

Development Management Committee

Members of the Development Management Committee:

Conservatives Liberal Democrats

Mr V Thomson
(Chairman)
Mrs L Neal
(Vice-Chairman)
Mr D Bills

Mr B Duffin
Mrs F Ellis
Mr C Gould
Dr C Kemp
Mr G Minshull

Please note that planning application **Item no.s 1-7** will be heard from **10am**

Planning application **Item no.s 8-10** will be heard from **1.30pm** onwards

Pool of Substitutes

Mrs Y Bendle Mrs V Bell
Mr C Foulger
Mr J Hornby
Mr J Mooney
Dr N Legg
Mrs A Thomas

Pre-Committee Members' Question Time
9.00 am Blomefield Room

Agenda

Date

Wednesday 23 May 2018

Time

10.00 am

Place

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

Contact

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Cygnet Court
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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.

Please arrive at the commencement of the meeting if you are intending to speak on items 1-7, and arrive at 1.30pm if you intend to speak on items 8-10.

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 8)

4. **Minutes of the Meeting of the Development Management Committee held on 25 April 2018;**
(attached – page 10)

5. **Planning Applications and Other Development Control Matters;**

(attached – page 21)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2018/0121/O	DITCHINGHAM	Land off Hamilton Way Ditchingham Norfolk	21
2	2018/0554/F	GREAT MOULTON	Land To The Rear Of Greendale High Green Great Moulton Norfolk	30
3	2017/2528/F	NEWTON FLOTMAN	Land at Brick Kiln Lane Newton Flotman Norfolk	37
4	2017/2905/F	LODDON	Land At Swan Court Loddon Norfolk	43
5	2018/0211/O	COSTESSEY	Land South East Of Tandarra Townhouse Road Costessey Norfolk	51
6	2018/0265/H	COSTESSEY	44 Peter Pulling Drive Costessey NR8 5GP	63
7	2018/0340/F	BARNHAM BROOM	The Old Hall Honingham Road Barnham Broom Norfolk NR9 4DB	68
8	2018/0564/O	ASLACTON	Land east of Pottergate Street, Aslacton	77
9	2018/0712/O	WICKLEWOOD	Land South of Milestone Farm, Milestone Lane, Wicklewood	84
10	2018/0744/O	WICKLEWOOD	Land adjacent to The Drift, Crownthorpe Road, Crownthorpe	92

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 100)

8. Date of next scheduled meeting – Wednesday 20 June 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.

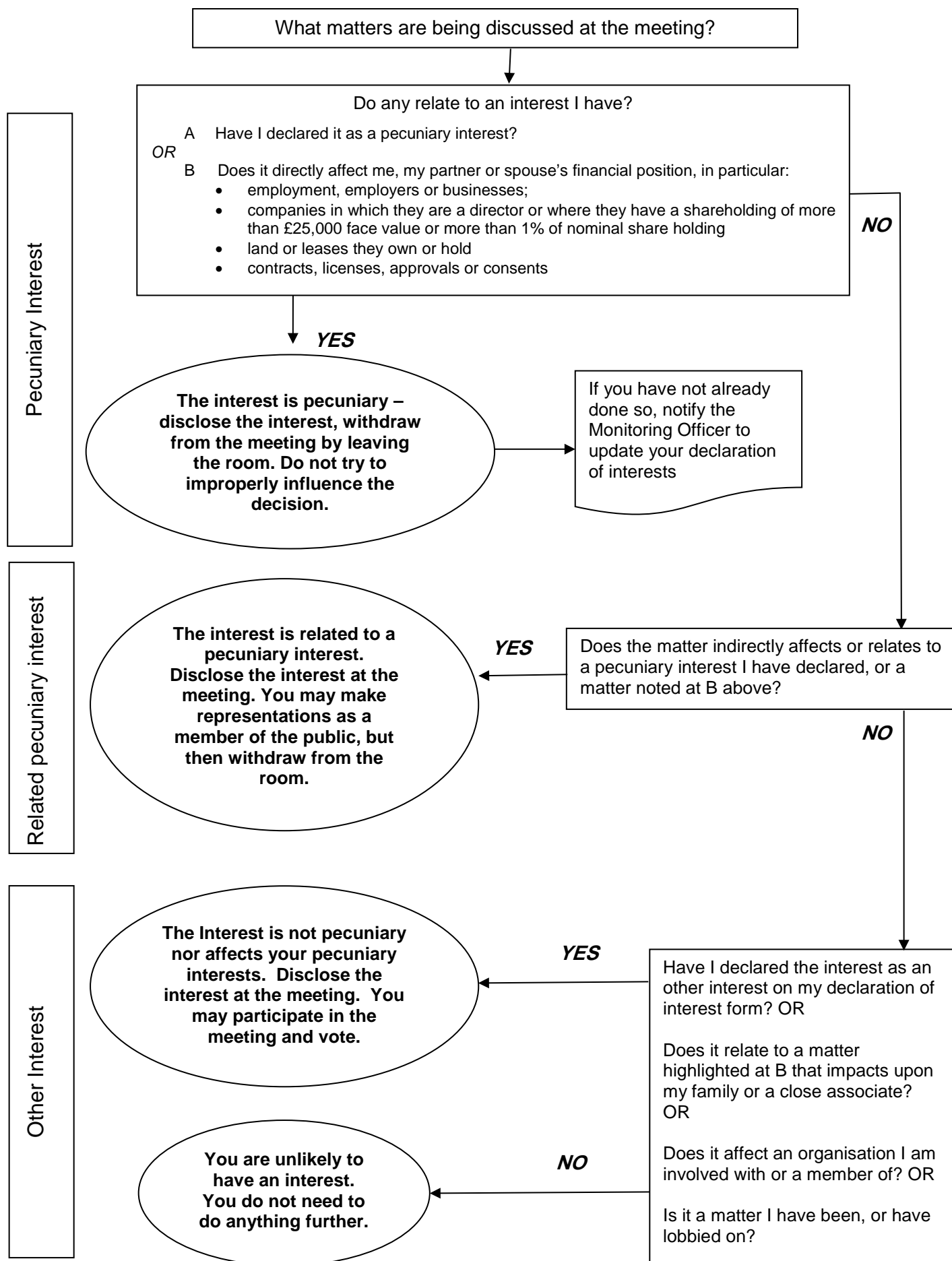
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

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 25 April 2018 at 10.00 am.

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

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

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

Officers in Attendance: The Development Manager (H Mellors), the Development Management Team Leader (R Collins), the Major Projects Team Leader (T Lincoln), the Senior Planning Officer (C Curtis), the Landscape Architect (R Taylor) and the Planning Officer (T Barker)

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

384. DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

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

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

385. MINUTES

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

386. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Growth and Business Development, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

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

The Committee made the decisions indicated in Appendix B of these minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Growth and Business Development.

387. QUARTERLY ENFORCEMENT REPORT

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

388. PLANNING APPEALS

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

(The meeting closed at 4.47pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
–25 April 2018

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

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

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

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Growth and Business Development's final determination.

Major Applications

- | | | |
|----------|----------------------------------|--|
| 1 | Appl. No
Parish | : 2017/2652/O
: PORINGLAND |
| | Site Address
Proposal | : Land South of Burgate Lane Poringland Norfolk
: Outline application for the erection of up to 165 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Burgate Lane. All matters reserved except for means of access. |
| | Decision | : Members voted unanimously for Refusal

Refused

1 Not sustainable development contrary to DM1.1 and NPPF 14
2 No overriding benefit contrary to DM1.3
2 Landscape impact – rural character
3 Loss of important hedgerow
4 Insufficient ecological surveys |
| 2 | Appl. No
Parish | : 2017/2794/O
: KESWICK AND INTWOOD |
| | Site Address
Proposal | : Land West Of Ipswich Road Keswick Norfolk
: Outline Application for Proposed employment development consisting of B1, B2 and B8 uses, associated access and landscaping; and proposed link road between the A140 and the B1113, including new roundabout with some matters reserved (resubmission) |
| | Decision | : Members voted 6-5 for Approval

Approved with conditions

1 Outline time limit
2 Reserved matters to be approved – appearance, landscape, layout, scale
3 Reserved matters substantially in accordance with Parameters plan 402 and Landscape Strategy drawing 2035 01 (to control building heights, strategic landscape buffers and B1 uses to north)
4 Landscape scheme for whole site to be submitted with first reserved matters
5 Phasing/implementation of Landscaping scheme
6 Restrict total floorspace to 28,329sqm (max 9443sqm B1; max 9443sqm B2 and max 9443sqm B8)
7 Restrict Permitted Development for change of use from the respective B1, B2 and B8 |

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

- 3 Appl. No : 2017/2843/O**
Parish : LITTLE MELTON
- Applicants Name : Glavenhill Strategic Land (Number 8) Limited
Site Address : Land South of School Lane Little Melton Norfolk
Proposal : Development of land for residential dwellings, together with a single point of access into the site from School Lane.
- Decision : Members voted unanimously for **Refusal**
- Refused
- 1 Not sustainable development contrary to DM1.1 and NPPF 14
 - 2 No overriding benefit contrary to DM1.3
 - 3 Harm to landscape
 - 4 Harm to form and character of settlement and lack of integration

Major Applications Referred Back to Committee

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

Other Applications

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

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

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

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**Report of Director of Growth and Business Development****Major Applications**

- 1 Appl. No : 2018/0121/O**
Parish : DITCHINGHAM
- Applicants Name : Mr Andrew Shirley
 Site Address : Land off Hamilton Way Ditchingham Norfolk
 Proposal : Outline planning application for residential development of up to 24 dwellings and access
- Recommendation : Approval with Conditions
- 1 Outline Permission Time Limit
 - 2 Standard outline requiring RM
 - 3 In accord with submitted drawings
 - 4 Roads and footways
 - 5 Highway Improvements – Offsite
 - 6 Traffic Regulation Order
 - 7 Construction Management Plan
 - 8 Details of foul water disposal
 - 9 Surface Water
 - 10 New Water Efficiency
 - 11 Renewable Energy - Decentralised source
 - 12 Landscaping scheme to be submitted
 - 13 Ecology Mitigation
 - 14 Archaeological work to be agreed
 - 15 Reporting of unexpected contamination
 - 16 Fire hydrants
- Subject to the completion of a s106 agreement to cover provision of affordable housing, open space and play area.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)**
 NPPF 01 : Building a strong competitive economy
 NPPF 04 : Promoting sustainable transport
 NPPF 06 : Delivering a wide choice of high quality home
 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 (JCS)**
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 4 : Housing delivery
 Policy 5 : The Economy
 Policy 15 : Service Villages

- 1.3 South Norfolk Local Plan (SNLP)
 South Norfolk Local Plan Development Management Policies
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3 : The sustainable location of new development
 DM3.8 : Design Principles applying to all development
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
 DM3.15 : Outdoor play facilities/recreational space
 DM4.2 : Sustainable drainage and water management
 DM4.5: Landscape Character and River Valleys
 DM4.8 : Protection of trees and hedgerows
 DM4.9 : Incorporating landscape into design
- 1.4 Site Specific Allocations and Policies
 DIT 1 : Land north of Rider Haggard Way
- 1.5 Supplementary Planning Documents (SPD)
 South Norfolk Place Making Guide 2012
 Recreational Open Space requirements for Residential Areas 1994
2. Planning History
- 2.1 None
3. Consultations
- 3.1 Parish Council Recommend refusal. Principle is accepted but existing access routes are now dangerous. Access through Hamilton Way unacceptable as opposite primary school. Layout allows further development to north - would increase concerns. Allocation requires two access points - only one proposed. Recommend access from Thwaite Road. Proposed street lighting may be contrary to policy
- 3.2 District Councillor
 Cllr Bernard To be determined by Committee to allow assessment of proposed access and inclusion of play area
- 3.3 Anglian Water Sewerage system has available capacity. Foul drainage system would be upgraded by AW if permission is granted.
- 3.4 SNC Conservation
 and Design No objections.
- 3.5 NCC Ecologist Submitted ecology report and recommendations acceptable. Any hedgerow lost should be re-planted
- 3.6 NCC Highways Recommend promotion of traffic regulation order (20 mph) in surrounding roads. Pedestrian crossing should be provided on Rider Haggard Way near school access, at Thwaite Road opposite access to playground and at junctions en route.
- 3.7 SNC Housing
 Enabling & Strategy
 Manager Acceptable level of affordable housing proposed which meets a range of housing needs

3.8	Natural England	No comments. Apply local landscape policies and standing advice on protected species
3.9	Public Rights of Way	Welcome the link between proposed development and public footpath. Contribution required towards improvement of footpath to facilitate increase in use.
3.10	NCC Lead Local Flood Authority	No comments
3.11	SNC Landscape Architect	Recreational space adjacent to public footpath is welcome. Detailed design should unify small parcel of land to west of footpath. Recommend planting of continuous hedge outside of fencing along northern boundary to provide wildlife corridor. Should be managed with open space.
3.12	Historic Environment Service	Recommend pre-commencement archaeological investigation.
3.13	NCC Planning Obligations Co Ordinator	Contributions required for library service and improvement of adjacent public footpath. One fire hydrant to be provided. No education contribution required.
3.14	Police Architectural Liaison officer	Should incorporate Secured by Design principles.
3.15	Other Representations	<p>25 letters of objection</p> <ul style="list-style-type: none"> • Already houses for sale in Ditchingham so would question need for proposal • Will devalue existing properties • Not enough infrastructure to support 24 additional houses • Will increase traffic in surrounding roads and create dangerous highway conditions • Already poor visibility leaving Hamilton Way so accident risk will increase • Existing school traffic already disruptive and this will worsen • Construction period will cause highway disruption and increase on-street parking • Better to create an access from Thwaite Road • Layout includes turning head to allow access to land to north • Hamilton Way too narrow to serve any additional dwellings • Increased risk to children on highway around school • Parking restrictions in Hamilton Way will only increase on-street parking nearby • Development will result in increased numbers of delivery vehicles and add to congestion • Site should have two accesses to ensure highway safety and provide adequate emergency access • Will increase traffic at other nearby junctions which are already inadequate • Site currently would allow emergency access to properties in Millfield Close • Loss of view • Loss of open aspect and rural character • Would reduce wildlife habitat as site used by migrating geese • Local facilities already inadequate

- Will increase demand for GP services
- Increased need for classrooms with reduce outdoor activity space at the school
- Will harm privacy of existing residents
- Will harm existing quality of life
- Inadequate pre-application discussions with community
- Frequent problems with existing sewers
- Site already at high risk of ground water flooding
- Thwaite Road already floods during rain

4 Assessment

Background

- 4.1 The application site is located on the northern side of the settlement of Ditchingham within its development boundary and is within the Rural Policy Area. It is part of a large area of arable farmland and is bounded by farmland to the north and by residential development to the south, west and east. Access to Hamilton Way is from Longrigg Road and Rider Haggard Way. The western site boundary also abuts a public right of way (Ditchingham Footpath 5) which runs north-south from Thwaite Road to Loddon Road. The site is 60 metres north of the primary school which is on the south side of the junction with Hamilton Way and Rider Haggard Way.
- 4.2 This application seeks outline planning permission for residential development of this site with all matters reserved except access. As such, whilst the application form states up to 24 dwellings the amount of dwellings, their layout, scale, appearance and landscaping within the site would be considered at the reserved matters stage in the event that this application is approved.
- 4.3 The key issues for consideration are the principle of development on the site, access and the impact on the local highway network, impact on landscape and the form and character of the village, drainage of the site, impact on the adjacent public right of way, impact on existing residential amenity and ecological impact.

Principle

- 4.4 Planning law requires that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in determining planning decisions.
- 4.5 Policy DIT 1 of the South Norfolk Site Specific Allocations and Policies document allocates this site for residential development and states that this allocation could accommodate approximately 20 dwellings.
- 4.6 Policy DM1.3 of the SNLP states that all new development should be located so that it positively contributes to sustainable development. It should be located on allocated sites or within the development boundaries of settlements and be of a scale proportionate to the level of growth planned in that location and the role and function of the settlement within which it is located. The application site is within the development boundary of this service village and it is considered that the proposal for 24 dwellings is similar in scale to the level of development envisaged by the strategic allocation. On this basis, it is considered that this proposal accords in principle with policy DM1.3, subject to no adverse impacts being identified.

- 4.7 This strategic housing allocation of this site (policy DIT 1) also requires that the developer provide:

1. Vehicular access to the development, via Waveney Road and Hamilton Way, with pedestrian access to the footpath running along the western boundary of the site.
2. Appropriate boundary treatment on the site's northern boundary to minimise its impact on the open landscape to the north.
3. Appropriate upgrading of the Waste Water Treatment Works capacity according to Anglian Water advice.
4. Site layout which accounts for sewers crossing the site.
5. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.

- 4.8 These points are addressed in the following assessment which seeks to establish the benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of sustainable development (economic role, social role and environmental role).

Economic role

- 4.9 The NPPF confirms the economic role as

"contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure."

- 4.10 The scheme would enhance economic viability through local spending by future occupants and would also provide some short term economic benefits during the construction period. It should also be noted that the development would be the subject of Community Infrastructure Levy (CIL).

- 4.11 It is therefore considered that the economic role would be satisfied.

Social Role

- 4.12 The NPPF confirms the social role as

"supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being."

- 4.13 The proposed scheme would provide housing in a location which has been strategically allocated for this form of development. Affordable housing would be provided in accordance with policy 4 of the JCS and the applicant has indicated a tenure mix that is considered to be acceptable by the Council's Housing Enabling and Strategy Officer. This provision would be secured through a S106 legal agreement.

Design

- 4.14 While this is an outline planning application, it includes an indicative layout to show how 24 dwellings could be provided within the site as part of a mix of semi-detached and detached bungalows and two storey dwellings. Road layout and open space provision are also indicated. There is no reason to believe that, at reserved matters stage, a satisfactory layout and design could not be achieved that would meet the requirements of this strategic

allocation and integrate successfully with surrounding development, in accordance with policy DM3.8 of the SNLP.

Highways

- 4.15 Many of the concerns raised have related to the proposed access and impact of the development on the proposed development on the local highway network. The adopted strategic housing allocation requires that vehicular access to the development is via Waveney Road and Hamilton Way with pedestrian access to the public right of way on the western site boundary. The applicants have advised that access from Waveney Road has not proved feasible due to land ownership issues and so vehicular access is proposed from Hamilton Way only. This proposal has been assessed by NCC Highways who have raised no objection in principle to a single vehicular access from Hamilton Way, subject to the new estate road matching the width of Hamilton Way and the promotion of a traffic order to introduce a 20mph speed limit to include Hamilton Way, Longrigg Road, Rider Haggard Way, Millfield Close, Clark Road, Turner Close, Waveney Road and Lewis Close. The highway authority also requires a pedestrian kerb crossing on Rider Haggard Way in the vicinity of the school access and a condition is recommended to secure these off-site improvements.
- 4.16 Concern has also been expressed that additional vehicle movements associated with this proposal would cause congestion which would be harmful to highway safety, especially at busier school drop-off and pick-up times. The proposed development would be sited close to the primary school with good footpath connectivity and so would be unlikely to generate any additional school-related traffic. The busier school peaks are over a short period and, subject to the off-site improvements and 20mph traffic order as outlined, the Highway Authority raise no objections in terms of highway safety.
- 4.17 Overall in respect of highway impact, the NPPF requires that development can only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. As a consequence, it has to be demonstrated that these impacts would cause significant and demonstrable harm. As set out above, the Highway Authority has confirmed that the design of the proposal and access is in accordance with the appropriate standard for this scale of development and the evidence shows that a severe transport impact, as assessed against the NPPF 'test', would not occur. Therefore the local highway network is considered to be able to safely cater for the additional traffic generated by the proposed development without adversely impacting on other road users to a point where a refusal could not be substantiated. The proposal is therefore considered to comply with DM 3.10, DM3.11 and para 32 of the NPPF.
- 4.18 In respect of parking, there is adequate space on site to ensure that parking levels required by the Council's Parking Standards can be achieved appropriately in terms of number and layout and this will be dealt with at reserved matters stage.

Residential amenity

- 4.19 Some comments have expressed concerns about the positioning of dwellings on the indicative layout and the potential impact on existing residential amenity through the introduction of overlooking. However, this is an outline application with all matters reserved except access. Therefore, the precise position of dwellings, their scale and potential for overlooking and site and finished levels would be considered at the reserved matters stage

in the event that outline planning permission were granted. Given the size of this site and its relationship to existing development, it is considered that new development could be achieved in accordance with policy DM3.13 of the SNLP.

Education

- 4.20 Norfolk County Council have advised that there would be sufficient capacity within existing early, primary and secondary education provision and so no education contributions would be sought in respect of this proposal. A contribution to improve library provision is required and would be secured through CIL.

Accessibility

- 4.21 The site is within the development boundary and close to the facilities of this service village, including the primary school. The site is therefore considered to be well connected to existing services.
- 4.22 Overall in respect of the social role of sustainable development it is therefore considered that the social role would be satisfied.

Environmental Role

- 4.23 The NPPF confirms the environmental role as
- "contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

Landscape

- 4.24 This site forms part of a larger area of farmland. The strategic allocation requires appropriate treatment along the northern boundary to minimise its impact on the open landscape to the north. The submitted indicative layout includes a landscape buffer along the northern and eastern boundaries and the Council's Landscape Architect has recommended that the management of this planted feature should be linked to the open space provision on the site and a condition is recommended in this respect. There are no significant trees that would be affected by this proposal. Accordingly the proposal would subject to appropriate detail at reserved matters accord with Policy DM4.5; DM4.8 and DM4.9.

Drainage

- 4.25 This site is within flood zone 1 and has an area of low surface water flood risk in the centre. The applicants have submitted a flood risk assessment and have undertaken testing which confirms that ground conditions are suitable for infiltration drainage and a surface water drainage strategy is proposed to reflect this. The Lead Local Flood Authority have raised no objections to this approach and a condition is recommended in this respect.
- 4.26 The indicative layout which has been submitted shows how an existing sewer which crosses the site would be taken account of in a detailed design. Anglian Water have confirmed that they would take the necessary steps to ensure sufficient treatment capacity in the event that planning permission is granted.
- 4.27 Therefore subject to the imposition of conditions in respect of the drainage strategy, it is considered that the proposal would accord with JCS Policy 1, para 103 of the NPPF and its associated technical guidance and Policy DM4.2.

