

## 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 25 April 2018 at 10.00 am.**

**Committee Members Present:** **Councillors:** V Thomson (Chairman), V Bell, Y Bendle, B Duffin, C Kemp, G Minshull, L Neal, (for applications 1-6) A Thomas and (for applications 1-7) M Gray

**Apologies:** **Councillors:** D Bills and F Ellis

**Substitute Members:** **Councillors:** C Gould for D Bills and N Legg for F Ellis

**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 Officer (C Curtis), the Landscape Architect (R Taylor) and the Planning Officer (T Barker)

The Press and 46 members of the public were also in attendance.

### 384. 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
2017/2652/O (Item 1)	PORINGLAND	All	Local Planning Code of Practice Lobbied by Objectors
		L Neal	Local Planning Code of Practice Lobbied by the Applicant and Agent
		L Neal and V Thomson	Other Interest Applicant known to members, but had not discussed application

<b>2017/2794/O (Item 2)</b>	<b>KESWICK AND INTWOOD</b>	All  C Kemp	Local Planning Code of Practice Lobbied by Objector  Local Planning Code of Practice Lobbied by the Applicant
<b>2017/2843/O (Item 3)</b>	<b>LITTLE MELTON</b>	All	Local Planning Code of Practice Lobbied by the Agent
<b>2016/1627/O (Item 4)</b>	<b>PORINGLAND</b>	L Neal	Other Interest Applicant known to member but had not discussed application
<b>2018/0101/CU (Item 6)</b>	<b>BAWBURGH</b>	L Neal	Other Interest Applicant known to member but had not discussed application
<b>2018/0588/LB (Item 8)</b>	<b>WORTWELL</b>	M Gray  All	Pecuniary interest Member is Applicant. Member stood down for this item  Other interest Applicant is a fellow South Norfolk Councillor

### 385. MINUTES

The minutes of the Development Management Committee meeting dated 28 March 2018 were confirmed as a correct record and signed by the Chairman.

### 386. 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>2017/2652/O (Item 1)</b>	<b>PORINGLAND</b>	J Henson – Poringland Parish Council L Brook – Framingham Earl Parish Council P Harrison – Objector Cllr J Overton – Local Member
<b>2017/2794/O (Item 2)</b>	<b>KESWICK AND INTWOOD</b>	K Hanner – Keswick Parish Council D Hill – Objector I Douglas – Agent for Applicant J Cage – Applicant Cllr G Wheatley – Local Member
<b>2017/2843/O (Item 3)</b>	<b>LITTLE MELTON</b>	J Heaser – Little Melton Parish Council S Head – Objector K Stock – Objector H Smith – Agent for Applicant Cllr G Wheatley – Local Member
<b>2016/1627/O (Item 4)</b>	<b>PORINGLAND</b>	J Henson – Poringland Parish Council Cllr J Overton – Local Member
<b>2018/0101/CU (Item 6)</b>	<b>BAWBURGH</b>	D Goodman – Bawburgh Parish Council M Shelley – Agent for Applicant Cllr G Wheatley – Local Member
<b>2018/0114/F (Item 7)</b>	<b>BAWBURGH</b>	D Goodman – Bawburgh Parish Council R Barnard – 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.

### **387. QUARTERLY ENFORCEMENT REPORT**

Members noted the report of the Director of Growth and Business Development regarding the enforcement.

