

## 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 31 January 2018 at 10.00 am.

**Committee Members Present:** **Councillors:** V Thomson (Chairman), F Ellis, M Gray, C Kemp, G Minshull and L Neal  
**Apologies:** **Councillors:** Y Bendle, B Duffin, C Gould, J Mooney and A Thomas

**Substitute Members:** **Councillors:** D Bills for Y Bendle  
C Foulger for B Duffin  
N Legg for C Gould  
L Dale for A Thomas  
G Wheatley for J Mooney

**Officers in Attendance:** The Development Manager (H Mellors), the Development Management Team Leader (R Collins), the Major Projects Team Leader (T Lincoln), the Senior Planning Officers (C Watts, Claire Curtis and C Raine) and the Planning Officer (H Bowman)

16 members of the public were also in attendance.

### 376. 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
2017/2131/O (Item 1)	BRACON ASH AND HETHEL	All	Local Planning Code of Practice Lobbied by Objector
		N Legg	Other Interest Member of Bracon Ash Parish Council and knows the Applicant
		C Foulger	Other Interest Local Member

<b>2017/1804/RVC (Item 2)</b>	<b>WORTWELL</b>	All  M Gray	Local Planning Code of Practice Lobbied by Objector  Local Planning Code of Practice Lobbied by Applicant
<b>2017/2686/O (Item 5)</b>	<b>THARSTON AND HAPTON</b>	L Neal	Other Interest Member is currently working with the Agent with regard to the Poringland Neighbourhood Plan
<b>2017/2802/O (Item 6)</b>	<b>HETHERSETT</b>	L Dale and D Bills	Local Planning Code of Practice Lobbied by Applicant

### 377. MINUTES

The minutes of the Development Management Committee meeting dated 3 January 2018 were confirmed as a correct record and signed by the Chairman.

### 378. 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>2017/2131/O</b>	<b>BRACON ASH AND HETHEL</b>	Cllr P Leigh – Mulbarton Parish Council M Shelley – Agent for Applicant K Keable – Applicant A Snowling – in support of the Applicant
<b>2017/1804/RVC</b>	<b>WORTWELL</b>	J Putman – Agent for Applicant P Willes - Objector
<b>2017/2450/H</b>	<b>COSTESSEY</b>	Cllr V Bell – on behalf of Objectors (T and E Beckett) Cllr V Bell – Local Member
<b>2017/2686/O</b>	<b>THARSTON AND HAPTON</b>	J Parker – Agent for Applicant

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.

### **379. PLANNING APPEALS**

The Committee noted the planning appeals. Officers clarified the position with regard to application 2017/1012, Saxlingham Nethergate, explaining that the appeal had resulted in a change to one of the conditions.

(The meeting closed at 1.05pm)

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Chairman

## Updates for DEVELOPMENT MANAGEMENT COMMITTEE

– 31<sup>st</sup> January 2018

Item	Updates	Page No
<p><b>Item 1</b> <b>2017/2131</b></p>	<p>Letter of support received from Richard Bacon M.P. summarised as follows:</p> <ul style="list-style-type: none"> <li>– The scheme will make a considerable contribution to South Norfolk's obligations to provide served plots under the Self-Build &amp; Custom Housebuilding Act 2015.</li> <li>– The proposal is consistent with the National Planning Policy Framework (NPPF) and South Norfolk Local Plan.</li> <li>– Considers that significant benefits will flow from the application which would outweigh any demonstrable harm that may arise.</li> <li>– This is an excellent exemplar scheme which I support.</li> <li>– Welcomes the positive reception that this proposal has received.</li> </ul> <p>1 petition received objecting to the application, summarised as follows (copies sent to all Members via email as lobbying material):</p> <ul style="list-style-type: none"> <li>– Impact on Countryside – introduces 15 dwellings into what is an open site representing an urbanisation of the site and substantial change to its appearance and harm to the character of the open countryside.</li> <li>– Impact on setting of Grade II listed Bracon Lodge – development of land would break historic and visual connection and have a negative impact on the setting of the farmhouse.</li> <li>– Ecology and impact on Great Crested Newts and their habitat – questions what the proposed mitigation strategy and that the impact of GCN cannot be fully understood</li> <li>– Flood risk/drainage –LLFA objection and requests for additional information. (Note that the LLFA has since removed their objection).</li> <li>– Deliverability of the development – it is not clear if the test of the site being deliverable as set out in the NPPF have been demonstrated. The application does not appear to provide certainty of how or when the road services would be installed or when phasing will be implemented. Also, there is no indication that site can be developed the development plan 5-year period.</li> <li>– Self-build/custom build need – we understand that the Council has already identified sufficient potential self-build plots to meet the needs of those who are currently registered on its register. As such this application may not be meeting a particular need.</li> </ul> <p>Officer response:</p>	<p><b>14</b></p>

