

## Agenda Item 4

# DEVELOPMENT MANAGEMENT COMMITTEE

**Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 30 June 2021 at 10am.**

**Committee Members Present:** Councillors: V Thomson (Chairman), D Bills, J Halls, L Neal and G Minshull (for Items 1-3).

**Officers in Attendance:** The Assistant Director for Planning (H Mellors), the Area Planning Manager (G Beaumont) and the Principle Planning Officers (T Barker & S Everard)

11 members of the public were also in attendance

## 564 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
2020/1533/F	CRINGLEFORD	All	Local Planning Code of Practice Lobbied by the Local Members D Elmer and W Kemp
		All	Local Planning Code of Practice Lobbied by the Parish Council
		L Neal	Other interest Cabinet Member involved with a parking scheme for Cringleford
		D Bills	Other Interest County Councillor covering Cringleford
2021/0400/F	HETHERSETT	All	Local Planning Code of Practice Lobbied by an Objector

		D Bills	Local Planning Code of Practice Lobbied by Objectors and Supporters
		D Bills	Other interest Local Member for Hethersett
<b>2021/0542/F</b>	<b>SHELTON AND HARDWICK</b>	All	Local Planning Code of Practice Lobbied by an Objector
		All	Local Planning Code of Practice Lobbied by Local Member M Edney

## 565 MINUTES

The minutes of the meeting of the Development Management Committee held on 2 June 2021 were confirmed as a correct record with the addition of Councillor Julian Halls added to Committee attendance list.

## 566 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, 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 application listed below.

<b>Application</b>	<b>Parish</b>	<b>Speakers</b>
<b>2020/1533/F</b>	<b>CRINGLEFORD</b>	M Hill – Objector R Jones – Applicant
<b>2021/0400/F</b>	<b>HETHERSETT</b>	A Quinlan – Applicant M Stark – Supporter L Farrell (Written representation) – Objector
<b>2021/0542/F</b>	<b>SHELTON AND HARDWICK</b>	J Murgatroyd – Parish Council L Matthews – Objector D Sherman – Agent Cllr M Edney (Written Representation) – Local Member

<b>2021/0651/F</b>	<b>SHOTESHAM</b>	H Jackson – Parish Council K Munro – Objector C Burton – Objector Cllr F Ellis – Local Member
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The Committee made the decisions indicated in Appendix B of the 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 Place.

## **567 PLANNING APPEALS**

The Committee noted the planning appeals.

(The meeting concluded at 12:33 pm)

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Chairman

Update Sheet – Development Management Committee – 30<sup>th</sup> June 2021

Item	Updates	Page No.
1	None.	14-22
2	<p>One additional public representation setting out:</p> <ul style="list-style-type: none"> <li>• Proposal would obstruct the right of way as the building and storage area will be constructed over part of the Route of Access to the Property and so as to block rear gate which provides access to the Property from the Site</li> <li>• The Proposal is undeliverable as a result of the right of way which benefits our client's property.</li> <li>• There are competing sites which would reduce the level of noise impact and also not restrict rights of way. Permission should be refused on this ground. This is set out within case law.</li> <li>• A foul drainage strategy has not been provided contrary to DM4.2</li> <li>• The noise impact assessment is not accurate and has not been updated to reflect the larger number of noise sensitive receptors which had been identified.</li> <li>• Land registry details have also been provided showing an application has been made to change the register to grant a right of easement from 10 Park Close. The documents are dated 18 June 2021.</li> </ul> <p>Comments received from the Environmental Quality Team</p> <p>Recommended conditions:</p> <ul style="list-style-type: none"> <li>• Hours of use</li> <li>• Plant noise</li> <li>• Noise Management Plan – including details of a noise limiter</li> <li>• Verification testing</li> <li>• Glazing specification</li> <li>• Lighting</li> </ul> <p>Officer comments on the additional updates</p> <p>In relation to the additional representation, consideration has been given to the deliverability of the scheme and the right of access for adjacent properties. This is considered to be private matter which does not prevent the Council from granting planning permission. In relation to competing sites, whilst it is understood that the applicants assessed alternative locations for the development, these have not been brought forward, and as such there is no competing sites available for the Council to consider. Consideration has been given to the case law set out by the objector and in this regards the questions around the right of access and competing sites is not considered to prevent planning permission being granted.</p>	23-27

