other than employment or community uses. Having considered this appraisal, officers are satisfied that it has come to a

reasonable conclusion and that a predominantly non-commercial use can be justified in this location. It is also evident that the Council had no objection in relation to this issue in the previous refusal for the site and the Inspector did not seek to raise this as an issue in their appeal dismissal.

Accessibility to local services

- 5.6 The site is adjacent to a supermarket and is within walking distance of the community centre, library, medical facilities, primary school, recreation areas and bus stops. It is sustainably located to allow residents to access a range of facilities by non-car modes of transport and complies with Policy (bullet 7) of the JCS, Policy DM3.10 of the SNLP and Policy 4 of the emerging Neighbourhood Plan.

Design and layout and the impact on the appearance of the area

- 5.7 The site occupies a prominent plot within the village. It will be visible from all four spurs of the roundabout to the southeast and from the car park of O'Flynn's to the north. The development comes in three blocks: the detached dwellings at Plots 1, 2 and 3 in the western section, the flats in the eastern section at Plots 4 to 8 and the commercial unit with a flat above in the northern section at Plots 9 and 10. The houses and Plots 9 and 10 are one and half storeys in scale; the flats have a central two storey element facing the roundabout on The Street with one and half storey elements to the side that lower to single storey elements at either end.
- 5.8 In large part, the position of the units is much the same as that which Committee refused under application 2019/1940. By way of reminder, Members refused that application for the following reason:-

The site occupies a prominent location within Poringland. By virtue of its scale, appearance and layout, the proposed development represents an oppressive form of development that will dominate this part of Devlin Drive and The Street. It will not integrate successfully with its surroundings nor make a positive contribution to the appearance of the area. The development will result in material harm to the character and appearance of the area and be contrary to Policy 2 of the Joint Core Strategy and Policies DM1.4 and DM3.8 of the South Norfolk Local Plan Development Management Policies Document.

- 5.9 The Planning Inspectorate (PINS) dismissed the subsequent appeal (see Appendix B) but at paragraph 7 of his decision, the Inspector commented that the overall scale of that scheme would not be out of step with the large townhouses and other properties fronting Devlin Drive and the roundabout. He also stated that despite the Council's concerns, he did not find the design or scale of the proposed gable fronted element in respect of the apartment building to be objectionable in itself.
- 5.10 Of greater concern to the Inspector was the appearance of the development along the Devlin Drive frontage and Members' attention is drawn to paragraphs 8 and 10 of the appeal decision where the Inspector explained that:-

As a result of the width, continuous roof form and the featureless wall space above the ground floor bedroom and living room windows (plot 4), it would comprise a bland addition to the street. This would be further compounded due to the layout and appearance of plots 2 and 3, the principal elevations of which would face Overtons

Way and the proposed access to the development respectively. Whilst each of these dwellings would include windows facing Devlin Drive, there would be no direct entrance or access to each of the properties from the street. Furthermore, the entrances to the proposed apartments would be more centrally positioned within the building and closer

to the roundabout. Therefore, the development fronting Devlin Drive would appear bland and discordant, resulting in a fragmented street frontage which would lack sufficient visual and functional quality and engagement with its surroundings.

And:

Unlike most of the other properties opposite which are more clearly integrated into the street, the proposal would appear and function as a passive form of development and, collectively, the appearance and composition of the buildings facing Devlin Drive would be insipid, resulting in a frontage which would fail to stimulate the street and would not take the opportunities available for improving the character and quality of the area and the way it functions.

