

Development Management Committee

Agenda

Members of the Development Management Committee:

Cllr V Thomson (Chairman)
Cllr L Neal (Vice Chairman)
Cllr D Bills
Cllr B Duffin
Cllr J Halls

Cllr T Holden
Cllr F Ellis
Cllr G Minshull
Cllr S Nuri Nixon

Date & Time:

Wednesday 17 November 2021
10.00am

Place:

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

Contact:

Leah Arthurton tel (01508) 533610
Email: democracy@southnorfolkandbroadland.gov.uk
Website: www.southnorfolkandbroadland.gov.uk

PUBLIC ATTENDANCE / PUBLIC SPEAKING

This meeting will be live streamed for public viewing via the following link:

<https://www.youtube.com/channel/UCZciRgwo84-iPyRImsTCIng>

If a member of the public would like to observe the meeting in person, or speak on an agenda item, please email your request to democracy@southnorfolkandbroadland.gov.uk, no later than **5.00pm** on **Friday 12 November 2021**. Please see further guidance on attending meetings at page 2 of this agenda. Places may be limited.

Large print version can be made available

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

Public Speaking and Attendance at Meetings

All public wishing to attend to observe, or speak at a meeting, are required to register a request by the date / time stipulated on the relevant agenda. Requests should be sent to: democracy@southnorfolkandbroadland.gov.uk

Public speaking can take place:

- Through a written representation
- In person at the Council offices

Anyone wishing to send in written representation must do so by emailing: democracy@southnorfolkandbroadland.gov.uk by 5pm on Friday 12 November 2021.

Please note that due COVID, the Council cannot guarantee the number of places available for public attendance, but we will endeavour to meet all requests.

Democratic Services will endeavour to ensure that each relevant group (ie. supporters, objectors, representatives from parish councils and local members) can be represented at meetings for public speaking purposes.

All those attending the meeting in person must sign in on the QR code for the building and arrive/ leave the venue promptly. The hand sanitiser provided should be used and social distancing must be observed at all times. Further guidance on what to do on arrival will follow once your initial registration has been accepted.

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 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. A further material planning consideration is the National Planning Policy Framework (NPPF) which was issued in 2018 and its accompanying Planning Practice guidance (NPPG).

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, Mulbarton Neighbourhood Development Plan made in 2016 and Easton Neighbourhood Plan made in 2017, and full weight can now be given to policies within these plans when determining planning applications in the respective parishes.

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, and**
- **Be consistent in the application of our policy**

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.

AGENDA

1. To report apologies for absence and to identify substitute members;
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 guidance form and flow chart attached – page 7)
4. Minutes of the Meeting of the Development Management Committee held on Wednesday, 20 October 2021;

(attached – page 9)

5. Planning Applications and Other Development Control Matters;

(attached – page 18)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2021/1977/F	HETHERSETT	St Remigius Church Hall Henstead Road Hethersett Norfolk NR9 3JH	18
2	2021/0357/H	EASTON	Avondale, 15 Marlingford Road, Easton, NR9 5AD	24
3	2021/1004	ROYDON	92 Factory Lane, Roydon Norfolk, IP22 5QW	32
4	2021/1367/RVC	WYMONDHAM	Barnards Farm Youngmans Road Wymondham NR18 0RR	36
5	2021/1959/F	DISS	Francis Cupiss Ltd The Entry Diss Norfolk IP22 4NT	42

Updates received after publication of this agenda relating to any application to be considered at this meeting will be published on our website:

<https://www.southnorfolkandbroadland.gov.uk/south-norfolk-committee-meetings/south-norfolk-council-development-management-planning-committee>

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 47)

8. Date of next scheduled meeting- Wednesday 15 December 2021

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.

MICROPHONES: The Chairman will invite you to speak. An officer will ensure that you are no longer on mute so that the Committee can hear you speak.

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.

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

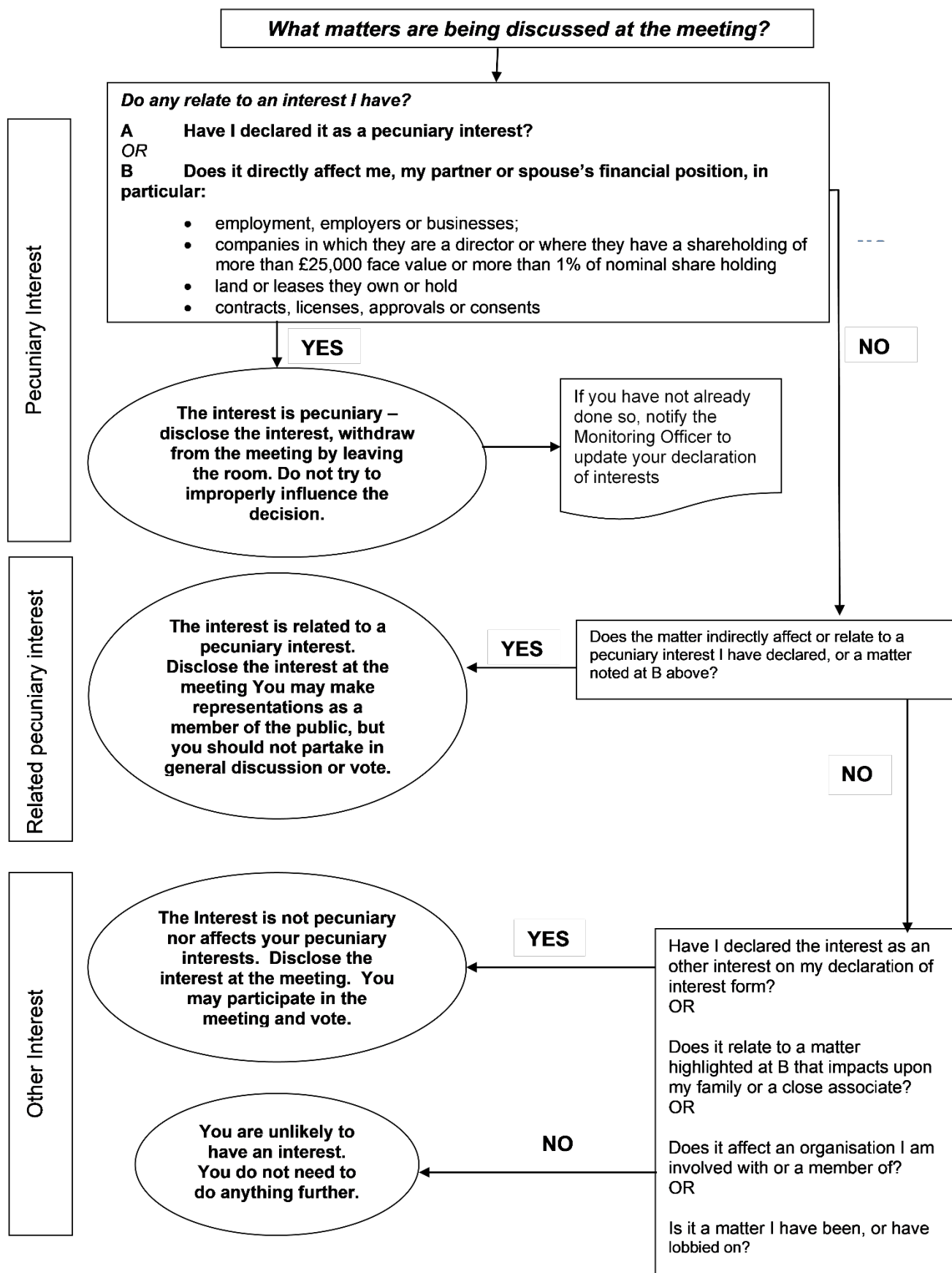
When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda 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.

<p>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.</p>
<p>Does the interest directly:</p> <ol style="list-style-type: none"> 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 <p>If the answer is "yes" to any of the above, it is likely to be pecuniary.</p> <p>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.</p>
<p>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</p> <p>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 you should not partake in general discussion or vote.</p>
<p>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.</p>
<p>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.</p>

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



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

2021/2070/LB	DISS	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.

