

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 12 September 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 (except item 2)

Apologies: **Councillor:** F Ellis

Substitute Members: **Councillor:** N Legg for F Ellis

Officers in Attendance: The Development Manager (H Mellors), the Major Projects Team Leader (T Lincoln), the Senior Planning Officers (G Beaumont and C Raine) and the Planning Officer (H Bowman)

60 members of the public were also in attendance

406. 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
2018/1212/F (Item 2)	PULHAM ST MARY	L Neal	Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the room whilst this item was considered
2018/1210/F (Item 4)	PORINGLAND	L Neal All	Local Planning Code of Practice Lobbied by Objector Local Planning Code of Practice Lobbied by District Member
2018/1211/F (Item 5)	PORINGLAND	L Neal All	Local Planning Code of Practice Lobbied by Objector Local Planning Code of Practice Lobbied by District Member
2018/1447/H (Item 7)	CRINGLEFORD	C Kemp	Local Planning Code of Practice Lobbied by Objector
2018/1529/F (Item 9)	WICKLEWOOD	All	Local Planning Code of Practice Lobbied by Applicant and Objector

407. MINUTES

The minutes of the Development Management Committee meeting dated 15 August 2018 were confirmed as a correct record and signed by the Chairman.

408. 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
2017/0810/F (Item 1)	LONG STRATTON	S Adcock – Long Stratton Parish Council J Harris – Objector G Armstrong – Agent for the Applicant Cllr A Thomas – County Councillor
2018/0953/F (Item 3)	BERGH APTON	J Ling – Bergh Apton Parish Council
2018/1210/F (Item 4)	PORINGLAND	J Henson – Poringland Parish Council M Stockings – Objector M Sadd – Applicant Cllr J Overton – Local Member
2018/1211/F (Item 5)	PORINGLAND	J Henson – Poringland Parish Council M Stockings – Objector M Sadd – Applicant Cllr J Overton – Local Member
2018/1447/H (Item 7)	CRINGLEFORD	S Hassan – Objector R McVicar – Agent for the Applicant
2018/1529/F (Item 9)	WICKLEWOOD	P Lucas – Agent Cllr M Edney – Local Member
2018/1548/F (Item 10)	DISS	J Chisnall – Objector Cllr T Palmer – Local Member
2018/1697/F (Item 11)	MORLEY	J Parker – Agent for the Applicant Cllr M Edney – 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.

409. PLANNING APPEALS

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

(The meeting closed at 3.50pm)

Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE – 12
September 2018**

Item	Updates	Page No
Item 1 2017/0810	<p>Councillor Worsley comments received on the <u>original</u> scheme (not amendments) as follows:</p> <ul style="list-style-type: none"> • Outside of development boundary as defined in the area action plan • It's not an exception site • Site was rejected under site-specific process of the area action plan • Flood officer has recommended refusal as details supplied are insufficient • Concerns that Anglian Water have previously raised issues regarding foul water drainage • St Mary's access is neither safe nor sufficient for additional vehicle access or for construction access due to the high number of parked vehicles, viability and incline. • Flowerpot Lane junction with A140 has yet to see the full impact of the recent Tharston Meadows development and concerns remain about capacity of the A140 • No provision for additional parking for amenity land • No indication of who will be responsible for the amenity land going forward • Concerns regarding impact on infrastructure – schools and doctors 	18
Item 2 2018/1212	On a point of clarification to the query in para 4.9, the agent has confirmed the retention of Tree T2	39
Item 3 2018/0953	<p>The recommendation is to be changed to approval with conditions. The applicants, in conversation with officers have proposed that instead of entering into a section 106 agreement for the existing farm building, as set out in the officer's report, conditions are applied to tie the new dwelling as agricultural occupancy and a further condition requiring the dwellings (existing farm building and new dwelling) not be sold separately.</p> <p>The Council have sought legal advice in this regard and given the unique circumstance of this agricultural holding, with the farm house being surrounded by the farm buildings in use for the farm operation; the close relationship of the existing and new farm dwellings and their limited size; the shared spaces; and the other information already provided by the applicant then in this instance this proposal is considered acceptable and the application is recommended for approval on this basis. The recommendation is therefore to be updated as follows:</p>	45