Open Space

- 4.28 An area of open space is proposed on the western side of the site in accordance with the standards contained in the Council's Open Space SPD. Following pre-application

discussions with officers, the open space, whilst only indicative in location at this outline stage, is sited adjacent to the public footpath which would enhance the connectivity of the site. As the location of the open space is a key factor in the acceptability of the scheme in terms of wider connectivity, its location together with the quantum would be secured through legal agreement. Norfolk Public Rights of way also require a contribution to the upgrade and maintenance of the footpath and this can be secured through CIL.

Ecology

- 4.29 An ecology report has been submitted and assessed by the Council's Ecologist who has raised no objections and recommend a condition requiring implementation of the mitigation and enhancement measures outlined in the report. Concern has been expressed that this site is used by migrating geese. The Council's Ecologist confirms that they would only be afforded protection if nesting and a general provision for this is already included in the submitted ecology report. Accordingly the proposal is considered to comply with JCS Policy 1 subject to condition.
- 4.30 It is therefore considered that the environmental role would be satisfied.

Conclusion of sustainable development

- 4.31 Having due regard to the above assessment in relation to sustainable development, it is considered that the development fulfils the three roles as defined within the NPPF and would not result in an adverse impact that would significantly and demonstrably outweigh the benefits of delivering housing on this allocated site. This proposal is therefore considered to represent sustainable development.

Other matters

- 4.32 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.
- 4.33 This application is liable for Community Infrastructure Levy (CIL) which would be calculated at reserved matters

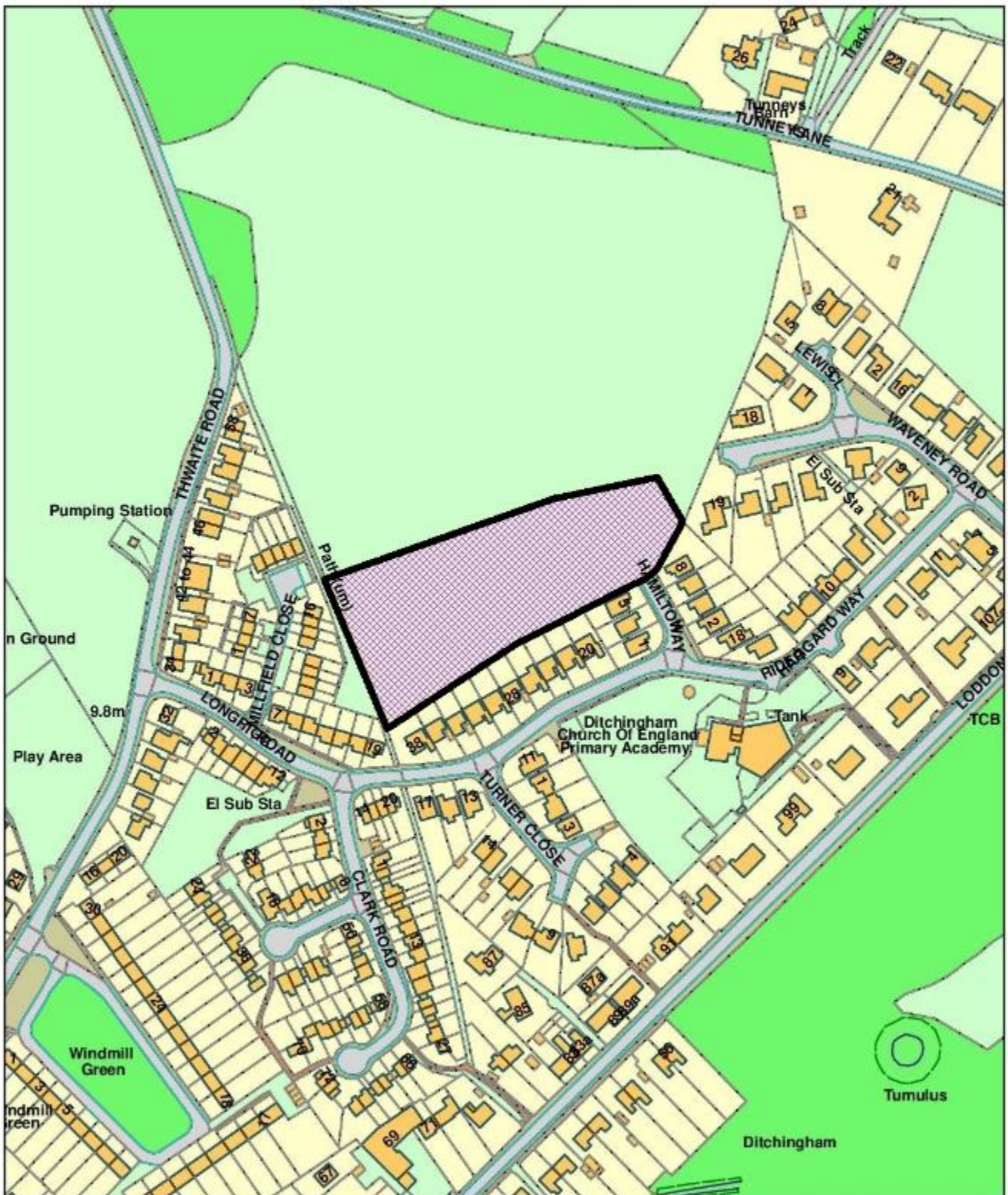
5 Conclusion

- 5.1 The principle of residential development is established through the strategic allocation of this site. The proposed access from Hamilton way is considered acceptable in highway terms subject to off-site highway improvements and the promotion of a 20mph restriction. On the basis of the indicative layout submitted, it is considered that the applicant has demonstrated that the site could be developed for up to 24 dwellings and meet the requirements of the relevant JCS and SNLP policies.
- 5.2 It is considered that this proposal would satisfy the three roles as outlined above and so would represent sustainable development.

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2018/0121

Appendix 1



Scale 1:2,500

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

Other Applications

2 Appl. No : 2018/0554/F
Parish : GREAT MOULTON

Applicants Name : Christine Stannard And Andrea King
 Site Address : Land To The Rear Of Greendale High Green Great Moulton Norfolk
 Proposal : Construction of new dwelling house, driveway and garage

Recommendation : Refuse
 1 Erosion of rural character
 2 Unsustainable development

1 Planning Policies

1.1 National Planning Policy Framework (NPPF)

NPPF 06 : Delivering a wide choice of high quality home

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 (JCS)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

Policy 3: Energy and water

Policy 4 : Housing delivery

Policy 15 : Service Villages

Policy 17 : Small rural communities and the countryside

1.3 South Norfolk Local Plan (SNLP)

South Norfolk Local Plan Development Management Policies

DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk

DM1.3 : The sustainable location of new development

DM1.4 : Environmental Quality and local distinctiveness

DM3.8 : Design Principles applying to all 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 Hedges

DM4.9 : Incorporating landscape into design

1.4 Supplementary Planning Documents (SPD)

South Norfolk Place Making Guide 2012

2. Planning History

2.1 No relevant planning history

3. Consultations

3.1 Parish Council No comments received

- | | | |
|-----|--|--|
| 3.2 | District Councillor
Cllr Martin Wilby | To Committee
- Self-build in a sustainable location being close to other development and being of quality design |
| 3.3 | SNC Water
Management Officer | Conditional support. |
| 3.4 | NCC Highways | Conditional support. |
| 3.5 | Other
Representations | Two letters of support have been received and their comments are summarised as follows: <ul style="list-style-type: none"> • No detrimental impact on the plot or surrounding property • A lot of thought and consideration has been given to energy saving and environmental issues • Well designed, good quality property • Will benefit the local economy • Applicant has lived in Great Moulton for approximately 25 years and clearly wish to remain living in the village |

4 Assessment

Background

- 4.1 The application site comprises of agricultural land to the west of the main part of the village of Great Moulton, falling outside of the development boundary for the settlement and separated by open farmland from the main part of the village. The site is set behind agricultural buildings associated with Greendale accessed by a driveway passing these buildings from High Green. The Main Norwich London Railway line runs close to the west of the site. This application proposes one two storey detached dwelling which would sit relatively centrally within the site.
- 4.2 The main issues are the principle of the development in a location outside of the development boundary but taking into account the latest housing land supply evidence, design, access to the site, the impact on the landscape, drainage, residential amenity and also that the dwelling would be self-build.

Principle of development

- 4.3 Great Moulton is within the Rural Policy Area. Whilst Great Moulton is designated as a service village by Policy 15 of the Joint Core Strategy, the site lies outside of the defined development boundary.
- 4.4 Members are advised that a key material consideration in regards housing land supply is the Central Norfolk Strategic Housing Market Assessment (SHMA), the most recent version of which was published in June 2017. This is significant new evidence. There is a 4.38 year housing land supply against the SHMA assessment of the Objectively Assessed Need (OAN) for housing. The following paragraphs explain why this effectively enhances the weight attached to the benefits of increased housing supply.
- 4.5 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework.
- 4.6 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development

proposals for housing that accord with the development plan should be approved without delay.

- 4.7 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted outside of Development Boundaries, such as this, where one of two criteria are met: either where specific development management policies allow; or, where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development, as set out in Policy DM1.1.
- 4.8 Where development proposals do not accord with the development plan consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.9 Of particular relevance to applications for housing development, the JCS housing requirement for the South Norfolk Rural Policy Area is now several years old (the JCS was adopted in March 2011, with amendments in January 2014). Moreover the evidence on which the requirement is based has now been superseded.
- 4.10 In June 2017 an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus, North Norfolk and Breckland). The SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.
- 4.11 The SHMA is significant new evidence that is also a material consideration in the determination of planning applications. The SHMA indicates that the Objectively Assessed Need (OAN) for housing in the South Norfolk RPA is significantly greater than the annual housing requirement under the adopted JCS: an annual requirement of 326 homes per annum in the SHMA compared to 132 homes per annum in the JCS. Moreover, when measured against the SHMA assessment of OAN the housing land supply in the South Norfolk RPA falls from 62.5 years supply under the JCS to 4.38 year housing land supply, a potential shortfall of 232 units, against the SHMA.
- 4.12 The increased OAN and housing land supply deficit in the South Norfolk RPA that is apparent in relation to the most up-to-date evidence of housing needs should be given weight in the decision making process. This factor weighs in favour of the approval of applications.
- 4.13 Taking account of the above, the following assessment seeks to establish the overriding benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of sustainable development (economic role, social role and environmental role). These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies.
- 4.14 Sustainable development has three dimensions which are economic, social and environmental. These should not be considered in isolation as they are mutually dependent. The NPPF also sets out themes for delivering sustainable development but considers that its meaning of sustainable development be taken as the NPPF as a whole. The following is an assessment of whether the scheme can be regarded as sustainable.

Economic role

- 4.15 The NPPF highlights the economic role as

"contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support

growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure."

- 4.16 The construction of one dwelling in this location would provide a limited contribution to enhancing economic viability of the settlement and the surrounding area through local spending by future occupants. The proposal would also provide some short term economic benefits during construction work. It is therefore considered that this proposal would bring forward a very modest economic benefit.

Social role

- 4.17 The NPPF confirms the social role as

"supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being."

- 4.18 The proposed scheme would provide housing in a location where the JCS identifies a housing land supply in excess of the required need. However, the most recent evidence of the updated SHMA increases the objectively assessed need for housing in the rural area which would reduce the housing land supply to 4.38 years. This new evidence is a material consideration in determining this application. Consequently, greater weight is to be afforded to the benefits of housing delivery in the planning balance in respect of policy DM1.3. Therefore, there would be a social benefit on the basis of a very modest contribution to the supply of homes.

Environmental role

- 4.19 The NPPF confirms the environmental role as

"contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

Landscape impact

- 4.20 The site is located in Great Moulton Plateau Farmland (E2) but adjacent to the Tas Tributary farmland (B1) and as defined by the South Norfolk Local Landscape Designations Review 2012. Key characteristics include large open fields, small blocks of deciduous woodland and large villages. A core planning principle of the NPPF is to recognise the intrinsic character and beauty of the countryside, which is reflected in Policy DM1.3 of the Development Management Policies document. Planning Practice Guidance clarifies that the conservation and enhancement of the landscape, not only designated landscapes, contributes to upholding this principle.
- 4.21 This site is not adjacent to the existing development boundary and is separated from the existing village by open agricultural land resulting in the site being very rural in nature. There would be harm by the introduction of a dwelling in this location, resulting in a loss of open countryside which would erode the rural character of the local area, adversely affecting its distinctive landscape characteristics. The proposal is therefore contrary to Policy DM4.5 of the Local Plan and Policy 2 of the Joint Core Strategy.
- 4.22 An Ash tree which is the subject of a TPO is located on the eastern boundary of the site however, this would be unaffected by the proposal in accordance with Policy DM4.8 of the SNLP.

Design

- 4.23 The design of the dwelling is two-storey in height. The dwelling is relatively large in scale and would be brick faced with a traditional pitched roof. Whilst the design would not be incompatible with locations within the village itself, its scale would contribute to the intrusion into the open landscape in accordance with Policies 6 and 7 of the NPPF, Policy 2 of the JCS and Policy 3.8 of the SNLP.

Access

- 4.24 The development uses an existing access from High Green passing to the rear of Greendale and existing agricultural structures. Norfolk County Council's Highways Officer has commented that whilst visibility to the site from High Green is good to the east, it is somewhat restricted to the west owing to the narrow verge along the frontage and the siting of the property close to a bend. However, this can be addressed through condition as the applicants own the associated land and therefore the Highway Authority raise no objection to the proposal. There is ample room on site to provide the required level of parking. The development is therefore considered to accord with Policies DM3.11 and DM3.12.

Flood Risk

- 4.25 The application site is within Flood Zone 1. Surface water drainage is shown to be discharged to the boundary ditch network via collection tank. The Water Management Officer has no objections to this proposal. Foul water is to be discharged to a package sewage treatment plant which is also considered acceptable as no foul sewer connection is available. The proposal is therefore considered in accordance with policy 10 of the NPPF.

Residential amenity

- 4.26 The proposed dwelling would be separated from Greendale and therefore there would not be any impact on this property in terms of overlooking or dominance. Whilst the access would pass to the side of this property, it is an existing access and is not overly close. The development is therefore considered to accord with Policy DM3.13.
- 4.27 Having assessed the above, it is considered that this proposal would not satisfy the environmental role.

Other Issues

- 4.28 Under paragraph 50 of the National Planning Policy Framework (2012) requires Councils to plan for people wishing to build their own homes. This can be a material planning consideration for this application as self-build has been identified as the method of delivering the site. Whilst an indication of self-build has been given by the applicant it should also be noted that at this stage it cannot be certain that the method of delivering this site will be self-build. In the instance of this application the other material planning considerations detailed above are of greater significance.
- 4.29 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.
- 4.30 This application is liable for Community Infrastructure Levy (CIL).

5 Conclusion

- 5.1 It is not considered that the enhanced benefit afforded to housing delivery in this instance, having regard to the SHMA as significant new evidence as a material consideration, or any

other benefit identified represents an overriding benefit in terms of economic, social and environmental dimensions to outweigh the identified harms of landscape impact, loss of hedgerow and poor connectivity to facilities and services to justify an exception to Policy DM1.3 of the South Norfolk Local Plan. As a result, it is considered that this proposal does not represent sustainable development as defined by the NPPF and fails to accord with Policy DM1.3 and this application is therefore recommended for refusal.

6 Reasons for Refusal

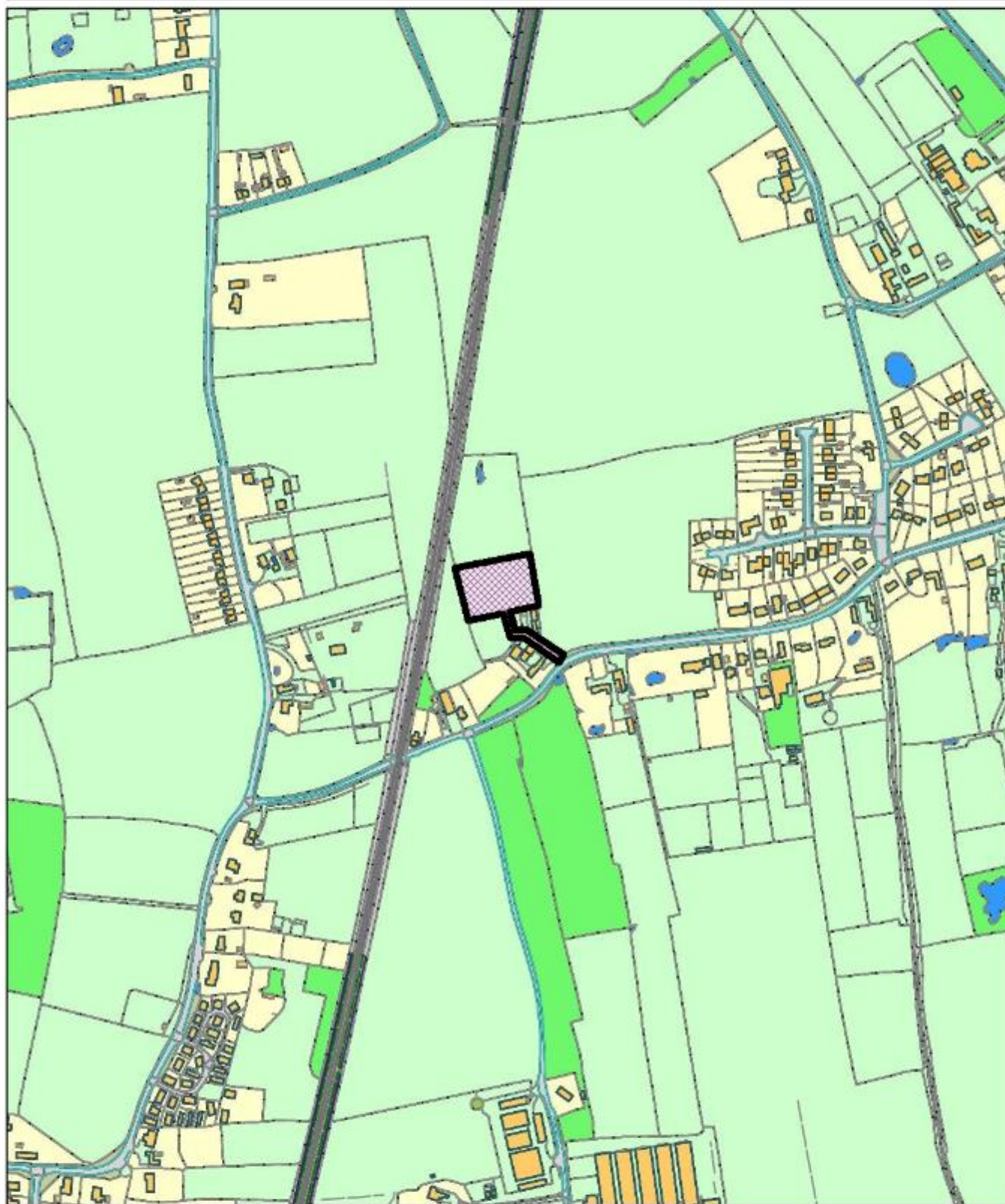
- 6.1 The proposal would result in the erosion of the rural character of the area and lead to an encroachment into the open countryside contrary to Policy DM4.5 of the South Norfolk Local Plan 2015 and Policy 2 of the Joint Core Strategy.
- 6.2 The proposed development does not represent a sustainable development, having regards to the three tests set out in the NPPF, by virtue of the environmental harm to the open character and rural landscape which would be contrary to policy and outweigh the modest social benefit and short-term economic benefit the proposal may bring as part of any construction work, longer term spending by the future occupants and the provision of one dwelling. Accordingly, the benefits of the scheme are not considered to be overriding to justify an approval under Policy DM1.3. For this reason, the scheme is contrary to Policy DM1.3 and DM4.5 of the South Norfolk Local Plan 2015.

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2018/0554

Appendix 1

Not Set



Scale 1:5,000



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

3 Appl. No : 2017/2528/F
Parish : NEWTON FLOTMAN

Applicants Name : Mr Karl Lake
 Site Address : Land at Brick Kiln Lane Newton Flotman Norfolk
 Proposal : Retention of use of land for storage and crushing of materials and display of finished work in connection with a domestic brick weave and drive replacement business

Recommendation : Approval with Conditions
 1 In accord with submitted drawings
 2 Environmental Management Plan
 3 Reporting of unexpected contamination
 4 Retention of parking and turning
 5 Boundary treatment to be agreed
 6 Restriction on sales

1 Planning Policies

1.1 National Planning Policy Framework (NPPF)
 NPPF 01 : Building a strong competitive economy
 NPPF 07 : Requiring good design
 NPPF 11 : Conserving and enhancing the natural environment

1.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design
 Policy 5 : The Economy
 Policy 17 : Small rural communities and the countryside

1.3 South Norfolk Local Plan Development Management Policies
 DM1.3 : The sustainable location of new development
 DM2.1 : Employment and business development
 DM3.8 : Design Principles applying to all development
 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

2. Planning History

2.1	1980/0972	Tipping of brick rubble, hardcore and soil	Temporary approval
2.2	1998/1305	Change of use for repair and storage of damaged Vehicles and limited car sales	Approval

3. Consultations

3.1	Parish Council	Recommend refusal. Lane not suitable for lorries, noise and traffic impacts, concerns for expansion of business on this site.
3.2	District Councillor Cllr Hardy	To be determined by Committee to consider site history and impact of proposal on highway safety and residential amenity.
3.3	Environment Agency	No objections. Storage, treating or deposit of waste can take place on site if it meets exemption criteria. Otherwise, permit required.