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

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 20 October 2021

Item	Updates	Page No
Item 1	No updates	21
Item 2	No updates	43
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.	49
Item 4	No updates	53
Item 5	No updates	60
Item 6	No updates	60
Item 7	No updates	66
Item 8	No updates	66
Item 9	No updates	72
Item 10	No updates	76

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

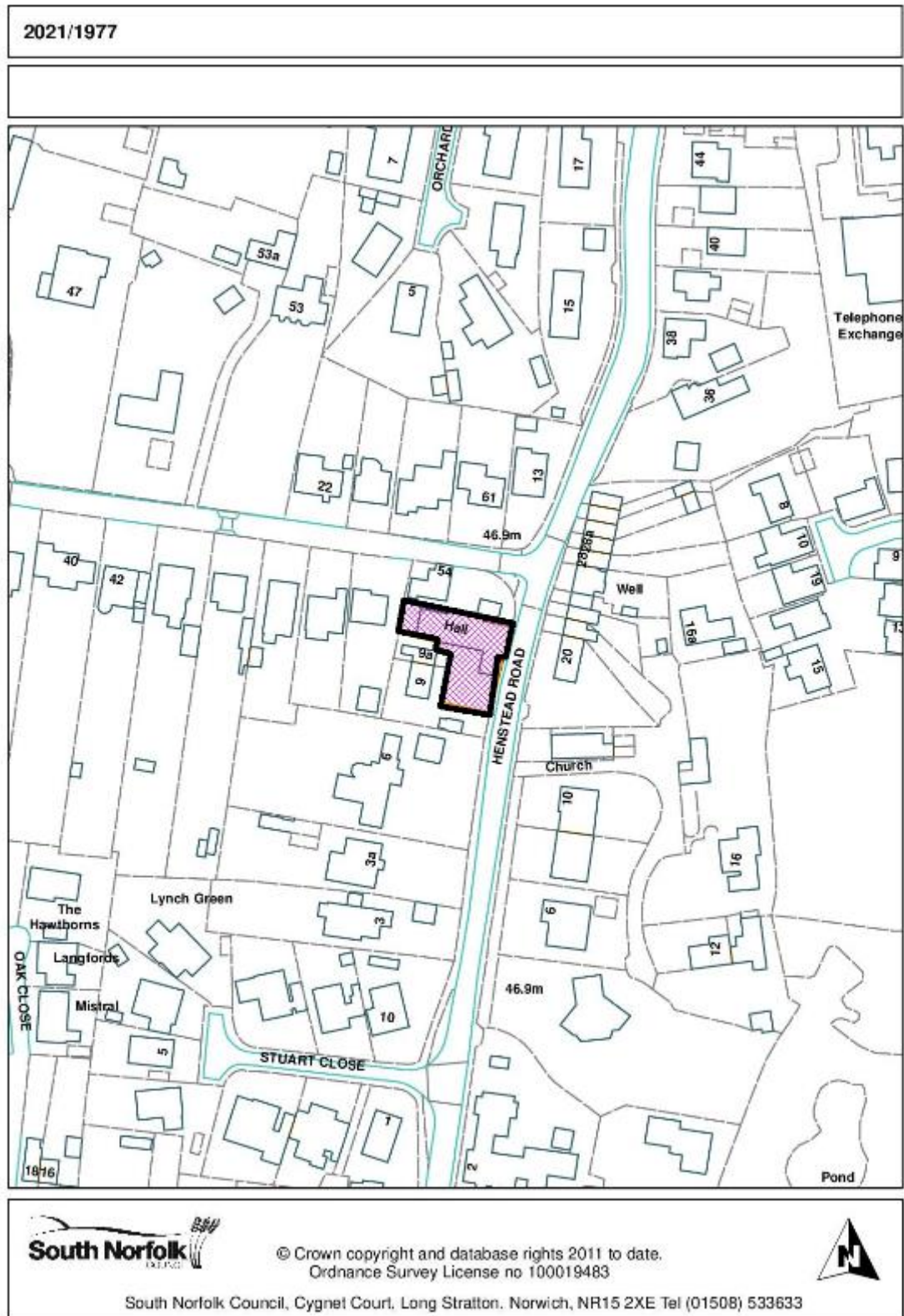
8. **Appl. No** : **2021/2070/LB**
Parish : **DISS**
Applicant's Name : Mr T Atkins
Site Address : 4 Denmark Street Diss Norfolk IP22 4LE
- Proposal : Proposed change of use from Office to C3 Residential to two separate buildings No. 4 and 'The Barn' (no changes to the building fabric)
- Decision : Members 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

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Other Applications

Application 1



1. Application No : 2021/1977/F
Parish : HETHERSETT

Applicant's Name: Mrs Kate Wood
 Site Address St Remigius Church Hall Henstead Road Hethersett Norfolk NR9 3JH
 Proposal Demolition of later additions to church hall, change of use of remaining buildings from F1(f) to C3 and conversion to create single 1.5 storey dwelling with access off Henstead Road

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary :

Approval with Conditions

1 Proposal and site context

- 1.1 The application seeks full planning permission for the conversion of St Remigius Church Hall into a single dwelling. An application was submitted earlier this year to convert the building into two residential units, however this was withdrawn.
- 1.2 The building was originally constructed as a school between 1850 and 1854. The use as a school building ended in 1956 and the building was transferred to the church in 1958 and has been use as a church hall since that date.
- 1.3 The church hall is located on Henstead Road. It includes more recent extensions which are proposed to be demolished as part of this application. Henstead Road is located within the development boundary for Hethersett and the site is surrounded by residential properties.

2. Relevant planning history

- 2.1 2021/0861 Outline application for demolition of later additions to St Remigius Church Hall and the conversion of the remaining buildings into 2 dwellings with access off Henstead Road with all other matters reserved. Withdrawn

2.2 Appeal History

None

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 11 : Making effective use of land
 NPPF 12 : Achieving well-designed places
 NPPF 16 : Conserving and enhancing the historic environment

- 3.2 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 5 : The Economy
- 3.3 South Norfolk Local Plan Development Management Policies
DM1.3 : The sustainable location of new development
DM3.5 : Replacement dwellings and additional dwellings on sub-divided plots within Development Boundaries
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
DM3.16 : Improving level of community facilities
DM4.2 : Sustainable drainage and water management
DM4.10 : Heritage Assets
4. Consultations
- 4.1 Town / Parish Council

No comments received
- 4.2 District Councillors

Cllr David Bills – To be reported if appropriate

Cllr Phil Hardy – To be reported if appropriate

Cllr Adrian Dearnley – To be determined via committee
- Given the enormous amount of public interest in this application we request that it be called-in to the Planning Committee should officers be minded to approve it.
 - As many of the public comments have said this is a change of use to produce one single dwelling, whilst the village will lose a valuable community facility when there is already a shortage of adequate local facilities to meet the needs of an ever expanding population. It should also be noted that the Hall is in continuous use and there appears to be no alternative venue within a reasonable distance for the classes currently held there.
- 4.3 NCC Highways

No highways objections
- 4.4 SNC Water Management Officer

No comments received
- 4.5 Senior Heritage & Design Officer

Informal comments received.

4.6 Other Representations

Fifty public representations have been received objecting to the proposals. These have set out the following concerns:

- The church hall is not redundant and is in constant use by members of the community
- The dance school has been based in the church hall for 37 years, and currently teaches over 200 hundred pupils, the majority of whom live locally within Hethersett. It provides a safe place for many and can give them a sense of purpose, achievement, and the feeling of belonging within a community.
- Removing facilities will have a detrimental impact upon young people's physical and mental well-being.
- The village has seen and is seeing significant residential development and more community facilities are likely to be needed not less.
- The church hall us a piece of history which is important to be retained.
- Concern that the disruption to the road whilst demolition and building works are carried out will be dangerous.

