

Development Management Committee

Members of the Development Management Committee:

Conservatives Liberal Democrats

Mr V Thomson Dr M Gray
(Chairman)
Mrs L Neal
(Vice-Chairman)
Mrs Y Bendle

Mr B Duffin
Mrs F Ellis
Mr C Gould
Dr C Kemp
Mr G Minshull
Mr J Mooney
Mrs A Thomas

Pool of Substitutes

Mr L Dale Mrs V Bell
Mr D Goldson
Mr J Hornby
Dr N Legg
Mr G Wheatley

Pre-Committee Members' Question Time

9.00 am Blomefield Room

Agenda

Date

Wednesday 3 January 2018

Time

10.00 am

Place

Council Chamber

South Norfolk House
Cygnet Court
Long Stratton, Norwich
NR15 2XE

Contact

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PLEASE NOTE that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee's attention.

Please note that where you submit your views in writing to your District Councillor, this is described as "lobbying" and the District Councillor will be obliged to pass these on to the planning officer, where they will be published on the website.

This meeting may be filmed, recorded or photographed by the public; however, anyone who wishes to do so must inform the Chairman and ensure it is done in a non-disruptive and public manner. Please review the Council's guidance on filming and recording meetings available in the meeting room.

If you have any special requirements in order to attend this meeting,
please let us know in advance

Large print version can be made available

SOUTH NORFOLK COUNCIL – DEVELOPMENT MANAGEMENT COMMITTEE

Please familiarise yourself with this information if you are not in receipt of the agenda.

If the meeting room is busy, please use the upstairs public gallery until such time as your application is heard. You will need to be in the main meeting room if you wish to speak in regard to an application. Please be aware that the Committee can over-run, and if your application is later on the agenda it may be some time before your application is heard.

GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT

The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare a Local Plan to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk. The Strategy is broadly consistent with the National Planning Policy Framework (NPPF) and accompanying technical guidance and was adopted by South Norfolk Council in March 2011, with amendments adopted in 2014. It is the starting point in the determination of planning applications and as it has been endorsed by an independent Planning Inspector the policies within the plan can be given full weight when determining planning applications.

South Norfolk Council adopted its Local Plan in October 2015. This consists of the Site Specific Allocations and Policies Document, the Wymondham Area Action Plan, the Development Management Policies Document. The Long Stratton Area Action Plan was also adopted in 2016. These documents allocate specific areas of land for development, define settlement boundaries and provide criterion based policies giving a framework for assessing planning applications. The Cringleford Neighbourhood Development Plan was also 'made' in 2014 and Mulbarton Neighbourhood Development Plan made in 2016, and full weight can now be given to policies within these plans when determining planning applications in the respective parishes. Some weight can also be given to the policies in the emerging Neighbourhood Development Plan for Easton. In accordance with legislation planning applications must be determined in accordance with the policies of the Development Plan, unless material considerations which are relevant to planning indicate otherwise.

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan-led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets

The factors to be used in determining applications will relate to the effect on the "public at large" and will not be those that refer to private interests. Personal circumstances of applicants "will rarely" be an influencing factor, and then only when the planning issues are finely balanced.

THEREFORE, we will:

- **Acknowledge the strength of our policies**
- **Be consistent in the application of our policy, and**
- **If we need to adapt our policy, we will do it through the Local Plan process.**

Decisions which are finely balanced and contradict policy will be recorded in detail to explain and justify the decision and the strength of the material planning reasons for doing so.

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to 'wider' policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

A G E N D A

1. **To report apologies for absence and identify substitute voting members (if any);**
2. **To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972;** [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]
3. **To receive Declarations of Interest from Members;**
(Please see flowchart and guidance attached, page 7)
4. **Minutes of the Meeting of the Development Management Committee held on 6 December 2017;** (attached – page 9)
5. **Planning Applications and Other Development Control Matters;**

(attached – page 25)

To consider the items as listed below:

| Item No. | Planning Ref No. | Parish | Site Address | Page No. |
|----------|------------------|---------------|--|----------|
| 1 | 2017/2511/CU | ROYDON | 1 Manor Road Roydon IP22 5QU | 25 |
| 2 | 2017/2564/F | LONG STRATTON | Leisure Centre, Swan Lane, Long Stratton, NR15 2UY | 28 |
| 3 | 2017/2746/F | KETTERINGHAM | Land West of Station Lane Ketteringham Norfolk | 34 |

6. **Sites Sub-Committee;**

Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. **Planning Appeals (for information);** (attached – page 39)
8. **Quarterly Enforcement Report;** (attached – page 41)
9. **Date of next scheduled meeting – Wednesday 31 January 2018**

1. GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

- (i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
- (ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
- (iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
- (iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
- The **town or parish council** - up to 5 minutes for member(s) or clerk;
- **Objector(s)** - any number of speakers, up to 5 minutes **in total**;
- The **applicant**, or **agent** or any **supporters** - any number of speakers up to 5 minutes **in total**;
- **Local member**
- Member consideration/decision.

TIMING: In front of you there are two screens which tell you how much time you have used of your five minutes. After four minutes the circle on the screen turns amber and then it turns red after five minutes, at which point the Chairman will ask you to come to a conclusion.

MICROPHONES: In front of you there is a microphone which we ask you to use. Simply press the left or right button to turn the microphone on and off

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

3. FILMING AT COUNCIL MEETINGS: GUIDANCE

Members of the public and press are permitted to film or record meetings to which they are permitted access in a non-disruptive manner and only from areas designated for the public. No prior permission is required, however the Chairman at the beginning of the meeting will ask if anyone present wishes to record proceedings. We will ensure that reasonable facilities are made available to the public and press to assist filming or recording of meetings.

The use of digital and social media recording tools, for example Twitter, blogging or audio recording is allowed as long as it is carried out in a non-disruptive manner.

HEALTH AND SAFETY INFORMATION

| | |
|-----------------------|--|
| Fire alarm | If the fire alarm sounds please make your way to the nearest fire exit. Members of staff will be on hand to escort you to the evacuation point |
| Mobile phones | Please switch off your mobile phone or put it into silent mode |
| Toilets | The toilets can be found on the right of the lobby as you enter the Council Chamber |
| Break | There will be a short comfort break after two hours if the meeting continues that long |
| Drinking water | A water dispenser is provided in the corner of the Council Chamber for your use |

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

| | | | |
|-----|---|-----|---|
| A | Advert | G | Proposal by Government Department |
| AD | Certificate of Alternative Development | H | Householder – Full application relating to residential property |
| AGF | Agricultural Determination – approval of details | HZ | Hazardous Substance |
| C | Application to be determined by County Council | LB | Listed Building |
| CA | Conservation Area | LE | Certificate of Lawful Existing development |
| CU | Change of Use | LP | Certificate of Lawful Proposed development |
| D | Reserved Matters (Detail following outline consent) | O | Outline (details reserved for later) |
| EA | Environmental Impact Assessment – Screening Opinion | RVC | Removal/Variation of Condition |
| ES | Environmental Impact Assessment – Scoping Opinion | SU | Proposal by Statutory Undertaker |
| F | Full (details included) | TPO | Tree Preservation Order application |

Key to abbreviations used in Recommendations

| | |
|---------|--|
| CNDP | Cringleford Neighbourhood Development Plan |
| J.C.S | Joint Core Strategy |
| LSAAP | Long Stratton Area Action Plan – Pre Submission |
| N.P.P.F | National Planning Policy Framework |
| P.D. | Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified) |
| S.N.L.P | South Norfolk Local Plan 2015 |
| | Site Specific Allocations and Policies Document |
| | Development Management Policies Document |
| WAAP | Wymondham Area Action Plan |



DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. affect yours, or your spouse / partner's financial position?
2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

