

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 5 December 2018 at 10.00 am.

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

Apologies: **Councillor:** F Ellis

Substitute Members: **Councillors:** A Thomas for F Ellis

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

50 members of the public were also in attendance

419. 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
2018/1981/F (Item 1)	BROOME	C Gould	Other Interest Member is the Council's representative on the Waveney, Lower Yare and Lothingland Internal Drainage Board, which responded to the consultation, although Cllr Gould was not involved in the response
2018/2303/DC (Item 2)	CRINGLEFORD	All	Other Interest Big Sky Developments is the Council's property development company
		L Neal	Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the room while this application was considered
		C Kemp	Local Planning Code of Practice Councillor had been contacted by neighbour to discuss flooding issue in Cantley Lane

2018/0958/CU (Item 3)	DENTON	M Gray	Member considered he was predetermined and stepped down from the Committee for this item and reverted to his role as Local Member
2018/2131/F (Item 7)	REDENHALL WITH HARLESTON	All	Local Planning Code of Practice Lobbied by Objectors
2018/2163/CU (Item 8)	HETHERSETT	D Bills C Kemp	Local Planning Code of Practice Lobbied by Objector Local Planning Code of Practice Lobbied by Local Member

420. MINUTES

The minutes of the Development Management Committee meeting dated 7 November 2018 were confirmed as a correct record and signed by the Chairman.

421. 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
2018/1981/F (Item 1)	BROOME	C Kramer – Parish Council M Miles – Objector J Stone – Agent for Applicant Cllr B Bernard – Local Member
2018/2303/DC (Item 2)	CRINGLEFORD	M Wagstaff – Parish Council N Perryman – Agent for the Applicant C Stammer – Architect for Applicant
2018/0958/CU (Item 3)	DENTON	R Gibson – Parish Council R Carden – Objector Mr Winter – Objector H Greenmore – Applicant S Locke – Agent for Applicant Cllr M Gray – Local Member
2018/2131/F (Item 7)	REDENHALL WITH HARLESTON	A Horner – Objector S Whymark - Applicant Cllr J Savage – Local Member
2018/2163/CU (Item 8)	HETHERSETT	H Landis – Objector S Jones – Agent for the Applicant Cllr L Dale – Local Member

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.

422. PLANNING APPEALS

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

(The meeting closed at 1.45pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 5 December 2018

Item	Updates	Page No
Item 1 2018/1981	<p>A Preliminary Ecological Appraisal (PEA) has been submitted by the applicant. NCC ecology have been consulted in this regard and their response is summarised below:</p> <p>Ecology It is explicit in the PEA that the proposed development identified has a potential number of negative impacts on local biological receptors and suggests further surveys for breeding birds, wintering birds, reptiles, great crested newts and water voles are carried out. These are considered necessary before planning permission can be granted.</p> <p>Officer response Further information remains required in terms of ecology and therefore reason for refusal as set out in paragraph 6.5 still stands as suggested.</p>	27
Item 2 2018/2303	No Updates	43
Item 3 2018/0958	<p><u>Verbal update given at meeting:</u> concerns raised regarding how it would be known that there was alternative. Officer stated this parking could be resolved by an additional condition.</p> <p>Denton Parish Council In addition to our previous objections, we also object to the infilling the ditch outside Denton Chapel, as this is a Grade 2 listed building and the building, grounds, hedge and ditch have always been maintained by and are the responsibility of the Elders of the Church. The visual appearance and setting of the Church would be impaired by this proposed parking bay.</p> <p>This is a commercial business and should be self-contained and not reliant upon using offsite alternatives for car parking.</p> <p>The submitted plan of the proposed parking bay suggests that the width from the road to the hedge is within the 2.5 metres required. Our understanding however is that this rule applies to free standing car parking bays (e.g. supermarket car parks). We believe that the proposed size does not comply with Parking Standards Supplementary Planning Documents which state 'Where a space is adjacent to a wall, fence or landscape area a minimum width of 3 metres will be required'. There are additional requirements for the provision for a parking space for people with disabilities. The suggested parking bay will be against a hedge and there is no footway on this narrow road.</p> <p>Implementing hard standing for a car parking bay and the possible removal or re-siting of the present kerb and gully drainage could cause flooding problems for</p>	53