5 Assessment

Key considerations

5.1 The key considerations in the determination of this application are:

- Principle – including loss of community facility
- Impact upon heritage assets
- Design and impact upon amenity

Principle

- 5.2 The church hall is currently used as a community facility and falls under use class F1 of the Use Class Order. Policy DM3.16 is relevant in this regard. This sets out at criterion 1 that the change of use of existing community facilities will only be permitted where it can be demonstrated that adequate other facilities exist within a reasonable distance to meet local needs or there is no reasonable prospect of a continued viable use.
- 5.3 A number of representations have been received which have raised objections to the loss of the community facility, which has been described as a community hub. In addition, it has also been noted that the village has been subject to significant development. When I carried out a site visit, I observed that the building was in use as a dance school, which has been highlighted in a number of the representations.
- 5.4 The applicants have sought to provide evidence to show that there are a number of alternative facilities available within the village which are available to be hired out. There are currently 6 community facilities including schools which would be available for hire within 0.5 miles of the site. In addition, a new hall has also been permitted on the playing field which will include a meeting room. Whilst the concerns of the public representations are fully understood, having regard to the level of facilities available a change of use of this building is considered to be acceptable in accordance with DM3.16.
- 5.5 In relation to the change of use of the building to a residential property, Policy DM 3.4 is of relevance. This sets out that within development boundaries proposals for residential extensions and conversions will be permitted subject to incorporating good quality design

Design and impact upon heritage assets

- 5.6 The requirement for all new dwellings to demonstrate good design is set out through Policy DM3.8. The building can be considered to be a non-designated heritage asset and as such Policy DM4.10 is also of relevance.
- 5.7 The proposal seeks to remove the more modern extensions and retain the main hall and jubilee room. The Council's Senior Heritage and Design Officer has informally commented on the application and confirmed that the parts of the building proposed to be demolished do not have architectural or historic merit or interest, and as such their removal may result in a benefit to the proposal.
- 5.8 The proposal is not considered to result in harm to the heritage asset and as such the proposal is considered to accord with the requirements of DM4.10
- 5.9 The submitted drawings show that the design of the building will remain largely as existing. The proposal does include a new first floor following the removal of the suspended ceiling. Roof lights are proposed to be included to serve this. There is no objection to the creation of a first floor. It is recommended that a condition is included to secure details of the materials.
- 5.10 In regard to the site layout, a garden is proposed to both side and rear of the dwelling. This is considered to result in a sufficient level of amenity space. In relation to boundary treatments, the application has set out that the existing boundary treatments will be retained and upgraded. Where the building currently forms of the boundary and is to be demolished new boundary features will need to be agreed. A condition is proposed to secure the details.
- 5.11 The building currently houses a war memorial to the old boys of the school who died in the war between 1914 and 1919. The application includes information that the plaque would be proposed to be moved to Hethersett VC Primary School and confirmation from the primary school of their acceptance.

Impact upon amenity

- 5.12 Policy DM3.13 relates to the impact of amenity on both the neighbouring dwellings and also the future occupiers of the site. The building is situated within a residential area and concerns have been raised regarding the impact of the construction period on neighbouring residents. It is considered appropriate to include an informative advising of working hours on the decision
- 5.13 Consideration has been given to the insertion of new windows within the building and whether they would result in overlooking. Having regard to the position of the new windows at first floor level, they are not considered to result in overlooking. The proposal is considered to be in accordance with the requirements of DM3.13.

Highways

- 5.14 The existing access from Henstead Road is proposed to be maintained and parking spaces are proposed to the side of the building. This reflects the existing arrangement of the building. NCC highways have been consulted and confirmed that they do not have any objection. The proposal is considered to conform with the requirements of DM3.11 and DM3.12.

Drainage

- 5.15 Policy DM4.2 relates to drainage. The proposal sets out that the dwelling will re-use the existing surface water drainage, however it is unclear where this currently discharges. The foul drainage is proposed to be to the public sewer on Henstead Road. Condition have been included to secure details of the drainage arrangements.

Ecology

- 5.16 An ecological assessment has been provided in support of the application. This has shown that the building has high potential as a bat roost. On this basis surveys were undertaken and showed that a single common pipistrelle and a single brown long eared emerged from the building. A mitigation strategy has been proposed as part of the assessment, and it is recommended that this is conditioned. The applicant will also be required to apply for a European Protected Species Licence prior to the commencement of work on the site.

Other issues

- 5.17 Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. The Council has taken a proactive approach to this through the allocation of a range of small and medium sized sites and through defining Development Boundaries for over 80 settlements to facilitate suitable windfall development. Point (c) of NPPF para 69 states that local planning authorities should '*support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes*'. Although this is a material consideration in the determination of the application, it can only be afforded limited weight, given the previous supply of housing on small sites within the district.
- 5.18 The impact of Covid-19 is a material impact upon the determination of this application. The proposal will support the economy during the construction phase.
- 5.19 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.
- 5.20 This application is not liable for Community Infrastructure Levy (CIL)

6 Conclusion

- 6.1 The conversion of the building to a residential dwelling is considered to be acceptable having regard to the requirements of DM3.16 and DM3.4. The removal of the more modern extensions is considered to represent an improvement to the design and it will secure the retention of the non-designated heritage asset.
- 6.2 Conditions are proposed to secure details of the materials, boundary treatments and drainage. Whilst ecology mitigation will also be required. Subject to the imposition of condition, the proposal is recommended for approval.

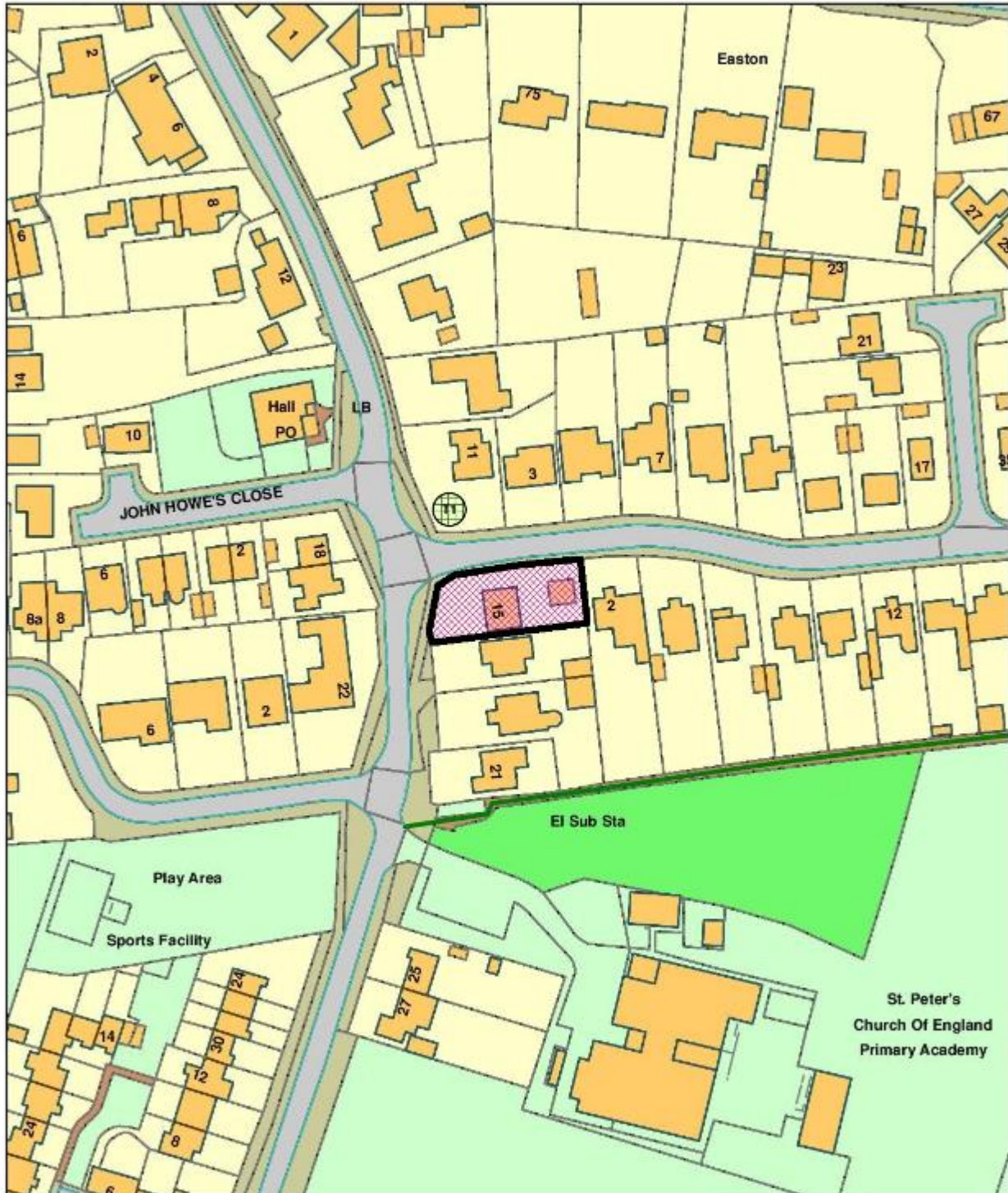
Recommendation : Approval with Conditions

