

## DEVELOPMENT MANAGEMENT COMMITTEE

**Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday 18 July 2018 at 10.00 am.**

**Committee Members Present:** **Councillors:** V Thomson (Chairman), D Bills, B Duffin (for items 1, 4, 5 and 6), F Ellis, C Gould, M Gray, C Kemp and L Neal

**Apologies:** **Councillor:** G Minshull

**Substitute Members:** **Councillor:** T Palmer for G Minshull

**Officers in Attendance:** The Development Manager (H Mellors), the Development Management Team Leader (R Collins), the Senior Planning Officer (C Curtis), the Senior Conservation and Design Officer (C Bennett) and the Landscape Architect (R Taylor)

10 members of the public were also in attendance

### 397. 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
2018/0888/F (Item 3)	LITTLE MELTON	D Bills and C Kemp	Local Planning Code of Practice Lobbied by the Parish Council and members of the Little Melton Amphibian Group
2018/1325/RN (Item 6)	SOUTH NORFOLK	C Kemp	Local Planning Code of Practice Lobbied Cllr at North Norfolk District Council

### 398. MINUTES

The minutes of the Development Management Committee meeting dated 20 June 2018 were confirmed as a correct record and signed by the Chairman.

### 399. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Growth and Business Development, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

APPLICATION	PARISH	SPEAKER
<b>2018/0888/F (Item 3)</b>	<b>LITTLE MELTON</b>	J Heaser – Parish Council S Jones – Agent for Applicant Cllr G Wheatley – Local Member
<b>2018/1033/F (Item 4)</b>	<b>SEETHING</b>	K Shepherdson - Objector J Long – on behalf of Agent for Applicant
<b>2018/1042/O (Item 5)</b>	<b>HETHERSETT</b>	M Thomson – on behalf of Agent for Applicant
<b>2018/1325/RN (Item 6)</b>	<b>SOUTH NORFOLK</b>	Cllr N Legg – Local Member for Mulbarton

The Committee made the decisions indicated in Appendix B of these 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 Growth and Business Development.

### 400. PLANNING APPEALS

The Committee noted the report and were pleased to see a reduction in the number of appeals

(The meeting closed at 12.20pm)

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Chairman

## Updates for DEVELOPMENT MANAGEMENT COMMITTEE - 18 July 2018

Item	Updates	Page No
Item 1 2017/1197	No updates	19
Item 2 2018/0465	No updates	43
Item 3 2018/0888	<p>An updated ecology report has been received from the applicants.</p> <p>NCC Ecology Have confirmed that the revised report is fit for purpose and raise no objections.</p> <p><b><u>Oral update given at meeting</u></b> Members received an oral update that one additional neighbour letter of representation had been received outlining matters covered in the officer's report including busy, narrow road on bend; the tightness of the plot; impact on great-crested newts; overbearing; and setting a precedent.</p>	49
Item 4 2018/1033	<p>SNC Landscape Officer comments The existing hedgerows to the frontage (east boundary) and rear (west) are currently subject to the Hedgerows Regulations; under DM4.8 the Council presumes in favour of retention of 'important' hedgerows (criteria set out in the Regulations). There does not appear to be an assessment of the hedges against the criteria, but a quick search of the maps published by NCC online shows that both hedgerows are likely to be 'important' on historical grounds at least (the boundaries feature on both the Tithe and Enclosure maps).</p> <p>The scheme necessitates the removal of part of the frontage hedge to achieve an entrance and highway visibility, so arguably this is contrary to DM4.8. The replanting behind the visibility line will mitigate for the removal in terms of re-instating the species and providing a similar habitat, but a section of the historic line will be changed forever. In the wider picture, I do not consider this is a major issue.</p> <p>Approval of the application will change the land use, therefore the hedgerows would no longer be subject to the Hedgerows Regulations. We will therefore need to make it clear via conditions that they are to be retained, maintained and ideally enhanced. The application seeks to add additional hedgerow to create the boundary between the plots, and this will create additional habitat, but we need to be certain what it will comprise and how it will be managed in the long term.</p> <p>Therefore, if the application is approved, I suggest that conditions are attached to require full details of the new hedgerow planting (including implementation programme) and also a long-term management plan for all the hedgerows, both new and retained.</p> <p>Officer response Suggested condition 11 is capable of satisfactorily dealing with this matter.</p>	57
Item 5 2018/1042	No updates	72
Item 6 2018/1325	No updates	79