- 5.11 As part of the current application, the applicant has taken on board the Inspector's comments and sought to develop a scheme that addresses the reasons for the appeal being dismissed. The gable for the apartment building facing the roundabout, which the Inspector did not object to, has been retained but efforts have been made to give an active frontage to the Devlin Drive side of the development. As part of this, there is more variety to the cadence of the buildings along Devlin Drive and more engagement with the street, including the house at Plot 3 being re-orientated such that its front door faces Devlin Drive, more windows facing Devlin Drive and Plot 4 having a more prominent entrance.
- 5.12 Although suggesting that items relating to parking at Plots 1 and 2, bin collection points and planting along The Street frontage could be looked at, the Council's Senior Design Officer does not have any objections in general to the application as he considers that it has taken into account and addressed the concerns raised by the Inspector. Based on the above, I agree that comments of the Inspector have been satisfactorily dealt with.
- 5.13 Concerns have been raised about the density of development and particularly in comparison with the density of neighbouring residential development. As part of application ref. 2019/1940, which was not refused on the grounds of its density or representing overdevelopment, three houses were proposed in western section of the site and five flats in the apartment block. That remains the case for the current application. The addition of the commercial unit with the flat above at Plots 9 and 10 increases the density of the current application although it should be noted that for 2019/1940, a fairly strong indication was provided that a separate application was likely to be forthcoming for that part of the site. Taking account of these factors, I am not persuaded that this amount of development in this location close to range of services and amenities is unsuitable.
- 5.14 Concerns have also been raised about landscaping. I accept that the prospect of significant landscaping around parts of the site is limited but an appropriately worded planning condition could be used that requires further details of hard and soft landscaping around the site to be submitted.
- 5.15 Overall, I am satisfied that this application addresses the comments raised by the Inspector in dismissing the appeal for 2019/1940, that the units actively engage with the streets that surround them and that the massing/scale of the units is appropriate to their surroundings. The application complies with Policy 2 of the JCS, Policy DM3.8 of the SNLP and Policies 2 and 14 of the emerging Neighbourhood Plan.

Residential amenity

- 5.16 There are existing dwellings to the south, east and west of the site that include bungalows, houses and townhouses while there are flats to the north with commercial units at ground floor level. The development will be visible to varying degrees from these properties.
- 5.17 To the east, although visible, there will be sufficient distance between the site and those dwellings on the eastern side of The Street to avoid direct overlooking and for the development not to be overbearing to these properties.
- 5.18 To the west of the site are terrace of houses fronting Devlin Drive with their gardens behind and a parking/garage court. The houses at Plots 1 and 2 will be closest to number 2 Devlin Drive. Plot 1 has a first floor bedroom window in its west elevation. The position of this window will be about level with the rear/northeast corner of the garden wall serving 2 Devlin Drive. The direct view from this window will be of the garages and forecourt in front of them at the rear of this property and of the rear-most section of the garden of number 2. More obtuse views of the garden will be possible but I do not consider that they will be so direct so as to be intrusive.
- 5.19 The 2½ storey dwellings to the south of the site on the opposite side of Devlin Drive will view the dwellings from their front windows. However, the development will not appear as a continuous single block and given the separation provided by the highway and verge, I do not consider that the scale and layout of the dwellings will represent an overbearing form of development to those existing residents.
- 5.20 To the north, the flats above the commercial units largely view access road that serves the O'Flynn's car park. There will not be direct overlooking from these properties.
- 5.21 Within the site itself, there will be varying levels of mutual overlooking typical of modern housing developments but relationships will not so cramped so as to be unsatisfactory. Plots 1, 2 and 3 will have adequate garden areas.
- 5.22 The Environmental Management Officer has noted that the accommodation is close to roads and the roundabout on The Street and has recommended that if approved, the development should aim to ensure that internal ambient noise levels meet with the relevant British Standard. While noted, such a recommendation was not made for the two applications that were previously submitted for residential development at the site in 2018 and 2019. Because of that, I take the view that to introduce it now would not be reasonable.
- 5.23 In respect of the commercial unit and the range of possibilities that may exist within this premises, in order to protect the living conditions of the flat above, I consider that it is reasonable and necessary to use planning conditions that limit hours of operation and the installation of plant/machinery such as air-conditioning and refrigeration units. Any illuminated signs proposed for installation would be the subject of a separate application for advertisement approval.
- 5.24 When considering the matters raised above, I am satisfied that the application complies with Policy DM3.13 of the SNLP.

Highway safety

- 5.25 In responding to the application, the Highway Authority recommended the use of planning conditions relating to the provision of visibility splays at the junction with the highway and the provision and retention of the access and parking areas. It also set out that 18 car parking spaces would be appropriate.
- 5.26

In term of the visibility splays, while recognising that this application will generate traffic movements, the existing access from Overtons Way into the retail car park is long standing, will not change as a result of this application and is understood to be under the control of a third party. Due to these factors, I do not consider that it is necessary make the development acceptable to impose a condition requiring visibility splays to be provided.

5.27

In terms of parking provision, the Norfolk Parking Standard recommends one car parking space per 1-bed units and two car parking spaces per 2 or 3-bed unit and for retail, one space per 20m² of ground floor area. In comparison, Policy 19 of the emerging Neighbourhood Plan applies a minimum standard of one space for 1-bed units, two spaces for 2-bed units and three spaces for 3+ bed units.