1. Time limit
2. Submitted drawings
3. Materials
4. Boundary Treatments
5. Surface water drainage
6. Foul water drainage
7. New water efficiency
8. Parking and turning
9. Ecology mitigation and enhancement

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Application 2

2021/0357



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



2. Application No : 2021/0357/H
Parish : EASTON

Applicant's Name: Mr Paul Brooks
Site Address Avondale, 15 Marlingford Road, Easton, NR9 5AD
Proposal Extend existing dormer windows and new single storey front extension
(Resubmission of 2020/1150)

Reason for reporting to committee

There are exceptional circumstances which warrant consideration of the proposal by Committee.

Recommendation summary:

Approval with Conditions

1 Proposal and site context

- 1.1 The applicant's property is a detached chalet style dwelling that sits on a corner plot at the junction of Marlingford Road and Marlingford Way and is within the development boundary that has been defined for Easton. Neighbouring dwellings vary but include detached houses to the north, a bungalow and pair of semi-detached houses opposite and chalet-style dwellings to the south and west/rear. The Easton Neighbourhood Plan characterises the village as a *"largely a late twentieth century village, having seen growth in the 1960's and 1970's"*.
- 1.2 This application is a resubmission of planning permission ref. 2020/1150 that was granted in October 2020. That granted consent for extensions to the front and rear dormer windows and a single storey front extension. Prior to being approved, the plans for that application sought to raise the eaves to create a two-storey dwelling but following discussions with officers, were amended to the ultimately approved scheme.
- 1.3 The current application is a standalone application and save for the cheeks of the dormer windows, is retrospective so seeks permission for works that have already been completed. The main differences between it and 2020/1150 are:-
- The roof of the single-storey front extension has a steeper pitch meaning that it connects to the main roof further back than previously approved (3.85m instead of 2.75m) cuts further back into the main roof of the dwelling;
 - The front dormer projects further forward than the previously approved front dormer (depth is approximately 4m instead of approximately 2.8m) meaning that the front face of the dormer is 1.8m from the front elevation instead of the previously approved 2.7m.
- 1.4 By way of providing further context to this application, planning permission was originally granted under delegated powers on 18 June 2021. However, this decision was challenged by Easton Parish Council on four grounds which are summarised below:-
1. There was a failure by South Norfolk Council to have regard to the 2020 permission;
 2. That condition 2 rendered the permission unintelligible as did not include reference to all of the relevant submitted plans;
 3. There was a failure to properly apply the relevant policies of the Easton Neighbourhood Plan; and
 4. As there was a requirement as part of the 2020 permission to reduce the dormer heights, it was irrational for the Council to conclude that the latest application would be acceptable and preserve and enhance the village of Easton, as required by the Neighbourhood Plan.

- 1.5 The Council accepted ground 2 and subsequent to this, the decision was quashed by the High Court on 3 September 2021. The Council is therefore required to redetermine the application and following a period of further consultation with relevant consultees, the application is referred to Development Management Committee for determination.

2. Relevant planning history

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2015/2920 | Conversion of existing double garage to an annex. | Refused |
| 2.2 | 2020/1150 | Extend existing dormer windows and new single storey front extension | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF) and the National Design Guide 2021
NPPF 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)
Policy 2 : Promoting good design
- 3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document
DM3.4 : Residential extensions and conversions within Settlements
DM3.8 : Design Principles applying to all development
DM3.13 : Amenity, noise, quality of life
- 3.4 Easton Neighbourhood Plan
ENP6 : Housing & It's Setting
ENP8 : Housing Mix & Character
ENP9 : Privacy of Existing Homes

4. Consultations

- 4.1 Parish Council

Originally submitted plans

Reject for the following reasons:

Unable to meet policies in the Easton Neighbourhood Plan
Does not preserve or enhance the village
Does not integrate into or enhance the existing street scene of predominantly chalet style dwellings
Dormer window could impact on privacy
Fails to comply with NPPF

Amended plans following discussions with officers

Reject for the following reasons:

Unable to meet policies in the Easton Neighbourhood Plan
Does not preserve or enhance the village
Does not integrate into or enhance the existing street scene of predominantly chalet style dwellings
Dormer window could impact on privacy
Fails to comply with NPPF
Concerns with building line
Bathroom window should be removed and replaced with skylight or roof window

Comments following reconsultation after the original decision was quashed

None of the previous concerns have been remedied. Comments attached as Appendix A to this report.

Further comments

Easton Parish Council continues to reject this application under delegated authority which was resolved on the 8th October 2021 item 3 which provided authority to the Easton Planning and Development Working Group.

The applicant has already built the front dormer extension before planning permission was lawfully secured, we cannot see that this document offers anything new for us to provide comment on that has not already been made concerning design.

The Parish Council stands by its comments made on the 21st of September 2021 and would wish the following forms part of our reason for refusal. The proposal raises significant concerns regarding the scale, massing and bulk of the proposal and the impact this will have on the residential amenity of the neighbouring properties and has a detrimental impact on the street scene. As such the proposal does not accord with the criteria set out within policies DM3.4, DM3.8 and DM3.13 of the local plan and policy 2 of the Joint Core Strategy.

- 4.2 District Councillor
Cllr M Dewsbury

Originally submitted plans

Delegate decision

Amended plans

Delegate decision

Comments following reconsultation after the original decision was quashed

Delegate decision.

- 4.3 Other representations

None received

5 Assessment

- 5.1 Key considerations

Principle of development
Impact on the character and appearance of the surrounding area
Impact on residential amenity

Principle of development

- 5.2 The principle of residential extensions at dwellings located within development boundaries is generally acceptable under Policy DM3.4 of the SNLP. However, regard must be given to other relevant policies of the development plan and these are referred to in the Planning Policies section above.

Impact on the character and appearance of the surrounding area

- 5.3 Easton Parish Council has recommended refusal of the application and in doing so, expressed concern over the massing, scale and bulk of the extensions and the impact that this will have within the street scene and on neighbouring properties. It does not consider that the application complies with Policies 6, 8 and 9 of the Easton Neighbourhood Plan as it does not preserve and enhance the village by ensuring it is sympathetic to the existing rural context and feel of the village.
- 5.4 The Parish Council is also concerned about the preservation of building lines. It considers this to be the relationship between the application site and its adjacent property. At paragraph 24 of the National Design Guide 2021, building lines are defined as “the alignment of building frontages along a street”. Considering the immediate street setting, the building line of numbers 15 to 21 Marlingford Road is irregular with front projecting elements and number 21 being forward of numbers 15, 17 and 19. There is more variation among the building frontages in the wider area of the road too.
- 5.5 The steepening of the roof pitch of the front extension relative to the previous approval allows the extension to better tie-in with and be absorbed by the main dwelling. Changes in roof pitches are not uncommon within the area - indeed, the neighbouring property immediately to the south has various pitches to its front roof. This increase in roof space permits the larger dormer window to sit more comfortably within the roof space than would have previously been the case without appearing as overly bulky mass. Overall and even though the property occupies a naturally more prominent corner plot, I consider that the appearance and scale of the front extension and dormer window will not be so different from neighbouring dwellings so as to appear as a discordant form of development within the street scene particularly given the mixed character of the area. Instead, it will preserve the character and appearance of the area. The extension and dormer do not offend the already variegated building line and the modernising of the property will enhance the street scene, albeit to a low degree.
- 5.6 Accordingly, I consider that the application complies with Policies 6, 8 and 9 of the Easton Neighbourhood Plan in addition to Policy 2 of the JCS and Policies DM3.4(a) and DM3.8 of the SNLP. I have also had regard to paragraph 130 of the NPPF in reaching this view, which sets out a series of parameters for decision makers to ensure they have regard to in order to achieve well designed places.

