

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 15 August 2018 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, B Duffin, F Ellis, C Gould, M Gray, C Kemp, G Minshull and L Neal

Officers in Attendance: The Development Manager (H Mellors), the Major Projects Team Leader (T Lincoln), the Development Management Team Leader (R Collins), the Senior Planning Officers (G Beaumont, C Curtis and C Raine) and the Planning Officer (J Jackson)

12 members of the public were also in attendance

401. 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
2017/1197/D (Item 1)	COLNEY	All	Local Planning Code of Practice Lobbied by Objector
2018/1431/F (Item 8)	WRENINGHAM	All	Local Planning Code of Practice Lobbied by Applicant

402. MINUTES

The minutes of the Development Management Committee meeting dated 27 July 2018 were confirmed as a correct record and signed by the Chairman.

403. 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
2017/1197/D (Item 1)	COLNEY	M Carpenter – Agent for Applicant
2017/2371/RVC (Item 3)	MORNINGTHORPE AND FRITTON	M Hines – on behalf of the Applicant
2018/1018/F (Item 5)	BRESSINGHAM AND FERSFIELD	R Hewitt – Parish Council G Ward – Agent for Applicant N Nunn Clarke – in support of the Applicant
2018/1431 (Item 8)	WRENINGHAM	M Hill – Parish Council C Vint – in support for the Agent

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.

404. QUARTERLY ENFORCEMENT REPORT

Members noted the quarterly enforcement report.

405. PLANNING APPEALS

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

(The meeting closed at 2.50pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
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Item	Updates	Page No
Item 1 2017/1197	<p>1) Letter received from Bristow which draws the committee's attention to their view that should the Council/Hospital not be able to provide safe and compliant approaches to the NNUH landing site (which will not be clearer until the NNUH have carried out their feasibility report), Search and Rescue Helicopters may have no alternative other than to discount the NNUH landing site as a viable destination for casualties and look for alternative hospital landing sites.</p> <p>Officer response: The Committee report has set out that there are as a matter of principle a set of measures in the Bristow recommendations that could be put in place to operationally, on the ground, address the identified downwash issues. The assessment is clear that should a set of operational measures and mitigation not be able to be agreed by the NNUH to facilitate the new compliant flight path, that this would mean that the operator might decide not to continue operation to the NNUH however there are alternative solutions to enable continued operation and these are set out in para 1.28 of the report.</p> <p>2) Letter received from agent on behalf of applicant to advise that at the current time in legal terms there is no existing helicopter flight path over land in the control of Bullen Developments Ltd. No consent has been sought nor granted for Bristow's or any operator to overfly the land. Bullen Developments Ltd have been advised that the legal position is that an express consent is required to overfly land at a level above the ground which interferes with a Landowners use of that land. Bristow's cannot rely on rights from the previous contract holder (the Royal Navy) and they have not acquired an Easement. Bullen Developments Ltd have advised Bristow's of this position.</p> <p>Officer response: The operation of the existing flight path is in question. However third party and legal rights are not a planning material consideration.</p> <p>3) Letter received from NNUH setting out, in their opinion, the operational measures that would need to be made to address the downwash including loss of car parking at the NNUH and management measures of people and vehicles on the ground. (this has already been circulated to members)</p> <p>Officer response: The NNUH response does not affect the Officer recommendation made. As set out in the report there are operational measures that could be brought into effect to make the PC1 compliant flight path acceptable.</p>	16

Item 2 2017/1177	Oral update received at meeting by officer The fourth sentence in paragraph 4.33 should read '.....on balance I do not consider that the application should be refused.....'	49
Item 3 2017/2371	Wording of condition which is to be removed: No person shall occupy any part of the development hereby permitted for a period exceeding six weeks. Furthermore, no person shall occupy any part of the development hereby permitted within a period of three weeks following the end of a previous period of occupation by that same person of any part of the development hereby permitted. A register of bookings of the development hereby permitted shall be maintained at all times and shall be made available for inspection to an officer of the local planning authority upon reasonable notification by that officer to inspect the register.	64
Item 4 2018/0958	Deferred	71
Item 5 2018/1018	Oral update received at meeting by officer Confirmed receipt of information from the Arboricultural Office, who had no objections.	77
Item 6 2018/1124	No Update	87
Item 7 2018/1281	No Update	92
Item 8 2018/1431	1) Objection received from residents of Holly House on Hethel Road on similar grounds to those provided by other residents and as set out in the report. 2) Letter received from applicants confirming their willingness to enter into further discussions and a Section 106 Agreement to secure the first occupants of the dwellings as custom/self-builders and to facilitate public access to the community orchard. Officer comment: That self/custom build dwellings are being proposed does not tip the balance for officers to give favourable consideration to the application. Subject to appropriate clauses, a Section 106 Agreement would in principle, represent an appropriate mechanism to secure public access to the site.	97

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. **Appl. No** : **2017/1197/D**
 Parish : **COLNEY**
- Applicants Name : Bullen Developments Ltd
Site Address : Land Adj Norfolk And Norwich University Hospital Colney Lane
 Colney Norfolk NR4 7UY
- Proposal : Reserved Matters for multi-storey car park, internal access roads,
 landscaping and associated infrastructure on Hethersett Lane for
 access, appearance, landscaping, layout and scale, together with
 the discharge of conditions 4, 5, 19 and 21 relating to outline
 consent from 2012/1880
- Decision : Members voted 8-0 (with 1 abstention) to authorise the Director of
 Growth & Business Development to **Approve**