- | | | |
|-----|---|--|
| 3.4 | SNC Water Management Officer | Developers responsibility to ensure that all necessary measures are taken to protect the water environment from pollution. |
| 3.5 | NCC Highways | No highway objections |
| 3.6 | SNC Community Services - Environmental Quality Team | No further objections subject to conditions - specification of equipment, hours of operation of equipment and heavy vehicles, boundary noise levels |
| 3.7 | Other Representations | <p>5 objections received (4 from one address) -</p> <ul style="list-style-type: none"> • Noise nuisance from industrial machinery and heavy vehicles on lane • Bonfires causing smoke nuisance • Operating beyond usual business hours • Applicant operating more than one business • Applicant hiring out machinery • Showroom does not have permission • Concerned business will expand and become refuse site • Nuisance from increased vehicle movements combined with those of mushroom farm and poultry unit • Junction with A140 becoming dangerous due to increased lorry movements • Condition of land deteriorating • Increased traffic on lane dangerous to pedestrians • Flooding of lane caused by infilling of ditch |

Following re-consultation

4 objections received (from one address):

- Concerns as outlined above
- Smaller machinery still creates noise
- Lane continues to flood
- Lane is congested with heavy vehicles, several accidents at junction with A140 in recent weeks

4 Assessment

- 4.1 The application site is located on the south side of Brick Kiln Lane and set 200 metres to the west of the main A140. It shares a single access from Brick Kiln Lane with an adjacent business. The site is bounded by residential properties to the west, across the lane to the north and by commercial premises to the east.
- 4.2 Together with the application site, this lane also serves a mushroom farm on the north side, a poultry unit at its western end and residential properties.
- 4.3 The application seeks to retain a hard landscaping and paving business operating from the site and occupying part of an existing industrial unit as a workshop to maintain plant which is also stored in an adjacent enclosed yard. The majority of the site comprises of an open area which is used for the storage of paving and building materials and skips for the transfer of waste and recycling from the landscaping business. Until recently, plant for the crushing of stone material was stored at the southern end of this site and this has now been replaced by a digger with a stone grinding attachment. Several small bunkers for crushed material are also located in this part of the open yard. The remainder of the open area comprises of parking and turning areas and an open display area, which includes a

small portacabin, where samples of hard surfacing finishes have been constructed and may be viewed by potential customers.

- 4.4 The applicant also carries on operations relating to the main hard landscaping business, namely a patio cleaning and maintenance business, and related vehicles are stored on this site when not in use.
- 4.5 This application has been called in to this Committee by the District Member to consider site history and impact of proposal on highway safety and residential amenity.

Planning history

- 4.6 In 1980, planning permission was granted for a temporary period for the use of the western part of the site for tipping of brick rubble, hard core and soil. In 1998, permission was granted for the change of use of existing buildings to the east of this to allow the repair and storage of damaged vehicles and limited car sales. A vehicle-related business continues on this part of the wider site and includes the open yard to the south. The western section of the existing building is now within this application site and is used as a workshop for the maintenance of plant and machinery.
- 4.7 The main considerations are principle, residential amenity, highways, drainage and flood risk, landscape.

Principle

- 4.8 An employment use has been established on this site for many years and the applicant has submitted this application to regularise their current operation which goes beyond the existing lawful use. Policy 5 of the JCS and policy DM2.1 of the SNLP support the adaptation and expansion of existing employment uses unless adverse impacts are identified. Therefore, this proposal is considered acceptable in principle in accordance with policy DM2.1, JCS 5 and para 28 of the NPPF.

Highways

- 4.9 Vehicle movements associated with the applicant's business include the movement of plant and equipment for landscaping work off-site and heavy vehicles for the delivery of building materials and the transfer of skips used to store waste and recycling generated by the applicant's business. There are other larger vehicle movements associated with the other businesses served by Brick Kiln Lane. Concern has been expressed that these movements have resulted in congestion within the lane, have damaged the condition of the lane and resulted in accidents on the nearby junction with the A140. However, this proposal has been assessed by NCC Highways who have raised no objections on grounds of highway safety. Therefore, it is considered that this proposal accords with policy DM3.11 of the SNLP.

Residential amenity

- 4.10 The nearest residential properties are to the west and north of the application site. In addition to traffic issues, concern has been expressed regarding noise and dust from the operation of the business. The applicant has submitted a noise impact assessment in support of their original application which addressed the operation of stone-crushing plant which was sited on the southern side of the application site. This was used to crush inert material brought back from off-site landscape works and which was then removed from the site to be used as base material in other works. The applicant also used this plant to crush rubble that was present when they first occupied the site. Environmental Protection officers considered that the noise levels generated by the operation of this plant were likely to have a significant impact on residential amenity.

- 4.11 The applicant has now replaced the stone-crushing plant with a mini-excavator with a stone-grinding attachment and has submitted a revised noise impact assessment. Environmental Protection officers consider that, while the operation of the smaller crushing equipment would not constitute a statutory noise nuisance, it may still have an impact on residential amenity. However, it is considered that this could be mitigated against by restricting the location of the stone-crushing equipment within the site including the maintenance of an acoustic barrier, its hours of operation and the delivery hours for any materials for crushing. In this respect, hours of operation between 08:00 - 18:00 on Mondays - Fridays with no operation on weekends and public holidays are considered acceptable. It is also recommended that a boundary noise condition be imposed, limiting noise from the operation in line with the submitted noise report. In addition, Environmental Protection officers consider that dust from the operation of the site could be mitigated by requiring that all crushed materials be kept damp and stored in high sided bays.
- 4.12 On the basis of the mitigation measures outlined above, it is considered that this proposal would accord with the requirements of policy DM3.13 of the SNLP. As a number of environmental aspects can be controlled by condition, it is recommended that this be achieved by submission and agreement of an Environmental Management Plan to cover the siting, maintenance and hours of operation of stone-crushing equipment, hours for heavy vehicle deliveries, dust management and boundary noise levels. It is recommended that the condition requires this to be submitted within three months of the date of the consent.

Flood risk

- 4.13 The application site is within flood zone 1 and land close to the western site boundary is identified as at risk of surface water flooding. The applicant advises that surface water will discharge to soakaways and the Water Management officer raises no objection. In January 2017, the Lead Local Flood Authority issued consent for a ditch along the western boundary to be piped and culverted and the applicant has completed this work. Concern has been expressed that this has contributed to flooding along Brick Kiln Lane. The further views of the Lead Local Flood Authority in this respect will be reported to members at Committee.

Landscape

- 4.14 This site is generally screened by existing planting along its western and southern boundaries and existing development to the north and east. Therefore, the operation of this site does not have a wider visual impact. However, a condition to retain satisfactory boundary treatment is recommended to maintain effective screening of the site in the interests of visual amenity. It is recommended that the condition requires details to be submitted within three months of the date of consent.

Waste transfer

- 4.15 Concern has been expressed that the applicant also carries on operations unrelated to the main hard landscaping business and including sales of crushed stone materials to third parties. The applicant acknowledges that during the initial clearance of the site, significant amounts of crushed material was produced which was advertised separately. However, they confirm that this site clearance is now complete and crushed material leaving the site is now only used within their own off-site projects.
- 4.16 County Waste Planning have confirmed that crushed material generated from the applicant's own jobs and then taken from the site to another of their jobs would be considered ancillary to their business and not a County Matter. If material crushed on site is sold to a third party or if a third party brings their material to site for crushing, this would constitute waste transfer which is a County Matter and would require an environmental permit.

Other considerations

- 4.17 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.
- 4.18 This application is not liable for Community Infrastructure Levy (CIL) as no new floor space has been created.

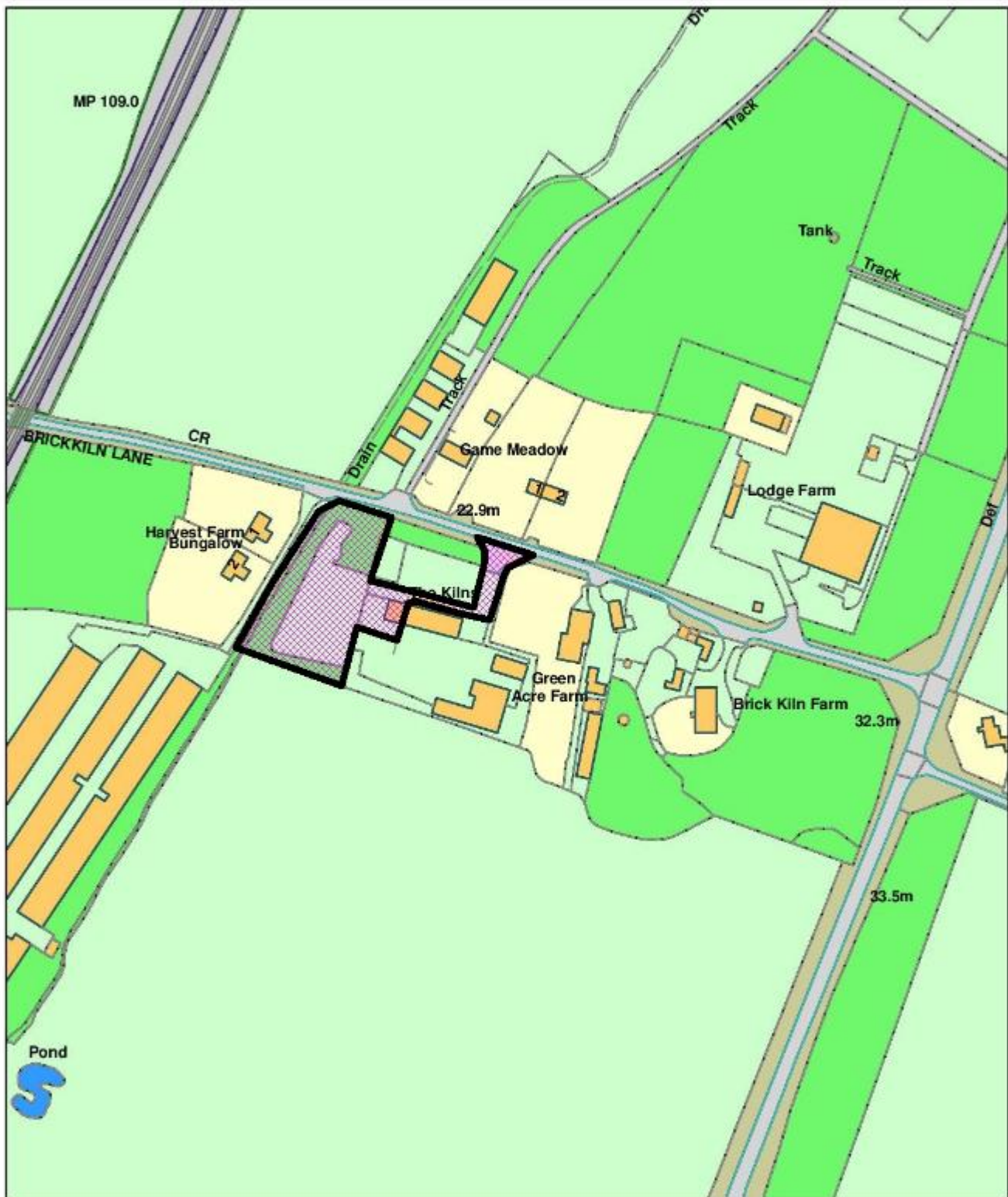
5 Conclusion

- 5.1 This site has been in some form of employment use for many years although the nature of that use has varied. Its continued use accords with SNLP and JCS policies and the requirements of the NPPF providing that any adverse impacts identified can be mitigated. Concerns have been expressed by some residents regarding disturbance caused by noise, dust and traffic movements. It is considered that the restrictions on the operation of the site as now recommended, through agreement and implementation of an Environmental Management Plan, would result in a level of management of the site which has not previously been in place. A condition is also recommended to restrict any sales from the site unrelated to the operation of the applicant's main business.
- 5.2 The current use which the applicant is seeking to retain is made up from a number of elements; the crushing and storage of materials in association with a hard landscaping business, storage and maintenance of plant and machinery in association with the business and retention of a sales display area. Therefore, this mixed use does not fall within any individual use class and is considered sui generis. This means that planning permission would be required for any other use of the site and so it is not considered that a condition to restrict any permitted change of use is required.

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2017/2528

Appendix 1



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

4 Appl. No : 2017/2905/F
Parish : LODDON

Applicants Name : Mr Justin Fenwick
 Site Address : Land At Swan Court Loddon Norfolk
 Proposal : Erection of building to provide three letting rooms, and associated landscaping.

Recommendation : Approval with Conditions
 1 Full Planning permission time limit
 2 In accordance with amendments
 3 External materials to be agreed including those for boundary wall
 4 Restriction on occupancy of rooms
 5 Parking as in approved plan
 6 Retaining wall maximum height 1 metre

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 01 : Building a strong competitive economy
 NPPF 07 : Requiring good design
 NPPF 12 : Conserving and enhancing the historic environment
- 1.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design
- 1.3 South Norfolk Local Plan (SNLP)
 South Norfolk Local Plan Development Management Policies
 DM1.3 : The sustainable location of new development
 DM2.12 : Tourist accommodation
 DM3.8 : Design Principles applying to all development
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.14 : Pollution, health and safety
 DM4.10 : Heritage Assets
- 1.4 Supplementary Planning Documents (SPD)

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S66(1) Listed Buildings Act 1990 provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

S72 Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

2. Planning History

2.1	2015/0916	Retention of a small timber store	Approved
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2.2	2014/0567	Conversion of existing store rooms, including increased ridge and eaves height, reconfiguration of bin store and change of use to provide four letting rooms at The Swan Inn, Church Plain, Loddon, Norfolk	Withdrawn
2.3	2014/0568	Conversion of existing store rooms, including increased ridge and eaves height, reconfiguration of bin store, and change of use to provide four letting rooms at The Swan Inn, Church Plain, Loddon, Norfolk	Withdrawn
2.4	2014/0856	Erection of one-and-a-half storey building to provide four letting rooms and associated landscaping	Refused
2.5	2014/0993	Demolition of existing store rooms (retrospective) and erection of replacement building to provide four letting rooms. Erection of lean-to maids store	Approved
2.6	2014/0994	Demolition of existing store rooms (retrospective) and erection of replacement building to provide four letting rooms. Erection of lean-to maids store	Approved
2.7	2013/0526	Conversion of existing store rooms and change of use to provide four letting rooms; insertion of three dormer windows; alteration of front fenestration and internal alterations	Approved
2.8	2013/1643	Conversion of existing store rooms and change of use to provide four letting rooms (minor alterations to approved permission 2013/0527/F & 2013/0526/LB)	Approved
2.9	2013/1644	Conversion of existing store rooms and change of use to provide four letting rooms (minor alterations to approved permission 2013/0527/F & 2013/0526/LB)	Approved
2.10	1996/0831	Convert/extend outbuildings to form ten hotel bedrooms and bowls club room, add glazed courtyard to public house and relocate kitchen/bin store, improvements to car park.	Approved
2.11	1996/0065	Convert/extend outbuildings to form bedrooms, add balcony and glazed courtyard to public house	Approved
2.12	1996/0064	Convert/extend outbuildings and erect two-storey block to provide 24 bedrooms. Extend balcony and add glazed courtyard to public house	Refused

3. Consultations

3.1 Parish Council

Original scheme
Object

There is insufficient information on the dimensions with which to gain an understanding of the overall plans.

Car park: this should be marked out as agreed as part of previous Planning Permission

Historical Wall: this is 250 years old; Is it listed? What are the plans for this? Demolition? Rebuild and include within the new structure?

Footpath: what is the width of this; it should be at least as wide as the tarmac path that runs between Nos. 5 and 7 Sale Court. There should be sufficient area at the 'dog leg' of the footpath (where it joins the tarmac area) in which to manoeuvre large buggies and mobility scooters etc. There should be no retaining wall between the footpath and the proposed letting rooms as this will be a trip hazard. However, as there are no dimensions it's not clear how high this wall would be.

Plant Room: the current proposed placing near the garden wall of No. 7 Sale Court is inappropriate. The wall is the property of No. 7 and access is required for maintenance. This Plant room could be moved to the other end of the letting rooms.

The Parish Council is seeking to have the footpath that goes through the carpark and exits on Sale Court included in the Definitive Map of Public Rights of Way. Evidence Forms are being collected from residents and will be submitted to NCC shortly. This footpath has been in continuous use for many decades prior to the building of the houses on Sale Court and Old Market Green.

Amended scheme

Yet again there is insufficient information on the dimensions with which to gain an understanding of the overall plans.

The footpath, which has been in use for decades and which the parish council is currently seeking to have designated a PRow, appears to have insufficient room at the end of the dog leg (where it joins the tarmac area) for those with buggies or those on mobility equipment to safely manoeuvre. Is there a retaining wall between the footpath and the proposed letting rooms? If that is the case, the Police have previously commented that this would create a 'tunnel' and result in an ambush area.

What is the width of the proposed path: it appears very narrow but with no dimensions it is difficult to understand the overall proportions.

Plant Room: its in the wrong place; the wall to this is the garden wall of 7 Sale Court and thus prevents the homeowner of carrying out any maintenance.

3.2 District Councillor Cllr Colin Gould

This application has caused concern for those residents who live in Sale Court and Old Market Green and for pedestrians who use the

footpath across the application site. I feel that the applicant has gone some way to resolve the amenity issue for those residents in Sale Court by making the proposed building single story. This may negate the overlooking issue but will do nothing about noise generation from the occupants, thus there will still be an amenity issue.

I am concerned about the lack of measurements on the plans, making it very difficult to visualise the scale of the proposed building. It appears that a new rear wall will be provided for the new building almost abutting the historic wall forming the external wall to Westgate Barn and its garden. How will this wall be maintained and is it curtilage listed?.

From the plans submitted it shows two parking spaces to the north of the proposed building adjacent to the east wall. There is a lean to structure on this wall which will affect this parking arrangement I too am concerned about the arrangements for the improved footpath. Having high walls either side of the path, an assumption because of the lack of measurements, will make it very intimidating and with the right angled bend make it potentially dangerous as persons could hide behind it. I think the wall on the proposed building side should be low giving a view of the footpath from it and also a potential means of escape over it. Lighting should also be considered.

The parking arrangements at the Swan are chaotic at the best of times and with any increase this will be exacerbated. The claim that there is ample parking nearby, SNC car park, is also dubious, with the surrounding roads often very congested. There must be a formal car parking arrangement, with marked bays to prevent problems.

I feel that this is an over development of the site, it would be better if the development was reduced to two letting rooms, allowing for improved layout and footpath design. This will go some way to improving the amenity issue.

- | | | |
|-----|--|---|
| 3.3 | NCC Highways | No objection. The car parking area should have been marked out as part of previous consents, I note from residents comments that this does appear to have been done. |
| 3.4 | Historic Environment Service | No objection |
| 3.5 | SNC Senior Conservation and Design Officer | No objection although boundary wall bricks won't be salvageable and as such suggest replacement bricks are conditioned. |
| 3.6 | Other Representations | <p>Five objections to amended scheme and seven objections to original consultation. A summary of these are as follows:</p> <ul style="list-style-type: none"> • unacceptable backland like previous refusal • overdevelops the Swan's curtilage • insufficient parking/potential concerns about displacement of parking • would be better to have more rooms in the old town hall and more parking provided to tidy up the site |

- concern at the removal/replacement of the historic wall to the neighbour
- why is there another plant room
- not provided parking as previously required
- insufficient information on dimensions
- footpath has insufficient room for those with buggies/mobility equipment
- would create a "tunnel" resulting in an ambush area
- plant room is in the wrong place and would prevent homeowner undertaking any maintenance work.
- retaining wall height not specified
- it is presently overflow space which if lost would result in dispersal of parking

Two letters of support to the original consultation were received.

One no objection to the original consultation provided the footpath is wide enough and retaining wall is no higher than 4 feet and it needs better lighting

One neutral comment to original consultation was received, summarised as follows:

This proposed development has the potential to improve a currently neglected area, which is consequently littered, overgrown and poorly lit. However, there is a footpath which traverses this site which is in constant use, not only by the residents of adjacent Sale Court and Old Market Green, but also by many other people accessing the doctors' surgery and Jubilee Hall with playing field. (The alternative route via George Lane does not have continuous pavement on each side of a busy road). Whilst a footpath has been included in the plans, this appears to be narrow and enclosed by an existing and new wall, thereby creating a "tunnelling effect" which may create safety implications for those using it. This problem could be overcome by not enclosing the footpath, and also ensuring a greater than 90 degree angle at the access from Sale Court. Good lighting would need to be provided, both for the benefit of the occupants of the new buildings, and those using the footpath.

The dimensions of the new properties would need to be closely monitored during building to ensure they do not exceed those of the plans and hence overcrowd this small site.

4 Assessment

Background

- 4.1 The Swan is a grade 2 listed building in the centre of the Loddon Conservation Area. Its principle elevation faces the Street but behind to the west it has two wings to form a "U" shape which together with the former Town hall, a converted barn, and latterly three new dwellings, form a courtyard.
- 4.2 The application seeks full planning permission for the erection of a single storey building to create 3 letting rooms. The building would have a pitched roof and be built from traditional external materials (pantile roof, timber boarding and red facing brickwork). The application also makes provision for a new parking space and retains the access through the car park to the neighbouring residential development known as Sale Court.

Principle

- 4.3 Policy DM2.12 of the Local Plan is directly applicable to tourist accommodation.
- 4.4 Part 1 of the policy requires that permanent tourist holiday accommodation will be required, unless special justification exists, to be within a development boundary or sites will related to a settlement and at a scale appropriate to the settlement.
- 4.5 In this case the site is within the settlement boundary and three units is not considered disproportionate to the settlement which is classified as a Key Service Centre in the JCS.
- 4.6 For this reason, the proposal complies with part 1 of Policy DM2.12.
- 4.7 Part 2 does not apply as the site is not in the countryside and neither does part 3 or 4 as it is not a temporary structure or for change of use of land e.g. camping.
- 4.8 In summary, the principle of development is acceptable in accordance with the terms of Policy DM2.12.
- 4.9 In terms of the other key issues associated with the scheme an assessment is as follows:

Traffic impacts

- 4.10 The Highway Authority has been consulted and they have confirmed that they have no objection. They did raise the issue of parking not being laid out as part of a previous approval. This matter can potentially be pursued as a breach of condition through the Council's enforcement powers, however, it would not represent a reason to refuse the current application.
- 4.11 Concerns have been expressed at potential displacement of parking given that the application site is used for overflow parking, it is evident that the Highway Authority has not expressed any concern on this and that there is a public car park available in the centre of Loddon, as such it is not considered that this could be substantiated as a reason for refusal.
- 4.12 For these reasons the scheme complies with the requirements of Policies DM3.11 and DM3.12 of the SNLP.