### **388. PLANNING APPEALS**

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

(The meeting closed at 4.47pm)

---

Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE**  
**–25 April 2018**

<b>Item</b>	<b>Updates</b>	<b>Page No</b>
<b>Item 1</b> <b>2017/2652</b>	<p>Letter received from Burgate Lane Action Group and sent to all members.</p> <p>The recently approved Norfolk Strategic Planning Framework, produced jointly by all the local planning authorities in Norfolk, underwent public consultation that included background evidence such as the Central Norfolk Strategic Housing Market Assessment (CNSHMA). Representations were made on the CNSHMA by Gladman Developments Ltd, setting out a critique of the CNSHMA. However, officers believe that the criticisms are flawed and that the CNSHMA is robust evidence. This robustness has been demonstrated through the use of the CNSHMA and acceptance by an Inspector in considering an appeal on a planning application in North Norfolk.</p> <p>Following the CNSHMA consultation it was agreed by the Norfolk Councils' that the Gladman representation would be sent to each Local Authority to be taken into consideration in the determination of relevant planning applications. In view of the above, due consideration has been given to the contents of the Gladman's representations but this does not materially affect the recommendation as stated in the committee report.</p>	<b>26</b>
<b>Item 2</b> <b>2017/2794</b>	<p>Oral update given at meeting</p> <p>Norwich cycling campaign</p> <p>Welcomed connection to yellow pedal way</p> <p>Paragraph 49 – maximum heights should be B8 – 10m (not 9m) and B2 – 9m (not 10m)</p>	<b>42</b>
<b>Item 3</b> <b>2017/2843</b>	Letter submitted and circulated to all members by applicant's agent.	<b>76</b>
<b>Item 4</b> <b>2016/1627</b>	<b>No Updates</b>	<b>88</b>
<b>Item 5</b> <b>2018/0091</b>	<p><u>Environmental quality response</u></p> <p>Environmental quality have responded to the consultation requiring a contaminated land condition. This will be added to any subsequent approval.</p> <p><u>Condition update</u></p> <p>Condition 7 of the application proposes that this permission shall replace the previous permission for a residential dwelling to the front of the application site (2017/2802). Further legal advice has been sought and this would not be reasonable to secure via condition. This can only be secured via a section 106 agreement.</p> <p>The council has contacted the applicant in this regard and they state that:</p> <p>It was always the intention that should this application be approved then the previously approved scheme would not be developed . . . as the red line runs through the site of the approved one, e.g. the access to</p>	<b>99</b>

	<p>the rear runs through the scheme, this means the proposed dwelling to the front cannot be developed if the rear one is approved, and implemented.</p> <p>Despite this the applicant has stated that they are prepared to agree to having a section 106 agreement if members were to require it but would like members to note the additional cost to the applicant and would like them to consider the latter point raised.</p> <p><u>Officer response</u> The issue is the previous approval was an outline planning permission with all matters reserved. Therefore, it is possible a dwelling could be constructed on the remaining plot albeit very narrow and requiring a reserved matters planning approval. However, with the principle of development established through the granting of the outline planning permission. For these reasons officers advise a s.106 should be entered in to.</p> <p>Updated application recommendation: Grant planning permission subject to conditions 1-6 as outline in the committee report and the additional contamination condition as set out above but subject to the signing of a section 106 agreement for the construction of only one dwellings either application reference /2018/0091 (this permission) or 2017/2802 (the dwelling to the front).</p>	
<b>Item 6 2018/0101</b>	<b>No Updates.</b>	<b>107</b>
<b>Item 7 2018/0114</b>	<p><u>Landscape Architect</u> An additional comment has been received as follows:</p> <p>The existing hedgerows on the site are subject to the Hedgerows Regulations. From the information it is clear that the roadside frontage hedgerow is a significant feature, and potentially qualifies as important as defined by the Regulations. I can find no assessment against the importance criteria as part of the supporting information for the application.</p> <p>The application proposes the removal of 50 metres of the frontage hedge to facilitate the access and visibility splays. Policy DM 4.8 presumes in favour of the retention of important hedgerows so, in the absence of an assessment that proves the contrary, my view is that the proposal is unacceptable.</p> <p><u>Officer comment</u> The officer report includes the arboriculturalist comments which set out that the hedgerow removal is acceptable subject to the proposed replanting. Given the comments from the Landscape Architect above, the officer has revisited this issue and considers that a further reason for a refusal is required:</p> <p>'The application contains insufficient information to justify the loss of an important hedgerow, contrary to Policy DM4.8 of the South Norfolk Local Plan, which</p>	<b>114</b>

