

## 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 7 November 2018 at 10.00 am.**

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

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

**Substitute Members:** **Councillors:** N Legg for F Ellis and A Thomas for D Bills

**Officers in Attendance:** The Development Manager (H Mellors), the Development Management Team Leader (T Lincoln), the Senior Planning Officers (G Beaumont, C Curtis, C Raine and C Watts and the Planning Officers (T Barker and B Skipper)

30 members of the public were also in attendance

### 415. 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
2018/0280/F (Item 1)	CRINGLEFORD	All except A Thomas	Local Planning Code of Practice Lobbied by Objector
2018/0281/F (Item 2)	CRINGLEFORD	All except A Thomas	Local Planning Code of Practice Lobbied by Objector
2018/0939/O (Item 4)	COLNEY	C Kemp	Local Planning Code of Practice Lobbied by Objector
2018/2144/F (Item 8)	BRACON ASH AND HETHEL	N Legg	Local Planning Code of Practice Lobbied by Applicant
2018/2146/F (Item 9)	BRACON ASH AND HETHEL	N Legg	Local Planning Code of Practice Lobbied by Applicant

<b>2018/2102/A (Item 11)</b>	<b>LONG STRATTON</b>	L Neal	Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the room whilst this item was considered
<b>2018/2128/F (Item 12)</b>	<b>WYMONDHAM</b>	L Neal	Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the room whilst this item was considered
<b>2018/1846/H (Item 13)</b>	<b>CRINGLEFORD</b>	C Kemp	Local Planning Code of Practice Lobbied by Applicant
<b>2018/2046/H (Item 15)</b>	<b>CRINGLEFORD</b>	C Kemp	Local Planning Code of Practice Lobbied by Objectors
<b>2018/2062/RVC (Item 16)</b>	<b>SAXLINGHAM NETHERGATE</b>	A Thomas	Other Interest Cllr Thomas was present at the Parish Council meeting where this application was discussed
<b>2018/2096/F (Item 17)</b>	<b>MORNINGTHORPE AND FRITTON</b>	A Thomas	Other Interest Cllr Thomas was present at the Parish Council meeting where this application was discussed

#### 416. MINUTES

The minutes of the Development Management Committee meeting dated 10 October 2018 were confirmed as a correct record and signed by the Chairman.

#### 417. 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.

<b>APPLICATION</b>	<b>PARISH</b>	<b>SPEAKER</b>
<b>2018/0280/F (Item 1)</b>	<b>CRINGLEFORD</b>	T Wang – Parish Council C Chaplin – Objector J Dale – Agent for the Applicant Cllr G Wheatley – Local Member
<b>2018/0281/F (Item 2)</b>	<b>CRINGLEFORD</b>	T Wang – Parish Council J Dale – Agent for the Applicant Cllr G Wheatley – Local Member
<b>2018/0852/F (Item 3)</b>	<b>BROOME</b>	R Holmes – Parish Council E Gilder – Applicant Cllr B Bernard – Local Member
<b>2018/0939/O (Item 4)</b>	<b>COLNEY</b>	T Wang – Parish Council A Dugdale - Applicant M Carpenter – Agent for the Applicant Cllr G Wheatley – Local Member
<b>2018/0980/O (Item 5)</b>	<b>DICKLEBURGH AND RUSHALL</b>	A Goodman – Parish Council T Leeder – Objector N Wright – Agent for the Applicant Cllr M Wilby – Local Member
<b>2018/1528/F (Item 6)</b>	<b>WYMONDHAM</b>	C Papadopoulos – Agent for the Applicant
<b>2018/1703/DC (Item 7)</b>	<b>CRINGLEFORD</b>	M Wagstaff – Parish Council
<b>2018/2144/F (Item 8)</b>	<b>BRACON ASH AND HETHEL</b>	C Rudd – Parish Council S Jones – Agent for the Applicant Cllr C Foulger – Local Member
<b>2018/2146/F (Item 9)</b>	<b>BRACON ASH AND HETHEL</b>	C Rudd – Parish Council S Jones – Agent for the Applicant Cllr C Foulger – Local Member
<b>2018/1846/H (Item 13)</b>	<b>CRINGLEFORD</b>	T Scott – Agent for the Applicant
<b>2018/2046/H (Item 15)</b>	<b>CRINGLEFORD</b>	K Howes – Applicant
<b>2018/2062/RVC (Item 16)</b>	<b>SAXLINGHAM NETHERGATE</b>	C Bough – Applicant
<b>2018/2096/F (Item 17)</b>	<b>MORNINGTHORPE AND FRITTON</b>	J Boon – Agent for the 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.