	<p>In terms of the noise assessment, the additional comments have now been received from the Environmental Quality Team including a list of proposed conditions. This has confirmed that the noise impact assessment is acceptable and that the noise impact of the development can be mitigated by way of condition.</p> <p>In terms of drainage, the agent has confirmed the intention to connect to the public sewer in recreation road. A condition is proposed to secure this. Subject to a condition the proposal is considered to meet the tests of DM4.2.</p> <p>Recommendation: Approval with Conditions.</p>	
3	<p>Comments received from NCC Highways:</p> <p>Recommend conditions on provision of access and parking area which are to be added as requested</p> <p>Updated Ecological Assessment received</p> <p>Recommends further mitigation and enhancement measures which can be incorporated into the existing conditions on the recommendation</p>	30-36
4	<p>Comments received from NCC Highways.</p> <p>Unfortunately the visibility from the entrance to the property is poor in both directions. As such I don't think that we can support the application with the entrance as it stands. The main problem is lack of vision from the property entrance in both directions. If approved I would suggest that the front hedge should be lowered and maintained at 1m above road level. This will improve vision to the south although not to standard. The applicant does not appear to own the land to the north so not a lot can be done that way.</p> <p>A parking plan would be useful, although there does seem to be a sufficient amount</p> <p>You may also wish to consider limiting the number of persons that can use the office, in order to limit traffic movements and parking requirements.</p> <p><b>Officer comment:</b> The existing entrance is used by both the occupants of the dwelling and those who work at the outbuilding. Visibility is substandard with seemingly limited opportunity to improve this to provide the necessary splays and particularly to the north as the applicant does not appear to own land in this direction. The access is within the 30mph speed limit but close to the point at which The Common is subject to the national speed limit meaning that vehicles may be travelling at speeds greater than 30mph as</p>	37-42

	<p>they approach the national speed limit or slow down from it. This development is not an ancillary function to the dwelling and generates vehicular movements from those who work and do not live there. In light of all these factors, I consider that the application should be additionally refused on the grounds of highway safety as adequate visibility splays cannot be provided contrary to Policy DM3.11 of the SNLP.</p>	
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PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**NOTE:**

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

**Other Applications**

1. **Appl. No** : **2020/1533/F**  
**Parish** : **CRINGLEFORD**  
**Applicant's Name** : Mr & Mrs Jones  
**Site Address** : 1 Gurney Lane Cringleford NR4 7SB  
  
**Proposal** : Alterations and extensions to existing bed & breakfast and owners' existing living accommodation  
  
**Decision** : Members voted unanimously for **Approval**  
  
Approved with Conditions
  - 1 Time limit - full permission
  - 2 In accordance with submitted drawings
  - 3 Provision of parking area
  - 4 Limit guest accommodation to 5 bedrooms
  - 5 Guest accommodation not to be used as main residence of occupiers

2.   **Appl. No**                               :   **2021/0400/F**  
      **Parish**                               :   **HETHERSETT**  
      Applicant's Name                 :   Hethersett Parish Council  
      Site Address                       :   Memorial Playing Fields Recreation Road Hethersett  
  Norfolk
- Proposal                            :   Demolish existing changing rooms and construction of new  
  sports changing pavilion with community facilities and  
  extension to existing car park
- Decision                             :   Members voted unanimously for **Approval**
- Approved with Conditions
- 1.Time Limit  
  2.Submitted drawings  
  3.Materials  
  4.Surface Water Drainage  
  5.Foul Water Drainage  
  6. Noise remediation scheme including verification testing  
  7. Noise Management Plan- including details of a noise  
  limiter  
  9. Hours of Use  
  10. No plant/generators without consent  
  11. Lighting  
  12. Contaminated land during construction

3.   **Appl. No**                         :   **2021/0542/F**  
      **Parish**                         :   **SHELTON AND HARDWICK**  
      Applicant's Name           :   Mr Christopher Penn  
      Site Address                :   Agricultural Building Rear of Street Farm Barn The Street  
  Hardwick Norfolk
- Proposal                     :   Conversion of existing agricultural barn to one, two-storey  
  three bedroom dwelling and erection of two-bay open  
  carport with log store
- Decision                     :   Members voted 4-0 with one abstention for **Approval**

Approved with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 No PD for Classes ABCD&E
- 4 Balcony panel to be obscured glazed
- 5 No additional openings
- 6 Foul drainage -sealed system/package
- 7 Surface water
- 8 Landscaping scheme
- 9 No PD for fences, walls etc
- 10 External materials to be agreed
- 11 Ecology Mitigation
- 12 Biodiversity Enhancement
- 13 Water efficiency
- 14 Contaminated land during construction
- 15 Provision of access
- 16 Provision of parking area

3.	Appl. No	:	2021/0651/F
	Parish	:	SHOTESHAM
	Applicant's Name	:	Mr J Carver
	Site Address	:	Glenview The Common Shotesham NR15 1YD
	Proposal	:	Extension to existing building and change of use to office
	Decision	:	Members voted unanimously for <b>Refusal</b>
			Refused
			1. Contrary to Policy DM2.1
			2. Unsustainable location
			3. Adverse impact on character and appearance of area, including conservation area
			4. Inadequate visibility splays