Amenity

- 4.13 Given the single storey nature of the works and the position of the neighbouring properties relative to the proposed structure it is not considered that light or outlook would be significantly compromised. The single storey nature of the scheme also means that all openings are at ground floor level and therefore no significant overlooking of neighbouring properties would occur.
- 4.14 In terms of disturbance of neighbouring properties, it is evident that none of the units have outdoor spaces where people could be outside causing noise and disturbance. Likewise, the units only provide a modest level of accommodation and as such would be unlikely to create significant activity and noise for nearby occupants. It is also evident that the site lies in the curtilage of public house centrally located within Loddon as opposed to a quiet rural location. Likewise, it is not known that the existing accommodation on-site has resulted in noise complaints to the Council.
- 4.15 Concerns have been expressed about the width of the pedestrian link through the site to the adjacent Sale Court. It is considered that this is sufficiently wide to be useable by the general public and the agent has confirmed that the wall would be 3ft high which would

not be too high as to create an overly oppressive feel to the public footway with inadequate surveillance. The height of the wall can be conditioned to ensure this.

- 4.16 For these reasons the requirements of Policy DM3.13 of the SNLP are met.
- 4.17 Character and appearance of the locality including the Conservation Area and listed buildings
- 4.18 The proposed single storey pitched roof building is of simple traditional design not inconsistent with the type of building that would be found within the historic curtilage of such a site. It is located at the rear of the site and not prominent in the context of the centre of Loddon or in the context of the main Swan Public House.
- 4.19 It is evident that the proposal would include the removal and rebuilding of a historic wall, whilst it would be preferable to see this retained, it would be possible to rebuild from a suitable new brick and secure this via a suitably worded planning condition. Likewise, a planning condition would be used to agree the final external materials for the building and also the retaining wall to agree a suitable external finish.
- 4.20 For the above reasons it is considered that the scheme would preserve the Listed building and its setting, and the character and appearance of the Conservation Area and therefore fulfil the requirements of Policies NPPF 12, SNLP DM3.8 and DM4.10 and S66(1) and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other issues

- 4.21 Concern has been expressed at the lack of information/accuracy of the plans, it is considered that the scaled plans are adequate to be able to accurately determine the impacts of the scheme.
- 4.22 Reference has been made to the previously refused scheme, it is evident that this scheme was refused on the grounds of neighbour amenity, and this scheme is significantly different to that which was refused by virtue of it being reduced in size and by having no first floor accommodation.
- 4.23 A condition has been attached relating to confirmation that it can only be used as a holiday let and not a separate dwelling in acknowledgement that it would not offer acceptable permanent living conditions.
- 4.24 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.
- 4.25 This application is not liable for Community Infrastructure Levy (CIL)

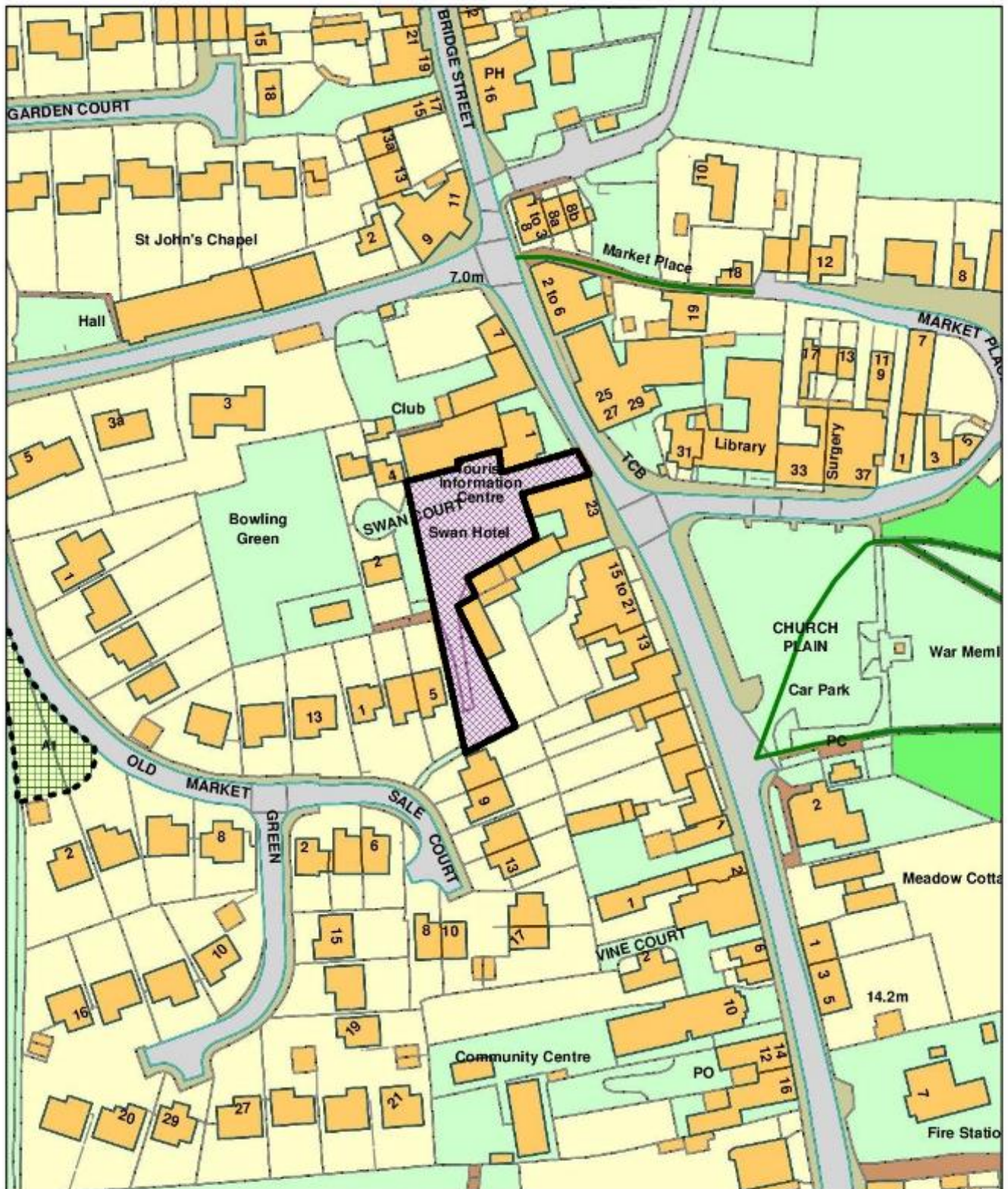
5 Conclusion

- 5.1 The scheme complies with the requirements of the relevant planning policies as identified above and as such is therefore recommended for approval.

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2017/2905

Appendix 1



Scale 1:1,250

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



5 Appl. No : 2018/0211/O
Parish : COSTESSEY

Applicants Name : Mr Martin Green
 Site Address : Land South East Of Tandarra Townhouse Road Costessey Norfolk
 Proposal : Outline application for four dwellings

Recommendation : Refusal
 1 Landscape impact
 2 Trees/Landscape
 3 Not sustainable development

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
 NPPF 06 : Delivering a wide choice of high quality home
 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 (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 4 : Housing delivery
 Policy 6 : Access and Transportation
 Policy 9 : Strategy for growth in the Norwich Policy Area
 Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area
 Policy 12 : The remainder of the Norwich Urban area, including the fringe parishes
- 1.3 South Norfolk Local Plan (SNLP)
 South Norfolk Local Plan Development Management Policies
 DM1.3 : The sustainable location of new development
 DM1.4 : Environmental Quality and local distinctiveness
 DM3.8 : Design Principles applying to all development
 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
 DM4.3 : Facilities for the collection of recycling and waste
 DM4.8 : Protection of Trees and Hedgerows

2. Planning History

2.1 None relevant

3. Consultations

- 3.1 Town / Parish 21/02/2018
 Council Recommend refusal:
- Outside the development boundary
 - In the designated river valley
 - Compromises the strategic gap between Old & New Costessey
 - Adverse impact on the landscape value and visual amenity of the river valley

- In a flood risk area (See Flood Risk Maps)
- Drainage is intended to run into the ditches and directly into the river Tud
- Likelihood of River Tud being polluted
- SuDS are not suitable for this area
- Sewage system locally is not sufficient to cater for all the proposed new developments – sewage is already being tankered out of the Bennett Homes development opposite as the sewage system is unable to cope
- There are horse paddocks adjacent to the proposed site which could be contaminated
- Access is difficult, given the amount of speeding down Townhouse Road to the corner where there have been several accidents lately. Also the junction of Folgate Lane and Townhouse Road is an accident blackspot
- This is outline permission – which is inadequate in this location
- 5 Year land supply is NOT an argument in favour of development as now even central Government is concerned about the amount of land being “banked” by developers. Land has been given planning permission but not built on until process and economic conditions are favourable to the developer. No further applications should be granted until the land bank has been used.
- Adjacent caravan pitches have not been included in the application although the Design & Access statement refers to them.

16/03/2018

Recommend refusal

Councillors queried why the Ecology Report and Travel Plan had not been available when the application was first validated and sent out for consultation. They considered that made no difference to the reasons for refusing the application. The Ecology Report and Flood Risk documents even emphasised the likelihood of flooding in this part of the river valley. No extra surface water should run off any site. Concerns were expressed about the sewerage system not being able to cope with the extra dwellings as the pumping station near Folgate Lane had failed recently with sewerage and paper spilling out onto the local fields again. Also that contamination would run into the new ditch which now pipes water directly into the River Tud.

Council also reiterated its previous response.

05/04/2018

In addition to the comments submitted on 21 Feb & 16 March 2018 below and to re-iterate -

- Encroachment onto the open and green landscape character of the Tud River Valley
- Outside of the settlement boundary
- Would narrow the gap between built settlements
- Contrary to principles in the Place Making Guide
- Roof tops would be visible from vantage points from the north and over valley to south
- Flooding on Townhouse Road is still a problem which has not addressed

- 5 year land supply argument submitted and referred to in the original planning application, no longer applies, a per pro latest information from GNDP and SN
- 3.2 District Councillor Cllr. Sharon Blundell This application should only be determined by the Committee because of the below reasons:
Contrary to SNC Policies, in the River Valley and drainage concerns
Cllr Andrew Pond To be reported if appropriate
- 3.3 SNC Water Management Officer No objection subject to condition with regards to surface water drainage.
- 3.4 NCC Highways The site plan does not show any visibility splays from the means of access. Townhouse road is subject to a 40 mph speed limit. The appropriate visibility splays for the development of the four dwellings are therefore 2.4m x 120m in both directions. Although the Transport assessment Vol 2 includes a plan showing vision splays, the red line shown on that plan is different to that shown on the site layout. Whilst the required vision splays should be achievable over land that forms part of the highway verge. This will inevitably require some cutting back of the frontage vegetation. I would therefore be grateful if it can be clarified as to whether the applicant has control over the land between the proposed site and the highway.
- I would also be grateful if it can be clarified whether or not the footway that is shown on some of the drawings between the site entrance and the bus stop to the west, forms part of the application.
- 3.5 SNC Community Services - Environmental Quality Team No objections subject to conditions with regards to contamination.
- 3.6 SNC Landscape Architect The application is supported by a Landscape and Visual Impact Assessment (LVIA) that considers - as a single entity - proposals for four dwellings (the subject of this application) along with a caravan site (separate application 2018/0210, which is currently invalid).
- As the LVIA is for the full package of proposals, its considerations and conclusions are based on the overall scheme being delivered. Commentary is given on the mitigation effect of the new planting, but much of what is proposed is outside the red line extent of this application. Incidentally, the landscape strategy plan within the LVIA illustrates a different arrangement to the western end of the housing, with the proposed access alignment creating a triangular planting area, which is not a feature on the housing application. Also it should be noted that, whilst the LVIA has considered the landscape changes necessitated by the consented development to the opposite side of Townhouse Road, the photography was in November 2016, prior to the removal of the vegetation, which has now been undertaken. This is not ideal for LVIA purposes, but is not unacceptable provided the winter effects are considered.
- The viewpoints were not discussed with SNC prior to the preparation of the LVIA; whilst this is not a mandatory requirement, it is best practice. Some of the viewpoints considered are similar in

their representations; it would have been useful to consider the proposals from a point midway between viewpoints 1 and 4, which

– now that the vegetation has been removed in connection with the ‘Woodlands’ development (Bennett Homes) - affords views to the site from the east.

The significance of effects at viewpoints 4 - 7 (for both walkers, residents and motorists) and 10 – 12 (walkers and residents) are slightly higher than concluded, some arguably Major/Moderate. Furthermore, I have concluded that if a viewpoint approximately mid-way between viewpoints 1 and 4 were to be considered, its significance of effect would also be Major/Moderate; the proposed dwellings will be particularly visible here, and their encroachment into the valley much more evident than from other viewpoints discussed.

The LVIA refers to hedgerow planting as a replacement for that removed as a consequence of the ‘Woodlands’ development, but there is no evidence that this is happening. There are no specific requirements for this as part of the ‘Woodlands’ scheme, and the submitted strategy for this application does not detail any planting beyond its red line. It may be the case that significant new planting might mitigate the visual effects of this proposal, however without a deliverable strategy that ensures re-instatement of the level of screening that was previously afforded by the off-site vegetation, this is not guaranteed.

Whilst there is commentary about the effects of future planting within the LVIA, there is no assessment for the effects after a specific time once the planting has established.

Furthermore, this application alone does not detail nor guarantee all the planting proposed, that it is argued will ensure the development’s compatibility with the identified landscape character.

The ecology Assessment has concluded that the existing [remaining] hedgerows are not important, but it is not clear as to how this conclusion has been reached and whether all the criteria of the Hedgerows Regulations have been taken into consideration. This proposal necessitates the removal of a further section of hedgerow in order to achieve the vehicular access.

Furthermore, the proposed access is near to existing trees within the hedgerow and, as no supporting arboricultural information has been provided, the implications for this are not assessed and are therefore uncertain.

I do not consider that the application as presented sufficiently demonstrates that the proposal is not contrary to policies DM4.5 and DM4.8 and as such I unable to support it.

- | | | |
|-----|-----------------------|---|
| 3.7 | NCC Ecologist | No objection subject to a condition requiring a biodiversity method statement. |
| 3.8 | Other Representations | <p>20 letters of objection from 13 separate addresses have been received, their comments have been summarised as follows:</p> <ul style="list-style-type: none"> • Intrusion into the Tud Valley and strategic gap |

- The site falls outside of the village development area
- These 4 houses will do very little to alleviate the housing shortage & won't provide any affordable housing.
- It would have an adverse affect on the visual character of the river valley
- The aerial view in Appendix 4 of the LVIA report shows oak trees providing screening. This is not the case due to the height of the tree canopies. The existence of natural screening to the West is also overstated as there are only a few deciduous shrubs, which for 6 months of the year don't provide any screening. Any new planting of shrubs/trees would take several years to mature. In the meantime we will suffer loss of privacy.
- The loss of the existing hedgerow along Townhouse Road will impact wildlife habitats.
- The ecological report submitted by Hopkins Ecology Ltd was carried out in February 2017, i.e. prior to the commencement of the Woodlands development on the northern side of Townhouse Rd. This means that information contained therein is out of date because the Woodlands development has resulted in many changes to Townhouse Rd.
- Views of the proposed site are available from both New and Old Costessey. New housing in this location would spoil the rural nature of the area
- There is already drainage problems with the housing estate on the other side of Townhouse Road going into the River Tud any more building in this area would only add to the current problem.
- The River Tud is now being polluted thanks to the Woodlands "drainage" scheme and this development would only make a bad situation even worse. This is very serious as the Tud is an Ark-site containing endangered and protected species and the implications of even more pollutants draining into it are a cause of great concern.
- The traffic on the Norwich Road is already causing congestion at peak times and this is very near the current dangerous junction with Folgate Lane. The current speed limit of 40 MPH be reduced to a more reasonable 30 MPH, in keeping with an increasingly busy residential area.
- The infrastructure of Costessey is now under great strain as the doctors, schools etc are all saturated.
- Loss of greenfield land/equine grazing
- 16 static caravans would be an alien feature
- This application could set a precedent for further development in the Tud River Valley.

Friends of Tud Valley have objected to the application on the following grounds:

1. The application is in the Tud Valley as defined in the Local Plan and would have an adverse effect on the visual character and landscape of this part of the river valley
2. The application would encroach on to the green area separating the built settlements of Old and New Costessey
3. The application is outside the built settlement of Old Costessey as defined in the Local Plan
4. The application claims that surface water drainage would be by SUDS. FoTV opposes direct drainage into the Tud by the new ditch alongside the proposed development site

The Costessey Society have objected on the following grounds:

- The application falls outside the development boundary.
- This Land is Tud Valley and dangerously close to the river which has a history of overflowing. Current flood plains are no longer up to the job and their limits needs to be redefined. With climate change it makes no sense to build in this location and make the flooding worse.
- This development would start to close the gap between Old and New Costessey. The Tud Valley is a vital feature and amenity of Costessey.

4 Assessment

Principle

- 4.1 The application site lies outside the designated development boundary for Costessey. Costessey is identified within the Joint Core Strategy as a location for new or expanded communities in the Norwich Policy area and lies in a fringe parish of Norwich. Policy 12 of the JCS states that new opportunities for small scale development will be sought where it will improve the townscape; and green infrastructure is to be protected and enhanced. The site lies in the Norwich Policy Area, where the council cannot demonstrate a five year housing land supply in accordance with the figures as set out in the JCS.
- 4.2 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).
- 4.3 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.4 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted outside of Development Boundaries, such as this, where one of two criteria are met: either where specific development management policies allow; or, where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development, as set out in Policy DM1.1.
- 4.5 Where development proposals do not accord with the development plan consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.6 Of particular relevance to applications for housing development in this regard is paragraph 49 of the NPPF. This states that: '*housing applications should be considered in the context of the presumption in favour of sustainable development; and that, relevant (local plan) policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*'. Where policies in the Local Plan are not considered to be up-to-date, paragraph 14 of the NPPF requires decision-taking to approve applications for housing unless the adverse impacts of granting permission, '*would significantly and demonstrably outweigh the benefits*', when assessed against the policies of the NPPF as a whole.
- 4.7 The 2017 Greater Norwich Area Housing Land Supply Assessment, published as Appendix A of the Joint Core Strategy Annual Monitoring Report, shows that against the JCS requirements there is 4.61 years supply in the combined Norwich Policy Area (NPA),

a shortfall of 1,187 dwellings. Consequently, relevant policies for the supply of housing in the NPA cannot be considered up-to-date and applications for housing should continue to be determined within the context of paragraph 14 of the NPPF, taking into consideration the narrow interpretation set out in the judgment *Suffolk Coastal District Council (Appellant) v Hopkins Homes Ltd and another (Respondents)* *Richborough Estates Partnership LLP and another (Respondents) v Cheshire East Borough Council (Appellant)*.

The narrow interpretation states:

- 4.8 *limited to policies dealing only with the numbers and distribution of new housing and excluding any other policies of the development plan dealing generally with the disposition or restriction of new development in the authority's area.*
- 4.9 The JCS housing requirement is, however, now several years old (the JCS was adopted in March 2011, with amendments in January 2014). The evidence on which the requirement is based has now been superseded. In June 2017 an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus, North Norfolk and Breckland). The SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.
- 4.10 The SHMA is significant new evidence that is also a material consideration in the determination of planning applications. A housing land supply of 8.08 years can be demonstrated against the SHMA assessment of OAN, a surplus of 5,368 units. The abundant housing land supply that is apparent in relation to the most up-to-date evidence of housing needs should be given weight in the decision making process. This factor effectively diminishes the weight that would otherwise be attached to the benefits of increased housing delivery in the context of Policy DM1.1 and NPPF Paragraph 14.
- 4.11 On the basis of the above, the following assessment seeks to establish the benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of sustainable development (economic role, social role and environmental role). These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies.

Economic

- 4.12 There would be some economic benefit from the construction of four dwellings in this location, with some local benefits during construction and from the support of residents of the additional dwellings to local services and facilities.

Social

- 4.13 There would be some social benefit from the delivery of dwellings in this location, despite the diminished weight that can be given to the lack of a five-year housing land supply as set out in the SHMA and explained above.

Design

- 4.14 The application is for outline planning permission with all matters reserved apart from access. Therefore, the design of the scheme is still to be determined. An appropriately designed scheme taking reference from surrounding residential properties could be considered acceptable in this location, subject to compliance with all other relevant policies, in accordance with Policy 2 of the JCS and DM3.8 of the Local Plan.

Landscape

- 4.15 The site is identified in the South Norfolk Local Plan 2015 as a river valley. Policy DM4.5 requires particular regard towards *“protecting the distinctive characteristics, special qualities and geographical extents of the identified Rural River Valleys and Valley Urban Fringe landscape character types.”*
- 4.16 The site is within the A3 Tud Rural River Valley landscape character area (LCA), the published Sensitivities and Vulnerabilities for which include: *“the need to conserve the remote rural character in the face of gradual incremental development which is impinging both visually and audibly on the valley.”* And *“Threat of ‘suburbanisation’ and coalescence with settlement extending down the valley sides”*. The overall landscape strategy for this LCA is *“to conserve the ‘remote’ rural quality of the Tud river valley, and its distinctive landscape character created by the open pastoral valley floor and wooded sides.”* Development Considerations for the LCA include: *“maintain the distinct and separate character of the settlements of Costessey, New Costessey and Queen’s Hills, with their location on the upper valley/ridge and prevent incremental development down the valley sides into this character area”*; *“maintain the open pastoral valley floor which provides an important natural green corridor and strategic gap to prevent coalescence of Costessey, New Costessey and Queen’s Hills”*
- 4.17 The Landscape Architect has commented in detail with regards to the application and raises several concerns with regards the production of the LVIA in terms of the photography and viewpoints used, the lack of detail about proposed new planting, future growth and there is a lack of arboricultural information provided in support of the proposals, particularly the positioning of the new access. In addition, it is considered that the proposals would have a greater landscape impact through the development of the site and the proposed removal of hedgerow, than that set out in the submitted LVIA.
- 4.18 The Landscape Architect deems that some of the effects of the development would be major/moderate, more significant than those as set out in the submitted information and therefore the landscape impacts are considered greater than that of the conclusions of the submitted LVIA and could have a detrimental impact on the character of the river valley and street scene.
- 4.19 The mitigation planting proposed appears outside the red line boundary for the site. Therefore, concerns have been raised about how this can be effectively secured.
- 4.20 In addition, the character of the street is blocks of residential development separated by significant gaps containing vegetation leading down to the river valley. Although there is some frontage development facing onto Townhouse Road, which is well set back as per the proposed indicative plans, the majority of residential development comes off spur roads running south with linear development fronting onto them. The proposal to develop one of these gap sites is also considered contrary to the prevailing character of the area and street scene.
- 4.21 There is insufficient information submitted to demonstrate that the proposal would not detrimentally impact the distinct character of Costessey, despite this, any new development would fail to prevent incremental development down the valley sides set out as distinctive in the Tud Rural River Valley landscape character area (LCA). Therefore, the application as presented fails to sufficiently demonstrate that the proposal would not have a detrimental impact on the landscape and the character of the surrounding area and is considered contrary to policies 6 and 7 and NPPF, 2 of the JCS and DM3.8, DM4.5 and DM4.8 and is therefore recommended for refusal on this basis.