#### **418. PLANNING APPEALS**

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

(The meeting closed at 4.35pm)

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Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE - 7<sup>th</sup> November 2018

Item	Updates	Page No
Item 1 2018/0280	Information submitted from a resident who is objecting with request to be made available to Committee	18
Item 2 2018/0281	<p>1 letter from a local resident stating that the lack of progress in completion of the public highway and footpaths should be taken into consideration</p> <p>Officer response This is a separate issue from the determination of this application, although development of this last parcel of land then completion of these works should occur</p>	28
Item 3 2018/0852	<p>Highways Recommend additional condition requiring bin storage provision for dwellings served by service road</p>	38
Item 4 2018/0939	<p>Cringleford Parish Council comments Understand applicants' reasoning for selecting this site but still object to proposed development. Current site would not be peaceful due to proximity of A47. Requirements of hospice can be met on site at southern part of COL1 allocation, west of the hospital. Good access and impact on protection zone minimal. Hospice traffic could use improved Watton Road, avoid congested Colney Lane. Consider alternative site should be investigated.</p> <p>Colney Parish Council comments Re-iterate objections to impact on bypass protection zone. SNC not giving sufficient weight to landscape impact. Represents 'nibbling away' at landscape character. Agree with comments of Cringleford Parish Council re alternative sites. Recommend deferral to allow consideration of other sites.</p> <p>Officer response Issues raised addressed in officer's report. No other applications for hospice development on other sites have been submitted.</p> <p>1 objection from a resident – reiterated previous objections on traffic and drainage. Noise has not been addressed. Being considered before expiry of consultation period.</p> <p>Officer response Issues raised are addressed in officer's report. Environmental Services comments regarding noise are outlined below. Last consultation period expired on 25 October.</p> <p>Environmental Services comments</p>	46

	Satisfied that any noise from bypass could be mitigated at reserved matters by window specification and internal layout	
Item 5 2018/0980	Recommendation to include "subject to S106 agreement to secure affordable housing and public open space".	<b>54</b>
Item 6 2018/1528	No updates	<b>67</b>
Item 7 2018/1703	Landscape Architect  No objection in principle but has request some minor changes/alterations	<b>79</b>
Item 8 2018/2144	<p>Further information has been provided about use of the test track by Lotus Driving Academy which demonstrates that this is an established incidental use of the site. As such, condition 3 is recommended to be deleted from the recommendation. It should be noted that if there was a substantial intensification of the use then a material change of use would have occurred requiring a planning application for change of use.</p> <p><u>Parish Council</u></p> <p>Have always been very supportive of Lotus Cars and do not object to these plans but serious concerns were raised about the current level of use of the test track which is generating exceptionally loud noise causing a statutory nuisance. These applications are clearly aimed at increasing the use of the site and would inevitably lead to even more use of the track facilities.</p> <p>The parish council would appeal to Councillors that if they approve these applications that conditions be applied to restrict use of the test track to alleviate the impact on local residents.</p> <p>Officer response Conditions proposed to ensure the developments do not result in any additional harm to residential amenity</p>	<b>89</b>
Item 9 2018/2146	<p>Following receipt of further clarification about use of the Customer Experience Centre it is proposed to delete condition 3 from the recommendation. Use of the track associated with this building will be for customers buying new cars which is an existing incidental use of the site.</p> <p><u>Parish Council</u></p> <p>See Item 8.</p> <p><u>Economic Development</u></p>	<b>95</b>