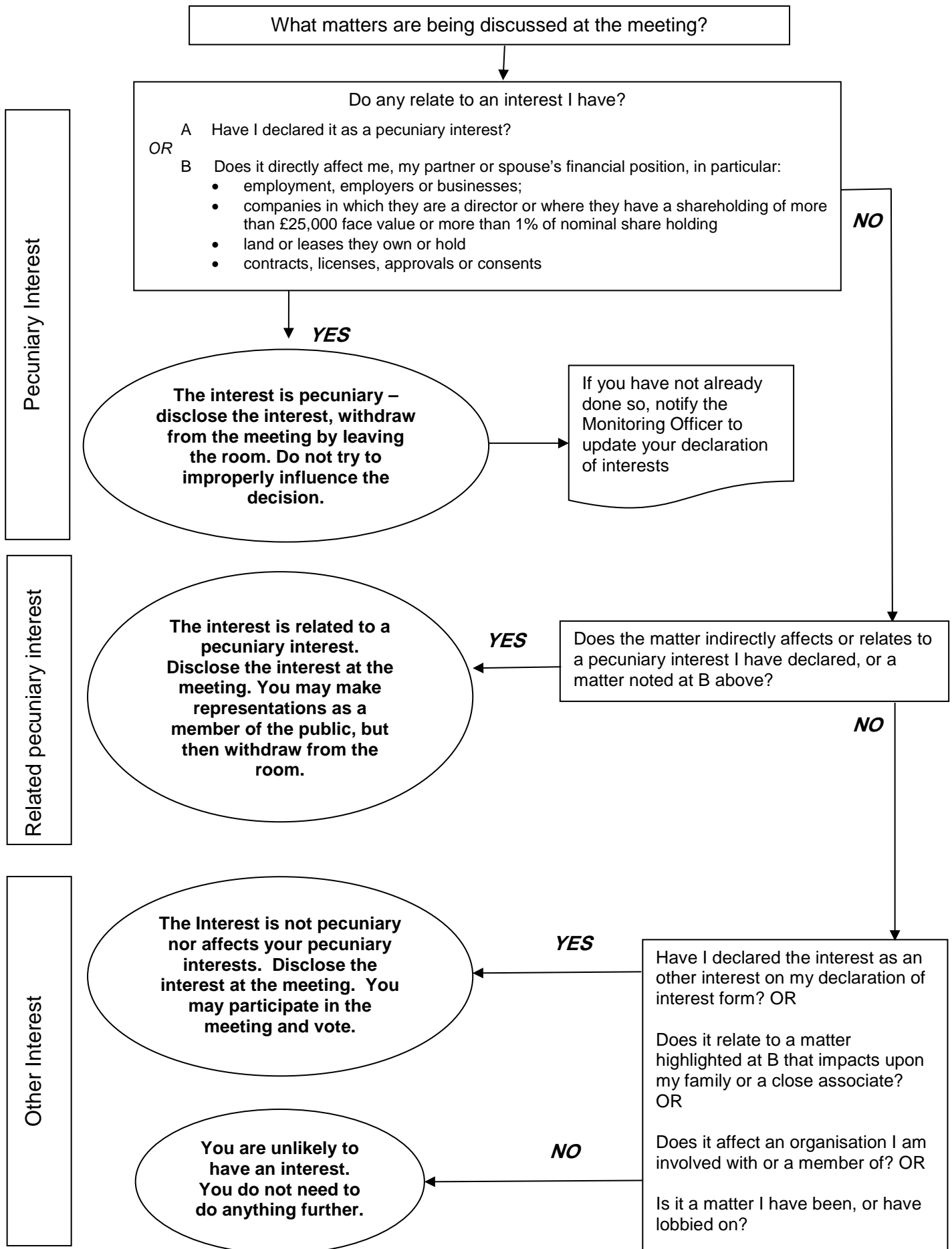
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF





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 6 December 2017 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman),
B Duffin (for applications 1-9), C Gould, M Gray,
C Kemp, G Minshull (for applications 1-2) and
A Thomas (for applications 1-8)

Apologies: **Councillors:** Y Bendle, F Ellis, L Neal and J Mooney

Substitute Members: **Councillors:** L Dale for F Ellis
N Legg for L Neal
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 Officer (C Raine), the Planning Officer (J Jackson), the Listed Buildings Officer (P Whitehead) and the Landscape Architect (R Taylor)

The press and 104 members of the public were also in attendance

366. 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 |
|--------------------------|------------|------------|--|
| 2016/2430 (Item 1) | COSTESSEY | ALL | Local Planning Code of Practice Lobbied by Objector |
| 2017/0420/F (Item 2) | COSTESSEY | ALL | Local Planning Code of Practice Lobbied by Objector |
| 2017/2289/H (Item 5) | WYMONDHAM | ALL | Local Planning Code of Practice Lobbied by Applicant |
| 2017/2290/LB (Item 6) | WYMONDHAM | ALL | Local Planning Code of Practice Lobbied by Applicant |
| 2017/2345/H (Item 7) | HETHERSETT | L Dale | Local Planning Code of Practice Lobbied by Objectors |
| 2017/2361/CU (Item 8) | WICKLEWOOD | ALL | Local Planning Code of Practice Lobbied by Applicant and Objectors |

367. MINUTES

The minutes of the Development Management Committee meeting dated 8 November 2017 were confirmed as a correct record and signed by the Chairman.

368. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Planning and Environment, 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 |
|-----------------------------------|----------------------|---|
| 2016/2430 (Item 1) | COSTESSEY | H Elias – Costessey Town Council P O'Connor – Costessey Town Council S Codman – Objector K Kerrigan – Agent for Applicant Cllr V Bell – Local Member Cllr A Pond – Local Member Cllr T East – County Councillor |
| 2017/0420/F (Item 2) | COSTESSEY | H Elias – Costessey Town Council T Laidlaw – Objector K Kerrigan – Agent for Applicant Cllr A Pond – Local Member Cllr T East – County Councillor |
| 2017/1442/F (Item 3) | SEETHING | K Shepherdson – Objector J Long – Agent for Applicant J Jenkins – Agent for Applicant |
| 2017/2141/F (Item 4) | BROOKE | E Jinks – Objector |
| 2017/2289/H (Item 5) | WYMONDHAM | J Senior - Applicant |
| 2017/2290/LB (Item 6) | WYMONDHAM | J Senior - Applicant |
| 2017/2345/H (Item 7) | HETHERSETT | S Gregory – Objector M Provis - Applicant |
| 2017/2361/CU (Item 8) | WICKLEWOOD | S Weston – Objector P Meacock – Applicant Cllr M Edney – Local Member |
| 2017/2370/RVC (Item 9) | GREAT MOULTON | J Pennell – Great Moulton Parish Council |
| 2017/2481/F (Item 11) | DISS | K Dade - 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 Planning and Environment.

369. ENFORCEMENT REPORT

Members considered the report of the Director of Planning and Environment regarding the enforcement case at Great Moulton (ref:2017/8275). After consideration, it was RESOLVED 7-0 to authorise that enforcement be taken to remedy the breach of planning control, with a three-month compliance period, with the hope that negotiations with the developer resolve the matter within that period.

370. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 4.28pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
6 December 2017

Items 1 to 2 heard from 10am

| Item | Updates | Page No |
|-------------|--|---------|
| 1 2016/2430 | <p>Farmland Road objection brochure received 01.12.2017</p> <p>Main points and any new points raised:</p> <ul style="list-style-type: none"> • Planning history and refusal should be maintained on the same grounds. Officer response – This is covered in the Committee report • Development boundary- should be a plan led system. Officer response – The assessment against the development plan and the NPPF as a material consideration and tests of harm significantly and demonstrably outweighing the benefits of the proposal in the absence of a 5-year supply of housing is set out in the report. • Precedent – cumulative impacts should be considered • 5 year land supply – if members are minded to approve the application it should at least be deferred to await the imminent 5 year supply figures • Infrastructure – no new grounds raised • Circular walkway – no new grounds raised • Contamination – no new grounds raised • LVIA – no new grounds raised • SuDs and Flood Risk – question whether it is feasible to accommodate the proposed drainage system within the available developable area (it is possible that soakaways will need to be larger than those propose; there is limited space to accommodate soakaways; scheme likely more reliant on the lagoons given limited space for soakaways.) Officer comment – The LLFA have clarified that the applicant has provided indicative layouts for this outline application and has indicated there is sufficient room in the development to incorporate the proposed drainage strategy. Considering the applicant may not choose private soakaways and we believe the development to be in Fluvial Flood zone 1, we understand that there is sufficient information provided at this outline stage. • SuDs and flood risk - location of part of lagoon still in future flood zone 3. Officer comment – The proposed lagoon locations are indicative at this outline stage. A small part of the indicative lagoon is in future flood zone 3. Climate change scenarios allow for a range of allowances between +35% and +65%. Future FZ 3 does not encroach upon the lagoon for the +35% scenario. The Environment Agency (EA) and the LLFA have raised no objection to the applications, however clarification is awaited | 14 |