5.28

This application proposes three 3-bed houses, four 2-bed flats, two 1-bed flats. Using the Norfolk Parking Standards, this would equate to 16 spaces and for the retail unit, three spaces. Using the Neighbourhood Plan, this would equate to 19 spaces for the residential units.

5.29

The 2 and 3-bed units will be provided with two car parking spaces each (which includes the garages at Plots 1 and 2) and the 1-bed units provided with one space each. Three spaces will be allocated to the commercial unit. The amount of parking shown complies with the Norfolk Parking Standards but not those set out in the Neighbourhood Plan. However, Policy DM3.12 of the SNLP explains that although parking standards adopted by the Council will be a starting point, these may be varied to reflect local conditions such as the availability of public parking and sustainable travel modes for example. Recognising that the amount of parking does not meet the Neighbourhood Plan, given the location of the site and its proximity to a wide range of services within the village, I consider the amount of parking shown as being provided to be adequate.

5.30

Concerns have been raised at the parking layout for Plots 1, 2 and 3 and parking for delivery vehicles to the retail unit. It may well be that vehicles reversing into the spaces for Plots 1 and 2 will often need to reverse upwards of 13m into or out of those spaces. This will be on private land and I am not persuaded that it will be detrimental to highway safety. Vehicles entering the site will no doubt aim to do so on the left hand side of the access and are likely to be travelling at relatively low speed. Any pedestrians passing through the site should also benefit from decent levels of visibility towards the access and Plots 1 and 2. For delivery vehicles, the type of vehicles being used rather depends on the nature of the activity taking place. It is plausible that the modest size of the unit will not generate frequent delivery vehicular movements and/or long-stay deliveries. Vehicles may be able to park to the front of the unit or otherwise in the large space that exists to the side/east of this unit. I consider that the arrangements shown comply with Policies DM3.11 and DM3.12 of the SNLP.

Surface water flood risk and drainage

5.31

The northeast and far eastern section of the site, including those areas occupied by Plots 5 and 6 (ground floor units) are at medium and low risk of surface water flooding with depths below 300mm. The Flood Risk Assessment that was submitted in support of the application set out the intention to provide a void between ground level and the ground floors of the flats at units 4 to 8 to prevent any flood water from being displaced and to allow the flood flow path to be maintained beneath the buildings. The Water Management Officer has not objected to this. At the time of writing this report, clarification is awaited from the agent as to whether this affect the appearance of the elevations for those plots. The recommendation on the application reflects this.

5.32

Information submitted with the application states that appropriate measures will be taken with regard to the construction and surface finishes of the development in order

to mitigate and/or reduce the possibility of surface water run-off and incorporate SUDS based design principles. As part of the previous application 2019/1940, the Council's Water Management Officer explained that the site is in an area of boulder clay where it is unlikely that soakaways will provide an effective means of drainage. As was the case previously, percolation tests have not yet been undertaken to check whether or not this is the case but an appropriately worded planning condition may be used to require these tests to be carried out alongside the submission of a surface water

drainage strategy to be submitted for approval prior to works commencing on site. This would allow the application to comply with Policy DM4.2 of the SNLP and Policy 13 of the emerging Neighbourhood Plan.

Other matters

5.33

The Historic Environment Service has identified that the site lies within an area of former earthworks that suggest the presence a medieval ridge and furrow-type cultivation. A Roman farmstead, prehistoric remains and medieval enclosures have also recently been excavated to the south. Given the potential that heritage assets of archaeological interest are present at the site and significance affected by the development, it has recommended the use of a planning condition that requires the submission of an archaeological written scheme of investigation. Such a condition would ensure compliance with Policy DM4.10 of the SNLP.

5.34

Bin collection points are shown as being on Overtons Way for Plots 1 and 2. This is consistent with the dwelling to the west, which places its bins for collection on Overtons Way. A communal bin collection point is currently shown next to the access into the site for the remainder of the plots. Discussions have taken place with the Council's Contracts Officer regarding the collection point of those plots. These are ongoing at the time of writing but if they are not resolved at the time of determination, it would be appropriate to use a planning condition that requires confirmation to be provided.

5.35

In view of its current state and there being no links to other land or waterbodies, I consider that the site has limited ecological value. Depending on the landscaping scheme that is submitted, if there are any gains to be achieved, they are likely to be modest at best. As such, I take the view that the impact on local ecology will be neutral but that the application nevertheless is compliant with Policy 1 of the JCS.