	<p>Lotus is a key business for Norfolk and a global brand which brings tremendous value to the local economy. It is currently experiencing growth as a result of investment from Geely Holding Group Ltd (a multi-billion pound Chinese organisation). The success of this enhances New Anglia Local Enterprise Partnership's advanced manufacturing cluster and the Cambridge to Norwich Tech Corridor.</p> <p>These specific developments will create an additional 20 jobs, but more importantly the growth plans of Lotus are expected to lead to the creation of approximately 200 new jobs within the first phase of planned works. These enhancements to the site will involve the additional of approximately 3,500 sqm of commercial space.</p> <p>Lotus is important to the continued economic development of South Norfolk and we would wish to fully support the current planning applications.</p>	
Item 10 2014/2611	For clarification the applicant is seeking to secure two options in the amended S106. The proposed option for consideration of 23% affordable housing plus one mid-term review; and a fall-back position of the original agreement of 17% affordable housing plus phase by phase open book viability, this would enable, in the unlikely event another developer acquiring the land, for the original affordable housing proposals to be complied with.	<b>101</b>
Item 11 2018/2102	No updates	<b>105</b>
Item 12 2018/2128	<p>Highway Authority – no objection</p> <p><u>Verbal update given by officer at meeting</u> Agent has instructed an arboriculturalist and officers are awaiting the necessary information.</p>	<b>109</b>
Item 13 2018/1846	No updates	<b>114</b>
Item 14 2018/2017	<p><u>Conservation and Design</u> The site lies to the west of the A140 and the railway line, where it is heavily landscaped.</p> <p>Dunston Hall is a graded II listed building and was built as a large country house within an historic park and garden setting. However, with the extent of existing landscaping, and the separation created by the A140 and the railway line, with associated landscaping to either side, there will be very limited, if any, intervisibility between the site and the hall/its wider parkland setting. I therefore have no objection to the proposals from the point of view of potential impact and harm of the setting of heritage assets.</p>	<b>118</b>

	<p><u>Highways Authority</u> The nature of the proposed Battery storage facility is that once constructed, vehicle traffic to and from the premises will be low and for routine maintenance only. Vehicular movements will therefore principally be for the construction of the project.</p> <p>The site entrance onto Mangreen Lane is existing and formed to an appropriate standard for HGV use. Mangreen Lane is however, only of a two-way vehicle width for the section from the A140 up to the site entrance. The remainder of the lane is somewhat narrower.</p> <p>The junction with the A140 is of a good standard and has the benefit of a right turn facility. This route is therefore acceptable for use by the level of construction traffic identified in the submission. Therefore, no highway objections are raised to this proposal, subject to all vehicle movements relating to the scheme being to and from the direction of the A140.</p> <p><u>Officer response</u> CMP including routing can be dealt with via additional planning condition</p> <p><u>Water Management Officer</u> No adverse comments.</p> <p><u>Verbal update given by officer at meeting</u> No concerns or other comments from Network Rail.</p>	
Item 15 2018/2046	No updates	<b>126</b>
Item 16 2018/2062	No updates	<b>131</b>
Item 17 2018/2096	<p>Highway Authority - No highway safety objections. The proposal is remote from local service centre provision conflicting with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance on the private car as represented in national and local policy. Contrary to Paras 102 and 103 of the NPPF</p> <p>SNC Surface Water Management Officer - No objection subject to conditions to agree details of foul water drainage and surface water drainage</p>	<b>136</b>