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| | <p>from the EA following this additional objection from FRAG.</p> <ul style="list-style-type: none"> • SuDs and flood risk – consideration of seasonal variation in groundwater is required to inform the drainage strategy. Officer comment – The LLFA have advised that the letters state that looking at the regional chalk aquifer the groundwater levels were at or near their minimum when the test took place. However this does not represent the groundwater within the superficial deposits at the site. The applicant has provided an indication of groundwater levels in these superficial deposits which we have requested be tested further at detailed design stage through a condition. As a precaution, you could expand this condition to include continuous groundwater monitoring across the development until the detailed designs are provided and ideally over the winter period (with a minimum of period of Dec 17 through to April 18 via a groundwater logger). • SuDs and flood risk - the FRA needs to revisit the likelihood and magnitude of groundwater flood risk. Officer comment- The LLFA have confirmed that based on the information provided by the applicant on site groundwater levels we would not agree with this opinion. Shallow groundwater could be an issue nearer the river (where there is no housing) but further testing will inform the detailed design of infiltration features and any other mitigation that may be required. • SuDs and flood risk - solution features need to be considered further and their impact to deliver infiltration drainage. Officer comment – The LLFA advise that they would encourage any developer to identify the risk of subsidence and propose suitable SuDS features considering the level of risk during detailed design. The applicant may therefore, during detailed design, need to exclude private soakaways from the surface water drainage strategy in favour of planar infiltration systems such as permeable paving, wide swales and shallow infiltration basins”. • SuDs and flood risk - if an alternative drainage strategy is required then reconsideration of land allocation to ensure that the treatment component can be accommodated in respect of water framework directive compliance. Officer comment – The drainage strategy proposed demonstrates that there is a workable solution to the drainage, as confirmed by the Lead Local Flood Authority. A condition would be imposed to require a detailed drainage strategy to be approved, at the reserved matters stage, including appropriate measures for water quality. It is considered reasonable and proportionate to require this detail at the reserved matters stage. • Ecology – Eel have been found in the River Tud for the first time in 40 years. This serves to | |
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| | <p>emphasise the importance of the water quality of the river and importance of an appropriate drainage solution. Officer comment – The impact of the proposal on water quality of the River Tud is set out in paragraphs 4.123 to 4.133 of the report.</p> <ul style="list-style-type: none"> • Ecology – light pollution on bats, foxes and owls from light from the development. Officer comment - This is covered in the report. A biodiversity management plan would be a requirement by condition and lighting within the river recreation area is to be restricted unless approved. • Ecology - The river area is currently free from human activity and the precise details of works required to bring activity here is unknown – ecological impacts. Officer comment – This relates to application 2017/0420. The report sets out the proposed enhancements and harm through the introduction of human activity and the Council's Ecologist raises no objection advising these impacts can be mitigated and managed through a biodiversity management plan. • Highways – maintain previous concerns raised. A gradient profile is submitted which shows the steepness of the road. A report from a Cotswold transport planning is submitted – a transport assessment should have been submitted (not a transport statement) which should have included junction capacity assessment; sustainability of the site is overestimated; don't consider appropriate gradients can be achieved within the estate development. Officer comment – NCC Highways have reviewed the FRAG brochure and advise that whilst the revised (second edition) report expands on their previous highway comments, it does not add anything new or material that would lead to the County Council to either provide a further response or change our recommendation to these planning applications. In terms of the gradient of the road, NCC Highways confirm in their consultation response that "It is acknowledged that the gradient of Farmland Road is steep and in excess of the desirable maximum defined in accessibility standards, which will undoubtedly discourage some residents from walking to local services. However, in all other respects it accords with the appropriate highway standards for this scale of development. Additionally, whilst guidance on the gradient of roads refers to a desirable maximum of 1:20 and absolute maximum of 1:12, this relates to the construction of new roads and footways. Whereas there is an acceptance that in some existing instances roads and footways will be steeper than this. I fully accept that during very cold weather Farmland Road could become slippery. | |
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| | <p>However, this is an existing residential road and the steepness in itself would not result in a serious or frequent risk to road users.”</p> <ul style="list-style-type: none"> • Viability - reiterate previous concerns. Officer comment – the viability of the application is set out in paragraphs 4.179 to 4.184 of the report. <p>5 additional letters of objection received following publication of the Committee agenda.</p> <p>Additional grounds/comments: How can the council assess the impact of the proposals on infrastructure without a comment from NHS England/the GP surgery? Officer comment – No comments were received from NHS England, the Clinical Commissioning group or Roundwell Medical Practice as a result of the consultation with them. Whilst the Council consults NHS England and the Clinical Commissioning group together with some local GP surgeries on planning applications, this is to enable them to help plan capacity. GPs are independent contractors of the NHS and so are essentially private businesses. New surgeries and additional capacity within surgeries are funded/instigated through the relevant primary health care body and are not provided by S106/CIL.</p> <p>Further comments on the FRAG brochure dated 1st December are awaited from the Environment Agency in regards to flood risk. The recommendation is therefore amended to request delegated authority to approve subject to no objection from the Environment Agency on these final matters.</p> | |
| 2 2017/0420 | <ul style="list-style-type: none"> • See updates for 2016/2430 | 84 |

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE
6 December 2017**

Items 3 to 11 from 1.30pm onwards

| Item | Updates | Page No |
|-------------|---|---------|
| 3 2017/1442 | No updates | 98 |
| 4 2017/2141 | <p>Parish Council Object. Reiterate previous comments which are: refusal on the grounds that the 2 houses proposed to replace the existing house and garage block for plot 15 are out of scale with the development and existing adjacent properties, and also the encroachment of the rear boundary into agricultural land.</p> <p>Highway Authority No objection subject to condition.</p> <p>3 objections received:</p> <ul style="list-style-type: none"> the proposed extensions beyond the building line encroachment into the Conservation Area. The issue of increased traffic as a result of additional, large houses is extremely concerning. the heavy vehicles that have already started work on the site have already resulted in dangerous levels of mud being spread over the road, increased traffic congestion and increased wear and tear on the residential road. This increases risks for pedestrians and drivers alike. it is surprising that the planning permission was approved in the first place- particularly as it far exceeds the village plan for new housing. Therefore, to approve revised plans that clearly seek to manipulate and exploit the site and the concessions already made, would absolutely damage the integrity of the planning department. Original comments raised still stand The house proposed for Plot 15 in particular is a very large 3 story building of a type new to this development and 2 metres higher than the existing building and appears unchanged from the previous amendment. Overbearing/loss of amenity/overshadowing the effect of the size and positioning of the house on Plot 15 is that it is overbearing and as my aspect is only a little east of south means a loss of amenity & overshadowing especially as this is where I have a greenhouse and vegetable patch. Adverse impact on the Conservation Area. Any sense of a mix of old and new will be lost and this is to be regretted. <p>Officer comments: It is considered that all of the points raised are adequately addressed in the committee report. On a point of clarification, the ridge height increase from the existing dwelling to that proposed on plot 15 is</p> | 107 |

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| | 900mm. | |
| 5 2017/2289 | <p>A letter has been received from the applicants and passed to all members of the committee. Its contents describe the personal needs of the applicants in terms of providing the extension and facilities as proposed within the application. It is important to note, as set out in the officer report, that any works to a listed building resulting in harm, whether substantial or less than substantial harm, would need to be weighed against the public benefits for undertaking those works. It is not considered that there are any public benefits from this proposal. Also, to bring a property up to 'modern living' standards is not a consideration or justification to works to a Listed Building.</p> <p>The applicant mentions the building is not visible from the public highway, a buildings visibility is applied when assessing the impact of development on the character and appearance of the Conservation Area but this is not a consideration with a Listed Building, whose significance must be protected despite visibility from the public realm.</p> | 116 |
| 6 2017/2290 | | 116 |
| 7 2017/2345 | No update. | 122 |
| 8 2017/2361 | <p>3 additional letter of support received.</p> <ul style="list-style-type: none"> I have been the postman in Wicklewood for many years now and since the trees have been cut down at the entrance to Church Farm on Church Lane it is now really easy to see the road up and down and you can now see cars coming both ways from a long way away. The mixed use of the barn for 2 charity and 8 other functions a year would cause minimal disturbance to the locals and as Glamping is a family holiday activity, would take place during school holidays when the roads are quiet. The functions in the barn are very limited in number at only 10 per year and again these would be at weekends when the school would be closed and roads quiet. The 2 charity functions per year would benefit local people and I hope that the school gets the opportunity to use it. The barn offers a unique venue for charity, village, school and other events and as only a small number are proposed I can't see it having a huge effect on local residents. It offers organisations the opportunity to raise much needed funds which should be supported. The village hall is fine for children's parties but is not a suitable venue for larger catered events as it is not big enough and would impact on many more local resident's due to its location on the High Street. We support this application. The school is happy to offer use of its car park weekends and holidays. | 126 |
| 9 2017/2370 | The application description has been updated to reflect the amendment to the application to remove the request | 138 |

| | | |
|--------------|--|-----|
| | to delete the close board fence required by condition 6. | |
| 10 2017/2393 | Application withdrawn. | 144 |
| 11 2017/2481 | <p>Additional comments from applicant</p> <ul style="list-style-type: none"> • When called the Council they were advised permission as not required for height and size of salon. • Working in the salon in garden allows my partner to continue to work whilst looking after her child • Only 10-15 customers a week • Live on the busiest road in Diss and Tesco located behind where large group congregate in the cars and mopeds until all hours so no significant additional disturbance. • Shared access with 129 where we walk 2-3 steps into their garden • Setting up a business from home should be a good thing. • Significant impact on family if refused • Bottles are washed and recycled and hair waste is put in domestic bin, not a lot of waste to warrant industrial waste containers • Suggest only using front door <p>Seven additional letters of support from 5 households making 8 in total</p> <ul style="list-style-type: none"> • No noise and disturbance caused • Working hours fit in well with working needs including my family members • Support small local and well-respected business venture • Salon is not open full time and until 9pm every night as stated • Customers park around town and not in neighbour's spaces • Background noise from Victoria Road is already loud • Hair dryer used infrequently throughout the week will not cause significant noise • <p>Two additional letter of objection making three in total</p> <ul style="list-style-type: none"> • Access is only for residents • Can't have windows open from noise and disturbance • Why has hair salon been allowed to operate for so long • Prevents enjoyment of garden • Salon operates all hours not just hours on application • Plenty of empty premises in town <p>Highways: No objection</p> <p>Environmental Quality Team Object</p> <ul style="list-style-type: none"> • Having considered that nature and location of this proposal we are unable to support the application | 152 |

| | | |
|--|--|--|
| | <ul style="list-style-type: none"> Consider there could be a significant impact on the residential amenity of the occupants of 129 Victoria Road from potential noise and disturbance from activities in the shed and customers passing through the garden to access the business. <p>Officer comments</p> <ul style="list-style-type: none"> The access through the house involves many steps and going through the living accommodation. Notwithstanding this it is not considered that it would be possible to successfully restrict the use of the rear entrance by planning condition. | |
|--|--|--|

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 Planning and Environment's final determination.