## 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 Growth and Business Development's final determination.

### Major Applications referred back to Committee

- |   |                 |   |   |
|---|-----------------|---|---|
| 1 | <b>Appl. No</b> | : | <b>2017/1197/D</b>  |
|   | <b>Parish</b>   | : | <b>COLNEY</b>   |
|   | Applicants Name | : | Bullen Developments Ltd   |
|   | Site Address    | : | Land Adj Norfolk And Norwich University Hospital Colney Lane<br>Colney Norfolk NR4 7UY  |
|   | Proposal        | : | Reserved Matters for multi-storey car park, internal access roads,<br>landscaping and associated infrastructure on Hethersett Lane for<br>access, appearance, landscaping, layout and scale, together with<br>the discharge of conditions 4, 5, 19 and 21 relating to outline<br>consent from 2012/1880 |
|   | Decision        | : | Members voted unanimously to set a deadline to reconsider the<br>application at the August Development Management Committee to make<br>a final decision based on the information available in the public domain at<br>that time.  |

## Other Applications

- |   |                 |   |   |
|---|-----------------|---|---|
| 2 | Appl. No        | : | 2018/0465/F   |
|   | Parish          | : | WYMONDHAM   |
|   | Applicants Name | : | Mr Trevor Gurney  |
|   | Site Address    | : | Kings Head Meadow Back Lane Wymondham Norfolk NR18 0QB                |
|   | Proposal        | : | Erection of 2.5m close boarded fence with concrete posts in play area |
|   | Decision        | : | Members voted 8-0 for <b>Approval</b>                                 |
|   |                 |   | Approved with Conditions  |
|   |                 |   | 1 Full Planning permission time limit                                 |
|   |                 |   | 2 In accord with submitted drawings                                   |

**3      Appl. No               :   2018/0888/F**  
**Parish               :   LITTLE MELTON**

Applicants Name : Mr T Large  
Site Address : 93 School Lane Little Melton NR9 3LA  
Proposal : Subdivision of land and erection of 1No dwelling

Decision : Members voted 6-2 for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Surface Water
- 4 External materials to be agreed
- 5 Provision of parking, service
- 6 Ecology mitigation

**4      Appl. No               :   2018/1033/F**  
**Parish               :   SEETHING**

Applicants Name : Mr Robin Key  
Site Address : Land To The South Of Holmlea Seething Street Seething Norfolk  
Proposal : 2 new detached dwellings with single garages

Decision : Members voted 8-1 for **Approval**

: Approved with conditions

- 1 Full Planning permission time limit
- 2 in accordance with submitted drawings
- 3 Existing Access, Widen or Improve
- 4 Access Gates - Configuration
- 5 Visibility splay, approved plan
- 6 Provision of parking, service
- 7 Surface water
- 8 Details of foul water disposal
- 9 External materials to be agreed
- 10 Boundary treatments as submitted
- 11 Replacement Hedge along frontage

**5      Appl. No               :   2018/1042/O**  
**Parish               :   HETHERSETT**

Applicants Name : Mr Jamie Gray  
Site Address : Land West of Little Melton Road Hethersett Norfolk  
Proposal : Proposal for 1 dwelling

Decision : Members voted 5-4 for **Approval** (contrary to officer recommendation, which was lost 4-5)

Reason for overturning officer recommendation

Members considered that the development was sustainable and that there was sufficient connectivity in close proximity to a bus stop and use of existing access was adequate in highway terms.

**6      Appl. No            :    2018/1325/RN**  
**Parish            :    SOUTH NORFOLK**

Applicants Name : Orstead  
Site Address : Hornsea Project Three Offshore Wind Farm  
Proposal : National Infrastructure Application for an Order Granting  
Development Consent for the Hornsea Project Three Offshore  
Wind Farm

Decision : Members voted unanimously to **Approve** the Council's Relevant Representation response to the National Infrastructure Application for Development Order consent- Hornsea Project Three Offshore Wind Farm, as detailed in the report.