

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 28 July 2021 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, J Halls, L Neal and G Minshull.

Other Member in attendance: Councillor: S Nuri-Nixon

Officers in Attendance: The Development Manager (T Lincoln), the Area Planning Manager (G Beaumont), the Senior Planning Officer (P Kerrison) and the Principal Planning Officer (T Barker)

6 members of the public were also in attendance

568 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
2021/1124/CU	ASLACTON	V Thomson & D Bills	Other interest Members of the County Council who are responsible for Children Services
2021/0591/F	WYMONDHAM	J Halls	Other interest Local Member for Wymondham

569 MINUTES

The minutes of the meeting of the Development Management Committee held on 30 June 2021 were confirmed as a correct record.

570 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.

Application	Parish	Speakers
2021/1124/CU	ASLACTON	G Gamble – Parish Council S Wilkinson – Objector A King (written representation) – Agent
2021/0571/F	WYMONDHAM	H Gill – Objector S Gibbons (written representation) – Applicant
2021/0591/F	BARNHAM BROOM	Andrew Clark – Agent Brain Oakley – Applicant

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.

571 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 11:38 pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 28 July 2021

Item	Updates	Page No
Item 1	<ul style="list-style-type: none"> Revised visibility splays submitted via a new site plan and further highway Authority response confirming they are acceptable. 2 additional neighbour comments: <ul style="list-style-type: none"> Unfair that the applicant has submitted information past the cut-off date Why was this detail not included in the original application? Does not consider the planning history of the existing dwelling There are too many spaces in the site plan compared to the existing dwelling The provision of the visibility splays will make the site look like a car park, reduce privacy and cause overlooking. This will be out of character with the street There will be impacts on ecology The responses from the agent do not reflect the neighbour objections submitted Objections are valid concerns from residents who will be affected The fact that the house could be used as a care facility without planning consent is overplayed and is not being proposed so focus should be on the proposal The revised NPPF has been reviewed in line with this proposal and while there is some extra emphasis on trees and design, this has no material impact on the recommendation to committee. 	19-26
Item 2	The revised NPPF has been reviewed in line with this proposal however none of the changes materially impact the recommendation to committee.	27-31
Item 3	<ul style="list-style-type: none"> Revised plan submitted moving the building 2.5 metres away from the northern boundary. Officer comment: Amendment is welcome as further reduces the impact on the garden space of Crossways House to the north Lobbying Statement from Applicant: The proposed dwelling sits comfortably on the site with generous garden amenity space maintained to both the North and South of the property. The plot is surrounded by large trees and hedgerows on the western and northern boundary and the intention is to allow the fruit trees on the Eastern 	28-37

	<p>boundary to continue to grow to give privacy on the site.</p> <p>The proposal has undergone several design modifications and I have worked tirelessly with the planners to alleviate the neighbour's concerns which were received during the consultation process. These revisions include reducing the extent of glazing on the front elevation, removal of first floor balcony and tree planting to the northern boundary. The most recent change being moving both the main house and cart shed a further south by approximately 2.5m, giving at least 6 metres from the boundary thus mitigating any overlooking along the Northern Boundary.</p> <p>The position of the cart shed has also been considered so that the ridge aligns with the centre of the side window to Bedroom 2 to also mitigate any overlooking concerns from the West.</p> <p>In summary we feel the dwelling proposed is in keeping in form with the surrounding properties and any overlooking concerns have been acknowledged and actioned. The proposed dwelling has also been positioned as such to ensure significant distancing from the properties along Silfield Road is maintained.</p> <ul style="list-style-type: none"> • The revised NPPF has been reviewed in line with this proposal however none of the changes materially impact the recommendation to committee. 	
Item 4	<ul style="list-style-type: none"> • Comments received from the Highway Authority: <p>I note that the scheme for holiday accommodation units has been reduced from 7 units to 5. The revision shows an additional 4 parking spaces to be provided on the grassed area at the rear of the current parking area. As such I now consider the latest scheme to be acceptable.</p> <p>Planning condition recommended in relation to the provision and retention of the on-site car parking area.</p> <ul style="list-style-type: none"> • The revised NPPF has been reviewed in line with this proposal and while there is some extra emphasis on trees and design, this has no material impact on the recommendation to committee. 	38-42

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** : **2021/1124/CU**
Parish : **ASLACTON**
Applicant's Name : Compass Childrens Homes Limited
Site Address : Oakfield House Pottergate Street Aslacton Norfolk NR15 2JN

Proposal : Change of use from dwellinghouse (Class C3) to residential care home (Class C2) for 5 No. residents

Decision : Members voted unanimously for **Approval**

Approved with Conditions

 - 1 Time limit - full permission
 - 2 In accordance with submitted drawings
 - 3 Specific Use
 - 4 Visibility splay, approved plan
 - 5 Retention of trees and hedges

- 2. Appl. No** : **2021/0500/CU**
Parish : **DICKLEBURGH AND RUSHALL**
Applicant's Name : Mr Richard Argent
Site Address : The Old Bakery, The Street Dickleburgh, IP21 4NQ

Proposal : Change of use from beauty salon to residential (C3) use

Decision : Members voted unanimously for **Approval**

Approved with Conditions

 - 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Incidental to the main dwelling

3. **Appl. No** : **2021/0571/F**
 Parish : **WYMONDHAM**
 Applicant's Name : Mr Steve Gibbons
 Site Address : Land to the rear of 87 and 91 Silfield Road Wymondham
 Norfolk

Proposal : Erection of a single dwelling with detached two bay car
 port.

Decision : Members voted 4-1 for **Approval**

Approved with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Contaminated land during construction
- 4 Details of any Heat Pump to be submitted
- 5 Visibility Splays
- 6 Parking area
- 7 Off-site highway works (details)
- 8 Off-site highway works (implementation)
- 9 External materials to be agreed
- 10 Surface water drainage details to be agreed
- 11 Foul drainage to main sewer
- 12 Water efficiency
- 13 Landscaping scheme
- 14 No PD for windows on first floor

4. **Appl. No** : **2021/0591/F**
 Parish : **BARNHAM BROOM**
 Applicant's Name : Mr Oakey
 Site Address : The Bell Inn Bell Road Barnham Broom NR9 4AA
- Proposal : Proposal for 5 pre-manufactured holiday accommodation
 units to land at The Bell Inn
- Decision : Members voted 4-1 for **Approval** (contrary to
 officer recommendation, which was lost 4-1)

Reasons for approval

In view of the number of units, their layout and their association with the public house, Members considered that the holiday accommodation would not result in a significant impact on residential amenity and that the application complies with Policy DM3.13 of the SNLP. In addition to that, the economic benefits arising from the accommodation and the support that they would provide to the future viability of the public house were significant factors weighing in favour of the application and in accordance with Policies DM2.1 and DM2.12 of the SNLP.

Conditions:

- 1 Time limit – full permission
- 2 In accordance with submitted drawings
- 3 Surface water drainage details to be agreed
- 4 Foul water drainage details to be agreed
- 5 Parking area
- 6 No external lighting to be installed unless a lighting scheme is submitted and approved
- 7 Holiday occupancy condition
- 8 Link accommodation to pub