	<p>presumes in favour of the retention of 'important' hedgerows as defined by the Hedgerow Regulations 1997'.</p> <p>The first reason for refusal has also been updated to include reference to the removal of this significant hedgerow, further outweighing the benefits of providing two dwellings in this location.</p>	
<b>Item 8 2018/0588</b>	<b>No Updates.</b>	<b>124</b>
<b>Item 9 2018/0639</b>	<b>No Updates.</b>	<b>128</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**

- |          |                 |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------|-----------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b> | <b>Appl. No</b> | <b>:</b> | <b>2017/2652/O</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|          | <b>Parish</b>   | <b>:</b> | <b>PORINGLAND</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          | Site Address    | <b>:</b> | Land South of Burgate Lane Poringland Norfolk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          | Proposal        | <b>:</b> | Outline application for the erection of up to 165 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Burgate Lane. All matters reserved except for means of access.                                                                                                                                                                                                                                                                                                                                                                                         |
|          | Decision        | <b>:</b> | Members voted unanimously for <b>Refusal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|          |                 |          | Refused                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|          |                 |          | 1 Not sustainable development contrary to DM1.1 and NPPF 14<br>2 No overriding benefit contrary to DM1.3<br>2 Landscape impact – rural character<br>3 Loss of important hedgerow<br>4 Insufficient ecological surveys                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>2</b> | <b>Appl. No</b> | <b>:</b> | <b>2017/2794/O</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|          | <b>Parish</b>   | <b>:</b> | <b>KESWICK AND INTWOOD</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|          | Site Address    | <b>:</b> | Land West Of Ipswich Road Keswick Norfolk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|          | Proposal        | <b>:</b> | Outline Application for Proposed employment development consisting of B1, B2 and B8 uses, associated access and landscaping; and proposed link road between the A140 and the B1113, including new roundabout with some matters reserved (resubmission)                                                                                                                                                                                                                                                                                                                                                                        |
|          | Decision        | <b>:</b> | Members voted 6-5 for <b>Approval</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|          |                 |          | Approved with conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|          |                 |          | 1 Outline time limit<br>2 Reserved matters to be approved – appearance, landscape, layout, scale<br>3 Reserved matters substantially in accordance with Parameters plan 402 and Landscape Strategy drawing 2035 01 (to control building heights, strategic landscape buffers and B1 uses to north)<br>4 Landscape scheme for whole site to be submitted with first reserved matters<br>5 Phasing/implementation of Landscaping scheme<br>6 Restrict total floorspace to 28,329sqm (max 9443sqm B1; max 9443sqm B2 and max 9443sqm B8)<br>7 Restrict Permitted Development for change of use from the respective B1, B2 and B8 |

- 8 Renewable energy
- 9 Sustainable construction measures
- 10 Water efficiency
- 11 Highway – turning area
- 12 Highway – cycle parking
- 13 Highway – construction parking
- 14 Highway – wheel cleaning facilities
- 15 Highways – wheel cleaning facilities retained
- 16 Highways – protection of improvement line
- 17 Highway – safeguarding of land for Bus Rapid transit route
- 18 Highways – detailed off site highway scheme to be approved
- 19 Highways – scheme for traffic calming of Low Road
- 20 Highways – detailed off site highway scheme – A47 junction to be approved
- 21 Archaeology
- 22 Fire hydrants
- 23 Surface water drainage (including pollution prevention water quality)
- 24 Materials Management Plan (Minerals) to be submitted
- 25 Updated Ecological survey and Ecological management plan
- 26 Noise levels
- 27 Construction environmental management plan
- 28 Restriction of refrigeration units
- 29 No plant or machinery without consent
- 30 No dust/grit/extraction system without consent
- 31 Details of external lighting
- 32 Foul water to mains sewer only
- 33 Contamination

**3     Appl. No                 :     2017/2843/O**  
**Parish                 :     LITTLE MELTON**

Applicants Name         :     Glavenhill Strategic Land (Number 8) Limited  
Site Address                :     Land South of School Lane Little Melton Norfolk  
Proposal                     :     Development of land for residential dwellings, together with a single point of access into the site from School Lane.