**NOTE:**

## Major Applications

- |    |                 |   |   |
|----|-----------------|---|---|
| 1. | <b>Appl. No</b> | : | <b>2018/0280/F</b>  |
|    | <b>Parish</b>   | : | <b>CRINGLEFORD</b>  |
|    | Site Address    | : | Mr John Dale & Ms Hollie Howe   |
|    | Development     | : | Parcel R1 (South of Colney Lane And East of Round House Way)<br>Phase 2 Round House Park Round House Way Cringleford Norfolk                  |
|    | Developer       | : | Construction of 35 dwellings (including 2 affordable dwellings),<br>associated infrastructure, landscape, play area and public open<br>space. |
|    | Decision        | : | Members voted unanimously for <b>Refusal</b> (contrary to officer<br>recommendation, which was lost 0-8 with 1 abstention)                    |
|    |                 |   | Refused   |
|    |                 |   | <u>Reason for overturning officer recommendation</u>  |
|    |                 |   | 1 Not in keeping with local area.   |
|    |                 |   | 2 High density  |
|    |                 |   | 3 Impact and overlooking on neighbour   |

Applicants Name	: Mr John Dale
Site Address	: Land South Of Dragonfly Lane (Parcel NC2) Round House Park Cringleford Norfolk
Proposal	: New build construction of 16 apartments and 2 houses, associated parking and landscape
Decision	: Members voted 8-1 for <b>Approval</b>

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Materials in accordance with submitted details
- 4 Provision of parking area
- 5 Contaminated land scheme to be submitted
- 6 Implementation of remediation scheme
- 7 Unexpected Contamination
- 8 Renewable energy
- 9 Water efficiency
- 10 Foul water to mains sewer
- 11 Surface water drainage
- 12 Construction Management & Parking

Subject to completion of S106 agreement to cover provision of affordable housing (in respect of this application and 2018/0280)

Subject to completion of a S106 agreement to cover provision of affordable housing

**4      Appl. No                :    2018/0939/O**  
**Parish                :    COLNEY**

Applicants Name    :   Priscilla Bacon Norfolk Hospice Care Ltd  
Site Address         :   Land south east of NNUH Off Colney Lane Colney Norfolk  
Proposal              :   24 bed end of life hospice with associated offices and car parking

Decision              :   Members voted unanimously for **Approval**

Approved with conditions

1. Outline Permission Time Limit
2. Standard outline requiring reserved matters
3. In accord with submitted drawings
4. In accord with parameters plan
5. Landscaping scheme to submitted
6. Implement landscaping scheme
7. Landscaping management plan
8. Tree protection
9. Boundary treatment to be agreed
10. Provision of parking, service
11. Construction parking
12. Details of foul water disposal
13. Surface Water
14. Unexpected contamination
15. Ecology
16. Fire hydrant
17. Archaeology
18. Restriction within use class C2

**5      Appl. No                    :    2018/0980/O**  
**Parish                    :    DICKLEBURGH AND RUSHALL**

Applicants Name    :    Mr Charles Inglis  
Site Address        :    Land West of Norwich Road Dickleburgh Norfolk  
Proposal            :    Demolition of an existing dwelling and the erection of a mixed use development comprising of 7 affordable homes, 7 custom-build homes and 8 accessible dwellings for older people. A small scale community facility. A unit for commercial/community use. Public open space and enhanced areas of woodland.

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

Approved with conditions

- 1    Outline - 5 Year Land Supply
- 2    Reserved matters required
- 3    Surface water drainage
- 4    Standard Estate Road (details)
- 5    Standard Estate Road (construction)
- 6    Standard Estate Road (construction)
- 7    Visibility splay
- 8    Construction Traffic (Parking)
- 9    Construction Traffic Management
- 10   Construction Traffic Management (implement)
- 11   Highway Improvements - Offsite
- 12   Highway Improvements - Offsite (implement)
- 13   Traffic Regulation Orders
- 14   Bat surveys
- 15   Construction Environmental Management PI
- 16   Ecological Management Plan
- 17   Renewable energy
- 18   Water Efficiency
- 19   Archaeology
- 20   Hours of use of commercial unit
- 21   Foul water to be agreed, subject to legal agreement

Subject to completion of an S106 agreement to secure affordable housing and public open space

**6**     **Appl. No**         :    **2018/1528/F**  
         **Parish**           :    **WYMONDHAM**

Applicants Name    :    Hestia Real Estate Ltd  
Site Address         :    The Bungalow, Station Road, Spooner Row, Norfolk  
Proposal             :    Proposed residential development of 10 dwellings and demolition of existing bungalow.