Major Applications

- 1 **Appl. No** : **2016/2430**
 Parish : **COSTESSEY**
- Applicants Name : Mrs Katrina Kozersky
 Site Address : Land North Of Farmland Road Costessey Norfolk
 Proposal : Outline application with access and landscaping (all other matters reserved) for 83 dwellings (including 27 affordable dwellings) with areas of public open space, sustainable drainage systems and associated infrastructure.
- Decision : Members voted unanimously for **Refusal** (contrary to officer recommendation, which was lost unanimously)
- Refused

Reasons for Overturning Officer Recommendation

1. Members acknowledged that some efforts had been made to mitigate the reasons given for refusal of the application when it was considered in July 2017, but felt that these were insufficient to overturn their previous decision, based on the previous reasons:
 - a) *The proposal would, by virtue of the encroachment of the development in the valley of the River Tud, result in an unacceptable visual impact on the landscape of the River Valley and Easton Fringe Farmland character areas which amounts to significant and demonstrable harm to the landscape and local character and distinctiveness of the area and therefore fails to comply with policy DM4.5 and 1.4 part d) i) of the South Norfolk Local Plan 2015, policy 2 of the JCS and Para 61 of the NPPF.*
 - b) *It is considered that whilst the scheme fulfils the economic and social roles of sustainable development as set out in the NPPF, the scheme does not fulfil the environmental role by virtue of the adverse visual impact on the landscape which would significantly and demonstrably outweigh the benefits of housing, affordable housing and open space. Therefore, on balance the scheme is not considered to represent a sustainable development as defined in the National Planning Policy Framework (2012) when considered as a whole.*
2. Concerns were raised over accessibility and sustainability, and the resulting harm due to an overuse of cars for users of local services and members agreed for this to be added to the reasons for refusal.

2 Appl. No : 2017/0420/F
Parish : COSTESSEY

Applicants Name : Mrs Katrina Kozersky
 Site Address : Land North Of Farmland Road Costessey Norfolk
 Proposal : Provision of two circular recreational walks, including boardwalks
 and associated landscaping and biodiversity enhancements
 (Linked with application 2016/2430)

Decision : Members voted unanimously for **Refusal** (contrary to officer
 recommendation, which was lost unanimously)

Refused

Reasons for Overturning Officer Recommendation

1. Insufficient information received to show how the site would be accessed by pedestrians or vehicles in an emergency situation;
2. Proposal is contrary to DM4.5 of the South Norfolk Local Plan, as in the River Valley would have an unacceptable impact and would not enhance the natural character and appearance of the area.

Other Applications

3 Appl. No : 2017/1442/F
Parish : SEETHING

Applicants Name : Mr Robin Key
 Site Address : Land To The South Of Holmlea Seething Street Seething Norfolk
 Proposal : 2 new detached dwellings with attached single garages

Decision : Members voted 5-4 for **Refusal**

Refused

- 1 Contrary to DM1.3
- 2 Harm To landscape
- 3 Unsustainable development

4 Appl. No : 2017/2141/F
Parish : BROOKE

Applicants Name : Mr Anthony Spurgeon
 Site Address : 49 High Green Brooke NR15 1JA
 Proposal : Replacement of 49/49A, High Green with erection of two new
 dwellings

Decision : Members voted 6-0 (with 3 abstentions) for **Refusal** (contrary to
 officer recommendation, which was lost 2-6 (with 1 abstention)

Refused

Reasons for Overturning Officer Recommendation

Scale, massing and design of dwellings, in particular Plot 14, out of character with immediate area.

- 5** **Appl. No** : **2017/2289/H**
 Parish : **WYMONDHAM**
- Applicants Name : Mr & Mrs D G & J E Senior
Site Address : Beech House 20 Middleton Street Wymondham Norfolk NR18 0AD
Proposal : Two storey rear extension
- Decision : Members voted 9-0 for **Approval** (contrary to officer recommendation, which was lost 0-9)
- Approved with conditions
1. Sympathetic materials to be used, painted flint work facade and matching fenestration
 2. Remainder of conditions to be advised by officers

Reasons for Overturning Officer Recommendation

Due to the sympathetic design and modest nature of the proposed extension, members did not consider the impact to be harmful to the listed building.

- 6** **Appl. No** : **2017/2290/LB**
 Parish : **WYMONDHAM**
- Applicants Name : Mr & Mrs D G & J E Senior
Site Address : Beech House 20 Middleton Street Wymondham Norfolk NR18 0AD
Proposal : Two storey rear extension
- Decision : Members voted 9-0 for **Approval** (contrary to officer recommendation, which was lost 0-9)
- Approved with conditions
1. Sympathetic materials to be used, painted flint work facade and matching fenestration
 2. Tbc

Reasons for Overturning Officer Recommendation

Due to the sympathetic design and modest nature of the proposed extension, members did not consider the impact to be harmful to the listed building.

- 7** **Appl. No** : **2017/2345/H**
 Parish : **HETHERSETT**
- Applicants Name : Mr Mark Provis
Site Address : 19 Firs Road Hethersett Norfolk NR9 3EH
Proposal : Two-storey with lean to single-storey rear extension
- Decision : Members voted 8-0 (with 1 abstention) for **Approval**
- Approved with conditions
- 1 Full Planning permission time limit
 2 In accord with submitted drawings

8 Appl. No : 2017/2361/CU
Parish : WICKLEWOOD

Applicants Name : Mr Peter Meacock
Site Address : Church Farm 56 Church Lane Wicklewood Norfolk NR18 9QH
Proposal : 8 tents on lower field for spring and summer camping and mixed
 used barn for 2 charity and 8 other functions.

Decision : Members voted 9-0 for **Refusal**

Refused

- 1 Unsuitable for continued of agricultural use of the barn
- 2 Inadequate Access Visibility
- 3 Inadequate access to the site restricted width of access
- 4 Inadequate parking provision demonstrated
- 5 Detrimental to neighbour amenity
- 6 Unacceptable flood risk for glamping site

Note: Enforcement action authorised, per Scheme of Delegation.

9 Appl. No : 2017/2370/RVC
Parish : GREAT MOULTON

Applicants Name : Mr Adam Price
Site Address : Hope Valley Low Common Road Great Moulton NR16 1LP
Proposal : Variation of conditions 4, 6 and 8 of planning consent 2016/1114 -
 (Change of use of land to a mix of single Gypsy and Traveller
 residential pitch and paddocks for the keeping and breeding of
 horses, together with widening the existing access onto Overwood
 Lane, closure of northern access onto Overwood Lane, and closure
 of the existing access onto Low Common Road) - Retention of
 mobile wash-room block and not erecting approved day room. Not
 installing all approved external lighting.

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

Approved with conditions

- 1 Temporary consent of 4 years
- 2 Occupation by Gypsies and Travellers
- 3 No commercial activity
- 4 No more than 2 mobiles, 2 touring and toilet block
- 5 Retain trees and hedging
- 6 Development to accord with agreed detail
- 7 Access, visibility and closure of accesses etc.
- 8 Development to accord with approved plans

10 Appl. No : 2017/2393/F
Parish : WYMONDHAM

Applicants Name : Mr John Western
Site Address : 29 Chapel Lane Wymondham NR18 0DJ
Proposal : New detached dwelling.

Decision : This item was **withdrawn** by the applicant

11 Appl. No : 2017/2481/F
Parish : DISS

Applicants Name : Mr Karl Dade
Site Address : 128 Victoria Road Diss IP22 4JN
Proposal : Change of use of shed to hair salon

Decision : Members voted 4-3 for **Refusal**

Refused

1 Unacceptable impact on residential amenity

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**Report of Director of Planning and Environment****Other Applications**

1. **Appl. No** : **2017/2511/CU**
 Parish : **ROYDON**
- Applicants Name : Mrs Georgina Taylor-Cross
 Site Address : 1 Manor Road Roydon IP22 5QU
 Proposal : Retrospective application to change the use of bedroom to beauty salon.
- Recommendation : Approval with Conditions
 1 In accord with submitted drawings
 2 Personal and temporary

1 Planning Policies

- 1.1 National Planning Policy Framework
 NPPF 01 : Building a strong competitive economy
 NPPF 03 : Supporting a prosperous rural economy
 NPPF 07 : Requiring good design
- 1.2 Joint Core Strategy
 Policy 2 : Promoting good design
 Policy 5 : The Economy
 Policy 15 : Service Villages
- 1.3 South Norfolk Local Plan Development Management Policies
 DM2.3 : Working at home
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life

2. Planning History

- 2.1 No recent planning history

3. Consultations

- 3.1 Town / Parish No comments received.
 Council
- 3.2 District Councillor To be reported.
- 3.3 NCC Highways No objection.
- 3.4 Representations 1x letter of support – no material planning reason given.