	<p>Approval with conditions</p> <ul style="list-style-type: none"> • Full - 5 Year Land Supply • In accordance with amendments • Foul drainage to sealed system or private treatment plant only • Reporting of unexpected contamination • New Water Efficiency • Window details to be agreed • External materials to be agreed • Agricultural worker's dwelling (new dwelling) • Tying the new dwelling to the existing farmhouse to not be sold separately <p>Parish Council further comments:</p> <p>The Parish Council wishes to withdraw its earlier objection, based on a discussion with the applicants and that the SNC planners consider the new build proposal as an acceptable solution.</p> <p>Our objection was based on our recognition that the nature and character of the Bussey Bridge area is special and recognised as an increasingly rare example of a rural idyll. The agricultural buildings may be ramschackle in appearance but they are nevertheless charming and probably unique. The character will be changed irrevocably with the approval of this application.</p> <p>We ask, therefore, that the planners take into consideration, when approving the final design and setting for the new build, that it and it's building materials are sympathetic to the rural farmyard context in which it will sit.</p> <p>Officer Response:</p> <p>The Parish Council comments are noted and a condition is proposed to check external materials, which will need to be sympathetic to the character and appearance of the Conservation Area.</p>	
Item 4 2018/1210	<p>6 further representations received re-iterating concerns already raised. It is considered that these are adequately addressed by the report, however, we would wish to offer the following observations/clarifications:</p> <p>Whilst it is accepted that single storey dwellings would have less impact, the Council is required to determine the scheme before it.</p> <p>The changing of a fencing on-site would not have required planning permission.</p>	52

	<p>Issues surrounding existing septic tank and pipes are a civil issue between the relevant parties. A condition has been attached in relation to agreeing the details for foul water drainage arrangements for this scheme to ensure adequacy.</p> <p>Ensuring the use of a suitable foundation design is controlled via Building Regulations. Any damage to third parties land or property via the construction work would be a civil matter between relevant parties.</p> <p>Non-compliance with conditions can be enforced as necessary by the Local Planning Authority.</p> <p>It is accepted that para 4.13 focuses on the impacts of overlooking from the garden of plot 2 to the immediate neighbour no.6 Mill Close due to them lying immediately adjacent to one another. To clarify, in respect of overlooking from the garden of plot 2 to other properties, by virtue of factors of separation distance, boundary, treatments and intervening features (existing dwellings) it is not considered that significant adverse overlooking would occur. Likewise, issues of overlooking from the proposed properties themselves are addressed separately elsewhere in the report.</p> <p>On a point of clarification, an additional condition is suggested for plot 2 (2018/1210) to reflect the requirement for obscure glazing to a first floor window as set out in para 4.10.</p>	
Item 5 2018/1211	Update as per item 4 above.	52
Item 6 2018/1275	The applicant has requested that this application be withdrawn. As a result, it will not be presented to Committee.	60
Item 7 2018/1447	<p>Parish Council comments on revised plans:</p> <p>No objections but would like to reiterate our concerns concerning privacy and the adjoining garage. None of the windows should affect the privacy of neighbours. The adjoining garage has a non-weatherproof party wall and we would like to ensure that there is a condition that makes the remaining garage is structurally sound and weatherproof.</p> <p>Officer comment: The matter of the party wall is considered to be a civil matter for the applicants and neighbour to resolve via the Party Wall etc Act.</p> <p>One additional neighbour comment:</p>	68

	The revised plans display no meaningful attention to the previous objections.	
Item 8 2018/1468	<p>Parish Council comments to the revised proposal:</p> <p>Although the length of the extension has been reduced and has no overlooking window, the Parish Council still consider the extension to be rather overpowering.</p>	73
Item 9 2018/1529	No update	78
Item 10 2018/1548	<p>Since the report was written, amended drawings have been received, which reduce the pallet of materials used on the elevations, but the built form remains the same. The number of car parking spaces has also been reduced to one adjacent to the dwelling and one space and a garage within the parking court. A turning area has been provided on site.</p> <p>Officer comments:</p> <p>The amended design is an improvement on previous scheme and has a simpler appearance, however, it does not fully address officer's concerns including the hipped roof, dormer and fenestration arrangements which are still incongruous elements.</p> <p>The changes in the carparking layout are an improvement and it will be easier to manoeuvre in and out of spaces, however this does reduce the limited amenity space for a 4 bedroom dwelling even further, which is also a concern.</p> <p>The recommendation therefore remains for refusal and the reasons set out in section 6.1 and 6.2 of the committee report have been amended as follows:</p> <p>The proposed layout of the site would result in a cramped form of development with limited amenity space. This is considered contrary to Policy 12 of the NPPF, Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk and policy DM3.8 of the South Norfolk Local Plan."</p> <p>The proposed scale, bulk, mass and design of the dwelling with the hipped roof, side dormer and fenestration arrangement would result in a dominant and incongruous element detracting from the street scene which is characterised by simple rendered listed properties. The proposal is therefore contrary to Policy 12 of the NPPF, Policy 2 in</p>	83