	It is considered that the agenda adequately addresses the points raised above.	
<b>Item 2 2017/1804</b>	<p>Officers are aware that Members have received lobbying material from the occupants of the neighbouring property no.127, including legal representations. The applicant has confirmed that they have an opposing view of the legal position of the land.</p> <p>Officer response: It is considered that the proposed grampian style condition to undertake the mitigation works of earth banking, turfing and erection of a fence prior to occupation of the dwelling is appropriate in this instance.</p>	<b>32</b>
<b>Item 3 2017/2450</b>	No updates	<b>40</b>
<b>Item 4 2017/2604</b>	No updates	<b>45</b>
<b>Item 5 2017/2686</b>	The applicant has confirmed that no trees will be removed either side of the access to the site. However nearby hedges in and around the trees may need some trimming back to achieve the required vision splay. The highways authority have confirmed that vision splay improvements, as previously requested are on the corner of Picton Road and Forncett Road.	<b>51</b>
<b>Item 6 2017/2802</b>	<p>Officer: Appeal Decision Appendix 2 was not attached to the agenda. Copies sent to all Members via email and paper copies will be available at the meeting.</p> <p>As a point of clarification, Members will note the comments of the Planning Inspector in respect of scale on residential amenity. The scale of the dwelling will be determined at the outline stage. Officers consider that subject to appropriate design, layout and detailing in respect of room and window configuration and boundary treatments at the reserved matters stage either a single storey or two storey dwelling could be accommodated on the site without the detriment to residential amenity or character and appearance of the area.</p>	<b>58</b>

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**

- 1    **Appl. No**                               :   **2017/2131/O**  
       **Parish**                                 :   **BRACON ASH AND HETHEL**
- Applicants Name               :   Mr & Mrs Kevin Keable  
 Site Address                     :   Land West Of Long Lane Bracon Ash Norfolk  
 Proposal                         :   Phased outline proposal for 15 Self/Custom Build Dwellings and Access
- Decision                         :   Members voted 9-1 (with 1 abstention) for **Approval**

Approved with conditions

1. Time limit for implementation - the submission of the first reserved matters and first residential plot reserved matters within one year and works to commence within two years. Other plot reserve matters to be submitted within two years and implemented within three years.
2. In accordance with plans
3. Standard highways conditions
4. Visibility splay to be provided
5. Construction Traffic Management Plan
6. Off-site highway works for footpath
7. Surface water drainage scheme
8. Materials to be agreed
9. Landscaping scheme and management
10. Ecological management plan
11. Renewable energy
12. Water efficiency
13. Reserved matters to be submitted – appearance, landscaping, layout and scale
14. Submission of a phasing plan
15. Each reserved matters to show it complies with the phasing plan; its relationship with plot in accordance with the approved Design Code and Plot Passports; and submit a street scene to demonstrate the relationship with other approved plots.

Subject to completion of S106 agreement to secure a commuted sum for affordable housing and a contribution for off-site play equipment improvements.