Amenity

- 4.22 The application is for outline planning permission with all matters reserved apart from access. There does appear sufficient space within the application site for four residential dwellings, which could be developed without impacting the amenity of neighbouring properties or future occupiers in accordance with policy DM3.13 of the Local Plan which seeks to protect amenity. A further assessment of amenity can be undertaken at reserved matters stage if this application was considered acceptable.

Environmental

Highways and access

- 4.23 The site is served off a single access from Townhouse Road. A private drive is proposed to extend east off the internal road to serve all four residential dwellings. A Travel Plan has been submitted in support of the proposals which identifies the various modes of travel available to potential occupiers of the proposed dwellings and the touring caravan site.
- 4.24 There are services and facilities in reasonable proximity to the application site and a footway on the opposite side of the street to the application site. The application site is therefore considered to be located in a reasonably sustainable location in accordance with Policy DM3.10 and there is considered sufficient space within the site to provide adequate access and car parking in accordance with policies DM3.11 and DM3.12.
- 4.25 The highways authority has sought clarification on matters of visibility splays and footway. An amended plan has been sought and further information with regards to this will be reported to members of the committee via the update. Despite this, it is considered that the highways requirements are achievable and therefore the proposal is not considered to conflict with the relevant development plan policies in this regard. However, it is considered that the creation of the access would result in the removal of significant hedgerow contrary to policy DM4.8 of the Local Plan.

Trees

- 4.26 The applicants have set out in the information submitted with the application that the proposed development would retain the existing trees on the site and provide hedge and tree planting along the internal road and fencing. Despite this the proposed access is close to existing trees within a hedgerow and no arboricultural information has been submitted to demonstrate that these works would not harm these trees/hedgerow. In addition, at least 15 metres of hedgerow needs to be removed, this could increase subject to further information from the applicants to demonstrate sufficient visibility to meet the highways authority requirements. The proposal is therefore not considered in accordance with Policy DM4.8 of the Local Plan, which aims to protect significant trees and hedgerows.

Ecology

- 4.27 The applicants have submitted an ecological assessment which indicates that with the exception of the boundary hedgerows, the site is of low intrinsic ecological value, being comprised principally of improved grass sward use for the grazing of horses. The boundary hedgerows qualify as a Habitat of Principal Importance, although the north-eastern hedge is a poor example. They go on to state that neither hedgerow qualifies as an Important Hedgerow under the Hedgerow Regulations or for the purposes of Policy DM 4.8.

- 4.28 The ecology assessment also concludes that although the formation of the proposed access and visibility splays would require the removal of around 15 metres of hedgerow, the trees contained within this section are considered to have negligible potential for roosting bats. The north-western hedgerow and trees are considered to have low potential for bat roosting, but would not be affected by the development in any case.
- 4.29 The ecology assessment also proposes a number of mitigation and enhancement measures, which could be conditioned to ensure the effects on ecology are limited.
- 4.30 NCC ecology have no objections to the proposal subject to a condition requiring a biodiversity method statement. On this basis the proposal is considered acceptable and in accordance with Policy 11 of the NPPF.

Flooding and drainage

- 4.31 The application site falls within Flood Zone 1 and is therefore at low risk of flooding. The applicants have provided a water statement to demonstrate that the matters of flooding and drainage can be adequately dealt with and the water management officer is satisfied, subject to imposition of a condition requiring full details of sustainable surface water drainage to be submitted and agreed. Therefore, the proposal is considered in accordance with Policy 10 of the NPPF.
- 4.32 Furthermore, subject to the imposition of a SuDS condition to include water quality, it is not considered that there would be any adverse impact on the aquatic ecology of the River Tud as a result of the proposed development. On that basis the proposal would accord with the requirements of DM4.2.

Other Matters

- 4.33 Within the application, reference is made to a further planning application for 16 caravans to the rear (south) of the application site. This application is currently invalid and not for consideration as part of this proposal for four dwellings.
- 4.34 Matters of land ownership and covenants are not material planning considerations in the determination of this planning application.
- 4.35 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.
- 4.36 This application is liable for Community Infrastructure Levy (CIL).

5 Conclusion

- 5.1 The proposal has been assessed against the sustainability criteria of social, economic and environmental and despite providing some economic and social benefit, however, this is diminished by the weight given to housing supply as per the evidence set out in the SHMA. This application contains insufficient information to justify the negative landscape impacts as well as the removal of tree's and hedgerows, which are considered likely from this development. It would also negatively impact the character of the area and therefore fails to meet the environmental test and is considered unacceptable in this regard, contrary to the NPPF and adopted policies within the development plan. The proposal is therefore recommended for refusal for the reasons as set out below.

6 Reasons for Refusal

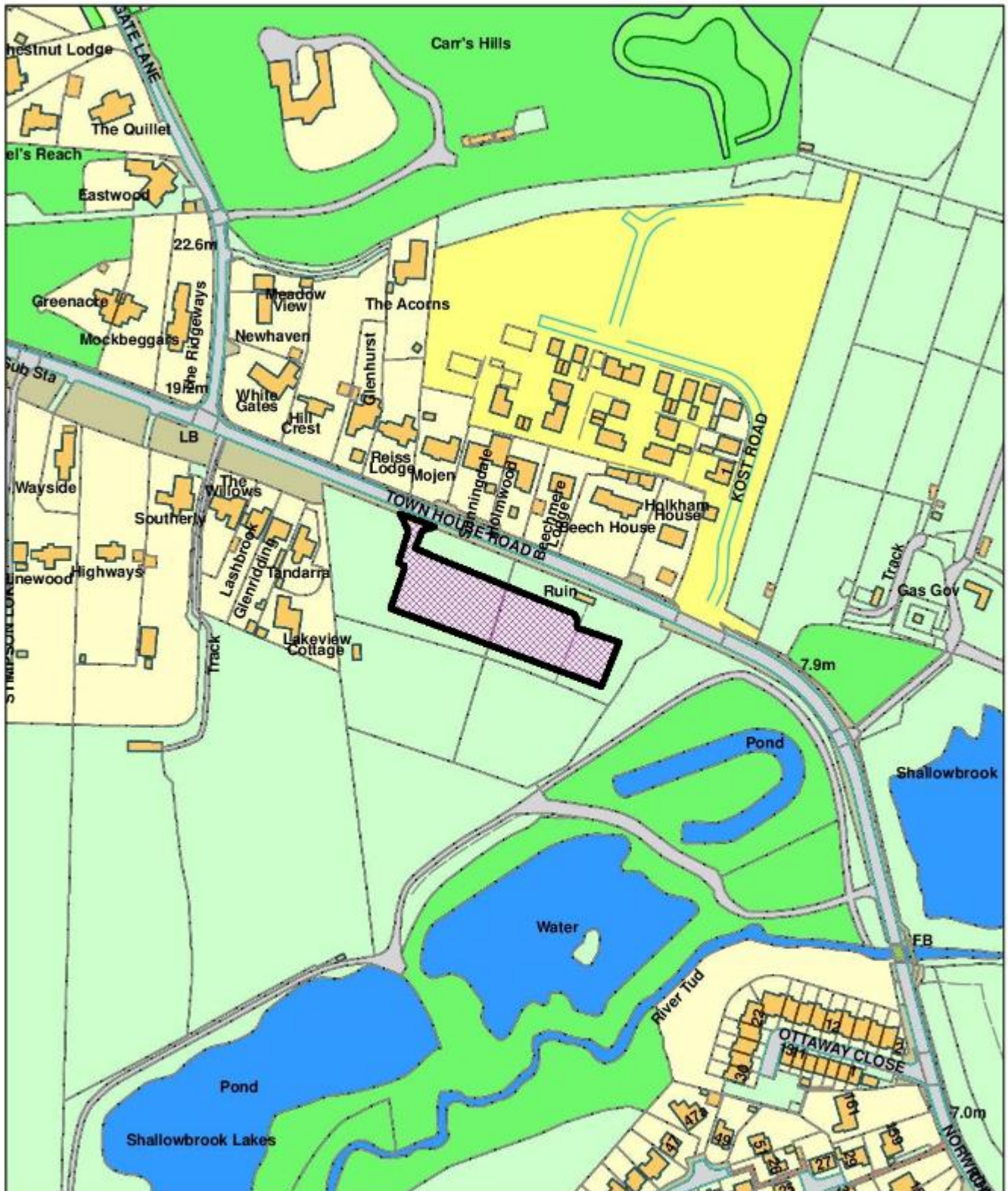
- 6.1 Insufficient information has been provided to demonstrate that the proposal would not have a detrimental impact on the distinct landscape character of Costessey, through development down the valley sides as set out in the Tud Rural River Valley landscape character area (LCA). The proposal is therefore considered contrary to policies 6 and 7 and NPPF, 2 of the JCS and DM3.8, DM4.5 and DM4.8.
- 6.2 No arboricultural information has been submitted to demonstrate that the proposal would not harm trees/hedgerow and at least 15 metres of hedgerow must be removed (which could increase subject to further information from the applicants to demonstrate sufficient visibility to meet the highways authority requirements). The proposal is therefore not considered in accordance with Policy DM4.8 of the Local Plan, which aims to protect significant trees and hedgerows.
- 6.3 The proposed development does not represent a sustainable form of development, having regard to the three tests (social, economic and environmental) set out in the NPPF. The proposal would have a detrimental impact on the character of this area through the gradual erosion of one of the green gap sites leading down to the river valley and through failing to provide insufficient information to demonstrate that the proposal would not detrimentally impact the distinct character of Costessey, through development down the valley sides as set out in the Tud Rural River Valley landscape character area (LCA) which would result in significant and demonstrable harm. This harm is not outweighed by the limited social and economic benefits from providing four dwellings, which is further diminished by the weight given to the evidence contained within the SHMA. The proposal is therefore considered contrary to policies 6 and 7 and NPPF, 2 of the JCS and DM3.8, DM4.5 and DM4.8.

Contact Officer, Telephone Number Rebecca Collins 01508 533794
and E-mail: rcollins@s-norfolk.gov.uk

2018/0211

Appendix 1

Not Set



Scale 1:2,500

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

6 Appl. No : 2018/0265/H
Parish : COSTESSEY

Applicants Name : Mr Justin Revell
 Site Address : 44 Peter Pulling Drive Costessey NR8 5GP
 Proposal : Proposed orangery, basement development and all associated works.

Recommendation : Approval with Conditions
 1 Full Planning permission time limit
 2 In accord with submitted drawings
 3 Annexe use only

1 Planning Policies

1.1 National Planning Policy Framework (NPPF)
 NPPF 07 : Requiring good design

1.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design

1.3 South Norfolk Local Plan (SNLP)
 South Norfolk Local Plan Development Management Policies
 DM3.4 : Residential extensions and conversions within Settlements
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
 DM3.8 : Design Principles applying to all development
 DM3.7 : Residential annexes

2. Planning History

2.1 No relevant history

3. Consultations

3.1 Town Council Refuse
 Overdevelopment of site
 Land unsuitable for a basement
 Could be below water table
 Would set a precedent

3.2 District Councillor To be determined by Committee
 Cllr. Sharon Blundell • Over development of site
 • On made up land
 • Too close to boundary
 Cllr Andrew Pond To be reported if appropriate

3.3 SNC Water Site specific investigations should be undertaken to determine
 Management Officer whether there is risk from groundwater
 Consideration given to how surface water will be managed within
 the stairwell

3.4 Arboricultural Officer Report demonstrates that adjacent trees would not be affected.

3.5 Other One letter of objection received, the contents of which have been
 Representations summarised below:
 • This is made up land and an independent survey is requested to
 establish structural integrity

- Over development and could not support a second dwelling on the plot
- Would overlook driveway impacting on front aspect of neighbouring property
- Block views to wooded area behind
- Proximity to boundary
- Development Covenants
- Scale and time taken to complete

4 Assessment

Background

- 4.1 The proposal seeks planning permission for the erection of a single storey orangery to the side and rear of the property. The proposal also includes a basement under the orangery which will be used as additional residential space.
- 4.2 The property is a detached three storey dwelling situated within the development limits for Costessey. The properties either side are two storey dwellings. The wall of the garage of the property to the west of the site adjacent to the position of the proposed works makes up part of the boundary treatment of the two dwellings. There is a band of trees to the rear of the property that are not covered by a tree preservation order but do make a significant contribution to the character of the area and street scene.
- 4.3 The original submitted plans did not show the position of the neighbour's garage. Further plans have been submitted showing this building.

Principle

- 4.4 The application is assessed against Policy DM3.4 which confirms that extensions to dwellings within a development boundary will be permitted provided they:

- a) Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings; and
- b) Do not have an unacceptable impact on the amenities of neighbouring occupiers or adversely affect neighbouring commercial uses.

Specifically, proposals must provide and maintain

- c) Suitable amenity and utility space; and
- d) Adequate access and parking.

Design

- 4.5 With regard to criteria a) the orangery extension will be visible within the street scene but due to its proposed position set back behind the front elevation of both the application dwelling and the neighbours property any visual impact will be minimal. The proposal is therefore considered in accordance with Policies 2 of the Joint Core Strategy and DM3.4 and DM3.8 of the South Norfolk Local Plan.

Amenity

- 4.6 With regard to criteria b) the orangery has a height of 3.1 metres adjacent to the boundary with roof lanterns. The steps to the basement are adjacent to the boundary with the neighbouring property.
- 4.7 Objections have been raised by the Parish Council and the adjacent neighbour raising concerns over the properties standing on made up land, the over development of the site,

purpose of basement, overlooking, proximity to boundary, developers covenants, impact of time of works, level of water table and it could set a precedent.

- 4.8 With regard to overlooking the proposed extension is single storey with brick elevations adjacent to the neighbouring properties driveway and becomes glazed further back in the garden where the proposal is further away from the boundary. It is therefore considered that any overlooking will not be significant enough to warrant refusing the application.
- 4.9 The neighbours have raised concerns about the impact of the works being carried out and the time this will take, given the scale of development, this is not considered to have a significant impact in amenity terms and should there be issues during construction then these can be dealt with by the Environmental Protection team.
- 4.10 Concerns raised over the structural integrity of the proposed works being carried out and the ground conditions are matters that will be assessed at the time of building regulation approval. The concerns over the impact on the structural integrity of the neighbour's garage will also be assessed at the time building regulations are submitted. An indication has been given by building regulations that it is possible to construct the development and maintain the structural integrity of the of the building and neighbours property/garage.
- 4.11 With regard to criteria c) and d) the proposed use of the basement and the concerns regarding the over development of the site is an issue that can be controlled through a condition to retain the extension as ancillary to the main dwelling. The proposal would continue to provide sufficient private amenity space and it is evident that the proposal would not have any impact on the existing parking for the site, also in accordance with policy DM3.12.
- 4.12 The proposal is therefore considered in accordance with Policies DM3.4 and DM3.13 of the Local Plan, which aim to protect the amenity of existing and future occupants.

Flood risk and drainage

- 4.13 With regard to the water table level the site is not identified as being at risk of flooding. Site specific investigations should be undertaken to determine any risk from ground water. Any below ground structure should be suitably waterproofed in accordance with Building Regulations. The Water Management Officer also recommends consideration should be given to how surface water will be managed within the stairwell. This can all be done through the application of a note, if planning permission is granted.

Trees

- 4.14 The Arboriculturist requested an Impact Assessment report which has confirmed that the trees to the rear of the property will not be affected by the proposal.

Other matters

- 4.15 Regarding developer covenants this is a matter between the applicant and the developer.
- 4.16 With regard to the proposal setting a precedent each application submitted is assessed on its own merit and therefore this is not a reason for refusing this application.
- 4.17 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.
- 4.18 This application is not liable for Community Infrastructure Levy as cabinet resolved on 7/12/2015 to no longer apply CIL to domestic extensions.

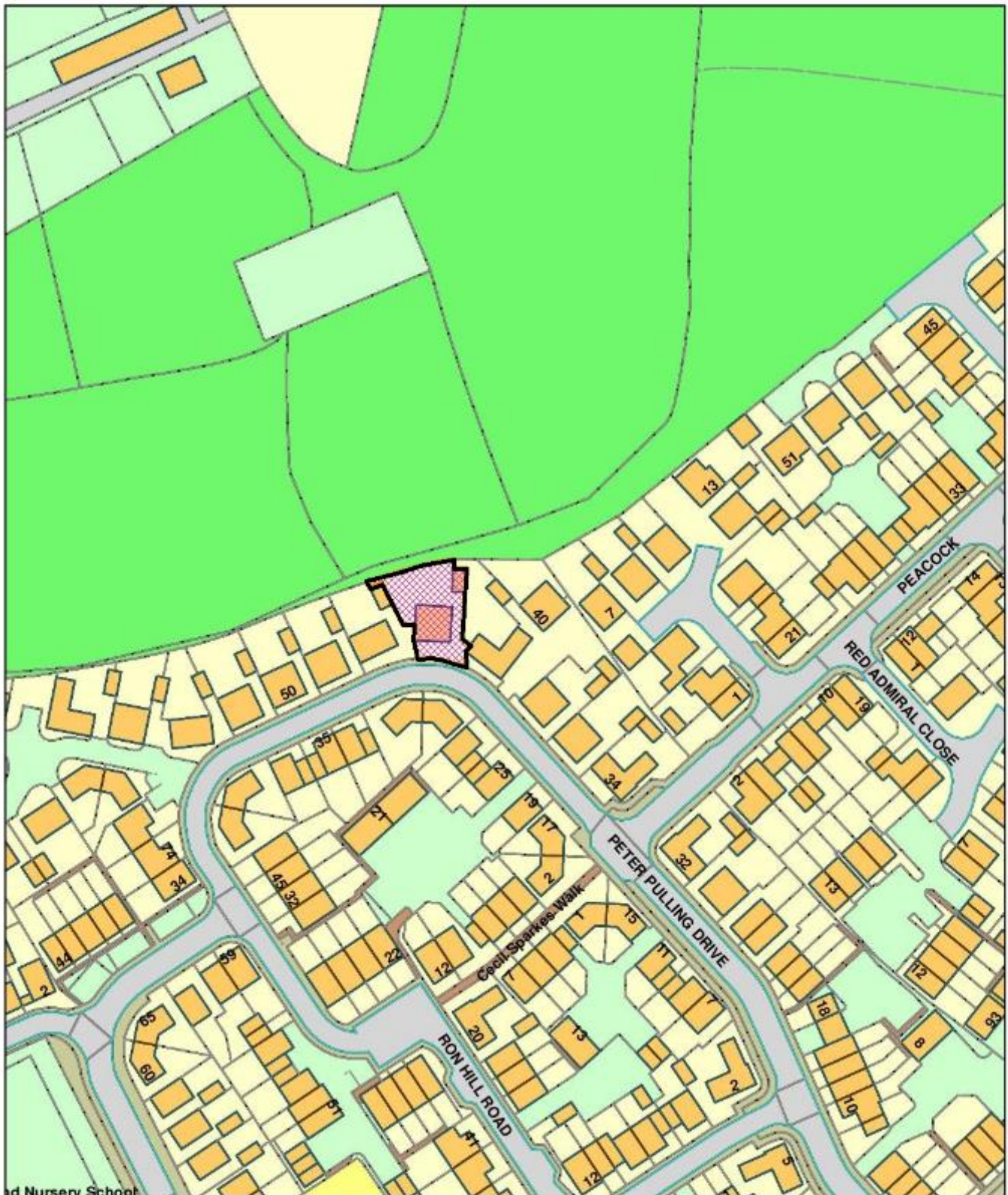
5 Conclusion

- 5.1 The design is in keeping with the property and the proposal will not have an adverse impact on the amenity of the neighbouring properties or the wider area. As such the proposal accords with the criteria set out in relevant national and adopted development plan policies.