Decision             :    Members voted 7-2 for **Approval**

Approved with conditions

1. Time limit full permission
2. In accordance with plans
3. Standard highways conditions
4. Future management and maintenance of roads
5. Details of construction of roads and footways
6. Off-site highway works for footway
7. Extension of the 30mph local speed restriction
8. Visibility splays to be provided
9. Construction traffic management plan and worker parking
10. Materials to be agreed
11. Surface water drainage scheme
12. Foul water drainage scheme
13. Finished floor levels to be agreed
14. Fire hydrants to be provided
15. Landscaping and management plan to be submitted
16. Tree protection measures
17. Ecology enhancement to be agreed
18. Contaminated land scheme
19. Renewable energy
20. Water efficiency

**7**     **Appl. No**         :    **2018/1703/DC**  
         **Parish**           :    **CRINGLEFORD**

Applicants Name    :    Mr Ian Mitchell  
Site Address         :    Land East Of A11 And North And South Of Round House Way  
                                 Cringleford Norfolk  
Proposal             :    Discharge of Condition 6 - Design Code of Planning Permission  
                                 2017/2120

Decision             :    Members voted 7-0 (with 2 abstentions) for **Approval**

Agreed 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

**8**      **Appl. No**                :    **2018/2144/F**  
          **Parish**                 :    **BRACON ASH AND HETHEL**

Applicants Name    :    Mr Nigel Marshall - Lotus Cars Ltd  
Site Address         :    Lotus Cars Ltd Potash Lane Hethel NR14 8EZ  
Proposal              :    Re-clad existing building and addition of new roof terrace to facilitate the expansion of Lotus Cars Ltd.

Decision              :    Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings

**9**      **Appl. No**                :    **2018/2146/F**  
          **Parish**                 :    **BRACON ASH AND HETHEL**

Applicants Name    :    Mr Nigel Marshall - Lotus Cars Ltd  
Site Address         :    Lotus Cars Ltd Potash Lane Hethel NR14 8EZ  
Proposal              :    Construction of a new customer based experience building to facilitate the expansion of Lotus Cars Ltd.

Decision              :    Members voted unanimously for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Tree protection
- 4 Renewable energy
- 5 Surface water drainage

### **Major Application in Respect of Deed of Variation to Original S106**

**10**      **Appl. No**                :    **2014/2611/O**  
          **Parish**                 :    **EASTON**

Applicants Name    :    Persimmon Homes Anglia and Easton Landowners Consortium Joint Venture LLP  
Site Address         :    Land north and south of Dereham Road Easton Norfolk  
Proposal              :    Variation (in respect of affordable housing provision) of section106 agreement relating to the erection of 890 dwellings; the creation of a village heart to feature an extended primary school, a new village hall, a retail store and areas of public open space; the relocation and increased capacity of the allotments; and associated infrastructure including public open space and highway works.

Decision              :    Members voted unanimously for **Approval**

Agreed the suggested variations to the S106

**Applications Submitted by South Norfolk Council**

**11      Appl. No               :   2018/2102/A**  
**Parish               :   LONG STRATTON**

Applicants Name : Mr Mark Heazle  
Site Address : Leisure Centre, Swan Lane Long Stratton NR15 2UY  
Proposal : Three signs advertising the facility; 2 x fascia signs and one illuminated totem sign

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

Approved with conditions

- 1–5 Standard advertisement conditions
- 6 Source of illumination
- 7 In accord with submitted drawings

**12      Appl. No               :   2018/2128/F**  
**Parish               :   WYMONDHAM**

Applicants Name : Mr Mark Heazle  
Site Address : Ketts Park, Harts Farm Road, Wymondham, NR18 0UR  
Proposal : Outdoor tennis court extension, car park extension and new pavilion.