Impact on residential amenity

- 5.7 Given the position of the dwelling and the extensions relative to neighbouring dwellings, I do not consider that the proposed extensions will result in significant impacts in respect of loss of light and overlooking. Neither do I consider that the extensions will be overbearing or otherwise unneighbourly.
- 5.8 The Parish Council raised concerns over the new window in the west/front elevation overlooking the properties on the opposite side of the road. There was previously a dormer window in the front elevation of the dwelling and also in the other properties on the eastern side of Marlingford Road. Acknowledging that the new dormer window is positioned 1.2m further forward than previously approved, taking account of the distance between the properties (including a road), it is not considered that the positions of the windows in the new dormer will cause significant additional overlooking to warrant refusal of the application.
- 5.9 When having regard to these factors, I consider that the application complies with Policies DM3.4(b) and DM3.13 of the SNLP and Policy 9 of the Neighbourhood Plan.

Other matters

- 5.10 The proposal will have no adverse impact on the access or parking for the property.
- 5.11 Planning permission ref. 2020/1150 is material to this application insofar as it ultimately presented an acceptable proposal to extend the applicant's property that could have been implemented. As part of that application, the works shown as part of the current application were not advanced for consideration.
- 5.12 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.
- 5.13 The need to support the economic recovering during and following the COVID-19 pandemic is a material consideration that weighs in favour of the application.
- 5.14 The development is not liable for the Community Infrastructure Levy as the floor area of the extensions is less than 100 sq m.

6 Conclusion

- 6.1 In having regard to those matters that this application raises, it is considered that the appearance, scale and layout of the extensions will preserve the character and appearance of the surrounding area and provide a degree of enhancement to the street scene. It will not have a significant impact on the residential amenity of neighbouring properties and in the round, the application represents an acceptable form of development that complies with Policy 2 of the JCS, Policies DM3.4, DM3.8 and DM3.13 of the SNLP and Policies 6, 8 and 9 of the Easton Neighbourhood Plan.

Recommendation : Approval with Conditions

1 In accordance with submitted drawings

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**Easton Parish Council**

Parish / Town Council Consultation reply Ref: 2021/0357

Applicant: Mr Paul Brooks

Location: 15 Marlingford Road, Easton, Norfolk NR9 5AD

Proposal: Extend existing dormer windows and new single-storey front extension
(Resubmission of 2020/1150)

Application Type: Householder

A. We have comments about this application.

This application under a previous planning reference 2020/1150 came before the Parish Council on the 3rd of August 2020 and was unanimously rejected. This application was resubmitted for consideration and was approved under delegated powers on 18 June 2021. This approval was then deemed unlawful in the High Court of Justice, Queens Bench Division, Planning Court on the 3rd September 2021 and via a Consent Order, the approval was Quashed.

Having reviewed the application that has now come before us we note that none of the previous concerns raised have been remedied and the electronic file at this time is missing key documents that were produced after the initial permission was unlawfully granted. We understand that these documents may cause embarrassment to the SNC planning department however we feel that they are important public documents and should be made available as part of this planning process.

The applicant has built the front Dormer extension beyond what was originally approved under 2020/1150 before planning consent was formally given, we regard the action of the applicant as a flagrant attempt to manipulate the planning system to their gain and as such it is our view that this application should be refused and the applicant is subject to enforcement action to adjust the Dormer to that what was originally approved.

We continue to insist that this scheme will be unable to meet policies 6 and 8 of the Easton Neighbourhood Plans. This considers Housing and Its Setting (policy 6) and the Housing Mix & Character (policy 8).

Policy 6 – The plans do not demonstrate that this scheme would preserve and enhance the village of Easton by ensuring proposals are sympathetic to the existing rural context and feel of the Village.

Policy 8 – The plans do not recognise or reinforce the village character concerning height, scale, features and building features of the other dwellings in close proximity to the development. There has been no attempt to integrate into and enhance the existing street scene of predominantly chalet-style dwellings in this part of Easton.

In addition, the scheme fails to comply with the National Planning Policy Framework (NPPF) 2021 Section 12, Paras 130 A, B and C which states that development should function well and add to the overall quality of the area, be visually attractive as a result of good architecture and landscaping, and be sympathetic to the local character and build environment.

This proposal we believe continues to be unable to satisfy the Privacy of Existing Homes (Policy 9) of the Easton Neighbourhood Plan.

Policy 9 – The plans do not demonstrate that the new dwelling will be of a similar scale and proportion to existing dwellings, and the design will not retain the privacy of existing residents. Concerns over the privacy

of existing homes were raised with the initial 2020/1150 application, however, these were overcome with subsequent amendments.

There is concern the proposed extension of the dormer windows to the West of the dwelling will result in it overlooking existing residents (on the West side of Marlingford Road) and impact their privacy.

We reference the Pre-Action Protocol Letter for Judicial Review from HCR Hewitsons dated 13 July 2021 reference 751/BDL/BL/120327-0002-9 particularly grounds 1, 3 and 4 which are still to be formally addressed. We believe a fresh eyes approach should be adopted with this resubmission with the following points considered.

1. It is trite law that it is important for there to be consistency in decision-making. If a local planning authority intends to depart from a previous material decision, reasons must be given for that departure.
3. It is trite law that the correct interpretation of planning policies is a matter of law. Each of policies 6, 8 and 9 clearly require planning applications to "preserve and enhance" the village of Easton.
4. Any Decision must be rational in its entirety: Given the requirement for the 2020 permission to reduce the dormer size, it is irrational for the Council to conclude that this application would be acceptable and would preserve or enhance the village of Easton, as required by the ENP.

B. We consider the application should be Rejected.

Easton Parish Council continues to reject this further amendment under delegated authority which was resolved on the 5th May 2021 item 12 which provided authority to the Easton Planning and Development Working Group.

Councillors review all applications by measuring them against the planning criteria contained within the 14 policies identified within the Easton Neighbourhood Plan (ENP).

The National Planning Policy Framework (NPPF) 2021, Section 12: Achieving well-designed places, states the importance of both high-quality buildings with design vision, plus effective engagement between applicants and communities affected by the development. Para 127 specifically identifies the role of the Neighbourhood Plan, where available, in reflecting local aspiration and shaping the design vision of any new scheme.

C. There are additional comments relevant to the consideration of the application.

We draw attention to Policy 5.13 in the Joint Core Strategy 2014. This states that to ensure high standards of development, principles from documents such as Building for Life should be followed and applied. Section 6 of Building for Life states buildings must have regard to the height, layout, form and crucially building line of existing developments at the boundaries of the development site.

This guidance is reflected in the 2021 National Design Guidance which should be applied to all development. Concerning this application, the building line must reflect that of the adjacent property, therefore the dormer extensions must not extend further (West) than those of the neighbouring property (to the South).