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2018/0265

Appendix 1



Scale 1:1,250

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

- 7 Appl. No : 2018/0340/F**
Parish : BARNHAM BROOM
- Applicants Name : Dr Hartley Booth
 Site Address : The Old Hall Honingham Road Barnham Broom Norfolk NR9 4DB
 Proposal : Creation of a new access to The Old Hall and erection of a new lodge (dwelling).
- Recommendation : Refusal
 1. Out of character/design
 2. Unacceptable amenity Impact due to trees – over shadowing windows and garden area.
 3. Detrimental impact of character of area, removal of trees
 4. Unsustainable development

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)**
 NPPF 04 : Promoting sustainable transport
 NPPF 06 : Delivering a wide choice of high quality home
 NPPF 07 : Requiring good design
 PPF 10 : Meeting the challenge of climate change, flooding and coastal change
 NPPF 11 : Conserving and enhancing the natural environment
 NPPF 12 : Conserving and enhancing the historic environment
- 1.2 Joint Core Strategy (JCS)**
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 4 : Housing delivery
 Policy 6 : Access and Transportation
 Policy 15 : Service Villages
- 1.3 South Norfolk Local Plan (SNLP)**
 South Norfolk Local Plan Development Management Policies
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3 : The sustainable location of new development
 DM3.8 : Design Principles applying to all development
 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
 DM4.2 : Sustainable drainage and water management
 DM4.3 : Facilities for the collection of recycling and waste
 DM4.8 : Protection of Trees and Hedgerows
 DM4.10 : Heritage Assets

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S66(1) Listed Buildings Act 1990 provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

2. Planning History

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2008/0429 | Change of use of old farm building to 2no. residential units within existing structure | Approved |
| 2.2 | 2001/0857 | Removal of internal partitions and inserted stair. Construction of new stair turret and bathrooms. | Approved |

3. Consultations

- | | | |
|-----|--|--|
| 3.1 | Town / Parish Council | Comments to be reported, if relevant. |
| 3.2 | District Councillor
Cllr Michael Edney | <p>I request that the decision on development is determined by the Development Management Committee for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development is located outside the present development boundary. • There is an emerging plan which has been tested at appeal which finds we do not have a five year supply in the Rural Policy Area. • We recognise the need for growth in the rural parts of our districts, and the GNLP Growth Options Document is considering the option (SH2) to amalgamate the Service Villages, Other Villages and Smaller Rural Communities and the Countryside into a single tier – Village Groups to enable the sharing of services. • The White Paper states that the Government is proposing some further changes to promote a good mix of sites and increase the supply of land available. • The proposed development site is close to the services offered by the village and is in a sustainable location if viewed through the auspices of the emerging plan. |
| 3.3 | Historic England | <p>Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 6, 7 and 14. However, high quality materials and detailing need to be ensured by conditions placed on any consent and that the visual presence of private curtilage including parking is minimised.</p> |
| 3.4 | The Society for the Protection of Ancient Buildings (SPAB) | <p>The Society has no direct objection to the principle of a new gatehouse within the grounds of The Old Hall, however we would always caution against the use of a pastiche style. However carefully executed, this will never have the richness of detail of the past, nor the softness of materials and marks of time. We would always feel that a new building should be just that – a new commission in the style of the present.</p> <p>This way the building is adding to the layers of history on a site, and will be enjoyed by future generations for the same reasons that we now enjoy older buildings – namely, because it will offer a direct connection to a specific bygone era.</p> <p>We would encourage the applicants to think further, be bold, and commission a new design worthy of 2018. This will require hard thinking, but, we feel, would be worth it and would enrich the grounds of this interesting grade I listed building.</p> |

- | | | |
|-----|---|--|
| 3.5 | SNC Water Management Officer | No objection subject to foul and surface water drainage conditions. |
| 3.6 | NCC Highways | No objection subject to conditions with regards to access, visibility and gates. |
| 3.7 | SNC Community Services - Environmental Quality Team | No objection subject to a contaminated land condition. |
| 3.8 | NCC Ecologist | No comments |
| 3.9 | Other Representations | None. |

4 Assessment

Background

- 4.1 The application site lies outside the designated development boundary of Barnham Broom, within the setting of a Grade I Listed Building. Although, located outside of Barnham Broom, this is a designated service village (as set out in Policy 15 of the JCS), where small scale development has been allocated, where it respects form and character. The application site also lies within the designated rural policy area.
- 4.2 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).
- 4.3 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.4 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted outside of Development Boundaries, such as this, where one of two criteria are met: either where specific development management policies allow; or, where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development, as set out in Policy DM1.1.
- 4.5 Where development proposals do not accord with the development plan consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.6 Of particular relevance to applications for housing development, the JCS housing requirement for the South Norfolk Rural Policy Area is now several years old (the JCS was adopted in March 2011, with amendments in January 2014). Moreover the evidence on which the requirement is based has now been superseded.
- 4.7 In June 2017 an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus, North Norfolk and Breckland). The SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.

- 4.8 The SHMA is significant new evidence that is also a material consideration in the determination of planning applications. The SHMA indicates that the Objectively Assessed Need (OAN) for housing in the South Norfolk RPA is significantly greater than the annual housing requirement under the adopted JCS: an annual requirement of 326 homes per annum in the SHMA compared to 132 homes per annum in the JCS. Moreover, when measured against the SHMA assessment of OAN the housing land supply in the South Norfolk RPA falls from 62.5 years supply under the JCS to 4.38 year housing land supply, a potential shortfall of 232 units, against the SHMA.
- 4.9 The increased OAN and housing land supply deficit in the South Norfolk RPA that is apparent in relation to the most up-to-date evidence of housing needs should be given weight in the decision-making process. This factor weighs in favour of the approval of applications.
- 4.10 Taking account of the above, the following assessment seeks to establish the overriding benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of sustainable development (economic role, social role and environmental role). These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies.

Economic

- 4.11 There would be very limited benefit from the construction of one dwelling in this location, with limited benefit during construction and from the support one additional dwelling would provide to local services and facilities.

Social

- 4.12 As set out above the Council can currently demonstrate a five-year housing land supply in the rural policy area in accordance with the figures as set out in the adopted Joint Core Strategy. The weight given to supply is diminished by the evidence as set out in the SHMA. However, there would be extremely limited benefit to the delivery of housing from one dwelling, as proposed.

Design

- 4.13 The proposal is to take the form and appearance of a small Tudor style lodge/gatehouse. The applicants state that this will enhance the setting of the Grade I listed heritage asset. They state 'the new driveway which would open up views of the Old Hall, better revealing the Grade I listed heritage asset and enhancing its setting. The proposed dwelling reflects exceptional design standards and provides a high degree of contextual reference to the Old Hall'.
- 4.14 It is considered that the proposed design, subject to the use of conditions to strictly control materials and the detailing as shown on the submitted plan, is considered to be high quality. However, any new design must be appropriate to its setting.
- 4.15 The applicants state that 'allowing new access would provide the hall with its own dedicated entrance and focal access, which is currently hidden from Honington road'. It is not considered that due to the existing vegetation and the angle of the access that the proposed access would open views of The Old Hall and therefore the landscape impacts of this proposal should be considered in isolation. There is currently no access to the dwelling in this location and this forms part of an open field, the proposed access, brickwork wall along with vision splays and the new dwelling, resulting in the removal of trees would urbanise this otherwise green and rural location, negatively affecting its character. There are no visible dwellings on this side of Honington Road and therefore the addition of this

dwelling, wall, gates, hardstanding for parking etc will further affect the character of this area.

- 4.16 The proposal has been designed as a gatehouse. As a gatehouse, this would historically have had a relationship with the highway. Through the setting back of the house, away from the highway and the intervening vegetation and wall, the proposal would not have the same relationship with the highway as one might expect. Therefore, reducing any weight which could be given to the design concept of having a dwelling here.
- 4.17 In addition, the proposed car parking, although sufficient to serve a dwelling of this size, is located adjacent to the highway and would therefore have a detrimental impact on the green character and quality of this area. If acceptable in principle, preferential position would be to the opposite side of the dwelling, hidden from view, with the proposed dwelling located closer to the highway.
- 4.18 The images provided with the proposal show the new dwelling surrounded by dense vegetation. However, it is considered that this vegetation would lead to overshadowing of windows in the property resulting in pressure to remove further trees contrary to policy DM4.8.
- 4.19 The proposal is considered to be an alien feature in this rural landscape, not flanked by dwellings. The proposal would result in the removal of trees, albeit in their infancy and the construction of a dwelling, hardstanding for parking closest to the highway and other urban structures such as a brick wall, access and visibility splays. This would impact the green, rural character of this location to its detriment, contrary to policies 6 and 7 of the NPPF, Policy 2 of the JCS and Policy DM3.8 of the Local Plan.

Amenity

- 4.20 The proposal is sufficiently distanced from neighbouring properties so as not to impact their amenity. It is considered that the amenity of future occupants would be affected by the site being surrounded by trees, as shown, overshadowing windows and rear garden areas, putting pressure on the further removal of trees contrary to Policies DM3.13 and DM4.8.

Impact on the significance and setting of Listed Buildings

- 4.21 The application site lies within the curtilage of the Grade I Listed The Old Hall and in the setting of the Church of Saint Peter and Saint Paul, which is Grade I Listed and to the north west of St Michael's which is Grade II Listed. The proposal is sufficiently distance from the Church and St Michael's so as not to significantly affect their settings, however, it would interrupt the green open view from the church in this north-west direction.
- 4.22 The proposal has been designed to represent a gatehouse and a formal access to the Grade I Listed Building. Historic England have reviewed the proposals and commented '*It does not seem out of character with the formality of this side of the listed building to have a driveway here and it does not appear that there is any relic designed landscape to be affected*'. They also state:

'Even with this acceptable level of impact on the significance of the Hall from the new drive the proposed erection of a new dwelling house in the style of a gate lodge raises concerns about how the creation of a separate domestic curtilage could be appreciated. At pre-

application stage we advised on the number, scale and style of the new building, concluding that a single, much smaller lodge, perhaps using a variation of the Tudor and vernacular style of the 19th century might be more in keeping. We are broadly content with the current proposal, although high quality materials and detailing will need to be ensured by conditions placed on any consent. We are also concerned that the presence of private curtilage including parking is minimised'.

- 4.23 Conditions could be applied to control materials and detailing including fenestration, lintels, cills, rainwater goods, bricks and stone detailing. However, the layout of the proposal has been designed with car parking to the front of the dwelling adjacent to the highway. The applicants have been asked to move this to the opposite side of the dwelling to reduce its presence as per Historic England's comments, this has not occurred and forms part of the reasons for refusal on character grounds, as set out above.
- 4.24 It is important to note The Society for the Protection of Ancient Buildings (SPAB) comments. They consider that if a dwelling was to be acceptable in this location, they state that the pastiche style, as proposed, is not appropriate and a more modern approach could have been employed. Given the proposal is considered unacceptable in principle then neither style is considered acceptable in this location.
- 4.25 Despite the above concerns with regards to the proposal, they are however, unlikely to impact the significance or setting of the Grade I Listed Old Hall and other nearby Listed Buildings and it is therefore considered in accordance with Policy 12 of the NPPF, Policy DM4.10 of the Local Plan and Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

Self-Build

- 4.26 Under paragraph 50 of the National Planning Policy Framework (2012) requires Councils to plan for people wishing to build their own homes. This can be a material planning consideration for this application as self-build has been identified as the method of delivering the site. Whilst an indication of self-build has been given by the applicant it should also be noted that at this stage it cannot be certain that the method of delivering this site will be self-build. In the instance of this application the other material planning considerations detailed above are of greater significance. In addition, the provision of a single self-build unit would not constitute an overriding benefit to warrant approval of this application on this basis, especially given the harms as identified above.

Environmental

Accessibility

- 4.27 The site is located outside the development boundary of Barnham Broom. The proposal is distanced from the services and facilities which can be found in Barnham Broom and lies on a narrow road with no footways, cycleways or street lighting. Policies 4 of the NPPF, 1 and 2 of the JCS and DM3.10 of the South Norfolk Local Plan all support minimising the need to travel and the use of sustainable transport modes. Given the sites location, it is likely to mean its occupants would be heavily reliant on the private car, contrary to these policies.

Trees and landscape

- 4.28 The proposal includes the removal of trees, which is not supported by policy DM4.8 of the Local Plan.
- 4.29 A tree survey has been undertaken, with regards to tree removal, it states: 'At the time of survey, no definitive layout was shown or detailed plans provided. The site does not appear to have major arboricultural constraints, as long as the better trees within the site can be retained and protected during construction'. Plans have been provided to show where the 'better' trees are located and these are largely to the boundaries of the curtilidge of the listed building and one to the east of the application site, which the proposed dwelling is distanced from.

- 4.30 A landscape assessment has also been submitted. This states that the 'Effects will be most felt adjacent to the Site where the new wall and gates will be visible (replacing the existing fence), along with an oblique view of the new façade of the Lodge House'. It also states that 'The new Lodge House will be in keeping with the surrounding vernacular of the historic Old Hall. As the scheme becomes established and the existing Arboretum continues to mature these views will become more heavily filtered and the proposals will appear nestled within the surrounding Arboretum of The Old Hall'.
- 4.31 Albeit the proposal would result in the removal of trees, there is not considered significant landscape impacts in this regard. However, the construction of gates and wall to the access are prominent in the street scene and detrimental to the character of the area and although the majority of the new dwelling would be screened by existing trees, especially as they continue to grow, it is considered that increased pressure will be put on the further tree removal due to their proximity of them to the new dwelling and the resultant overshadowing, as set out above.

Ecology

- 4.32 The applicants have undertaken an ecology report, which subject to the mitigation and enhancement requirements, as set out in the submitted report including root protection; the site being cleared outside bird nesting; the covering of holes and pits at night; no external lighting; retention of TN4 oak tree to protect bats with trees to be retained to the north; and east to protect commuting routes, would be in accordance with Policy 11 of the NPPF.
- 4.33 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.
- 4.34 This application, if considered acceptable, would be liable for Community Infrastructure Levy (CIL).

5 Conclusion

- 5.1 The proposal is considered to be an alien feature in the landscape, designed to be a gatehouse without a relationship with the highway and therefore has limited justification. The design also results in car parking in front of the proposed dwelling and gates, walls and vision splays which are not characteristic to the wider rural landscape. The proposal would result in the loss of trees, to the detriment of this area and in the officer's opinion there would be further pressure to remove trees in this location in the future due to the potential for overshadowing of windows and the rear garden being surrounded by trees. The proposal fails to provide overriding benefits as required by policy DM1.3 of the local plan and is therefore considered contrary to the NPPF and the development plan, despite the diminished weight that can be given to the Councils position with regards to the five year supply and the application is recommended for refusal.

6 Reasons for Refusal

- 6.1 The proposal is considered to be an alien feature in this rural landscape, not flanked by dwellings. The proposal would result in the removal of trees, albeit in their infancy and the construction of a dwelling, hardstanding for parking closest to the highway and other urban structures such as a brick wall, access and visibility splays. This would further impact the green, rural character of this location to its detriment, contrary to policies 6 and 7 of the NPPF, Policy 2 of the JCS and Policy DM3.8 of the Local Plan.
- 6.2 The amenity of future occupants would be affected by the site being surrounded by trees, as shown, overshadowing windows and rear garden areas, putting pressure on the trees to be removed contrary to Policies DM3.13 and DM4.8.

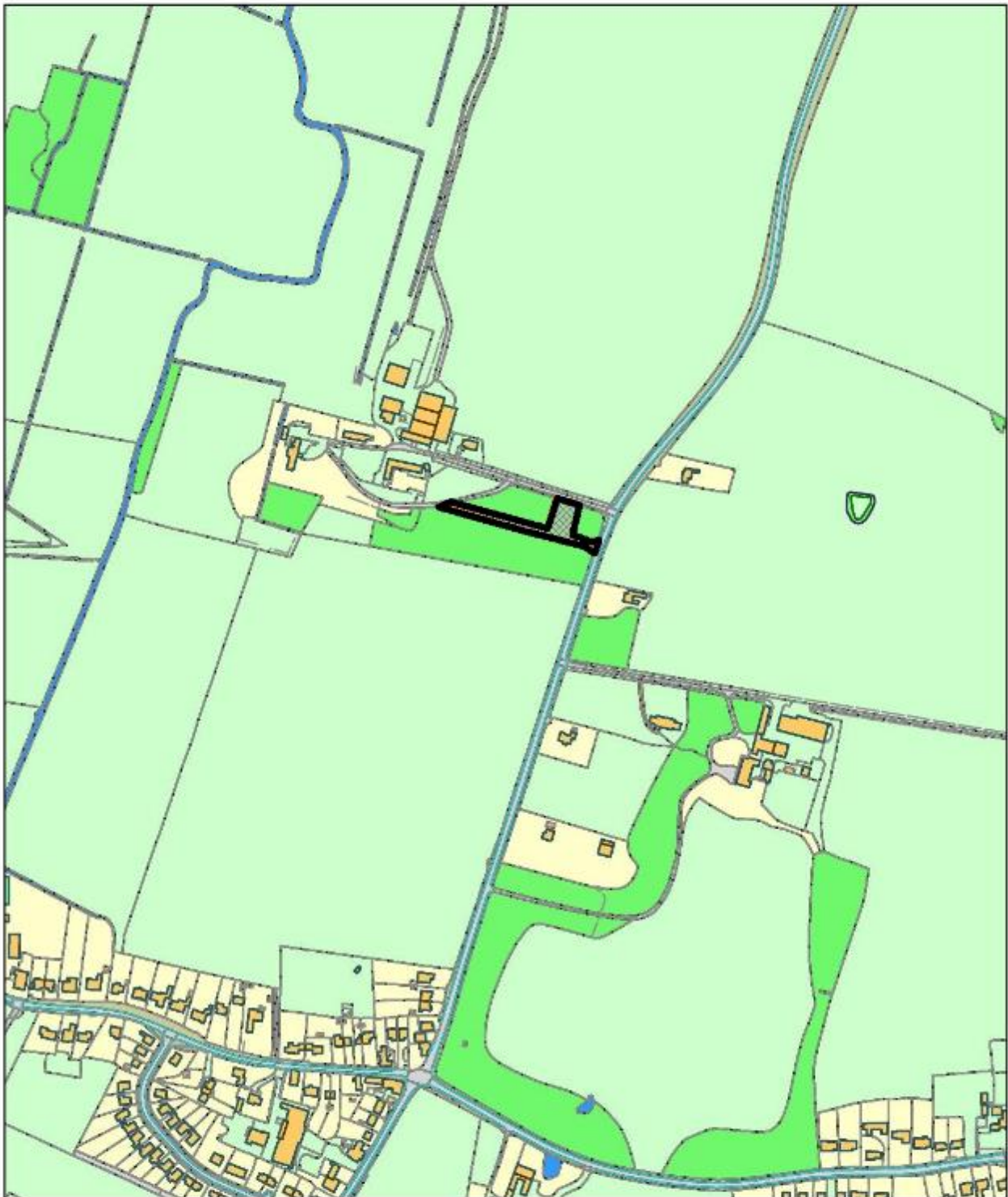
- 6.3 The proposed development does not represent a sustainable form of development, having regard to the three tests (social, economic and environmental) set out in the NPPF. The proposal would have a detrimental impact on the character of this area by urbanising an otherwise green and rural landscape; the proposal would result in the removal of trees contrary to Policy DM4.8; the amenity of future occupants would be affected by the site being surrounded by trees, as shown, overshadowing windows and rear garden areas, putting pressure on further trees to be removed; and the location of the proposed development would result in an overreliance on the private car. These harms identified are not outweighed by the very modest social benefit from providing one dwelling in an unsustainable location, which would not significantly contribute to the Council's five-year housing land supply position. The proposal is therefore considered contrary to Paragraph 17 and Policies 6 and 7 of the NPPF, Policies 1 and 2 of the JCS and Policies DM1.3, DM3.8 and DM4.8.
- 6.4 The proposed housing is not supported by any specific Development Management Policy which allows for development outside of the development boundary and nor does it represent overriding benefits when having regard to the harm and as such does not satisfy the requirements of either 2 c) or d) of Policy DM1.3 of the South Norfolk Local Plan.

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2018/0340

Appendix 1

Not Set



Scale 1:5,000

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

- Recommendation : Approval with Conditions
- 1 Outline Permission Time Limit
 - 2 Standard outline requiring RM
 - 3 In accord with submitted drawings
 - 4 Details of foul water disposal
 - 5 Surface Water
 - 6 Water efficiency
 - 7 Contaminated land during construction
 - 8 New Access Construction over verge
 - 9 Access gates - configuration
 - 10 Visibility splay, approved plan
 - 11 Provision of parking, not on plan

- 1.1 National Planning Policy Framework (NPPF)
 - NPPF 04 : Promoting sustainable transport
 - NPPF 06 : Delivering a wide choice of high quality homes
 - NPPF 07 : Requiring good design
 - NPPF 12 : Conserving and enhancing the historic environment
- 1.2 Joint Core Strategy (JCS)
 - Policy 1 : Addressing climate change and protecting environmental assets
 - Policy 2 : Promoting good design
 - Policy 3: Energy and water
 - Policy 4 : Housing delivery
 - Policy 15 : Service Villages
- 1.3 South Norfolk Local Plan (SNLP) Development Management Policies
 - DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 - DM1.3 : The sustainable location of new development
 - DM1.4 : Environmental quality and local distinctiveness
 - DM3.1 : Meeting housing requirements and needs
 - DM3.8 : Design principles applying to all 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
 - DM4.10 : Heritage assets

S66(1) Listed Buildings Act 1990 provides: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

2. Planning History

2.1 2000/0043 Erection of dwelling and garage Approved

2.2 2000/1205 Change of use of land from agricultural to residential curtilage Approved

3. Consultations

3.1 Parish Council Objects on the grounds that the site is outside of the development boundary, the development would represent ribbon development in the open countryside, there are 15 dwellings approved in the parish that councillors would like to see completed first and there is no present need for additional housing.

Comments also raised about the narrowness of Pottergate Street and that sufficient parking should be provided, and that there is a problem with overflowing sewers in the parish.

3.2 District Councillor To be reported, if appropriate.

3.3 SNC Water Management Officer Recommend the use of planning conditions requiring precise details of foul and surface water drainage to be provided.

3.4 SNC Community Services - Environmental Quality Team Recommend the use of an appropriately worded condition in the event of previously unidentified contamination being found.

3.5 NCC Highways Noted the absence of footpath and narrowness of road. However, it is not considered that this application will result in severe residual cumulative impacts on transport grounds.

No objection subject to the imposition of planning conditions relating to the construction of the vehicular access, the provision and retention of visibility splays, parking and turning areas, and restricting the positioning and opening of access gates.

3.6 Other representations Two letters of support - The provision of two small homes would be beneficial to the community and bring more young people into the village.

Three letters of objection have been received, their comments have been summarised as follows:

- The site largely lies outside of the development boundary,
- The proposed houses will block views,
- The existing drainage system does not seem to be able to cope with foul waste at present,
- The Council has sufficient housing,
- Any works to provide electricity may involve accessing 1 Pottergate Street,
- Approval of the development will set a precedent,
- Development has been sought on this land previously and was not thought to be acceptable,
- The road is not suitable for additional development,
- Concerned about the parking and turning space being provided,
- The development is not appropriate to the form and feeling of the surrounding countryside,

- It will be potentially detrimental to the flora and fauna of the area,
- The development is located in a potentially dangerous position,
- The garden will be overlooked.