Decision : Members voted 8-0 to authorise the Director of Growth and Business Development to **Approve**

Approved with conditions

- 1 Full planning permission time limit
- 2 In accordance with submitted drawings
- 3 Surface of car park

Subject to no additional relevant material planning considerations being raised, between the Planning Committee and before the expiration of the press notice on 8<sup>th</sup> November.

**Other Applications**

**13      Appl. No               :   2018/1846/H**  
**Parish               :   CRINGLEFORD**

Applicants Name : Mr Hind  
Site Address : 53 Intwood Road, Cringleford, NR4 6AA  
Proposal : Proposed timber cart lodge to provide undercover parking

Decision : Members voted 8-1 for **Approval** (contrary to officer recommendation, which was lost 1-8)

Approved

Reasons for overturning officer recommendation

- 1 No detrimental Impact on the character and appearance of the area



- |           |                 |          |  |
|-----------|-----------------|----------|--|
| <b>14</b> | <b>Appl. No</b> | <b>:</b> | <b>2018/2017/F</b>   |
|           | <b>Parish</b>   | <b>:</b> | <b>STOKE HOLY CROSS</b>  |
|           | Applicants Name | :        | Pivot Power  |
|           | Site Address    | :        | Norwich Main Substation Mangreen Hall Lane Dunston Norfolk NR14 8PG  |
|           | Proposal        | :        | Full planning application for the laying out of a 49.9MW battery storage facility, fencing and access road on land east of the existing Norwich 400kV substation |
|           | Decision        | :        | Members voted unanimously for <b>Approval</b>  |
|           |                 |          | Approved with conditions   |
|           |                 |          | 1 Full Planning permission time limit  |
|           |                 |          | 2 In accord with submitted drawings  |
|           |                 |          | 3 Full details of external lighting  |
|           |                 |          | 4 Works in accordance with submitted ecology information   |
|           |                 |          | 5 Construction Management Plan   |
| <b>15</b> | <b>Appl. No</b> | <b>:</b> | <b>2018/2046/H</b>   |
|           | <b>Parish</b>   | <b>:</b> | <b>CRINGLEFORD</b>   |
|           | Applicants Name | :        | Mr & Mrs Howes-Tyrell  |
|           | Site Address    | :        | 2A Harmer Lane, Cringleford, NR4 7RT   |
|           | Proposal        | :        | Single storey front extension and two storey side extension (revised application from 2018/1447)   |
|           | Decision        | :        | Members voted unanimously for <b>Approval</b>  |
|           |                 |          | Approved with conditions   |
|           |                 |          | 1 Full planning permission time limit  |
|           |                 |          | 2 In accord with submitted drawings  |
|           |                 |          | 3 Windows to be obscure glazed   |
| <b>16</b> | <b>Appl. No</b> | <b>:</b> | <b>2018/2062/RVC</b>   |
|           | <b>Parish</b>   | <b>:</b> | <b>SAXLINGHAM NETHERGATE</b>   |
|           | Applicants Name | :        | Mr Colin Bough   |
|           | Site Address    | :        | 1 Cargate Lane Saxlingham Nethergate Norfolk NR15 1TS  |
|           | Proposal        | :        | Variation of condition 2 of permission 2017/2640 (extension and associated alterations) - revised design   |
|           | Decision        | :        | Members voted 6-3 for <b>Refusal</b>   |
|           |                 |          | Refused  |
|           |                 |          | 1 Fails to preserve or enhance the character and appearance of the conservation area or the street scene.  |

- 1 Outside development limit without justification (DM1.3)
- 2 Remote from services (DM3.10)
- 3 Impact on Listed Buildings and Conservation Area (DM4.10)
- 4 Adverse impact on landscape impact (DM3.8 and DM4.10)
- 5 Does not represent sustainable development (NPPF)