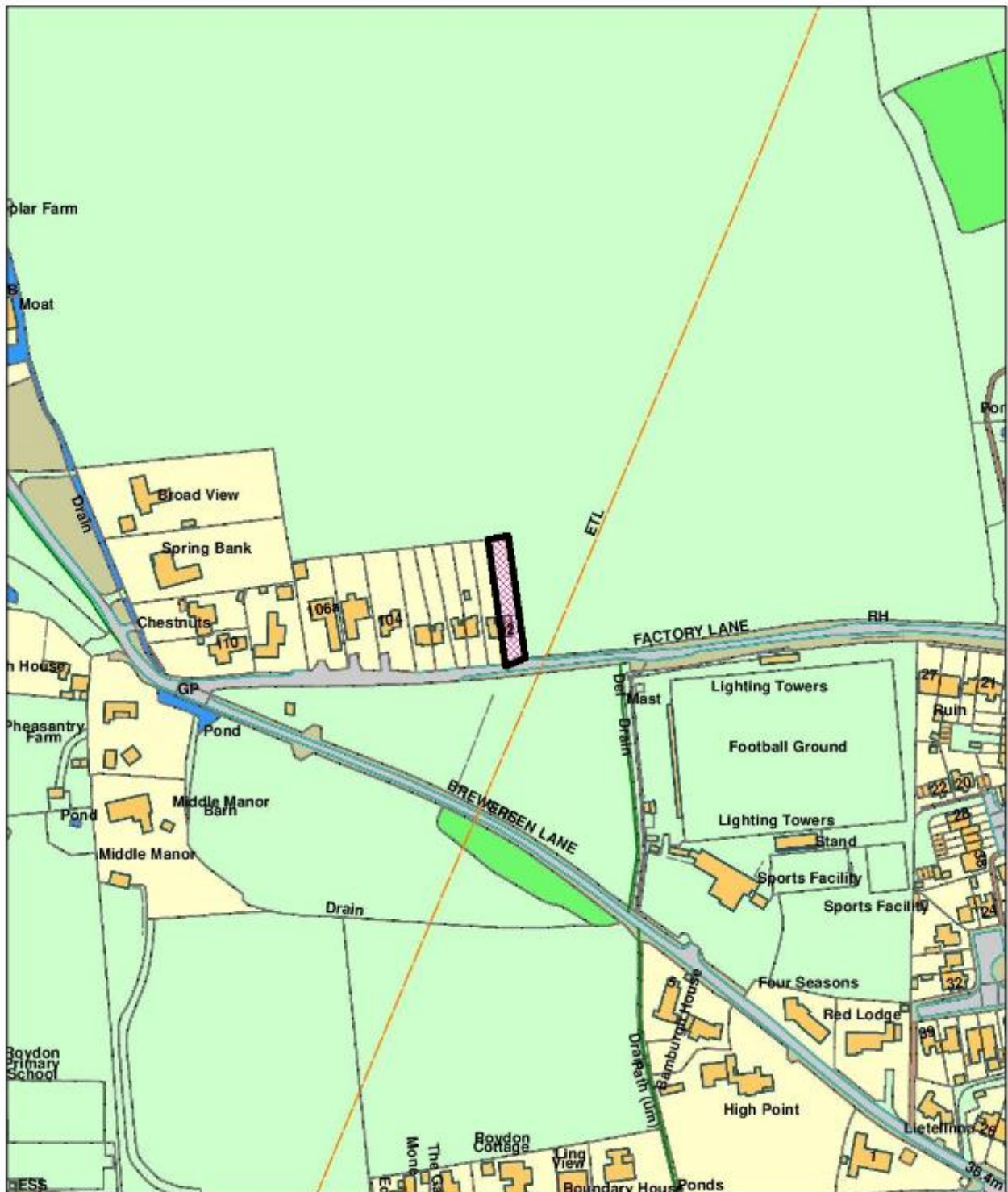
We also argue the additional (bathroom) window on the dormer extension to the West looks out of place and the design does not reflect that of dormers of neighbouring properties, we would suggest this be removed and a skylight or roof window (or similar) installed in its place.

Comments may also be sent by Email to planning@s-norfolk.gov.uk

Print Name Cllr Ben Moye, Easton Parish Council

Date 21/09/2021

2021/1004



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

3. Application No : 2021/1004
Parish : ROYDON

Applicant's Name: Mr Richard Louis Bloomfield
Site Address 92 Factory Lane, Roydon Norfolk, IP22 5QW
Proposal Wraparound porch and garage extension to front and side and a single storey summerhouse in garden

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary:

Approval with conditions

1 Proposal and site context

- 1.1 The application seeks planning permission for a wraparound porch and garage extension to the front and side of a semi-detached house and a detached summerhouse in the rear garden. The works has taken place and so is unauthorised and this application seeks to regularise the situation by obtaining planning permission for it.
- 1.2 The applicant's dwelling is a semi-detached red brick house at the eastern end of a row of other similar dwellings. Fields are located to the east, north and on the opposite side of Factory Lane to the south. The dwellings form part of the eastern edge of Roydon when approached from the east along Factory Lane from the direction of Diss.

2. Relevant planning history

- 2.1 None

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 02 : Achieving sustainable development
NPPF 04 : Decision-making
NPPF 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)
Policy 2 : Promoting good design
- 3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document
DM3.4 : Residential extensions and conversions within Settlements
DM3.8 : Design Principles applying to all development
DM3.13 : Amenity, noise, quality of life

4. Consultations

4.1 Roydon Parish Council

Object for the following reasons:

- The subject dwelling is in of a row of houses that could be seen to form part of the social history of the village. Changes to the look of these houses that are not in keeping with the original design will cause a detracting due to the design and materials used by the applicant are not of a colour in keeping with the original house and are too obtrusive.
- The erected summer house due to its large size and the design is situated too close to the neighbouring boundary fence. Substantial alteration to neighbouring and hedging appears to have taken place to accommodate this structure.
- As this is a retrospective planning application, the Parish Council also has concerns that the developments have not been inspected by the district council's building inspectors at the correct stages. This may result in the work not being to the required standard or the materials not complying with current safety specifications.

4.2 District Councillor Cllr G Minshull

If officers are minded to approve this application as submitted, then I would request that it should only be determined by the Development Management Committee for the material reasons and comments raised by the Parish Council to be deliberated on.

4.3 Other representations

None received.

5 Assessment

5.1 Key considerations

Principle of development
Impact on character of the area
Impact on residential amenity

Principle of development

- 5.2 The development is acceptable in principle under Policy DM3.4 of the SNLP which is generally permissive of residential extensions at properties within the development boundaries subject to compliance with certain criteria. These will be considered below.

Impact on the character of the area

- 5.3 In terms of design, scale and form, the extensions and summerhouse were initially finished with light grey coloured cladding. This was not considered to be in keeping with the dwelling and following discussions with the applicant, the cladding was changed to a dark grey colour. A combination of red brick and dark coloured cladding is a reasonably common combination and this case, it is considered to be more appropriate to the appearance of the house and the surrounding area. I am satisfied that the appearance of the extensions and the summerhouse are appropriate to the character and appearance of the property and surrounding area and that the application complies with Policy 2 of the JCS and Policies DM3.4(a) and DM3.8 of the SNLP.

Impact on residential amenity

- 5.4 With regard to the impact on residential amenity, the wraparound porch and garage extension to front and side and a single storey rear extension are not considered to have an adverse impact on privacy, daylight, direct sunlight or outlook by virtue of their size and position in relation to the neighbouring property.
- 5.5 The summerhouse is sited on the shared boundary with the adjoining neighbour at number 94 to the west. It is acknowledged that the outbuilding will be visible from the rear of that dwelling and its garden but when taking account of the position of the summerhouse in relation to the dwelling, I do not consider that it has such an overbearing impact so as to be significantly harmful to living conditions and warrant refusal of the application.
- 5.6 Having regard to the above, I am satisfied that the extensions and summerhouse comply with Policies DM3.5(b) and DM3.13 of the SNLP.

Other issues

- 5.7 Under Section 143 of the Localism Act the Council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.8 This application is not liable for the Community Infrastructure Levy.

6 Conclusion

- 6.1 In having regard to those matters that this application raises, the application represents an acceptable form of development that maintains the character and appearance of the surrounding area and has acceptable impacts on residential amenity. The application is therefore recommended for approval.

Recommendation: Approval with conditions.

1. In accordance with submitted drawings.

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2021/1367



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

4. Application No : 2021/1367/RVC
Parish : WYMONDHAM

Applicant's Name: Mrs Kathryn Cross
 Site Address Barnards Farm Youngmans Road Wymondham NR18 0RR
 Proposal Variation of condition 6 of planning permission 2018/0835 to enable Sunday and bank holiday opening.

Reason for reporting to Committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.2.

Recommendation summary:

Approval with Conditions

1 Proposal and site context

1.1 This application seeks to vary the hours of operation of a dog agility and recreation area that was originally granted planning permission in 2017 then varied in 2018 to enable it to be used on Sundays and bank holidays. This site forms part of a larger site that accommodates a number of dog related businesses. It is located to the north of Wymondham approximately one mile to the north of Tuttle Lane West and is accessed from Barnham Broom Road to the west.