	<p>the house opposite where the door access is below the level of the road.</p> <p>Neighbouring representations: Four further neighbouring representations have been received objecting to filling in the ditch outside the Chapel as at this point the road is narrow with no pavement; a commercial business should provide a disabled car parking space; there is limited visibility in this location; the proposal would adversely affect the setting of the Listed Church; the land is not in the ownership of the applicant; and this site is inappropriate for the proposed use and already generates noise; and how will the applicants be able to guarantee that it is reserved for their customers' use? Especially given the amount of traffic in the area.</p>	
Item 4 2018/0962	No Updates	61
Item 5 2018/1913	No Updates	66
Item 6 2018/2090	<p><u>Verbal update given at meeting:</u> Comments have now been received from the Ecologist, who have no concerns regarding the mitigation and protection of great crested newts.</p> <p><u>Ecology comments to be reported, if received.</u></p>	72
Item 7 2018/2131	<p><u>Verbal update give at meeting:</u> Request from applicant to open the premises on Saturday and Sunday.</p> <p>Redenhall with Harleston Town Council:</p> <ul style="list-style-type: none"> • The committee request that the decision is made for a funeral parlour and does not give carte blanche for alternative commercial use under the change of use classification A1 • In view of the site, we are aware of the concerns of local residents with regard to vehicle movements on site particularly during unsocial hours. • As far as the air conditioning and refrigeration is concerned, it is requested that care is taken that the necessary equipment is of a quality to minimise noise problems and that stipulation is made that any such equipment is regularly serviced and maintained. <p>Officer observations: The request is for an unrestricted A1 and as such it is to be determined on this basis, there is no valid planning reason why it would not be unacceptable as another A1 use so as to warrant making the permission specific to a funeral parlour.</p> <p>As highlighted in the committee report it is not considered that there are parking concerns so as to justify refusal.</p> <p>Air conditioning/refrigeration equipment details are to be controlled via planning condition.</p>	79

	<p>10 pieces of correspondence received via Richard Bacon MP, raising the following points:</p> <ul style="list-style-type: none"> • The proposal would remove existing hours of operation to the detriment of neighbour amenity • Traffic implications of the proposal have been given insufficient regard • Neighbour amenity concerns including noise, 24 hour access, lighting related concerns, clinical waste, use would be better placed on an industrial estate • Traffic related concerns including insufficient parking and turning • Misleading by saying it is “unrestricted B1” as there are hours of operation restrictions • The additional information confirms fears about the proposal • Adverse impact on streetscene and Listed buildings • Proposed conditions do not resolve concerns • Disregarding Environmental Quality Team advice • Could be any A1 type of premises <p>Officer observations: Any permission granted would impose a new hours of operation condition, and whilst it is accepted that this allows for the premises to be used beyond those previously restricted via the previous approval, the impacts from an A1 use are not considered so significant so as to justify either refusal or having a more restrictive condition.</p> <p>It is considered that amenity impacts are covered in the main assessment with the suggested conditions sufficient to protect amenity.</p> <p>The traffic and parking impacts have been assessed by the Highway Authority who have no objections.</p> <p>The very modest changes to the building and from additional refrigeration/air conditioning would have no significant impact on the setting of the locality.</p> <p>The views of the Council’s Environmental Quality Team are noted in the report and have been considered in the assessment of the scheme.</p> <p>There is no valid planning reason why it would not be unacceptable as another A1 use so as to warrant making the permission specific to a funeral parlour.</p>	
Item 8 2018/2163	<p><u>Verbal update given at meeting:</u> formal comments received from Highways England, who consider there will be no impact on junction.</p> <p><u>Verbal update on points raised regarding Strategic Gap and Historic Parks and Gardens:</u> These issues were not covered in the report, therefore the proposal was</p>	87

	<p>assessed against these policies to explain why proposal was considered acceptable and to enable members to consider the proposal and any impact the scheme would have on the area in relation to these points made.</p> <p>No Updates</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 Growth and Business Development's final determination.

Major Applications

1. **Appl. No** : **2018/1981/F**
 Parish : **BROOME**
- Applicants Name : Mr Darren Broughton
 Site Address : Marsh Land Rear Of 184 Yarmouth Road Broome Norfolk
 Proposal : Change of use of Land from Grade 4 Agricultural grazing marsh to the development of 32 Mobile Homes, one caravan for manager's accommodation, acoustic bund and fence between the A143 and site for sound reduction. Widening for dykes to create wildlife environment and wildlife walk and planting. Creation of pedestrian access with locking gate to rear garden of The Artichoke P.H. Retention of lagoon.
- Decision : Members voted unanimously for **Refusal**
- Refused
- 1 Unacceptable risk of flooding
 - 2 Scale is out of character
 - 3 Impact on amenity
 - 4 Insufficient access
 - 5 Unacceptable impact on biodiversity
 - 6 Unacceptable landscape impact
 - 7 Not sustainable development
- Members voted unanimously to take no further enforcement action with respect to the engineering operation carried out on site which required planning permission.