5.36

Comments have also been raised on the impact of tree and hedgerows at the site. The Beech hedge along the three roadside frontages has been cut back to stump height. Regardless of its condition, this hedge is not an important hedgerow under the Hedgerow Regulations and while appreciating the aspiration of Policy 7 of the emerging Neighbourhood Plan to retain existing hedgerows and trees, the hedge can be removed at any time without needing consent from the Council and regardless of this application.

5.37

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.

5.38

The need to support the economic recovering during and following the COVID-19 pandemic is a material consideration that weighs in favour of the application. However, the application is considered to be acceptable for the reasons set out above.

5.39

This application is liable for the Community Infrastructure Levy.

Conclusion

5.40

In having regard to those matters raised by this application, residential development on this site has been adequately justified and the development is of an appropriate appearance, scale and layout in relation to its surroundings. The impacts on residential amenity and highway safety are acceptable and planning conditions can be used to require the submission of further information on external materials, landscaping and surface water drainage. While noting the objections that have been raised by the Parish Council and local residents, in the round, the application represents an acceptable form of development that complies with the relevant policies of the adopted development plan.

- Recommendation: Authorise the Director of Place to approve subject to conditions
- 1 Full permission time limit
 - 2 In accordance with submitted drawings
 - 3 External materials to be agreed
 - 4 Landscaping scheme to be submitted (incl. bin collection points)
 - 5 Construction traffic parking
 - 6 Surface water drainage details to be submitted
 - 7 Development to take place in accordance with the Flood Risk Assessment as amended by details submitted by agent
 - 8 Archaeological written scheme of investigation
 - 9 Provision of parking and turning
 - 10 Garages to be used for parking of vehicles only at Plots 1 and 2
 - 11 Limit use of commercial unit
 - 12 Hours of use at commercial unit
 - 13 No plant/machinery in association with commercial unit
 - 14 No PD for Classes A (extensions/alterations), B (alterations to roof) & E (erection of outbuildings etc)
 - 15 Water efficiency
 - 16 Previously unidentified contamination

Contact Officer, Telephone Number Glen Beaumont 01508 533821
and E-mail: gbeaumont@s-norfolk.gov.uk



The Planning Inspectorate

Appeal Decision

Site visit made on 2 April 2019

by **Graham Wyatt BA (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 3rd May 2019

Appeal Ref: APP/L2630/W/18/3214039

**Land adjacent to Overtons Way/Devlin Drive, Poringland, Norfolk
NR14 7WA**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Stephen Litten (The Amari Group) against the decision of South Norfolk District Council.
 - The application Ref 2018/0048, dated 13 December 2017, was refused by notice dated 15 June 2018.
 - The development proposed is described as the "construction of 8 no. new 3 storey, 3 bedroom townhouses with private gardens and parking allocation".
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site forms a parcel of land that sits between The Street to the east, Overtons Way to the west and Devlin Drive to the south. To the north of the site is a food store and estate agents with associated car parking. The area is generally residential in character and contains a variety of size and type of dwelling. However, in the immediate vicinity are predominantly two storey buildings, some of which have dormers in the roof plane. The appeal site is mainly an unmanaged grass area bound by hedging and trees.
4. The proposal seeks to erect eight dwellings on the site to be arranged as a pair of semi-detached dwellings adjacent to Overtons Way, a terrace of three dwellings in the centre of the site and a further terrace of three dwellings adjacent to The Street. The layout of the development would follow the curve of the site with the principal elevations of plots 1 – 5 facing onto Devlin Drive while the principal elevations for plots 6 - 8 would face onto the roundabout that serves The Street/Devlin Drive/Springfields. The dwellings would be constructed over two storeys with dormer windows in the front roof plane and roof lights in the rear. Garden areas would be provided adjacent to the parking areas which would adjoin the access road to the commercial area to the rear of the site.
5. The appeal site occupies a prominent position on the corner of The Street and Devlin Drive. The design of the dwellings seeks to replicate those properties to be found opposite the site, with flat roof dormers and complementary materials. Although the roofs would contain a half hip design, the appearance of the dwellings

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would be largely in keeping with the general character of the area and I find this particular element acceptable.