4. Assessment

- 4.1 The proposal is for the continued use of a bedroom within the main property as a beauty salon. The property is a semi-detached two storey dwelling within a residential area. Parking is currently available to the front of the property and is accessed from a private drive that runs alongside the property. The site is within the development boundaries of Roydon which is identified as a Service Village within the Joint Core Strategy (JCS).

- 4.2 The proposal is assessed against policy DM2.3 which permits working at home subject to certain criteria. Policy DM 2.3 Working at home states:

Planning permission will be granted for proposals for the change of use of part of the dwelling, extension of a dwelling or for the erection of a new building in the curtilage to allow working at home provided that:

- a) The proposal would not have an unacceptable impact on the amenities of any nearby residential occupiers or on the character and appearance of the area;
 - b) The direct and indirect effects of the scale of the business activity, including the employment of non-residents at the business, must remain ancillary to the overall use of the site for residential purposes; and
 - c) There is adequate off-street parking to cater for both business and residential uses.
- 4.3 The business is situated in a residential area. The business operates at small scale and the applicant has advised that during a typical week there would be fewer than 10 clients visiting the premises. There are no additional staff employed by the business.
- 4.4 The business operates from an existing bedroom within the property and visitors to the premises park on the site. There is sufficient parking available to the front of the property and this will not be altered by the proposal. The Highways Officer has not raised an objection to the proposal.
- 4.5 There are no external changes to the property and the character and appearance of the property is not affected by the use of the bedroom as a beauty salon.
- 4.6 For these reasons the proposal is considered in accordance with Policy DM 2.3 of the South Norfolk Local Plan.
- 4.7 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 4.8 This application is not liable for Community Infrastructure Levy (CIL) as no additional floor space is proposed.

5. Conclusion

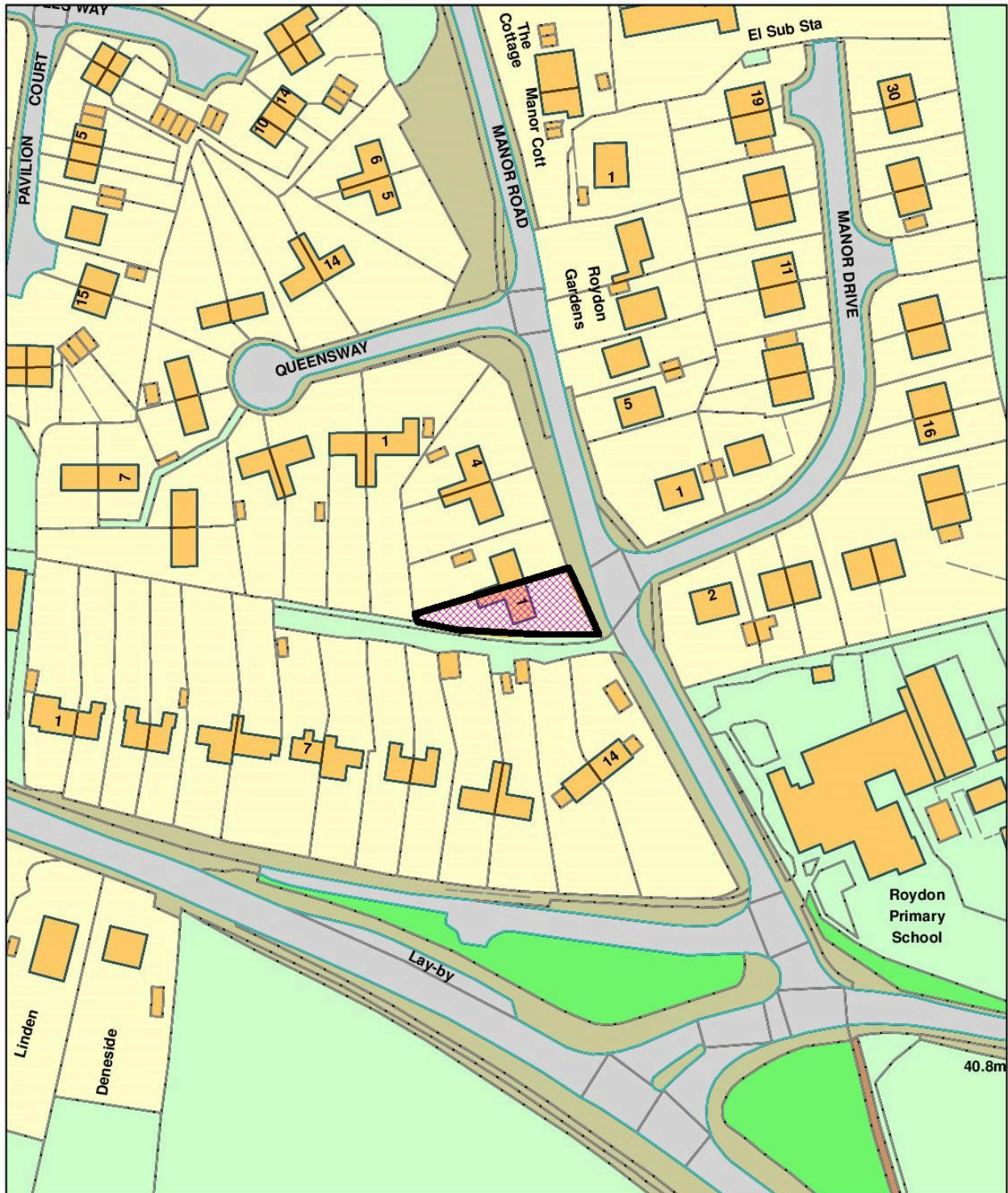
- 5.1 The business operates at a small scale and is limited to the applicant only. It does not impact on the amenities of the neighbouring occupiers or on the wider residential area. Due to the internal layout of the property it is reasonable to assume that there is limited scope for future expansion of the business and as such it is unlikely to increase in scale to a degree that would impact upon the amenities of the neighbouring occupiers. There is no adverse highways impact resulting from the business and the use of the bedroom as a beauty salon remains ancillary to the main residential use of the property.
- 5.2 The proposal is therefore considered to accord with the requirements of policy DM2.3 and is recommended for approval.

Contact Officer, Telephone Number Kate Fisher 01508 533832
and E-mail: kfisher@s-norfolk.gov.uk

207/2511

Appendix 1

Not Set



Scale 1:1,250

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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

Application submitted and on land owned by South Norfolk Council

- 2. Appl. No : 2017/2564/F**
Parish : LONG STRATTON

Applicants Name : South Norfolk Council
 Site Address : Leisure Centre, Swan Lane, Long Stratton, NR15 2UY
 Proposal : External: New first floor extensions comprising fitness suite and studio store. Rationalisation works to existing car park area and creation of additional spaces on the site.
 Internal: General refurbishment, formation of new facilities comprising soft play, changing rooms and inclusive fitness suite

Recommendation : Approval with conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Provision of parking, service
- 4 Noise mitigation
- 5 No generators/air handling plant
- 6 Construction noise management plan
- 7 Drainage Strategy
- 8 Full details of external lighting
- 9 Landscaping scheme

1 Planning Policies

1.1 National Planning Policy Framework

NPPF 01 : Building a strong competitive economy
 NPPF 02 : Ensuring the vitality of town centres
 NPPF 04 : Promoting sustainable transport
 NPPF 07 : Requiring good design
 NPPF 08 : Promoting healthy communities
 NPPF 10 : Meeting the challenge of climate change, flooding and coastal change
 NPPF 11 : Conserving and enhancing the natural environment

1.2 Joint Core Strategy

Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 5 : The Economy
 Policy 6 : Access and Transportation
 Policy 7 : Supporting Communities
 Policy 9 : Strategy for growth in the Norwich Policy Area
 Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area

1.3 South Norfolk Local Plan Development Management Policies

DM1.3 : The sustainable location of new development
 DM2.1 : Employment and business development
 DM2.4 : Location of main town centre uses
 DM3.8 : Design Principles applying to all development
 DM3.9 : Advertisements and signs
 DM3.10 : Promotion of sustainable transport
 DM3.11 : Road safety and the free flow of traffic

DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
 DM3.14 : Pollution, health and safety
 DM3.16 : Improving level of community facilities
 DM4.2 : Sustainable drainage and water management
 DM4.3 : Facilities for the collection of recycling and waste
 Site Specific Allocations and Policies
 Long Stratton Area Action Plan

1.4 Supplementary Planning Documents
 South Norfolk Place-Making Guide SPD

2. Relevant Planning History

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2016/0749 | Creation of new external sports pitch with associated features including; 3G Artificial Grass Pitch (AGP), erection of perimeter ball-stop fencing, installation of hard standing areas around the AGP for pedestrians, maintenance and emergency access, installation of an artificial (flood) lighting system and installation of outdoor store for maintenance equipment. | Approved |
| 2.2 | 1994/1371 | Extension to leisure centre to provide multi-function/ aerobics activities room, store room, installation of lift and reposition fire-escape stair | Approved |

