

## Agenda Item 4

# DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 20 October 2021 at 10am.

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

**Other Member in attendance:** Councillor: T Holden

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

12 members of the public were also in attendance

## 579 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
2021/0758/O	HETHERSETT	D Bills	Other interest Local member for Hethersett but had not partake in any discussions regarding the application
2021/1365/RVC	WYMONDHAM	J Halls	Other interest Both he and the applicant were both Town Councillors
2021/1848/H	FORNCETT	D Bills	Other interest Known to the applicant
2021/1849/LB	FORNCETT	D Bills	Other interest Known to the applicant
2021/2069/F	DISS	G Minshull	Other interest Local Member for Diss

<b>2021/2070/LB</b>	<b>DISS</b>	G Minshull	Other interest Local Member for Diss
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## 580 MINUTES

The minutes of the meetings of the Development Management Committee held on 1 September and 22 September 2021 were confirmed as a correct record.

## 581 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 applications listed below.

<b>Application</b>	<b>Parish</b>	<b>Speakers</b>
<b>2021/0758/O</b>	<b>HETHERSETT</b>	J Long -- Agent A Cornish -- Taylor Wimpey Cllr P Hardy – Local Member
<b>2021/1198/H</b>	<b>STOKE HOLY CROSS</b>	C Boswell -- Applicant
<b>2021/1365/RVC</b>	<b>WYMONDHAM</b>	K Cross – Applicant Cllr J Hornby – Local Member
<b>2021/1848/H</b>	<b>FORNCETT</b>	S Taylor – Applicant L Lockwood & I Ludbrook – Objectors (written representation)
<b>2021/1849/LB</b>	<b>FORNCETT</b>	S Taylor – Applicant L Lockwood & I Ludbrook – Objectors (written representation)
<b>2021/1786/F</b>	<b>KETTERINGHAM</b>	S Flynn -- Agent
<b>2021/1896/F</b>	<b>BURSTON</b>	N Frankland – Applicant Cllr J Easter – Local Member

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.

**582 PLANNING APPEALS**

The Committee noted the planning appeals.

(The meeting concluded at 14:00pm)

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Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE**  
**– 20 October 2021**

<b>Item</b>	<b>Updates</b>	<b>Page No</b>
Item 1	No updates	<b>21</b>
Item 2	No updates	<b>43</b>
Item 3	The boundary of the Pulham Market conservation area is approximately 40 metres to the north of the north of the application site. Given the appearance and layout of the development, it is considered that it preserves the character and appearance of the conservation area. Regard has been given to section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act in reaching this view.	<b>49</b>
Item 4	No updates	<b>53</b>
Item 5	No updates	<b>60</b>
Item 6	No updates	<b>60</b>
Item 7	No updates	<b>66</b>
Item 8	No updates	<b>66</b>
Item 9	No updates	<b>72</b>
Item 10	No updates	<b>76</b>

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** : **2021/0758/O**  
**Parish** : **HETHERSETT**  
**Applicant's Name** : Taylor Wimpey and Persimmon  
**Site Address** : Land North of Hethersett Village Centre (Phase 4) East of  
 Harness Makers Way Little Melton Road Hethersett Norfolk
- Proposal** : Outline planning application (all matters reserved) for an 'uplift' of up to an additional 200 dwellings (market and affordable units) on Parcels A4 (part) and B4 of Phase 4 of the Hethersett North village expansion area (subject of approved planning consent 2011/1804/O).
- Decision** : Members voted 3-2 to **Approve** with Conditions, subject to a S106 agreement relating Education Land for Primary School extension and additional sports pitch, Recreation/open space and maintenance, Affordable housing, Travel Plans, Health contribution, and Wildlife Site Management.

Approved with conditions

- 1 Outline permission time limit
- 2 Standard outline requiring details of Reserved Matters
- 3 In accordance with submitted details
- 4 External materials to be agreed
- 5 Surface water drainage scheme
- 6 Foul water scheme
- 7 Standard estate roads
- 8 Details of estate roads
- 9 Roads constructed to binder course
- 10 Construction traffic management, worker parking, wheel washing facilities
- 11 Travel Plan compliance
- 12 Archaeological work to be agreed
- 13 Site-wide monitoring relating to protected species
- 14 Submission and compliance with ecological mitigation strategy if necessary
- 15 Lighting design strategy for light-sensitive biodiversity
- 16 Landscaping scheme and implementation

17 Tree protection scheme  
 18 Details of site levels  
 19 Updated landscape and ecology management plan  
 20 Contaminated land during construction  
 21 Minerals Management Plan  
 22 Fire hydrants  
 23 Water efficiency  
 24 Renewable energy  
 25 Highway/pedestrian access to facilitate safe walk to school be implemented prior to an appropriate trigger for phase 4 development to be agreed by officers.