6. However, existing properties along Devlin Drive and the surrounding streets have been arranged to ensure that there is a mixture of housing types and styles so that larger buildings, such as those opposite the site, are flanked by smaller buildings to add visual interest and to allow the overall appearance of the dwellings to assimilate into the street scene. The scale of the development and the introduction of a large expanse of blank gable ends which would be visible from Overtons Way and The Street, would result in a discordant and oppressive development that would dominate this part of Devlin Drive and would fail to provide variety and interest to the street scene or make a positive contribution to the overall appearance of the area.
7. Moreover, a large amount of the rear of the site would be given over to parking areas, some of which would be between the side elevations of plots 2 and 3, resulting in a stark and uncompromising development that would appear constrained, especially when viewed from the car park to the north of the site. The very small garden area for plot 7 adds to my concern.
8. For these reasons, I therefore conclude that the development would result in material harm to the character and appearance of the area. It would be in conflict with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 and Policies DM 1.4 and DM 3.8 of the South Norfolk District Council Local Plan DMPD 2015 which seek, amongst other things, that development proposals make a positive contribution to local character and distinctiveness and successfully integrates with its surroundings.

Other Matters

9. The Council state that there would be limited ability to manoeuvre in and out of a number of parking spaces. However, it is not identified by the Council which spaces are of concern. While I note that spaces 4 – 7 would be tandem and the inherent inconvenience of such spaces, it is usual that these would be allocated to the same occupier to ensure that vehicles can be moved when needed. Moreover, I note that Norfolk County Council did not object to the development on such grounds, and from my own assessment, I see no reason to disagree.
10. I note that representations which raised additional concerns were made by a local resident and the Parish Council. However, given my findings on the main issues, it is not necessary to consider these matters in detail.
11. The appellant makes reference to the lack of support from the Council during the determination of the application. However, that is not a matter for my consideration as other mechanisms exist to resolve such issues. I also accept that the principle of residential development at the site is acceptable and that it lies close to shops, services and transport links. However, neither this nor any other material consideration that has been advanced outweighs the harm that I have identified.

Conclusion

12. For the reasons given above and having regard to the development plan when read as a whole, the appeal is dismissed.

Graham Wyatt

INSPECTOR



Appeal Decision

Site visit made on 10 March 2020

by Matthew Woodward BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd April 2020

Appeal Ref: APP/L2630/W/19/3243415

Land adjacent to Overtons Way/Devlin Drive, Poringland NR14 7WA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Stephen Litten (The Amari Group) against the decision of South Norfolk District Council.
 - The application Ref 2019/1940, dated 20 September 2019, was refused by notice dated 13 December 2019.
 - The development proposed is described as the 'construction of 8 no. new residential units to consist of 5 no. 2 bed apartments with shared amenity and allocated parking, 2 no. 3 bed detached, 2 storey residential dwellings with private parking and garden amenity, and 1 no. 4 bed detached, 2 storey residential dwelling with private parking and garden amenity'.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site forms a parcel of grassland which is largely screened from the surroundings streets by an assortment of trees and vegetation. The site fronts The Street, Overtons Way and Devlin Drive. This stretch of Devlin Drive serves a wider modern residential development nearby, and its open aspect and proximity to a roundabout means that it is visually prominent.
4. The area is predominantly residential in character apart from a relatively small commercial development which lies immediately to the north of the appeal site. Houses in the area display commonality in terms of their materials and architectural detailing. However, their style, scale and overall form varies, giving the area a divergent appearance, characterised by relatively modern housing which has been influenced by local vernacular.
5. The Council's reasoning focuses on the design and mass of the proposed buildings which would front the site. The largest of these buildings would comprise a single unit of five apartments which would face Devlin Drive and The Street. Its design would consist of a centrally positioned gable fronted roof form, with each symmetrical 'wing' incorporating a lower hipped roof with small front facing box dormers.