4 Assessment

Background

- 4.1 This application seeks outline planning permission for the erection of two dwellings on land to the north of Holly Tree House on the eastern side of Pottergate Street in Aslacton. Approval is also being sought for access into the site, which is shown as being centrally positioned along the front boundary.
- 4.2 The main issues to be considered in the determination of this application are the principle of development in this location and the current housing supply situation, whether the site can accommodate the proposed development, and the impacts on the character and appearance of the area, the setting of the listed buildings to the south, residential amenity and highway safety.
- 4.3 The application site forms part of the garden to the side of the applicant's existing dwelling. It has been laid to grass and the side and rear boundaries comprise coniferous hedging of varying height.
- 4.4 Part of the front section of the site is within the development boundary that has been defined for Aslacton. However, the majority of the site lies outside the development boundary.
- 4.5 The application site lies in the Rural Policy Area. Combined, Aslacton and Great Moulton are identified as a Service Village by Policy 15 of the JCS. The supporting text to this policy explains that Service Villages are defined based on having a good level of services/facilities. While it seeks to allocate small scale housing growth of between 10 and 20 dwellings, additional development may also take place on suitable sites. Aslacton has a primary school, community hall and Great Moulton has the Fox & Hounds Public House. Both villages are served by the bus service operated by Simonds that runs between Norwich and Diss.

Principle of development

- 4.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. One such material consideration includes the NPPF.
- 4.7 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay. In this regard, consideration should be given to Policy DM1.3 of the SNLP which makes provision for development to be granted outside of development boundaries where one of two criteria are met: either where specific development management policies allow; or, where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development as set out in Policy DM1.1. Where development proposals do not accord with the development plan, consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.8 Of particular relevance to applications for housing development is paragraph 49 of the NPPF. This states that: 'housing applications should be considered in the context of the presumption in favour of sustainable development; and that, relevant (Local Plan) policies

for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'. Where policies in the

- 4.9 Local Plan are not considered to be up-to-date, paragraph 14 of the NPPF requires decision-taking to approve applications for housing unless the adverse impacts of granting permission 'would significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF as a whole.
- 4.10 The 2017 Greater Norwich Area Housing Land Supply Assessment, published as Appendix A of the JCS Annual Monitoring Report, affects the Council's position with regard to the five year housing land supply. The JCS housing requirement for the South Norfolk Rural Policy Area (RPA) is now several years old (the JCS was adopted in March 2011, with amendments in January 2014) and the evidence on which the requirement is based has now been superseded.
- 4.11 In June 2017, an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus, North Norfolk and Breckland). The SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.
- 4.12 The SHMA is significant new evidence that is also a material consideration. The SHMA indicates that the Objectively Assessed Need for housing in the South Norfolk RPA is significantly greater than the annual housing requirement under the adopted JCS: an annual requirement of 326 homes per annum in the SHMA compared to 132 homes per annum in the JCS. Moreover, when measured against the SHMA assessment of Objectively Assessed Need, the housing land supply in the South Norfolk RPA falls from 62.5 years supply under the JCS to 4.38 year housing land supply – a potential shortfall of 232 units – against the SHMA.
- 4.13 The increased Objectively Assessed Need and housing land supply deficit in the South Norfolk RPA that is apparent in relation to the most up-to-date evidence of housing needs should be given weight in the decision making process. This factor weighs in favour of the approval of applications for residential development.
- 4.14 On the basis of the above, the assessment below seeks to establish the benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF with reference to the three dimensions of sustainable development (economic role, social role and environmental role) and the diminished weight that can be attributed to housing land supply as set out above. These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies.

Economic Role

- 4.15 The NPPF confirms the economic role as:

"contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure."
- 4.16 The scheme would result in some short-term economic benefits as part of any construction work and in the longer term by local spending from the future occupants. It is therefore considered that the scheme would bring forward a limited level of economic benefit.

Social Role

4.17 The NPPF confirms the social role as:

“supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations: and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”

Self and Custom Build

- 4.18 Paragraph 50 of the National Planning Policy Framework requires Councils to plan for people wishing to build their own homes. This can be a material planning consideration for this application as the submitted Planning Statement explains that the applicant’s two daughters wish to build two custom build dwellings. Although this indication has been provided, it should also be noted that at this stage it cannot be certain that the method of delivering this site will be custom-build and that in this case, other material planning considerations are of greater significance.

Design

- 4.19 The outline nature of the application is such that a meaningful assessment cannot be made of the design until reserved matters stage. Nevertheless, dwellings along the eastern side of Pottergate Street a linear arrangement and the size of the plot and indicative layout suggests that this will continue. Dwellings along Pottergate Street vary in appearance and the palette of materials used and thus officers are satisfied that a pair of dwellings can be constructed that will not stand out as being discordant with existing development.

Residential amenity

- 4.20 Given the outline nature of the application, no details of the appearance of the dwellings have been submitted. Instead, this can be fully assessed at reserved matters stage. However, the indicative layout suggests that dwellings can be accommodated that will not lead to direct overlooking or an oppressive form of development to existing dwellings. The application therefore accords with Policy DM3.13 of the SNLP 2015.

Highway safety

- 4.21 The development will be served by a shared access in a roughly central position along the front boundary. This section of Pottergate Street is within a 30mph speed limit. In its capacity as Highway Authority, Norfolk County Council noted that Pottergate Street is an unclassified road that is very narrow in places and lacks footway provision. However, it also observed that the site is adjacent to existing properties at the southern end of Pottergate Street where the road is wider. It ultimately considered that the number of vehicular movements would not have a severe cumulative impact on transport grounds and that it would be difficult to sustain a highway objection at appeal. Taking account of this, it is considered that the application complies with Policy DM3.11 of the SNLP.

Environmental role

4.22 The NPPF confirms the environmental role as:

“contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

- 4.23 As already referred to, the application site forms part of the applicant's garden and is enclosed to the side and rear by a coniferous hedge. While building dwellings will change the character and appearance of the application site, the dwellings will be read alongside other dwellings in a residential context, as existing. It is likely that appropriately designed dwellings can come forward for this site and given its context, it is considered that there will be an acceptable impact on the surrounding landscape and the character and appearance of the surrounding area.
- 4.24 The application has been advertised as affecting the setting of a listed building. The nearest listed buildings are the Grade I listed St. Michael's church and the Grade II listed The Homestead, both to the south on Church Road between 90 metres and 140 metres away. When having regard to s66(1) of the Planning (Listed Buildings and Conservation Areas) Act, given the intervening development, it is considered that the setting of both of these buildings will be preserved. Any harm to the significance of these buildings will be less than substantial and will be outweighed by the public benefits of providing two units of housing in a generally sustainable location. The application complies with Policy 1 of the JCS insofar as it relates to preserving the historic environment and Policy 4.10 of the SNLP.
- 4.25 The use of appropriately worded planning conditions in relation to surface and foul water drainage will contribute to the application complying with Policy 1 of the JCS and Policy DM4.2 of the SNLP.

Other considerations

- 4.26 Members should also be aware that 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 as with paragraph 4.23 above, the planning considerations appraised above are of greater significance.
- 4.27 This application is liable for Community Infrastructure Levy although it is open to the applicant to claim exemption.

5 Conclusion

- 5.1 Using evidence that was used in the drafting of the JCS, the Council is able to demonstrate that it has a 62.5 year supply of land for housing in the RPA. However, the more up to date evidence within the SHMA sets out that there is a deficit in housing supply. Although the development plan has primacy in decision making, the SHMA is nevertheless a material consideration and the deficit that it identifies in the RPA weighs in favour of approving this application.
- 5.2 Additionally, it is considered that the overriding benefits that the two dwellings proposed will provide in respect of contributing to the housing supply on a deliverable site in a generally sustainable location without having an adverse impact on the character and appearance of the area, residential amenity, highway safety and the setting and significance of designated heritage assets will significantly and demonstrably outweigh any perceived harm caused. Therefore, the proposal is considered in accordance with relevant NPPF and development Plan policies and the recommendation is that outline planning permission is granted.

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Appendix 1



South Norfolk
COUNCIL

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Applicants Name : Mr Steven Lamping
Site Address : Land South of Milestone Farm, Milestone Lane, Wicklewood
Proposal : Outline planning permission (with all matters reserved) for the development of one detached self-build dwelling with garage and gardens.

Recommendation : Refusal
1 Impact on character and appearance of immediate vicinity
2 Accessibility of site to local services and facilities
3 Does not comply with either of the relevant criteria of Policy DM1.3
4 Unsustainable development

- 1.1 National Planning Policy Framework (NPPF)
NPPF 04 : Promoting sustainable transport
NPPF 06 : Delivering a wide choice of high quality homes
- 1.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3: Energy and water
Policy 4 : Housing delivery
Policy 15 : Service Villages
Policy 17 : Small rural communities and the countryside
- 1.3 South Norfolk Local Plan (SNLP) Development Management Policies
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.3 : The sustainable location of new development
DM1.4 : Environmental Quality and local distinctiveness
DM3.1 : Meeting Housing requirements and needs
DM3.8 : Design Principles applying to all development
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
DM4.2 : Sustainable drainage and water management
DM4.5 : Landscape Character Areas and River Valleys

2.1 None relevant.

3.1	Parish Council	Objects as this site is outside the development boundary
3.2	District Councillor Cllr Michael Edney	<p>Supports application and requests that it is determined by the Development Management Committee for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development is located outside the present development boundary. • There is an emerging plan which has been tested at appeal which finds we do not have a five year supply in the Rural Policy Area.

- We recognise the need for growth in the rural parts of our districts, and the GNLP Growth Options Document is considering the option (SH2) to amalgamate the Service Villages, Other Villages and Smaller Rural Communities and the Countryside into a single tier – i.e. Village Groups to enable the sharing of services.
 - The White Paper states that the Government is proposing some further changes to promote a good mix of sites and increase the supply of land available to small and medium-sized house builders.
 - The planned development is a self-build.
 - The proposed development site is less than 600m from the school, church and public house and is in a sustainable location if viewed through the auspices of the emerging plan.
- 3.3 SNC Water Management Officer Recommend conditions relating to foul and surface water drainage.
- 3.4 NCC Highways Recommend a condition relating to the provision and retention of the parking and turning area on site.
- 3.5 Other Representations One letter of support has been received, it is considered that this is the perfect site for self-build; the area is naturally screened; and the land would provide space for a house and garden. This would also provide a dwelling for a family and they would be an asset to Wicklewood.
- 4 Assessment
- Background
- 4.1 This application seeks outline planning permission with all matters reserved for the erection of a self-build dwelling with garage and gardens on land at Milestone Farm on Milestone Lane in Wicklewood.
- 4.2 The main issues to be considered in the determination of this application are the principle of development in this location and the current housing supply situation, whether the site can accommodate the proposed development, and the impacts on the character and appearance of the area, residential amenity and highway safety. In addition, the planning agent has advanced the self-build register, Housing White Paper and Armed Forces Covenant as material considerations.
- 4.3 Turning to the site itself, the application site forms part of a seasonal caravan site to the south of Milestone Farm on the western side of Milestone Lane. The site is largely in grass and levels decline slightly towards the southwest corner. Boundary treatments comprise a tree-hedge along the front boundary, a grassed bund and access drive to the north, with the southern and rear/western boundary being largely open to the applicant's existing land.
- 4.4 To the north of the site is a driveway with a single storey building that accommodates a swimming pool and a detached brick and render house beyond. Agricultural land is located to the south and east of the site beyond the caravan site.
- 4.5 The site is located to the southwest of Wicklewood and is outside of the development boundary that has been defined for the village. It is therefore in a countryside location. It is approximately 625 metres by road from the nearest part of the development boundary. The site lies in the rural policy area. Wicklewood is defined as a Service Village by Policy 15 of the JCS but given the location of the site, Policy 17 of the JCS is engaged.

- 4.6 The site lies within the Hingham – Mattishall Plateau Farmland landscape character type. Key characteristics of this landscape type includes its flat plateau landform, open elevated landscape and remote rural character.

Principle of development

- 4.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. One such material consideration includes the NPPF.
- 4.8 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay. In this regard, consideration should be given to Policy DM1.3 of the SNLP which makes provision for development to be granted outside of development boundaries where one of two criteria are met: either where specific development management policies allow; or, where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development as set out in Policy DM1.1. Where development proposals do not accord with the development plan, consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.9 Of particular relevance to applications for housing development is paragraph 49 of the NPPF. This states that: 'housing applications should be considered in the context of the presumption in favour of sustainable development; and that, relevant (Local Plan) policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'. Where policies in the Local Plan are not considered to be up-to-date, paragraph 14 of the NPPF requires decision-taking to approve applications for housing unless the adverse impacts of granting permission 'would significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF as a whole.
- 4.10 The 2017 Greater Norwich Area Housing Land Supply Assessment, published as Appendix A of the Joint Core Strategy Annual Monitoring Report, affects the Council's position with regard to the five year housing land supply. The JCS housing requirement for the South Norfolk Rural Policy Area (RPA) is now several years old (the JCS was adopted in March 2011, with amendments in January 2014) and the evidence on which the requirement is based has now been superseded.
- 4.11 In June 2017, an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus North Norfolk and Breckland). The SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.
- 4.12 The SHMA is significant new evidence that is also a material consideration. The SHMA indicates that the Objectively Assessed Need for housing in the South Norfolk RPA is significantly greater than the annual housing requirement under the adopted JCS: an annual requirement of 326 homes per annum in the SHMA compared to 132 homes per annum in the JCS. Moreover, when measured against the SHMA assessment of Objectively Assessed Need, the housing land supply in the South Norfolk RPA falls from 62.5 years supply under the JCS to 4.38 year housing land supply – a potential shortfall of 232 units – against the SHMA.
- 4.13 The increased Objectively Assessed Need and housing land supply deficit in the South Norfolk RPA that is apparent in relation to the most up-to-date evidence of housing needs

should be given weight in the decision making process. This factor weighs in favour of the approval of applications for residential development.

- 4.14 On the basis of the above, the assessment below seeks to establish the benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF with reference to the three dimensions of sustainable development (economic role, social role and environmental role) and the diminished weight that can be attributed to housing land supply as set out above. These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies.

Economic Role

- 4.15 The NPPF confirms the economic role as:

“contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure.”

- 4.16 The scheme would result in some short-term economic benefits as part of any construction work and in the longer term by local spending from future occupants. The scheme would therefore bring forward very limited economic benefits.

Social Role

- 4.17 The NPPF confirms the social role as:

“supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations: and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”

Housing and self-build

- 4.18 For the current self-build year running from 31 October 2018 to 30 October 2017, the Council’s target is to make 97 plots available. As at 11 May 2017, planning permission had been granted for 67 plots demonstrating that the Council is making good progress towards this target. It should be noted that should residents join the self-build register, it does not guarantee the availability of a suitable plot including perhaps for reasons of cost or location.
- 4.19 Paragraph 50 of the NPPF requires the delivery of a wide choice of high quality homes, the widening of opportunities for home ownership and for a mix of housing based on the needs of (amongst a number of other groups) service families and people wishing to build their own home. It also requires the creation of sustainable, inclusive and mixed communities. This is amplified at a local level by Policy DM3.1 of the SNLP. This application could contribute towards the needs of a service family who wish to build their own home although it cannot be certain that the method of delivering the dwelling will be self-build. Consideration must also be given to other planning matters and whether the application represents sustainable development, as set out in this report.

Accessibility

- 4.20 The application is approximately 625 metres from the nearest part of the development boundary that has been defined for Wicklewood. Milestone Lane is a relatively narrow road with no footpath provided at any point along its length. However, it appears to be lightly trafficked and in fair weather conditions, prospective residents of the proposed dwelling

may consider walking or cycling to Wicklewood to access the church (625 metre distance) and the primary school (approximately 830 metre distance) if they do not have mobility or sensory difficulties. However, in cold and poor weather conditions or during hours of darkness, this will be a less attractive option for residents or visitors. The Cherry Tree Public House and village hall are approximately 1250 metres and 1500 metres distant respectively. Regardless of weather conditions, these distances may result in residents being less inclined to walk or cycle and therefore dependent on the private car.

- 4.23 In having regard to the above, on balance it is not considered that the location of the site will not minimise the need to travel nor give priority to low impact modes of travel as required by Policy 1 (bullet 7) of the JCS and Policy DM3.10(1) of the SNLP.

Design

- 4.24 As the application is in outline form, there are no details to assess of the appearance and layout of the site. However, for the most part, development along Milestone Lane is sporadic and particularly so in the vicinity of the application site. While not doubting that an attractively designed dwelling could be advanced, officers consider that the introduction of a dwelling will lead to an unacceptable consolidation of built form in the countryside that will not result in a positive improvement or enhance the environment as required by Policy DM3.8(1) of the SNLP. Officers are aware that the site is a seasonal caravan site but the seasonality of the use means that the presence of caravans is transient and not year round whereas a dwelling would be permanent fixture with a permanent visual impact.

Residential amenity

- 4.25 Given the outline nature of the application, no details of the appearance of the dwelling has been submitted. Nevertheless, officers consider it is likely that the site is able to accommodate a dwelling that could be designed to avoid a significant impact on the existing dwelling to the north at Milestone Farm. Taking account of that, the application accords with Policy DM3.13 of the SNLP 2015.

Highway safety

- 4.26 In its capacity as Highway Authority, Norfolk County Council has not objected to the application on the grounds of highway safety subject to the imposition of a standard planning condition that requires the provision and future retention of a parking and turning area on site. This condition would ensure that the application complies with Policy DM3.11 of the SNLP.

Environmental role

- 4.27 The NPPF confirms the environmental role as:

"contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

- 4.28 The application site is largely laid to grass and while bounded to the front by an established hedge, given how the landscape undulates, it is visible from longer views to the south when approaching it. The context of the site is one of sporadic development in a generally open rural setting. The hedge to the front of the site is of limited amenity value and it would be difficult to resist or control its removal. Although a single dwelling may not result in a significant adverse impact on the wider landscape impact as required by Policy DM4.5 of the SNLP, officers are nevertheless of the view that the impact on the character and appearance of the immediate vicinity will be adverse and will be contrary to Policy 1 of the

JCS insofar as it requires the environmental assets of the area (of which the countryside is one) to be protected and enhanced.

- 4.29 The use of appropriately worded planning conditions in relation to surface and foul water drainage will contribute to the application complying with Policy 1 of the JCS and Policy DM4.2 of the SNLP insofar as they relate to minimising flood risk.

Other considerations

- 4.30 Members will note that the planning agent has advanced the Armed Services Covenant as a material consideration. The agent has stated that the opportunity to support a young service family achieve some stability should be welcomed by the Council. While the intention of this is admirable, the personal circumstances of the applicant cannot be given significant weight in the planning balance.
- 4.31 Reference has also been made in the representations received to the Greater Norwich Local Plan. Members are advised that the drafting of this document is in its early stages and so very little, if any, weight can be given to it in determining this application.
- 4.32 Members should also be aware that 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 the planning considerations appraised above are considered to be of greater significance.
- 4.33 This application is liable for Community Infrastructure Levy although it is open to the applicant to claim exemption for it as a potential self-build.

5 Conclusion

- 5.1 Based on the evidence that was used in the drafting of the JCS, the Council is able to demonstrate that it has a 62.5 year supply of land for housing in the RPA. However, the more up to date evidence within the SHMA sets out that there is a deficit in housing supply. Although the development plan has primacy in decision making, the SHMA is nevertheless a material consideration and the deficit that it identifies in the RPA weighs in favour of approving the application.
- 5.2 Also in favour of the application is that it provides the potential for a self-build dwelling, that there will be economic benefits (albeit very limited), that it will not result in significant adverse harm to the character of the wider landscape and it is acceptable in respect of highway safety. Nonetheless, significant and demonstrable harm will be caused to the character and appearance of the immediate vicinity by the application representing an unacceptable consolidation of built form in an otherwise open area where development is sparse. Additionally, the development will not minimise the need to travel nor encourage low impact modes of transport given the distance and connectivity to local services and facilities.
- 5.3 In the round it is considered that the benefits of the development are not overriding as required by Policy DM1.3 of the SNLP and instead these will be outweighed by demonstrable and significant harm arising from the impacts on the character of the area and the reliance on the private car. The application is therefore considered contrary to Policies 1 and 17 of the JCS and Policies DM1.1, DM1.3, DM3.8 and 3.10(1) of the SNLP.

6 Reasons for refusal

- 6.1 The proposed development does not represent a sustainable form of development having regard to the three tests (social, economic and environmental) set out in the NPPF.