3. Consultations

- | | | |
|-----|------------------------------|---|
| 3.1 | Town / Parish Council | This application is supported. |
| 3.2 | District Councillor | Can be determined as a delegated decision. |
| 3.3 | NCC Highways | <p>The total number of spaces is slightly lower than the guidelines, but there is plenty of parking about. The number of number of cycle stands has increased to 14.</p> <p>I have no objections subject to a condition with regards to laying out the car parking in advance of the use of the proposal.</p> |
| 3.4 | SNC Water Management Officer | <p>The Design, Access & Planning Statement advises “The site is in an area noted to be high risk for surface water flooding. The effects of the proposed car park works is to be assessed as part of the proposed drainage strategy to understand and mitigate potential risks in the car park works.”</p> <p>However, there does not appear to be a Drainage Strategy available to view on the Planning Portal. It is up to the case officer to decide whether this information is required up front or can be the subject of a condition.</p> |

- 3.5 SNC Community Services - Environmental Quality Team A noise management plan was included within the design and access statement, which identifies a series of measures that will be taken to minimise impact on nearby residential properties, a condition is recommended to require the implementation of the proposed mitigation measures. It is noted that the hours during which music will be played internally are less than the proposed new opening hours.
- The applicant has advised that the existing external lighting will be retained and there will be no new external lighting provided.
- The noise management plan identifies that quiet, plant, silencers and acoustic housing will be used if required but no further details are given. Therefore, a condition is recommended to ensure no generator, compressor, chilling unit or cooling fan shall be installed on the site without precise details of the equipment being approved by the local planning authority.
- It doesn't seem as though any information has been submitted with regards to construction. Therefore, a condition is recommended.
- 3.6 Environment Agency No comments received
- 3.7 Anglia Water Make no objection subject to notes with regards to potential assets affected and trade effluent. Anglia Water further note:
- The foul drainage from this development is in the catchment of Long Stratton Water Recycling Centre that will have available capacity for these flows.
- The sewerage system at present has available capacity for these flows.
- From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, no comments.
- 3.8 Representations A comment has been received from Saffron Housing who control the neighbouring housing development, application reference 2016/0904. They have no objections providing the laurel hedge is maintained at 2 metres (Hedge reference H001 of the submitted arboricultural survey).

4 Assessment

Principle

- 4.1 Policies 5, 9, 10 of the Joint Core Strategy (JCS) and DM2.1 of the South Norfolk Local Plan (Local Plan) seek to direct growth to and assist with the delivery of employment opportunities within Long Stratton. Policies 2 of the NPPF and DM2.4 seeks the development of new or improved services to be located within key service centres and proposals for main town centre uses to be located in town centre areas. A sequential assessment is required for main town centre uses over 500sqm which are located outside of Town Centre Areas. Policies 8 of the NPPF, 7 of the JCS and DM3.16 of the Local Plan support community facilities and promoting healthier lifestyles within development boundaries.

- 4.2 The application site is located within the designated development boundary of Long Stratton. The proposal is for a new first floor extension over the existing ground floor footprint, the construction of a two-storey enclosed fire escape and works to existing car park area. Long Stratton does not have a designated Town Centre Area. The proposal is to extend an existing facility and the application site is closely located to shops and the Council Offices. In addition, the extended part of the Leisure centre is less than 500sq metres and for these reasons a sequential assessment is not required.
- 4.3 Policies 4 of the NPPF and DM3.10 of the Local Plan require new leisure facilities to be in sustainable locations. It is considered that the site is in a sustainable location, close to existing services and facilities and close to public transport routes.
- 4.4 As the proposal is to extend the existing facility, which is located in a sustainable location, then it is considered acceptable in principle, subject to its compliance with all other relevant national and development plan policies, as set out below.

Character

- 4.5 Policies 7 of the NPPF, 2 of the JCS and DM3.8 of the Local Plan support high quality design which seeks to protect the character of an area. The proposal could actually improve the overall appearance of the existing through the addition of a modern extension with new materials and a glazed frontage with a prominent entrance obvious in the street scene and a curved roof line adding some interest to the street scene. Existing single storey sections will be replaced with the proposed two storey frontage element which will be visible as one approaches the site, along Swan Lane.
- 4.6 The sports hall and majority of the rear sections of the building will remain as existing. The external space and car parking is to be reworked to make better use of space and accommodate additional car parking. Some landscaping surrounding the car parking would help improve the view to the site in the street scene and a condition is required to ensure this is appropriate. A note has also been added to include details of laurel hedge in the landscaping scheme.
- 4.7 On this basis, it is considered the proposal would actually improve views to the existing and make a positive impact in the street scene, as well as providing an improved facility for local people. The proposal is therefore considered in accordance with Policies 7 of the NPPF, 2 of the JCS and DM3.8 of the Local Plan.

Amenity

- 4.8 Paragraph 17 of the NPPF and Policy DM3.13 of the Local Plan aim to protect the amenity of neighbouring properties. The proposed extension to the existing centre is significantly distanced from residential properties so as not to impact amenity and is therefore considered in accordance with these policies. Conditions have been proposed by the environmental quality team, which would help to protect the amenity of neighbouring properties from noise during construction and after. These conditions would be imposed on any subsequent approval.

Access and car parking

- 4.9 As set out above Policies 4 of the NPPF and DM3.10 of the Local Plan require new leisure facilities be located in sustainable locations, which this is thought to be. Furthermore, 14 bicycles spaces would be created for visitors to the site. Policy DM3.11 of the South Norfolk Local Plan aims to protect the safety of the public highway. Access to the site remains in the same position as the current access, which has good visibility.

- 4.10 Policy DM3.12 of the Local Plan aims to ensure appropriate car parking provision. The existing car parking layout has been amended to make better use of the available space and accommodate additional car parking to the frontage of the Leisure Centre off Swan Lane. The proposal would result in a total of 74 car parking spaces being provided, an increase of 27 spaces. The County Council car parking standards requires 17 spaces for the new gross internal floorspace generated by the extension to the existing centre. The Highways Authority have commented saying that the total resultant car parking based on the floorspace of the whole Leisure Centre would be slightly less than what is required but that said there is sufficient alternative car parking locally so as this would not have a negative impact. Also, as the premise and parking situation is existing then this is not considered a reason for refusal planning permission in accordance with policy DM3.12.

Advertisements

- 4.11 The proposal includes new signage on the extended part of the building. The details of which are to be agreed in a separate advertisement consent application.

Drainage

- 4.12 The water management officer has commented that the submitted Design, Access & Planning Statement advises "The site is in an area noted to be high risk for surface water flooding. The effects of the proposed car park works is be assessed as part of the proposed drainage strategy to understand and mitigate potential risks in the car park works" but no drainage strategy has been submitted with the application. Given that this is an existing facility and the extension is very limited in size and mainly located on the existing footprint of the building then this is not considered necessary at this time. However, given that further hardstanding is required to accommodate the additional car parking it is considered that an appropriate drainage strategy could be agreed in advance of works commencing on site. On these grounds a condition is suggested and the proposal is therefore in accordance with Policies 10 of the NPPF and 1 of the JCS.
- 4.13 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 4.14 This application is liable for Community Infrastructure Levy (CIL).

5. Conclusion

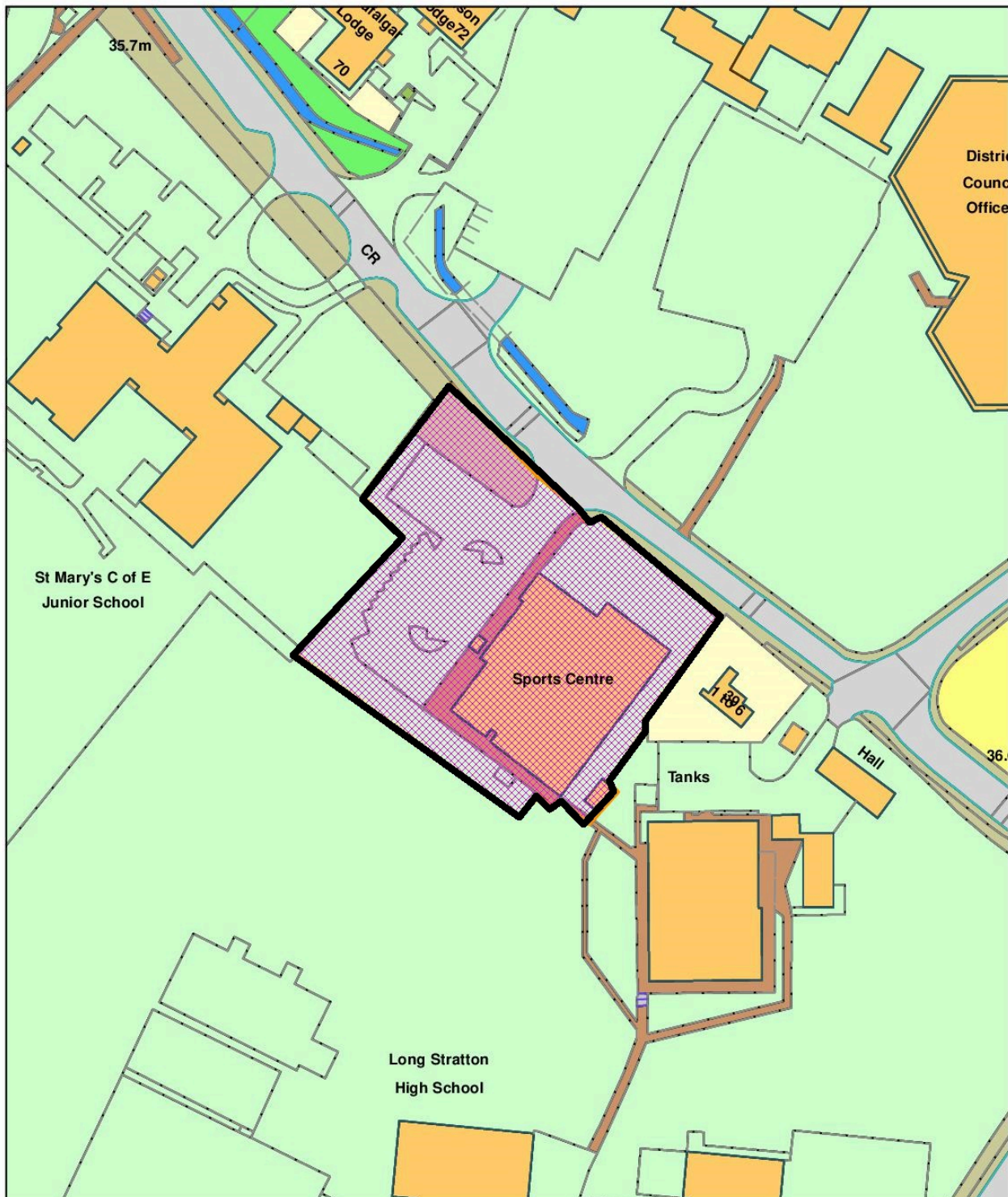
- 5.1 The proposal is considered to be acceptable in principle, given the location of the existing Leisure Centre and that the proposed extensions and alterations would make a positive impact on the street scene. The proposal is considered in accordance with relevant National Planning Policy Guidance and the Development Plan and is therefore recommended for approval, subject to the imposition of conditions.