2. **Appl. No** : **2021/1198/H**  
**Parish** : **STOKE HOLY CROSS**  
 Applicant's Name : Mr C Boswell  
 Site Address : Devonia, 3 Brickle Road, Stoke Holy Cross, NR14 8NE  
  
 Proposal : Proposed one and a half storey extension and external alterations to dwelling  
  
 Decision : Members voted 3-0 with 2 abstentions for **Approval** (contrary to officer recommendation, which was lost 1-3 with one abstention)

Reasons for overturning officer recommendation  
 Impact on residential amenity did not justify refusal.

Approved with conditions

- 1 Time limit
- 2 Approved plans
- 3 Obscured glaze to ensuite window

3. **Appl. No** : **2021/1300**  
**Parish** : **PULHAM MARKET**  
Applicant's Name : Orchard Homes  
Site Address : Land north of Guildhall Lane, Pulham Market, Norfolk
- Proposal : Change of use from residential care home to single dwelling. Demolition of modern extension with replacement windows and Internal alterations.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 In accordance with submitted drawings  
2 Construction of access
4. **Appl. No** : **2021/1365/RVC**  
**Parish** : **WYMONDHAM**  
Applicant's Name : Mrs Kathryn Cross  
Site Address : Barnards Farm Youngmans Road Wymondham Norfolk NR18 0RR
- Proposal : Variation of condition 8 of planning permission 2016/2483 to enable Sunday/bank holiday opening and extend evening opening hours.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 In accordance with submitted plans  
2 Visibility splays  
3 Parking  
4 Dogs on site  
5 Hours of opening  
6 Plant/machinery

5. **Appl. No** : **2021/1848/H**  
**Parish** : **FORNCETT**  
Applicant's Name : Mr S Taylor  
Site Address : The Granary Northfield Road Forncett St Peter NR16 1JY
- Proposal : Erection of single storey and two storey extension.  
(retrospective application following 2018/2611)
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time limit - full permission  
2 In accordance with submitted plans
6. **Appl. No** : **2021/1849/LB**  
**Parish** : **FORNCETT**  
Applicant's Name : Mr S Taylor  
Site Address : The Granary Northfield Road Forncett St Peter NR16 1JY
- Proposal : Erection of single storey and two storey extension.  
(retrospective application following 2018/2612)
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time limit - full permission  
2 In accordance with submitted plans
7. **Appl. No** : **2021/2069/F**  
**Parish** : **DISS**  
Applicant's Name : Mr T Atkins  
Site Address : 4 Denmark Street Diss Norfolk IP22 4LE
- Proposal : Proposed change of use from Office to C3 Residential to  
two separate buildings No. 4 and 'The Barn' (no changes to  
the building fabric)
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time limit - full permission  
2 In accordance with submitted plans



8. **Appl. No** : **2021/2070/LB**  
**Parish** : **DISS**  
Applicant's Name : Mr T Atkins  
Site Address : 4 Denmark Street Diss Norfolk IP22 4LE
- Proposal : Proposed change of use from Office to C3 Residential to two separate buildings No. 4 and 'The Barn' (no changes to the building fabric)
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time limit - full permission  
2 In accordance with submitted plans
9. **Appl. No** : **2021/1786/F**  
**Parish** : **KETTERINGHAM**  
Applicant's Name : Mr Nathan Riches  
Site Address : Unit 1 Station Lane Ketteringham NR9 3AZ
- Proposal : Change of use from vehicle depot and storage to MOT and vehicle repair workshop, with associated renovation and front extension
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time Limit - Full Permission  
2 In accordance with submitted drawings  
3 Foul drainage -sealed system/package  
4 External lighting  
5 Contaminated land during construction
10. **Appl. No** : **2021/1896/F**  
**Parish** : **BURSTON**  
Applicant's Name : Mr Nigel Frankland  
Site Address : Bell Cottage Back Lane Burstn IP22 5TT
- Proposal : Demolition of existing double garage and erection of proposed double garage with annexe above.
- Decision : Members voted 3-2 for **Refusal**
- Refused
- 1 Impact on original dwelling  
2 Impact on Street scene