**Other Applications**

**2      Appl. No                :    2017/1804/RVC**  
**Parish                :    WORTWELL**

Applicants Name        :    Mr Tony Sprake  
Site Address             :    133 High Road Wortwell IP20 0EN  
Proposal                 :    Variation of Condition 2 following Application Number  
                                      2017/0686/RVC - To obtain consent for revised levels and boundary  
                                      treatment/landscaping

Decision                 :    Members voted 5-4 (with 1 abstention) for **Approval**

Approved with conditions

- 1    In accordance with submitted amendments
  - 2    Materials as agreed
  - 3    Boundary treatments as agreed
  - 4    Water efficiency
  - 5    Provision of parking and service areas
  - 6    Provision of visibility splays
  - 7    Unexpected contamination
  - 8    Backfill and turf prior to first occupation
  - 9    Earth specification to be agreed
  - 10   Levels as in approved plan
- NOTE Profile of slope to the rear of the site

**3      Appl. No                :    2017/2450/H**  
**Parish                :    COSTESSEY**

Applicants Name        :    Mr & Mrs S Swatman  
Site Address             :    23 Margaret Road Costessey NR5 0AU  
Proposal                 :    Rear and side extensions

Decision                 :    Members voted 6-3 (with 2 abstentions) to **DEFER** (to a future  
                                      meeting of this Development Management Committee) for a Sites  
                                      Sub-Committee visit

Note: The Committee indicated the reason for the Sites Sub-Committee visit was that the material planning considerations were finely balanced and member assessment and judgement could only be concluded by assessing the issues directly on site.

**4      Appl. No                    :    2017/2604/F**  
**Parish                    :    BRESSINGHAM AND FERSFIELD**

Applicants Name        :    Mr Nick Glendinning  
Site Address             :    Land South of Boyland Hall Common Road Bressingham Norfolk  
Proposal                 :    Reconstruction of a barn to form a dwelling and part reconstruction  
                                      and part conversion of another barn to form a second dwelling and  
                                      change of use of land and buildings from agricultural to residential.

Decision                 :    Members voted unanimously for **Approval**

Approved with Conditions

1. In accordance with amendments
- 2 External materials as agreed
- 3 No PD for Classes ABCDE & G
- 4 No PD for fences, walls etc
- 5 Domestic Microgeneration Equipment
- 6 Vehicular access over the ditch
- 7 Visibility splay shown on plan
- 8 Access gate restrictions
- 9 Provision of parking, service
- 10 Surface Water as agreed
- 11 Foul water to package treatment plant
- 12 New Water Efficiency
- 13 Reporting of unexpected contamination
- 14 Boundary treatment to be agreed

**5      Appl. No                    :    2017/2686/O**  
**Parish                    :    THARSTON AND HAPTON**

Applicants Name        :    Mr Tom Mayes  
Site Address             :    Land North Of Picton Road Tharston Norfolk NR15 2YD  
Proposal                 :    The erection of 3 No. dwellings with associated access and car  
                                      parking areas

Decision                 :    Members voted 9-2 for **Refusal**

Refused

- 1 Not sustainable development  
(poor relationship with existing facilities; rural character and  
impact on trees)



**6     Appl. No                 :    2017/2802/O**  
**Parish                 :    HETHERSETT**

Applicants Name         :    Mr David Bain  
Site Address               :    Land To East Of 88 Ketts Oak Hethersett Norfolk  
Proposal                   :    Outline planning permission for proposed dwelling

Decision                   :    Members voted unanimously for **Approval**

Approved with Conditions

- 1    Outline time limit - 5 Year Land Supply
- 2    In accordance with submitted drawings
- 3    Standard outline requiring Reserved Matters
- 4    External materials to be agreed
- 5    Standard Highway Outline Condition
- 6    Contaminated land - submit scheme
- 7    Implement of approved remediation
- 8    Reporting of unexpected contamination
- 9    Surface Water to be agreed
- 10   Boundary treatment to be agreed
- 11   Slab level to be agreed
- 12   Water Efficiency
- 13   Single-storey dwelling