1.2 The dog agility area is located at the western end of the wider site close to the access with Barnham Broom Road. The recreation field occupies a larger area to the south and east of the dog agility area and to the south of the driveway and car park that serves the site.

1.3 The existing condition states:-

The dog agility area/recreation field shall not be open to the public except between the hours of 09:00 - 20:00 Monday to Friday and 09:00 to 18:00 on Saturdays. There shall be no Sunday or Bank Holidays opening.

The land to be used as a seating area/small play area for customers of the dog friendly cafe shall not be used except between the hours of 09:00 - 18:00 Monday to Friday and 09:00 to 16:00 on Saturdays. There shall be no Sunday or Bank Holidays opening (this is in line with the opening hours of the cafe).

1.4 This application seeks to vary that condition by allowing the dog agility area and recreational field to be used between 10:00 and 16:00 on Sundays and bank holidays.

1.5 The application originally sought permission to run five dog shows a year starting at 07:00 (later amended to 08:30) but following concerns raised by officers, this was omitted from the application.

2. Relevant planning history

2.1	2016/1993	Change of use from agricultural to dog exercise field	Approved
2.2	2016/2483	Conversion of Existing Barns from a farm shop and a duck rearing shed to a cafe and a dog grooming parlour, with associated external works and driveway improvement	Approved

2.3	2017/0823	Change of use to dog agility training area and seasonal use of land for seating area/small play area for customers of dog friendly cafe	Approved
2.4	2018/0835	Variation of condition 6 of permission 2017/0823 (Change of use to from agriculture to dog agility and seasonal use for recreation) - amendment of opening hours to 09:00 - 20:00 Monday to Friday and 09:00 to 18:00 on Saturdays.	Approved
2.5	2018/1929	Retrospective application for retention of two soil bunds created to form an instant sound and privacy barrier between Centre Paws Norfolk at Barnards Farm and Blackthorn Barn.	Approved
2.6	2019/0053	Variation of condition 8 of planning permission 2016/2483/F - to allow for varying of opening hours (conversion of existing barns from a farm shop and a duck rearing shed to a cafe and a dog grooming parlour, with associated external works and driveway improvement)	Refused
2.7	2019/0438	Discharge of condition 7 - landscaping scheme of planning permission 2017/0823.	under consideration
2.8	2019/2016	Change of use including the erection of log cabin to provide a canine and small animal massage business	Approved
2.9	2019/2296	Retention of car park	Approved
2.10	2020/1694	Change of use of part of building to run a small canine hydrotherapy business	Approved
2.11	2021/1365	Variation of condition 8 of planning permission 2016/2483 to enable Sunday/bank holiday opening and extend evening opening hours.	Approved
2.12	2021/1366	Variation of condition 3 of planning permission 2021/0272 to enable Sunday/bank holiday opening.	Approved

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 06: Building a strong, competitive economy
- 3.2 Joint Core Strategy (JCS)
Policy 5: The Economy
Policy 17: Small rural communities and the countryside

- 3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document
DM2.1: Employment and business development
DM3.11: Road safety and the free flow of traffic
DM3.13: Amenity, noise, quality of life

- 3.4 Wymondham Area Action Plan
No relevant policies

4. Consultations

- 4.1 Town Council

Application in original form:

Application should be refused. It will be unneighbourly form of development - noise concerns during unsocial hours.

Amended application:

Application should be approved.

- 4.2 District Councillors:
Cllr J Hornby

Comments on application in original form only:

I request that this application is determined by the Development Management Committee if you are minded to approve it. This is due to fears I have about loss of neighbouring amenity to nearby properties and the harm this variation would do to what is a very rural and tranquil area.

I also have concerns about the increase in traffic volumes if the proposed dog shows were to take place as I feel this would put unacceptable pressure on the highway network surround Barnards Farm.

District Councillor
Cllr V Hastings:

Comments received on amended application only:

I understand that the proposal to allow dog shows on Sundays and Bank Holidays has now been withdrawn from this application. If you are minded to approve the current application, could I please ask that a condition is made that no dog shows or large group, dog based activities can be held on these days, so our amenities are protected in the future.

- 4.3 NCC Highways

No objections.

4.4 Other representations

Application in original form

13 letters/emails received in support of the application:-

- Support this rural business.
- The business supports fitness and wellbeing in humans and animals.
- People want facilities to open at the weekend.
- This provides a local service and fulfils a unique need.
- Is a great place to come when you have dogs that have to kept on a lead.
- Our property adjoins that of the applicant, so we are affected as much as anyone by the activities at Centre Paws. Nevertheless, we support the application. This is a popular and valuable community resource, and it seems a pity that it should not be available on days the community would be most likely to use it.

One objection received on the following grounds:

Whilst I sympathise with the situation the business finds itself in post Covid, loss of income is not a material consideration that should outweigh the impact the amended conditions would have on our quality of life and residential amenity. We have moved home so as not to be directly next to the recreation field but are however still neighbours. When 200/300 cars of people arrive and a tannoy is used throughout the day we are unable to sit outside and enjoy time with friends or family.

Over the last 16 months we have all faced challenging times and I appreciate that the peace and quiet of the countryside is a great benefit to a lot of people. With this in mind, although hesitant, I do not object to people exercising their dogs at Centre Paws any day of the week, it is a beautiful and often tranquil area. I object to the proposal that dog shows should be able to run on any Sunday or Bank holiday, irrespective of what time they start, be it 7am or 10am. We already have shows and charity events on Saturdays and would appreciate one day a week when we know there will be peace.

Amended details

One objection received on the following grounds:-

We still object to the proposal of dog shows on a Sunday/Bank Holiday. This has been turned down before.

We have in fact moved from our home directly next to the recreation field, but only to a neighbouring property. The every day running of the business no longer affects us, however barking dogs and a tannoy on any day of the week still has an impact on the rural tranquillity of the area and for this reason we object to the application.

5 Assessment

Key considerations

5.1 Residential amenity Highway safety

Residential amenity

- 5.2 As referred to above, this application seeks to extend the existing opening hours to allow the dog agility area and recreational field to be used between 10:00 and 16:00 on Sundays and bank holidays. These additional hours of operation are consistent with those of the tea room at Centre Paws that Members considered in October 2021 and more generally, are fairly common opening hours on such days. By permitting activities to take place in the dog agility area and recreation field at times when it was not previously permitted, this may well be perceptible to nearby residents to the northeast with dogs barking and when dogs and their owners interact with each other. However, when having regard to the layout of the site and the hours of operation, I am not persuaded that the use of the dog agility area and recreation field during these additional hours will result in a degree of disturbance or harm to living conditions that are sufficient warrant refusal of this application. As such, I consider that the application complies with Policy DM3.13 of the SNLP.

Highway safety

- 5.3 The increased hours of operation will inevitably increase visitor numbers to the site and vehicular movements. However, the Highway Authority has not objected to the application and therefore it complies with Policy DM3.11 of the SNLP.

Other matters

- 5.4 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.
- 5.5 The need to support the economic recovery during and following the COVID-19 pandemic is a material consideration that weighs in favour of the applications. However, they are acceptable for the reasons set out above meaning that this is not a decisive factor in its consideration.
- 5.6 This application is not liable for the Community Infrastructure Levy.

6 Conclusion

- 6.1 When having regard to those matters raised and as referred to above, I consider that the extended hours of operation will have acceptable impacts on residential amenity and highway safety and the application is therefore recommended for approval.

Recommendation: Approval with Conditions

- 1 In accordance with drawings
- 2 Hours of operation
- 3 No organised events
- 4 No external lighting

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5. Application No : 2021/1959/F
Parish : DISS

Applicant's Name: Mr John Harding
 Site Address Francis Cupiss Ltd The Entry Diss Norfolk IP22 4NT
 Proposal Internal and external alterations and change of use to Francis Cupiss Ltd (Class E) to form a dwelling (Class C)

Reason for reporting to Committee:

The proposal would result in the loss of employment.