Approved with conditions

- 1 In accordance with plan and details
- 2 Cycle parking
- 3 Lighting details
- 4 Roads, cycleway and footway to be delivered prior to occupation of building
- 5 Off site highway works – details to be approved and delivered.
- 6 Car parking spaces restricted to 1093
- 7 Swift boxes
- 8 Construction management in relation to helicopter aviation activity

Subject to the completion of a S106 to ensure that only one Multi Storey Car Park is erected (only 2017/1197 or 2016/2382)

Other Applications

- 2 Appl. No : 2017/1177/F**
Parish : SWAINSTHORPE
- Applicants Name : Mr & Mrs Trevor & Issy Coe
 Site Address : A140 Cars Norwich Road Swainsthorpe Norfolk NR14 8PU
 Proposal : Demolition of existing garages and redevelopment of the site to provide 5 new dwellings with parking, private amenity space, open space and new access from Briar Lane.
- Decision : Members voted unanimously for **Approval**
 Approved with conditions
- 1 Reduced time Limit - 5 year supply and to bring forward the benefits of the scheme
 - 2 In accordance with amendments
 - 3 External materials to be agreed
 - 4 Specific details to be agreed
 - 5 Surface Water to be agreed
 - 6 Details of roads and surface water drainage to be agreed
 - 7 Provision of parking, service etc.
 - 8 Construction Traffic (Parking)
 - 9 Existing Access - Closure
 - 10 Foul drainage to main sewer
 - 11 Contaminated land - submit scheme
 - 12 Implementation of approved remediation scheme
 - 13 Reporting of unexpected contamination
 - 14 Validation Report (Noise protection measures) to be agreed
 - 15 Slab level to be agreed
 - 16 Boundary treatment to be agreed
 - 17 Landscaping scheme to be submitted
 - 18 No alterations to lose garages
 - 19 Details of future maintenance of access roads and communal spaces
 - 20 Obscure glazing
- 3 Appl. No : 2017/2371/RVC**
Parish : MORNINGTHORPE AND FRITTON
- Applicants Name : Mr Oram
 Site Address : Hay Cart Barn Brick Kiln Lane Morningthorpe Norfolk NR15 2LG
 Proposal : Removal of condition 5 which restricts the occupation of the barn to holiday accommodation only.
- Decision : Members voted 8-0 (with 1 abstention) for **Refusal**
 Refused
- 1 Failure to comply with Policy DM2.10
 - 2 Failure to meet the test of Policy DM1.3.

4 Appl. No : 2018/0958/CU
Parish : DENTON

Applicants Name : Mr & Mrs Greenmore
Site Address : Rainbows End Norwich Road Denton IP20 0AN
Proposal : Change of use to a mixed use of residential, the keeping of pygmy goats and horses and for the keeping and breeding of dogs

Decision : This item was **deferred** to a future meeting of the Development Management Committee

5 Appl. No : 2018/1018/F
Parish : BRESSINGHAM AND FERSFIELD

Applicants Name : Mr Mathew Legrys
Site Address : Agricultural Buildings At High Oak Farm Stone Lane Bressingham Norfolk
Proposal : Change of use of redundant agricultural buildings to residential. Conversion of 6 buildings to 5 dwellings and curtilages

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 No PD for Classes ABCDE & G
- 4 No PD for fences, walls etc
- 5 Boundary treatment - post and rail only
- 6 External materials to be agreed
- 7 Window details to be agreed
- 8 New Water Efficiency
- 9 Foul drainage to sealed system
- 10 Ecology Mitigation
- 11 Retention of trees
- 12 Tree protection
- 13 Reporting of unexpected contamination
- 14 Full details of external lighting
- 15 Provision of parking, service
- 16 Historic Building Recording
- 17 Road surfacing

6 Appl. No : 2018/1124/CU
Parish : MUNDHAM

Applicants Name : Mr R Carr
Site Address : Brineflow Toad Lane Mundham Norfolk NR35 2EQ
Proposal : Change of use from fluid fertiliser storage, handling and manufacture to an open B1 Office Use & B8 Warehouse Industrial Use.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full planning permission time limit
- 2 In accord with submitted drawings
- 3 Limited Hours of Use
- 4 Noise mitigation strategy to be agreed
- 5 Smoke management plan to be agreed with expanded contents
- 6 2m height restriction on storage (parcel b)

Members requested a note to be added to the permission advising the applicant they obtain the necessary consent regarding any other fire-related legislation

7 Appl. No : 2018/1281/CU
Parish : DISS

Applicants Name : Mr H Bowden
Site Address : Commercial Unit At Crown Place Roydon Road Diss Norfolk
Proposal : Change of use of existing commercial premises to one residential unit with one parking space provided

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
2 No external alterations in accord with submitted drawings

8 Appl. No : 2018/1431/F
Parish : WRENINGHAM

Applicants' Name : Mr & Mrs Will & Rachael Lockwood
Site Address : Land west of All Saints Church, Church Road, Wreningham
Proposal : Five self/custom carbon negative homes

Decision : Members voted unanimously for **Refusal**

Refused

- 1 Out of character and cramped form of development
- 2 Harm to setting of listed building
- 3 No overriding benefits