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6. Its corner plot position and proximity to several streets which converge at the roundabout, combined with its scale and overall form, would ensure the apartment building was eminently visible from the surroundings. Moreover, despite their set-back from the site's corner, the proposed detached dwellings (plot no's 2 and 3), would also be visible from Devlin Drive and part of the roundabout.
7. I have been made aware of a previous appeal decision¹ on the appeal site relating to a different scheme which was dismissed by the Inspector. In comparison with the previous scheme, as well as a different layout, the prevailing height of the proposal has been pared down such that its overall scale would not be out of step with the large townhouses and other properties fronting Devlin Drive and the roundabout, which lie generally opposite the appeal site, thus addressing one of the Inspector's fundamental concerns. Furthermore, despite the Council's concerns, I do not find the design or scale of the proposed gable fronted element in respect of the apartment building to be objectionable in itself.
8. However, the overall width and one and a half-storey² height of the 'wing' of the apartment building which would face Devlin Drive, would not, in my judgment, be insubstantial. As a result of the width, continuous roof form and the featureless wall space above the ground floor bedroom and living room windows (plot 4), it would comprise a bland addition to the street. This would be further compounded due to the layout and appearance of plots 2 and 3, the principal elevations of which would face Overtons Way and the proposed access to the development respectively. Whilst each of these dwellings would include windows facing Devlin Drive, there would be no direct entrance or access to each of the properties from the street. Furthermore, the entrances to the proposed apartments would be more centrally positioned within the building and closer to the roundabout. Therefore, the development fronting Devlin Drive would appear bland and discordant, resulting in a fragmented street frontage which would lack sufficient visual and functional quality and engagement with its surroundings.
9. I appreciate that landscaping would be incorporated to soften the presence of the buildings and 'green' the street. Furthermore, references to traditional local style have been incorporated into the design and I find the materials proposed acceptable in this context. However, a 'place' is more complex and multifaceted than the outward visible appearance of individual buildings and well-designed places are, amongst other considerations, those which are integrated into their surroundings and relate well to the character and appearance of an area.
10. In this regard, the Government's National Design Guide³ highlights that successful streets are those where the buildings along them provide interest and active frontages, and in my view this is particularly important consideration in a prominent village location such as this. Unlike most of the other properties opposite which are more clearly integrated into the street, the proposal would appear and function as a passive form of development and, collectively, the appearance and composition of the buildings facing Devlin Drive would be insipid, resulting in a frontage which would fail to stimulate the street and

¹ Appeal reference – APP/L2630/W/18/3214039

² According to the Council this would be approximately 7.1m in height

³ National Design Guide 2019 (MHCLG)

would not take the opportunities available for improving the character and quality of the area and the way it functions.

11. I am aware that the planning application was amended during its consideration and, in consultation with the Conservation and Design officer, Council Officers recommended approval of the planning application to the planning committee, only for them to make a decision contrary to the officer recommendation. As a result, I have carefully considered the design of the proposal in light of the positive feedback received. Nonetheless, the National Planning Policy Framework (the Framework) is clear that the creation of high-quality places is fundamental to what the planning and development process should achieve, and developments should add to the overall quality of an area⁴. In this regard, the proposal would not adequately address the previous Inspector's findings⁵ and, despite the positive recommendation from officers, it would fail to provide visual interest to the street scene or make a positive contribution to the overall appearance of the area.
12. Consequently, the proposal would harm the character and appearance of the area. It would be in conflict with Policies DM1.4 and DM3.8 of the South Norfolk Local Plan Development Management Policies Document 2015 and Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, amendments adopted 2014) which require, amongst other matters, that development is designed to the highest possible standards and makes a positive contribution to local character and distinctiveness by promoting visually attractive frontages that have a satisfactory relationship with their surroundings. The proposal would fail to address the requirements of paragraph 130 of the Framework as it would constitute a design which would fail to take the opportunities available for improving the character and quality of the area and the way it functions.

Other Matters

13. The main parties agree that the principle of development would be acceptable, and would lie close to shops, services and a range of sustainable travel options. Based on the evidence before me, I have no reason to disagree. However, this is a matter to which I apply only limited weight, insufficient to outweigh the harm that I have identified.
14. The buildings would be energy efficient in terms of their construction and use and would boost housing supply locally. The proposal would also result in the development of a vacant site. These are matters to which I apply modest weight in relation to the 8 units proposed, but this does not outweigh the harm.
15. Several other matters have been raised by third parties, including concerns relating to highways, flood risk, ecology, and the impact of the development on living conditions and ecology. However, I have had no reason to pursue these matters further as I am dismissing the appeal for the reasons given.
16. The appellant's concerns in relation to the conduct of the planning committee are matters between the main parties and have had no bearing on my decision.

⁴ Paragraph 130 of the National Planning Policy Framework 2019

⁵ In respect of paragraph 6 of appeal decision- APP/L2630/W/18/3214039

Conclusion

17. I therefore conclude that, for the reasons given, the appeal is dismissed.

Matthew Woodward

INSPECTOR

Planning Appeals**Item 7****Appeals received from 13 April 2021 to 22 April 2021**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2020/2235	Cringleford 19 Pateston Close, Cringleford, NR4 6XX	Mr Jim Sadler	Single-storey workshop and garage extension to existing garage	Delegated	Refusal

Planning Appeals**Appeals decisions from 13 April 2021 to 22 April 2021**

None received