	<p>the Joint Core Strategy and Policy DM3.8 in the South Norfolk Local Plan</p> <p>Please also note that Section 3.6 'other representations' bullet point 18 should read "Putting aside the covenant would require access over the land owned by number 7 which would not be granted."</p> <p>Verbal update at Committee: the Conservation and Design Officer still had concerns about the amended proposal and had made some suggestions.</p>	
Item 11 2018/1697	<p>Letter of support received from Beattie Passive:</p> <p>Letter sets out that its buildings are lower energy requirements than traditionally built houses and do not require central heating and that Beattie Passive actively supports local employment with apprentices and older workers.</p> <p><u>Verbal update received at meeting</u></p> <p>1 The site is located in a countryside location approximately 1.1km from the nearest settlement with a development boundary and is connected to it by roads that observe the national speed limit and that do not have footpaths. Its location and proximity to services and facilities will not provide satisfactory access for all via low impact modes of transport throughout the year, will not minimise greenhouse gas emissions and is not located to use resources efficiently. The site is not in a sustainable location and neither can it be made sustainable by this development. The application is contrary to Policy 1 of the Joint Core Strategy and Policy DM3.10(1) of the South Norfolk Local Plan.</p> <p>2 The proposed housing is not supported by any specific Development Management policy which allows for development outside of the development boundary and nor does it represent overriding benefits when having regard to the harm identified above. As such, the application does not satisfy the requirements of either items 2 c) or d) of Policy DM1.3 of the South Norfolk Local Plan or Policy 17 of the Joint Core Strategy. The application does not represent sustainable development and is contrary to paragraphs 11 and 78 (insofar as it relates to promoting sustainable development in rural areas) of the NPPF and Policy DM1.1 of the South Norfolk Local Plan.</p>	93

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** : **2017/0810/F**
 Parish : **LONG STRATTON**

Applicants Name : Orbit Homes (2020) Ltd
Site Address : Land off St Mary's Road Long Stratton Norfolk
Proposal : Erection of 52 dwellings with associated car parking and amenity space, roads, public open space, landscaping and vehicular access off St Mary's Road.

Decision : Members voted 8-0 (with 1 abstention) for **Refusal** (contrary to officer recommendation, which was lost 1-7 with 1 abstention)

Refused

Reasons for overturning officer recommendation

Members acknowledged the benefits of housing and affordable housing delivery, however, considered that the harms of poor integration of the open space; encroachment in the open countryside and the rural landscape character; and the loss of the prominent oak tree significantly and demonstrably outweigh the benefits, contrary to relevant local plan policies and paragraph 11 of the NPPF.

Application on site partly owned by South Norfolk Council

2 Appl. No : 2018/1212/F
Parish : PULHAM ST MARY

Applicants Name : Mr G Homan & South Norfolk Council
Site Address : Land to South of Chestnut Road Pulham St Mary Norfolk
Proposal : Erection of seven new dwellings and garages

Decision : Members voted 8-0 for **Approval**

Approved with conditions

- 1 Full planning permission time limit
- 2 In accordance with approved plans
- 3 External materials to be agreed
- 4 No PD for fences, walls etc
- 5 No additional windows at first floor
- 6 No PD for Classes A, B, C, D, E and G
- 7 Tree protection
- 8 Landscape management plan
- 9 Retention of trees and hedges
- 10 Boundary treatments to be agreed
- 11 Reporting of unexpected contamination
- 12 New water efficiency
- 13 Surface water
- 14 Slab level to be agreed
- 15 Provision of parking, turning
- 16 Details of refuse point
- 17 Landscape management plan
- 18 Construction environmental management plan

Other Applications

3 Appl. No : 2018/0953/F
Parish : BERGH APTON

Applicants Name : Mr A Kerry
Site Address : Bussey Bridge Farm Bussey Bridge Bergh Apton NR15 1DF
Proposal : Change of use of redundant farm building to form new 2 bedroom dwelling.

Decision : Recommendation updated by officers to Approval with Conditions, as set out in the update sheet in appendix A and below.