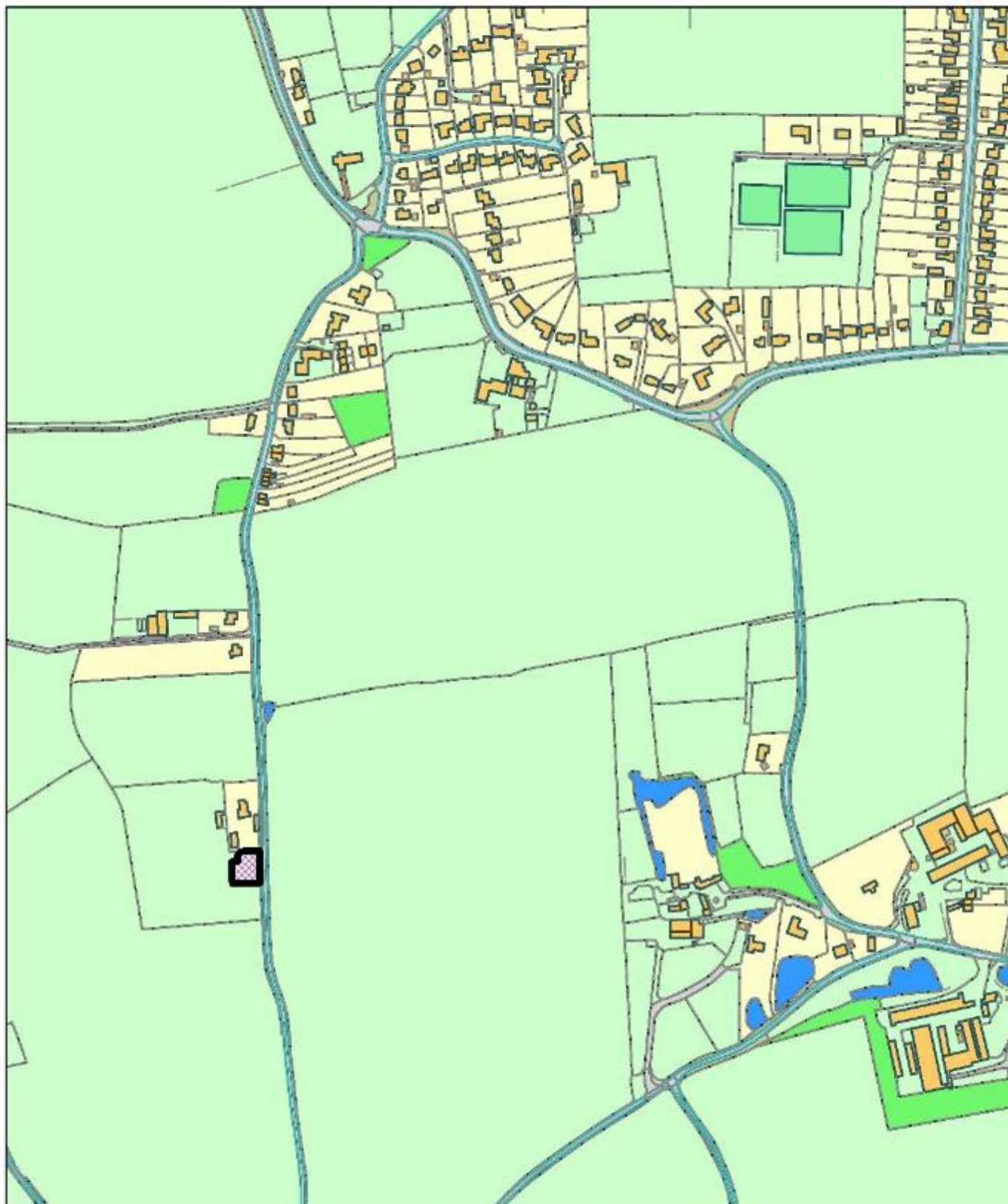
- 6.2 The proposal will amount to an unacceptable consolidation of built form in the countryside and will have a detrimental impact on the rural character and appearance of the vicinity and will not enhance the character or quality of the area. The application is contrary to Policies 1 and 2 of the Joint Core Strategy and Policies DM1.4((d)(i)) and DM3.8 of the South Norfolk Local Plan.
- 6.3 The location of the site and its proximity to services and facilities in Wicklewood will not provide satisfactory access for all via low impact modes of transport throughout the year, will not minimise greenhouse gas emissions and is not located to use resources efficiently. The application is contrary to Policy 1 of the Joint Core Strategy and Policy DM3.10(1) of the South Norfolk Local Plan.
- 6.4 The proposed housing is not supported by any specific Development Management policy which allows for development outside of the development boundary and nor does it represent overriding benefits when having regard to the harm identified above. As such, the application does not satisfy the requirements of either items 2 c) or d) of Policy DM1.3 of the South Norfolk Local Plan or Policy 17 of the Joint Core Strategy. The application does not represent sustainable development and is contrary to paragraph 14 of the NPPF and Policy DM1.1 of the South Norfolk Local Plan.

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2018/0712

Appendix 1

Not Set



Scale 1:5,000

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

- 10 Appl. No : 2018/0744/O**
Parish : WICKLEWOOD
- Applicants Name : Mr J Cole
Site Address : Land adjacent to The Drift, Crownthorpe Road, Crownthorpe
Proposal : Outline application for five Passive Houses
- Recommendation : Refusal
 1 Impact on character and appearance of immediate vicinity
 2 Accessibility of site to local services and facilities
 3 No information provided on prospective contamination
 4 Does not comply with either of the relevant criteria of Policy DM1.3

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)
NPPF 04 : Promoting sustainable transport
NPPF 06 : Delivering a wide choice of high quality home
NPPF 10 : Meeting the challenge of climate change, flooding and coastal change
- 1.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3 : Energy and water
Policy 4 : Housing delivery
Policy 17 : Small rural communities and the countryside
- 1.3 South Norfolk Local Plan (SNLP) Development Management Policies
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.3 : The sustainable location of new development
DM1.4 : Environmental quality and local distinctiveness
DM3.1 : Meeting housing requirements and needs
DM3.8 : Design principles applying to all development
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
DM4.2 : Sustainable drainage and water management

2. Relevant Planning History

- | | | | |
|-----|-----------|---|-------------------------------|
| 2.1 | 2015/2803 | Convert garage to commercial offices and build a store for light use. Replace hedges and trees to landscape and make access to office and store | Refused -
Appeal dismissed |
| 2.2 | 2011/1124 | Use as workshop/lab/sales (certificate of lawful use) | Refused |
| 2.3 | 2008/1712 | Proposed conversion of former workshop/test lab into dwelling | Refused –
Appeal dismissed |
| 2.4 | 2005/0276 | Proposed conversion of existing workshop to 2 storey dwelling | Refused –
Appeal dismissed |

3. Consultations

- | | | |
|-----|---|--|
| 3.1 | Parish Council | No views or comments. |
| 3.2 | District Councillor | To be reported, if appropriate. |
| 3.3 | SNC Water Management Officer | Recommend the use of planning conditions requiring the submission of details relating to foul and surface water disposal. |
| 3.4 | SNC Community Services - Environmental Quality Team | The site is identified as brownfield land and the proposal seeks to introduce residential receptors but no contaminated land assessment has been submitted. As such there is insufficient information to allow the application to be fully assessed at this time. |
| 3.5 | NCC Highways | Comments to follow on the update. |
| 3.6 | Historic Environment Service | Comments to follow on the update. |
| 3.7 | Other Representations | <p>Objections received from residents of six neighbouring properties on the following summarised grounds:</p> <ul style="list-style-type: none"> • Site is outside of the development boundary for Wymondham; • Site is outside of the carefully developed and agreed Area Action Plan for Wymondham; • The character and tranquillity of the area will be damaged by the development, which will double the number of properties in this area; • Development of site will set an undesirable precedent; • The site is currently designated as residential/domestic and not brownfield/commercial; • Development will impact on neighbouring properties; • Highway safety - the B1135 Crownthorpe Road outside the front of the site is subject to a 60mph speed limit; • Residents would be heavily reliant on their cars; • Pollution from extra noise and light; • Development is not suitable for children given the dangerous road, absence of pedestrian facilities and bus route. |

4 Assessment

Background

- | | |
|-----|--|
| 4.1 | This application seeks outline planning permission with all matters reserved for the erection of five Passive Houses on land to the north of the property known as The Drift on Crownthorpe Road in Crownthorpe. |
| 4.2 | The main issues to be considered in the determination of this application are the principle of development in this location, the current housing supply situation and the impacts on the character and appearance of the area, residential amenity and highway safety. |
| 4.3 | The site is largely laid to grass but has a vehicular access in a central position on the front boundary that leads diagonally to a building approximately halfway along the side/southern boundary. This building is one and half storeys in height and is finished in brick and render. It has a dilapidated wooden staircase and balcony at the rear providing access to first floor level. |
| 4.4 | The front boundary is largely open, the side/southern boundary is a combination of conifers and close boarded wooden fencing, the rear boundary scrub and the northern boundary a |

combination of the access track to the land to the north and bushes. Levels decline slightly from front to back.

- 4.5 Neighbouring properties include a group of detached dwellings to the southeast on the same side of the road as the application site, a tree plantation to the north and east and for the most part, the grounds of the property known as Crownthorpe Cottage to the west on the opposite side of Crownthorpe Road.
- 4.6 The building on site was once the garage of The Drift but the curtilage has been separated and is now under separate ownership. Although commercial uses have taken place on site previously and applications submitted for these, none were permitted or allowed on appeal. The lawful use of the site is residential curtilage.
- 4.7 The site is in the parish of Wicklewood and for the purposes of the housing supply is in the South Norfolk Rural Policy Area (RPA). It is approximately 600 metres to the northwest of the nearest part of the development boundary that has been defined for Wymondham and approximately 1.55km to the east of Wicklewood.
- 4.8 The application has been referred to Planning Committee as it proposes development outside of a defined development boundary in the South Norfolk RPA.

Principle of development

- 4.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. One such material consideration includes the NPPF.
- 4.10 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay. In this regard, consideration should be given to Policy DM1.3 of the SNLP which makes provision for development to be granted outside of development boundaries where one of two criteria are met: either where specific development management policies allow; or, where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development as set out in Policy DM1.1. Where development proposals do not accord with the development plan, consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.11 Of particular relevance to applications for housing development is paragraph 49 of the NPPF. This states that: 'housing applications should be considered in the context of the presumption in favour of sustainable development; and that, relevant (Local Plan) policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'. Where policies in the Local Plan are not considered to be up-to-date, paragraph 14 of the NPPF requires decision-taking to approve applications for housing unless the adverse impacts of granting permission 'would significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF as a whole.
- 4.12 The 2017 Greater Norwich Area Housing Land Supply Assessment, published as Appendix A of the Joint Core Strategy Annual Monitoring Report, affects the Council's position with regard to the five year housing land supply. The JCS housing requirement for the South Norfolk Rural Policy Area (RPA) is now several years old (the JCS was adopted in March 2011, with amendments in January 2014) and the evidence on which the requirement is based has now been superseded.
- 4.13 In June 2017, an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus North Norfolk and Breckland). The

SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.

- 4.14 The SHMA is significant new evidence that is also a material consideration. The SHMA indicates that the Objectively Assessed Need for housing in the South Norfolk RPA is significantly greater than the annual housing requirement under the adopted JCS: an annual requirement of 326 homes per annum in the SHMA compared to 132 homes per annum in the JCS. Moreover, when measured against the SHMA assessment of Objectively Assessed Need, the housing land supply in the South Norfolk RPA falls from 62.5 years supply under the JCS to 4.38 year housing land supply – a potential shortfall of 232 units – against the SHMA.
- 4.15 The increased Objectively Assessed Need and housing land supply deficit in the South Norfolk RPA that is apparent in relation to the most up-to-date evidence of housing needs should be given weight in the decision making process. This factor weighs in favour of the approval of applications for residential development.
- 4.16 On the basis of the above, the assessment below seeks to establish the benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF with reference to the three dimensions of sustainable development (economic role, social role and environmental role) and the diminished weight that can be attributed to housing land supply as set out above. These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies.

Economic Role

- 4.17 The NPPF confirms the economic role as:
- “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure.”
- 4.18 The scheme would result in some short-term economic benefits as part of any construction work and in the longer term by local spending from future occupants. The scheme would therefore bring forward some economic benefits.

Social Role

- 4.19 The NPPF confirms the social role as:
- “supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations: and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”

Housing

- 4.20 Paragraph 50 of the NPPF requires the delivery of a wide choice of high quality homes, the widening of opportunities for home ownership and for a mix of housing. It also requires the creation of sustainable, inclusive and mixed communities. This is amplified at a local level by Policy DM3.1 of the SNLP. This application will contribute towards widening opportunities for home ownership but consideration must also be given to other planning matters and whether the application represents sustainable development.

Accessibility

- 4.21 Application ref. 2015/2803 was refused and dismissed on appeal in part because its inaccessible location. Although that particular application was for a commercial use, the same principles apply for the current application. The application is approximately 600 metres from edge of the nearest settlement that has a development boundary – Wymondham in the case – but services such as schools and shops are in excess of 2km away. The site is a similar distance away from Wicklewood Primary School. The site is also fronted by the B1135 which connects Wymondham to Dereham and the speed limit in the vicinity of the site is 60mph. There is no footway and so pedestrians would need to walk in the highway which is winding and in places has nowhere for a pedestrian to step off the highway. These distances, the speed at which vehicles are able to travel and the absence of a footway do not make travel by means other than the private car a realistic prospect. Consequently, it is considered that the application will not minimise the need to travel or give priority to low impact modes of transport, will not minimise greenhouse gas emissions or result in the development located to use resources efficiently. The application is therefore contrary to Policy 1 of the JCS and Policy DM3.10 of the SNLP.

Design and layout

- 4.22 As the application is in outline form, there are no details to assess of the appearance and layout of the site although an indicative plan has been provided showing how five dwellings may be accommodated. Nevertheless, this part of Crownthorpe comprises a loose scattering of dwellings sitting in mature and generous plots with the application site appearing as an open and informal parcel of land. Although there are no long distance views into the site resulting in the impact on the wider landscape being neutral, the site is open along its entire frontage which gives it a degree of prominence within the immediate area. The construction of five dwellings and likely driveways, garages, fencing and other domestic paraphernalia will result in an unsuitable intensification of development in this location that will cause harm to its low key, informal and verdant character. The application is therefore contrary to Policy 2 of the JCS and Policies DM1.4((d)(i)) and DM3.8 of the SNLP. Members may also wish to be aware that although the proposal to convert the garage into a dwelling was dismissed on appeal some time ago in 2009, in dismissing the appeal the Inspector was of the opinion that converting the building and the associated work would change the character of the land and intrude into the surrounding, eroding its pleasant open character and appearance as part of the countryside. The current application proposes five dwellings – a more intensive form of development.

Residential amenity

- 4.23 The indicative layout suggests that dwellings can be built that will avoid a significant impact on residential amenity of existing and proposed dwellings. At this stage, the application accords with Policy DM3.13 of the SNLP.

Highway safety

- 4.24 The highways authority has been consulted and its comments are awaited and will be reported to members via the committee update. This is to ensure that the proposed access and car parking would comply with the relevant policies listed in the development plan, including DM3.11 and DM3.12. Subject to receiving detailed comments from the highways authority the applicant has provided an indicative layout to show access and car parking. Given the size of the site and the space either side of the access it is considered that a suitable access and car parking could be achieved.

Environmental role

4.25 The NPPF confirms the environmental role as:

"contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

4.26 The application proposes five Passive Houses. While this will contribute to the development complying with Policy 1 of the JCS and Policy DM1.4(iv) of the SNLP in respect of energy efficiency, whether the dwellings are Passive Houses or not is not a significant factor in determining this application, given that the proposal fails to comply with the three tests of sustainability as set out above.

4.27 Although residential curtilage, previous unlawful commercial activities have taken place on site and one such use included car storage and repairs. Such a use has the potential to have introduced contamination on site. No information or report has been submitted that assess the potential risk of this and whether the land is suitable for the intended use. In the absence of this information, the application is contrary to Policy DM3.14 of the SNLP.

4.28 The use of appropriately worded planning conditions in relation to surface and foul water drainage will contribute to the application complying with Policy 1 of the JCS and Policy DM4.2 of the SNLP insofar as they relate to minimising flood risk.

Other considerations

4.29 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.

4.30 This application is liable for Community Infrastructure Levy.

5 Conclusion

5.1 Based on the evidence that was used in the drafting of the JCS, the Council is able to demonstrate that it has a 62.5 year supply of land for housing in the RPA. However, the more up to date evidence within the SHMA sets out that there is a deficit in housing supply. Although the development plan has primacy in decision making, the SHMA is nevertheless a material consideration and the deficit that it identifies in the RPA weighs in favour of approving the application.

5.2 Also weighing in favour of the application are the economic benefits – albeit limited – that will be generated, that Passive Houses are being proposed and their low environmental impact in respect of their energy efficiency and the likelihood that a development can be accommodated that would result in a suitable impact on residential amenity.

5.3 However, weighing against the application is its unsustainable location and the likely reliance on the private motor vehicles as the primary means of transport, the adverse impact on the character and appearance of the immediate area and that no investigations into prospective contamination have been undertaken to determine whether the site is suitable for the intended use.

5.4 Overall, it is considered that benefits of the development are not overriding as required by Policy DM1.3 of the SNLP and instead these will be outweighed by the demonstrable and significant harm arising. The application is therefore considered contrary to Policies 1, 2

and 17 of the JCS and Policies DM1.1, DM1.3, DM1.4((d)(i)), DM3.8, DM3.10(1) and DM3.14 of the SNLP.

6 Reasons for refusal

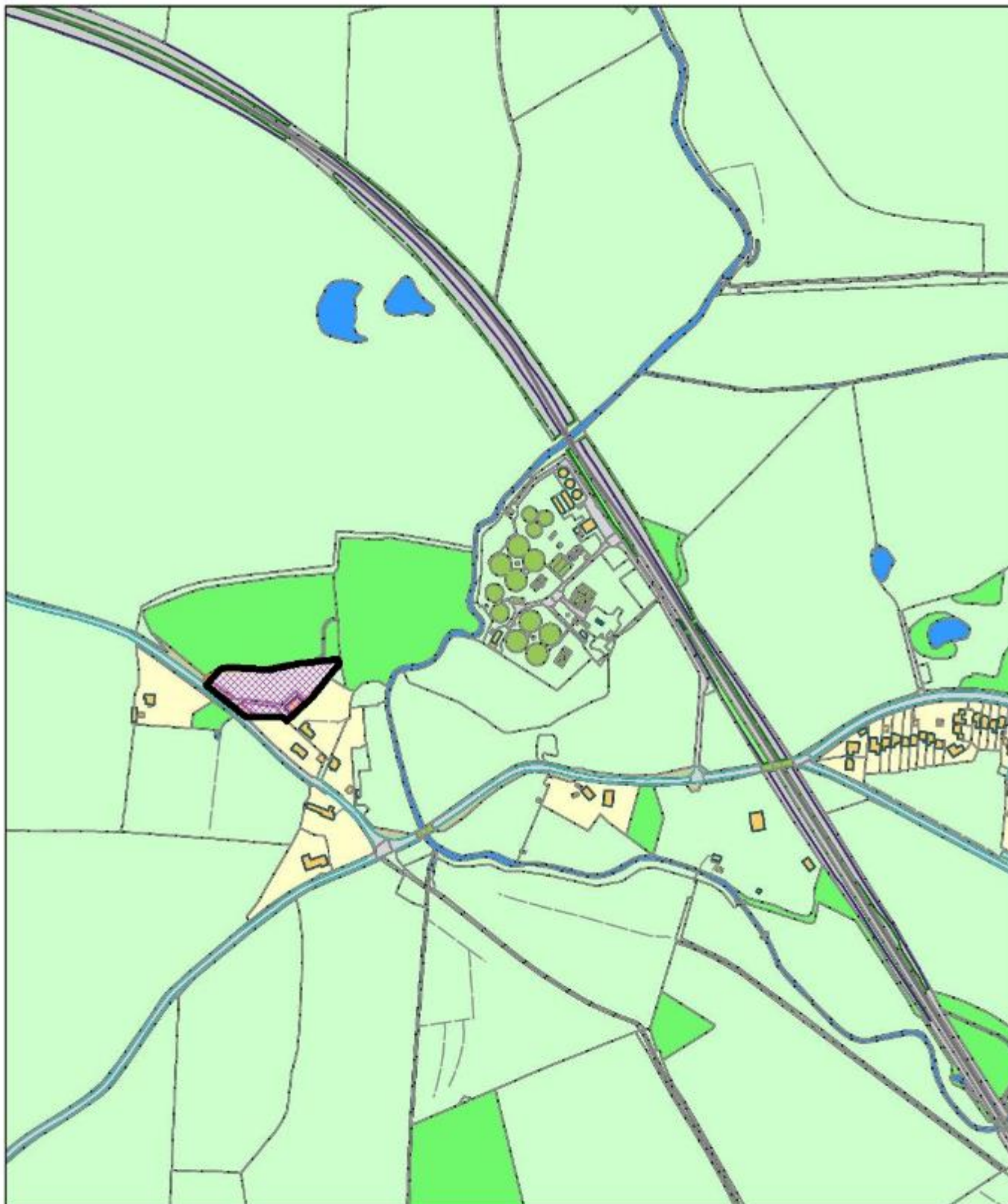
- 6.1 The proposed development does not represent a sustainable form of development having regard to the three tests (social, economic and environmental) set out in the NPPF.
- 6.2 The proposal will result in an unsuitable intensification of development that will cause harm to its low key, informal and verdant character. Neither will it enhance the character or quality of the area. The application is contrary to Policies 1 and 2 of the Joint Core Strategy and Policies DM1.4((d)(i)) and DM3.8 of the South Norfolk Local Plan.
- 6.3 The location of the site and its proximity to services and facilities in neighbouring settlements will not provide satisfactory access for all via low impact modes of transport, will not minimise greenhouse gas emissions and is not located to use resources efficiently. The application is contrary to Policy 1 of the Joint Core Strategy and Policy DM3.10(1) of the South Norfolk Local Plan.
- 6.4 No information on prospective contamination has been provided to determine that the application site is suitable for the proposed use. The application is contrary to Policy DM3.14 of the South Norfolk Local Plan.
- 6.5 The proposed housing is not supported by any specific Development Management policy which allows for development outside of the development boundary and nor does it represent overriding benefits when having regard to the harm identified above. As such, the application does not satisfy the requirements of either items 2 c) or d) of Policy DM1.3 of the South Norfolk Local Plan. The application does not represent sustainable development and is contrary to paragraph 14 of the NPPF and Policy DM1.1 of the South Norfolk Local Plan.

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2018/0744

Appendix 1

Not Set



Scale 1:5,000

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Agenda item 7

Planning Appeals

Appeals received from 17th April 2018 to 11th May 2018

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2017/2826	Wymondham 157 Lime Tree Avenue Wymondham NR18 0TG	Mr C Peat	Replacement of hedge with fencing (retrospective)	Delegated	Refusal
2017/1622	Carleton Rode The Laurels 5 Chapel Road Carleton Rode Norfolk NR16 1RN	Miss Riana Rudland & Mr B Williams	Single storey side extension and two storey rear extension (replacing existing extensions)	Delegated	Refusal
2018/0272	Hethersett Land To The Rear Of 3 Great Melton Road Hethersett Norfolk	Mr Ray Brown	Erection of new detached dwelling	Development Management Committee	Refusal
2017/1794	Wymondham 2 Norwich Common Wymondham NR18 0SP	Mr Andrew Broom	Sub-division of site to form new residential building plot	Delegated	Refusal

Planning Appeals

Appeals decisions from 17th April 2018 to 11th May 2018

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2016/2635	Tacolneston Land West Of Norwich Road Tacolneston Norfolk	Mr J Coston	Outline application for 3 self build plots with details of upgraded access, all other matters reserved.	Development Management Committee	Refusal	Appeal Allowed
2017/1818	Broome Land North West Of Yarmouth Road Broome Norfolk	Mrs Paula Linehan	Proposed three bedroom bungalow	Delegated	Refusal	Appeal Allowed