Major Applications on land where South Norfolk Council has an interest

- 2 **Appl. No** : **2018/2303/DC**
 Parish : **CRINGLEFORD**
- Applicants Name : Mr Spencer Burrell
 Site Address : Land East of A11 And North and South of Round House Way
 Cringleford Norfolk
 Proposal : Discharge of condition 6 following planning permission 2017/2120 - Design Code
- Decision : Members voted 8-0 to agree that the Design Code be **approved** pursuant to condition 6 of planning permission 2017/2120 subject to the resolution of outstanding matters of minor amendment and clarification

Other Applications

3 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 and provision of a car parking bay

Decision : Members voted 5-3 for **Approval** to authorise the Director of Growth and Business Development to approve with conditions, subject to the expiry of the consultation period on 10/12/2018 and no new material issues being raised following Planning Committee.

Approved with conditions

- 1 In accordance with amendments
- 2 Number of adult dogs restricted to 10
- 3 Highway Improvements – Offsite to be completed before number of dogs increases to 10.
- 4 Waste Disposal
- 5 Management Plan to be submitted and agreed including signage
- 6 Approval personal to Applicant only

4 Appl. No : 2018/0962/F
Parish : HEDENHAM

Applicants Name : Mrs Buck
Site Address : Willow Farm Earsham Road Hedenham NR35 2DF
Proposal : Change of use of Children's Nursery back domestic use

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Ancillary use only

5 Appl. No : 2018/1913/O
Parish : HALES

Applicants Name : Mr P Cullum
Site Address : Faber Roofing Green Lane Hales NR14 6TA
Proposal : Demolition of existing B2 premises, erection of 3no two bedroom dwellings including access with all other matters reserved.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Outline Permission Time Limit
- 2 Standard outline requiring RM
- 3 In accordance with amendments
- 4 Single storey dwelling only
- 5 No additional windows at first floor
- 6 New Access over verge
- 7 Access Gates - Restriction
- 8 Visibility splay, approved plan
- 9 Provision of parking, service
- 10 Protection of Highway Boundary
- 11 Contaminated land - submit scheme
- 12 Implement of approved remediation
- 13 Reporting of unexpected contamination
- 14 Surface Water
- 15 New Water Efficiency

6 Appl. No : 2018/2090/F
Parish : GREAT MOULTON

Applicants Name : Mr & Mrs Calver
Site Address : Land West Of Overwood Lane Great Moulton Norfolk
Proposal : Erection of floricultural building.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Retention trees and hedges
- 4 Visibility splays to be retained

7 Appl. No : 2018/2131/F
Parish : REDENHALL WITH HARLESTON

Applicants Name : Ms Susan Whymark
Site Address : 11A London Road Harleston IP20 9BH
Proposal : Change of use from B1 office to A1 shop

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Removal of PD rights for re-surfacing
- 4 Waste management details to be agreed
- 5 Air conditioning/refrigeration system to be agreed
- 6 No ventilation, refrigeration extraction etc systems to be installed without permission
- 7 Full details of external lighting
- 8 Hours of opening to general public (Monday to Friday 08:00 to 18:00, Saturday 10:00 to 13:00)
- 9 Roller shutter door details to be agreed
- 10 Restricted to A1 Susan Whymark Funeral Director

8 Appl. No : 2018/2163/CU
Parish : HETHERSETT

Applicants Name : Mr Brad Williams
Site Address : Field South of Norwich Road, Hethersett Norfolk
Proposal : Change of use of existing paddock for an organised outdoor assault course and associated ancillary equipment.

Decision : Members voted 7-1 for **Approval** subject to carrying out a statutory consultation regarding the historic parkland

Approved with conditions subject to statutory consultees raising no new issues.

- 1 Full Planning permission time limit
- 2 No public on site before 7.30am or after 7.30pm or on Sundays and bank holidays
- 3 No equipment above 4 metres in height
- 4 No loud speakers or loud hailer
- 5 No lights unless otherwise approved
- 6 No generators or other machinery unless otherwise approved