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2017/2564

Appendix 1

Not Set



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

Application where South Norfolk Council has an interest

- 3. Appl. No : 2017/2746/F**
Parish : KETTERINGHAM

Applicants Name : Mr Nathan Riches
 Site Address : Land West of Station Lane Ketteringham Norfolk
 Proposal : Construction of car park, storage area and haulage yard including a workshop.

Recommendation : Authorise Director of Growth and Business Development to Approve with Conditions

- 1 In accord with submitted drawings
- 2 In accordance with tree protection measures

Subject to no objection from NCC Highway Authority, SNC Environmental Services, the Health and Safety Executive and Network Rail and no new material considerations being raised by other consultees and third parties.

1 Planning Policies

1.1 National Planning Policy Framework

NPPF 01 : Building a strong competitive economy

NPPF 07 : Requiring good design

NPPF 10 : Meeting the challenge of climate change, flooding and coastal change

NPPF 11 : Conserving and enhancing the natural environment

1.2 Joint Core Strategy

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

Policy 5 : The Economy

Policy 6 : Access and Transportation

Policy 17 : Small rural communities and the countryside

1.3 South Norfolk Local Plan Development Management Policies

DM2.1 : Employment and business development

DM3.11 : Road safety and the free flow of traffic

DM3.12 : Provision of vehicle parking

DM3.13 : Amenity, noise, quality of life

DM4.2 : Sustainable drainage and water management

DM4.5 : Landscape Character Areas and River Valleys

DM4.8 : Protection of Trees and Hedgerows

2. Planning History

- 2.1 No recent planning history

3. Consultations

- 3.1 Parish Council To be reported

- 3.2 District Councillor To be reported if appropriate

- | | | |
|------|---|--|
| 3.3 | Anglian Water Services Ltd | To be reported |
| 3.4 | SNC Conservation and Design Officer | To be reported |
| 3.5 | SNC Community Services - Environmental Quality Team | To be reported |
| 3.6 | NCC Highways | To be reported |
| 3.7 | Police Architectural Liaison Officer | Comments on detailed design of fencing, lighting and site management |
| 3.8 | Health and Safety Executive | To be reported |
| 3.9 | British Gas Transco | Consult with Cadent Pipelines Team |
| 3.10 | Fisher German | To be reported |
| 3.11 | National Grid | Consult with Cadent Pipelines Team |
| 3.12 | Network Rail | To be reported |
| 3.13 | Highways England | To be reported |
| 3.14 | SNC Landscape Architect | To be reported |
| 3.15 | Representations | No other representations received |

4 Assessment

Site description

- 4.1 The site comprises just over 0.5 hectares of former agricultural land which has become severed from agricultural land to the west by the diversion of Station Lane in the late 1980s when the A11 Hethersett By-pass was constructed. It is now bound by the original alignment of Station Lane on the east side, the current alignment of Station Lane on the west, an access road connecting the two alignments to the south and the Norwich to Cambridge railway line to the north.
- 4.2 In close proximity to the site on the eastern side of the original alignment of Station Lane are premises belonging to the applicant NR Asphalt and, to the south of this, South Norfolk Council's depot.

The application

- 4.3 This is a full application to provide facilities for two operators.
- 4.4 Firstly, a new haulage yard and workshop with 255sqm of floor space are proposed for NR Asphalt in the northern portion of the site. The yard is to be surfaced with tarmac and the building is to be a pre-fabricated unit constructed with steel. They will be used for parking and servicing of NR Asphalt's vehicle fleet.

- 4.5 Secondly, the application will provide an area of car parking and bin storage for use by South Norfolk Council in connection with the Ketteringham Depot. It is for this reason that this application is to be heard at Development Management Committee.

- 4.6 Work has commenced on the site to construct the access and car parking.

Principle of the development and key issues

- 4.7 As the site is in close proximity to the existing premises of the applicant and also to the depot, the proposed uses of the site can be considered as extension to existing business premises. Policy DM2.1 allows for the expansion of existing businesses in locations such as this where it is well outside of any development boundary where the proposal will not have a significant adverse impact on the local and natural environment and character of the Countryside, and where proposals protect the amenities of neighbouring occupiers.

- 4.8 The main considerations are therefore the impact of the development on the open countryside including the impact on existing trees, any highway issues, drainage of the site given that there is an identified risk of surface water flooding on the site and ensuring use of the site does not have an adverse impact on the amenities of nearby residential properties.

Landscape and visual impact

- 4.9 As mentioned above, the site is bounded by roads and a railway on all sides. In addition, the current alignment of Station Lane to the west is on an embankment as part of its crossing over the railway line. As such, the site is not visible in wider views but only in relatively close views from the historic alignment of Station Lane which is now a cul-de-sac used to access the applicant's premises and from the railway line where views will be brief and limited due to the speed at which trains will be travelling at this point. It is therefore considered that given this there will be no significant visual impact from the proposals and they can be considered to comply with that part of Policy DM2.1.

- 4.10 Policy DM4.6 requires all development proposals located within Key Views 'cones' as defined on the Policies Map, and to which this site is located within, to ensure that they do not obstruct the long distance views to and from the city. For the reasons set out above in respect of the levels around the site, it is not considered that this proposal would result in any harm or obstruct long distance views of the city and would comply with policy DM4.6.

- 4.11 The site contains some mature trees on the boundary with the historic alignment of Station Lane. An arboricultural report has been submitted which identifies recommendations for their protection. A condition is recommended to ensure the development complies with this.

Highway access

- 4.12 The creation of the new yard and workshop will allow the existing workshop to be used as a store with much reduced access requirements. It is not anticipated that there will be significant increases in traffic by NR Asphalt, whilst the provision of off-street parking for the depot offers the opportunity to substantially decrease the amount of on-street and verge parking and therefore improve highway safety and the visual amenities of the area. The comments of Norfolk County Council as the highway authority were not available at the time of writing the report and will follow as an update.

Drainage

- 4.13 Drainage is proposed through soakaways. This is being considered by the Water Management Officer whose comments will follow as an update.

Residential amenity

- 4.14 The nearest residential properties outside of the applicant's control are to the north on the opposite side of the railway line. There is some potential for improvement to their amenities as the haulage yard will be relocated slightly away from these residential properties. Nonetheless, some conditions may well be required to ensure the development complies with Policy DM3.13 in terms of their amenities, due consideration will follow as an update once the comments of the Community Protection Team have been received.

Other issues

- 4.15 A High Pressure gas pipeline passes under the site. The applicant has consulted with the pipeline operator, Cadent Pipelines Team and construction is being carried out in accordance with their requirements. The workshop is proposed over 15 metres from the pipeline, in accordance with their requirements. Subject to no objection from the Health and Safety Executive, the uses and development proposed are acceptable in this respect.
- 4.16 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

This application is liable for Community Infrastructure Levy (CIL).