Decision                    :     Members voted unanimously for **Refusal**

Refused

- 1 Not sustainable development contrary to DM1.1 and NPPF 14
- 2 No overriding benefit contrary to DM1.3
- 3 Harm to landscape
- 4 Harm to form and character of settlement and lack of integration



**Major Applications Referred Back to Committee**

- 4      **Appl. No**                               :   **2016/1627/O**  
       **Parish**                                 :   **PORINGLAND**
- Applicants Name       :   Mr Kittle  
Site Address            :   Land to the north of Heath Loke Poringland Norfolk  
Proposal                :   Erection of 19 dwellings with access and all other matters reserved
- Decision                :   Members voted unanimously for **Refusal (contrary to officer recommendation, which was unanimously lost)**
- Refused
- :   **In rebalancing the decision and in light of new evidence contained in the officer report, the following reasons were given for overturning Officer recommendation**
- 1 Not sustainable development
  - 2 No overriding benefits
  - 3 Intrusion into landscape
  - 4 Not viable or deliverable

**Other Applications**

- 5      **Appl. No**                               :   **2018/0091/O**  
       **Parish**                                 :   **HETHERSETT**
- Site Address            :   Land Rear Of 86 And 88 Ketts Oak Hethersett Norfolk  
Proposal                :   New dwelling
- Decision                :   Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time Limit
  - 2 Standard outline requiring RM
  - 3 Surface Water
  - 4 Standard Outline Condition
  - 5 Boundary treatment to be agreed
  - 6 Single 1.5 storey only
  - 7 Retain existing trees/hedge on western boundary
- Subject to S106 for the construction of only one of the dwellings, either 2018/0091 or 2017/2802

- 6**     **Appl. No**                     :     **2018/0101/CU**  
         **Parish**                        :     **BAWBURGH**
- Site Address                     :     Villa Farm Watton Road Bawburgh Norfolk NR9 3LQ  
Proposal                         :     Retention of change of use of land from agricultural storage to extension to Car Display and Sales Area
- Decision                         :     Members voted 5-3 (with 3 abstentions) for **Approval**
- Approved with conditions
- 1 Full Planning permission time limit
  - 2 In accord with submitted drawings
  - 3 staff parking and turning not for sales
  - 4 Full details of external lighting
  - 5 Limited Hours for Customer
  - 6 Retention of bund
- Note                                :     Members agreed that the Development Manager would draft a letter for the Chairman to send out to the Applicant regarding retrospective applications
- 
- 7**     **Appl. No**                     :     **2018/0114/F**  
         **Parish**                        :     **BAWBURGH**
- Site Address                     :     Land To The West Of Harts Lane Bawburgh Norfolk  
Proposal                         :     Erection of two detached dwellings, one with new vehicular access
- Decision                         :     Members voted 7-3 for **Refusal**
- Refused
- 1 Impact on River Valley
  - 2 Unsustainable development
  - 3 Does not comply with either of the relevant criterion of DM1.3
  - 4 Loss of important hedgerow
- 
- 8**     **Appl. No**                     :     **2018/0588/LB**  
         **Parish**                        :     **WORTWELL**
- Site Address                     :     Says Farmhouse 11 Low Road Wortwell IP20 0HJ  
Proposal                         :     Insertion of additional window in proposed studio (amendment to 2016/2897).
- Decision                         :     Members voted 9-0 for **Approval**
- Approved with conditions
- 1 Listed Building Time Limit
  - 2 In accord with submitted drawings

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Restriction on balcony use of roof
- 4 Installation of rail to Juliette balcony to prevent access