Recommendation summary:

Approval with conditions

1 Proposal and site context

- 1.1 This application seeks planning permission to change the use of a business premises that operates as a printing company into a three-bed dwelling. The property is a two-storey building with painted brick walls and single-storey elements to the side and rear. It is located at the far end of The Entry to the northeast of Diss Junior School and the north of Diss cricket ground. The site is also within the development boundary and conservation area that have been defined for the town. A listed building is located to the west. Neighbouring properties along The Entry vary in appearance and comprise a mixture of different property types.
- 1.2 The building currently accommodates a lobby, WC and workshop area at ground floor level and a workshop, WC and office at first floor level. The single storey elements to the side and rear accommodate storage areas and an office. As part of the application, it is intended to carry out internal and external alterations associated with a residential use including blocking up existing windows, changing the glass in existing windows, creating new window and door openings, to demolish the store to the side to provide a parking area and to construct a new roof over the existing single storey element to the rear.

2. Relevant planning history

- | | | | |
|-----|-----------|-----------------------------|----------|
| 2.1 | 1994/1080 | Alterations and renovations | Approved |
|-----|-----------|-----------------------------|----------|

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 06 : Building a strong, competitive economy
 NPPF 12 : Achieving well-designed places
 NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 5 : The Economy
 Policy 13 : Main Towns

3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document

DM1.3 : The sustainable location of new development
DM2.2 : Protection of employment sites
DM3.4 : Residential extensions and conversions within Settlements
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
DM4.10 : Heritage Assets

3.4 Statutory duties relating to setting of listed buildings and conservation areas:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent 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.

Section 72 of the same Act 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."*

4. Consultations

4.1 Town Council

To be reported if appropriate.

4.2 District Councillor

To be reported if appropriate.

4.3 NCC Highways

Recommend condition in relation to the provision and retention of the parking area.

4.4 SNC Water Management Officer

No comments received

4.5 Other representations

None received.

5. Assessment

Key considerations

5.1 Principle of development

Impact on the appearance of the surrounding area, including on designated heritage assets
Residential amenity
Highway safety and parking

Principle of development

- 5.2 As this proposal will result in the loss of a premises that is used for employment purposes, Policy DM2.2 of the SNLP is engaged. This seeks to safeguard buildings currently or last used for employment use but permits the loss of such uses where:-

a) the possibility of re-using or redeveloping the site/premises for a range of alternative business purposes has been fully explored and it can be demonstrated that the premises is no longer economically viable or practical to retain for an employment use;

or

b) there would be an overriding economic, environmental or community benefit from redevelopment or change to another use that outweighs the benefit of the current lawful use continuing.

- 5.3 In support of the application, a report carried out by Chapman Chartered Surveyors was submitted on the demand for employment use. This firm specialises in commercial property and the author of the report has experience in the local commercial property market. The author took account of the constraints of the property (including the lack of forecourt and the internal layout e.g. steep stairs at the rear) and concluded that it is wholly unsuitable for modern light industrial use. In respect of an office use, the author advised that due to the COVID-19 pandemic, there remains little or no demand for office premises as a result of changed working practices and that his company no longer takes on office premises to let due to this lack of demand. Taking account of the factors that he considered as part of his report, the author considered that there would be no point in undertaking a marketing exercise to assess the demand for the employment use of the property.
- 5.4 Although a full marketing exercise has not been carried out, given the knowledge of the author of the report of the local commercial market, I have taken a pragmatic view and accept that on balance, the report provided by Chapman Chartered Surveyors is sufficient to demonstrate that it is no longer practical to retain the property for employment purposes and that the application complies with the spirit of what Policy DM2.2 is seeking to achieve.

Impact on the appearance of the surrounding area, including on designated heritage assets

- 5.5 The removal of the single storey side element and the new roof over the single storey rear element are the most obvious changes to the appearance of the building. These are appropriate to the appearance of the building and the surrounding area and I consider that they will preserve its character and appearance and that of the conservation area. The setting of the listed building to the west will also be preserved. The application therefore complies with Policies 1 and 2 of the JCS and Policies DM3.4(a), DM3.8 and DM4.10 of the SNLP. Regard has also been given to sections 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act in reaching this view.

Residential amenity

- 5.6 The change of use of the property from commercial to residential is compatible with the predominantly residential character of the surroundings and the windows to the west/front, east/rear and south will not directly overlook neighbouring dwellings to a significant degree. Of the three windows in the first floor north elevation, one is to be blocked, one will serve a bathroom and the other will be one of three windows serving a bedroom. These remaining two windows are to be installed with frosted glass and to avoid direct overlooking of Wilderness House, it is reasonable to impose a condition that requires these windows to be obscured.

5.7 In respect of the proposed dwelling, similar to the above, I do not consider that there will be significant direct overlooking. Due to the position of the building and the access to the front, the garden area that will be provided will be relatively modest but will not be of a size that would be impractical to use.

5.8 Taking account of these items, the application complies with Policies DM3.4(b) and DM3.13 of the SNLP.

Highway safety and parking

5.9 Subject to the imposition of a planning condition that requires the provision of the parking and turning area, the Highway Authority has not objected to the application. The application therefore complies with Policies DM3.11 and DM3.12 of the SNLP.

Other matters

5.10 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 other material planning considerations detailed above are of greater significance.

5.11 The need to support the economic recovery during and following the COVID-19 pandemic is a material consideration that weighs in favour of the application. However, it is acceptable for the reasons set out above meaning that this is not a decisive factor in its consideration.

5.12 The application is not liable for the Community Infrastructure Levy as the property has been in lawful use for 6 of the last 36 months.

6 Conclusion

6.1 In having regard to those matters raised, it is accepted that it is no longer practical to retain the property for employment use and that the application represents an acceptable form of development that will preserve the character of the property and that of the surrounding area and designated heritage assets while also have having acceptable impacts on residential amenity and highway safety. The proposal complies with the provisions of the development plan as a whole and is recommended for approval.

Recommendation : Approval with Conditions

- 1 Time limit - full permission
- 2 In accordance with submitted drawings
- 3 Details to be submitted of new roof tiles and window joinery
- 4 Windows in first floor north elevation to be obscure glazed
- 5 Provision of parking area
- 6 Water efficiency

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Planning Appeals

Appeals received from 8 October 2021 to 5 November 2021

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2020/0945	Bressingham & Fersfield Land south of Lodge Lane Bressingham Norfolk	Mr Jeremy Payne	Erection of three bedroom bungalow.	Delegated	Refusal
2021/0663	Scole Waveney House Bungay Road Scole IP21 4DX	Mrs Teresa Griffin	Conversion and extension to existing garage to form holiday let.	Delegated	Refusal
2021/0978	Hethersett 1 Beaulah House 36 Mill Road Hethersett NR9 3DP	Mr John Bakwell	Change of use of shepherds hut from personal / family use to use as holiday rental / short term letting (Resubmission)	Delegated	Refusal
2020/1689	Land to the east of Overtons Way Poringland	The Amari Group	Construction of 9 new residential dwelling units, to include 1 retail unit facing North towards existing retail/commercial units.	Committee	Refusal
2021/0330	Barn at Windmill Farm Windmill Lane Costessey	Mr N Bridge	Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB)	Delegated	Refusal

Planning Appeals

Appeals decisions from 8 October 2021 to 5 November 2021

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2021/0059	Burgh St Peter Land north of Staithe Road Burgh St Peter Norfolk	Mr Kenny Girling	Outline application for the erection of a single storey dwelling, garaging and all associated works.	Delegated	Refusal	Appeal dismissed
2020/2151	Little Melton 4 The Close Little Melton Norfolk NR9 3AE	Mr Tim Moll	Beech tree - fell		Refusal	Appeal dismissed
2020/1621	Land adjacent to 7 Harvey Close Tasburgh	Mr & Mrs Davis	Erection of single storey dwelling	Delegated	Refusal	Appeal Dismissed
2020/2049	Land west of 4 Church Farm Close Bramerton	D & C Murrell Ltd	Erection of two storey dwelling and associated external works (revised)	Delegated	Refused	Appeal Allowed