Members voted unanimously for **Approval**

Approved with conditions

1. Full - 5 Year Land Supply
2. In accordance with amendments
3. Foul drainage to sealed system or private treatment plant only
4. Reporting of unexpected contamination
5. New Water Efficiency
6. Window details to be agreed
7. External materials to be agreed
8. Agricultural worker's dwelling (new dwelling)
9. Tying the new dwelling to the existing farmhouse to not be sold separately

4 Appl. No : 2018/1210/F
Parish : PORINGLAND

Applicants Name : Mr Michael Sadd
Site Address : Land West of Mill Close Poringland Norfolk
Proposal : Erection of single dwelling and garage

Decision : Members voted 8-0 (with 1 abstention) for **Approval**

Approved with conditions

- 1 Full planning permission time limit
- 2 In accordance with approved plans
- 3 External Materials to be agreed
- 4 No PD for fences, walls etc
- 5 No additional windows at first floor
- 6 No PD for Classes A, B, C, D,E and G
- 7 Tree protection
- 8 Retention of Trees and hedges
- 9 Boundary treatments
- 10 Reporting unexpected contamination
- 11 New water efficiency
- 12 Surface water
- 13 Slab level to be agreed
- 14 Provision of parking, turning

Members requested a note to be added to the permission to request the applicant makes a record of the location of the pillbox and trigonometry, and submits to the Records Office.

5 Appl. No : 2018/1211/F
Parish : PORINGLAND

Applicants Name : Mr Michael Sadd
Site Address : Land South of Mill Close Poringland Norfolk
Proposal : Erection of single dwelling and garage

Decision : Members voted 8-0 (with 1 abstention) for **Approval**

Approved with conditions

- 1 Full planning permission time limit
- 2 In accordance with approved plans
- 3 External Materials to be agreed
- 4 No PD for fences, walls etc
- 5 No additional windows at first floor
- 6 No PD for Classes A, B, C, D,E and G
- 7 Tree protection
- 8 Retention of Trees and hedges
- 9 Boundary treatments
- 10 Reporting unexpected contamination
- 11 New water efficiency
- 12 Surface water
- 13 Slab level to be agreed
- 14 Provision of parking, turning
- 15 Landscape buffer to be implemented and retained and not to be used as residential curtilage
- 16 Obscure glazing

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|----|------------------|---|--|
| 6 | Appl. No | : | 2018/1275/CU |
| | Parish | : | BRANDON PARVA, COSTON, RUNHALL, WELBORNE |
| | Applicants Name | : | Mr & Mrs Hannant |
| | Site Address | : | Linden Cottage, Welborne Common, Welborne, NR20 3LD |
| 7 | Proposal | : | Change of use of holiday let properties to residential |
| | | : | This Application was withdrawn as an application by the applicant prior to the Committee meeting |
| | Appl. No | : | 2018/1447/H |
| | Parish | : | CRINGLEFORD |
| 8 | Applicants Name | : | Mr & Mrs Howes-Tyrell |
| | Site Address | : | 2A Harmer Lane, Cringleford, NR4 7RT |
| | Proposal | : | Demolition of garage and conservatory and erection of a two-storey side and front extension |
| | Decision | : | Members voted 8-0 (with 1 abstention) for Refusal (contrary to officer recommendation, which was lost 1-8) |
| 9 | | | Refused |
| | | | <u>Reasons for overturning officer recommendation</u> |
| | | | Overbearing development to neighbouring property. |
| | | | With particular regard to the front extension, it is considered that the proposal, by virtue of its size, massing and proximity to boundary, will represent an overbearing and dominant form of development that will be harmful to the amenity of the neighbouring property at 2B Harmer Lane. The application is therefore contrary to Policies DM3.4(b) and DM3.13 of the South Norfolk Local Plan Development Management Policies Document 2015. |
| 10 | Appl. No | : | 2018/1468/H |
| | Parish | : | BROCKDISH |
| | Applicants' Name | : | Mr John Pylee |
| | Site Address | : | Ynot Mill Road Thorpe Abbots Norfolk IP21 4HX |
| 11 | Proposal | : | Single and two storey extensions to the rear |
| | Decision | : | Members voted unanimously for Approval |
| | | | Approved with conditions |
| | | | 1 Full Planning permission time limit
2 In accord with submitted drawings
3 Cladding and bargeboards to be agreed |
| 12 | | | Subject to no new material planning considerations being raised following the Planning Committee and during the consultation period which ends on 12 th September 2018. |

1 Cramped and out of character form of development

- 1 Layout and parking
- 2 Design
- 3 Impact on heritage assets
- 4 Residential amenity
- 5 Flooding
- 6 Not sustainable development

1 Accessibility of site to local services
2 No overriding benefits