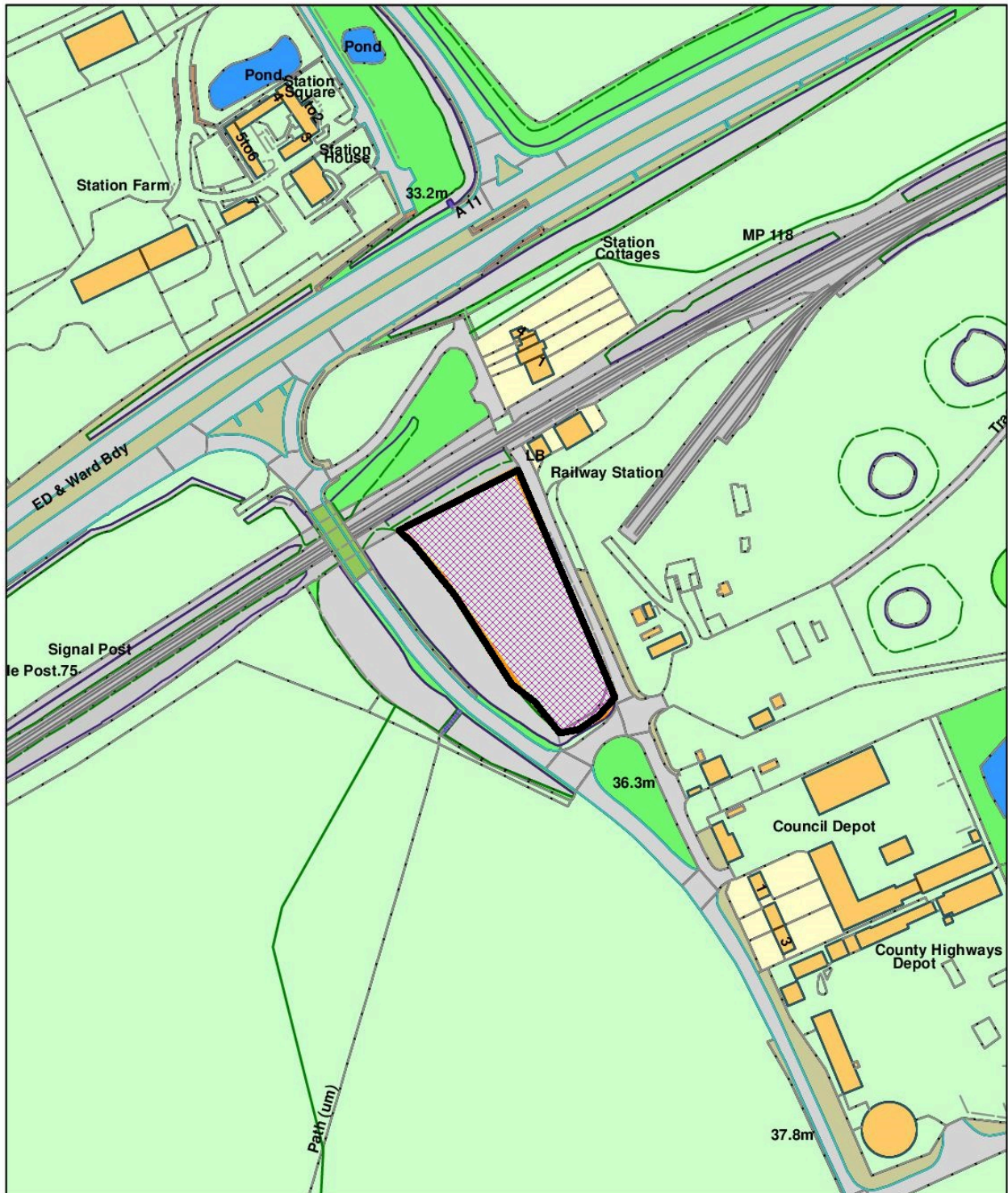
5. Conclusion

- 5.1 The proposed development is considered to accord with Policy DM2.1 as the proposal will not have a significant adverse impact on the local and natural environment and character of the countryside, and protects the amenities of neighbouring occupiers. Subject to no objection from outstanding consultees the application is recommended for approval.

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2017/2746

Appendix 1



Scale 1:2,500

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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

Planning Appeals

Appeals received from 24 November 2017 to 15 December 2017

| Ref | Parish / Site | Appellant | Proposal | Decision Maker | Final Decision |
|------------|---|---------------------------|---|--|-----------------------|
| 2016/3013 | Wymondham Land To The East Of Mill House London Road Suton Norfolk | Mr Mark Howes | Construction of four houses on land with mixed use | Delegated | Refusal |
| 2017/0413 | Ketteringham Land To The East Of 5 High Street Ketteringham Norfolk | Mr Michael Austin | Development of three self-build bungalows (phased development) | Development Management Committee | Refusal |
| 2017/0707 | Hingham The Barn White Lodge Farm Hardingham Road Hingham Norfolk NR9 4LY | Mr Joe Berry - Glynn | Proposed alterations and extension with new garage/car port | Delegated | Refusal |
| 2017/1466 | Newton Flotman 10 Dell Close Newton Flotman Norfolk NR15 1RG | Mr & Mrs Andrew Smith | extension and associated alterations, erection of detached garage. | Delegated | Refusal |
| 2017/1653 | Newton Flotman 3 St Marys Walk Newton Flotman Norfolk NR15 1PH | Mr And Mrs Ian Shurmer | Proposed rear two storey extension | Delegated | Refusal |

Planning Appeals

Appeals decisions from 24 November 2017 to 15 December 2017

| Ref | Parish / Site | Appellant | Proposal | Decision Maker | Final Decision | Appeal Decision |
|-----------|--|------------------------------------|--|----------------|----------------|------------------|
| 2017/0235 | Hethersett Land To East Of 88 Ketts Oak Hethersett Norfolk | Mr D Baine | Proposed dwelling | Delegated | Refusal | Withdrawn |
| 2017/0716 | Hethersett Land South Of 32 Park Drive Hethersett Norfolk | Mr R Foreman | Single storey dwelling | Delegated | Refusal | Appeal dismissed |
| 2017/1035 | Broome Land Adj To 184 Yarmouth Road Broome Norfolk | Mr Darren Broughton | Demolish garages and replace with a pair of semi-detached properties | Delegated | Refusal | Appeal dismissed |
| 2017/1221 | Saxlingham Nethergate 1 Cargate Lane Saxlingham Nethergate Norfolk NR15 1TS | Mr & Mrs Colin & Margaret Bough | Extensions and associated alterations | Delegated | Refusal | Appeal Allowed |

ENFORCEMENT PROCEEDINGS – PROGRESS REPORT
Report of the Director of Growth & Localism

This report schedules progress on outstanding enforcement cases

| LOCATION | ALLEGED BREACH | DATE OF COMMITTEE AUTHORITY | ACTION TAKEN |
|--|---|------------------------------------|--|
| DICKLEBURGH Beeches Farm Norwich Road 2007/8036 | Material change of use - Breach of a condition - Operational development | 24.04.2007 | Enforcement Notices served and initially complied with. Ongoing negotiation to secure future of the listed building |
| HEMPNALL Pevensey House The Street 2009/8010 | Unauthorised works to a listed building Erection of lean to structure | 12.04.2010 12.04.2010 | Listed Building Enforcement Notice and Enforcement Notice served Planning applications approved works to install new roof to be carried out by 08.05.2018 |
| CARLETON RODE Land adj. to Fen Road 2006/0269 | Change of use of land | 21.07.2010 | Enforcement Notice served Compliance date 29.12.2011 Further Environment statement submitted and proposed scheme of works for compliance with enforcement considered at DMC 16/08/17 scheme now being progressed |
| CARLETON RODE Fenlakes Fishery 2009/8199 | Standing and Occupation of Residential Caravan | 04.03.2015 | Enforcement Notice served Compliance date within 3 months of first occupation of the permitted dwelling house |
| CROWNTHORPE Land adjacent to The Drift Crownthorpe Rd 2011/8025 | Formation of Access | 16.11.2011 | Enforcement Notice served Compliance date 27.10.13 New land owner seeking to comply |

| LOCATION | ALLEGED BREACH | DATE OF COMMITTEE AUTHORITY | ACTION TAKEN |
|--|---|-----------------------------|---|
| WYMONDHAM Copper Beeches Crownthorpe Road 2015/8005 | Standing of residential mobile home | 22.07.2015 | Enforcement Notice served Compliance date 4 months after the mobile home is no longer occupied by specified occupier |
| DENTON Rainbows End Norwich Road 2016/8183 | Change of use of land for the keeping of dogs | 07.12.2016 | Enforcement Notice served Appeal submitted, Informal Hearing 09.01.2018 |
| TIVETSHALL ST MARGARET Cherry Tree Barn Lodge Road 2016/8282 | Breach of planning condition, not built in accordance with approved plans | 26.04.2017 | Enforcement notice served Compliance date 05.01.2018 |

Enforcement Statistics

| | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 As of 14.12.17 |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|---------------------------|
| No of complaints | 288 | 340 | 272 | 296 | 291 | 390 | 439 | 370 | 349 | 324 | 309 | 347 | 321 | 332 | 319 | 350 |
| Enforcement Notices Issued | 18 | 44 | 14 | 30 | 16 | 43 | 40 | 23 | 18 | 12 | 17 | 4 | 3 | 12 | 6 | 2 |
| Breach of Condition Notices Issued | 0 | 4 | 1 | 1 | 2 | 0 | 2 | 0 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 1 |
| Section 215 Notices Issued | 3 | 5 | 3 | 0 | 3 | 3 | 5 | 2 | 3 | 1 | 1 | 0 | 1 | 0 | 0 | 0 |
| Temporary stop notices issued | 0 | 0 | 0 | 1 | 5 | 0 | 1 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

ENF-PROC
14.12.2017