

# **Development Management Committee**

## **Agenda**

### **Members of the Development Management Committee:**

Cllr V Thomson (Chairman)	Cllr T Holden
Cllr L Neal (Vice Chairman)	Cllr F Ellis
Cllr D Bills	Cllr G Minshull
Cllr B Duffin	Cllr T Laidlaw
Cllr J Halls	

### **Date & Time:**

Wednesday 15 December 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](mailto:democracy@southnorfolkandbroadland.gov.uk)  
Website: [www.southnorfolkandbroadland.gov.uk](http://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](mailto:democracy@southnorfolkandbroadland.gov.uk), no later than **5.00pm on Friday 10 December 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](mailto: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](mailto:democracy@southnorfolkandbroadland.gov.uk) by 5pm on Friday 10th December 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, 17 November 2021;  
(Please Note: as part of this document has been provided by an external source, we cannot guarantee that it is fully assessable) (attached – page 9)
5. Planning Applications and Other Development Control Matters;  
(attached – page 22)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2021/0569/F	BRACON ASH AND HETHEL	Land East of Cranes Road Hethel Norfolk	22
2	2021/1875/F	ASHWELLTHORPE AND FUNDENHALL	The Oaks, The Street, Fundenhall, NR16 1DS	35

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 40)

## 8. Date of next scheduled meeting- Wednesday 12 January 2022

## 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**

<b>A</b> - Advert	<b>G</b> - Proposal by Government Department
<b>AD</b> - Certificate of Alternative Development	<b>H</b> - Householder – Full application relating to residential property
<b>AGF</b> - Agricultural Determination – approval of details	<b>HZ</b> - Hazardous Substance
<b>C</b> - Application to be determined by County Council	<b>LB</b> - Listed Building
<b>CA</b> - Conservation Area	<b>LE</b> - Certificate of Lawful Existing development
<b>CU</b> - Change of Use	<b>LP</b> - Certificate of Lawful Proposed development
<b>D</b> - Reserved Matters (Detail following outline consent)	<b>O</b> - Outline (details reserved for later)
<b>EA</b> - Environmental Impact Assessment – Screening Opinion	<b>RVC</b> - Removal/Variation of Condition
<b>ES</b> - Environmental Impact Assessment – Scoping Opinion	<b>SU</b> - Proposal by Statutory Undertaker
<b>F</b> - Full (details included)	<b>TPO</b> - 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

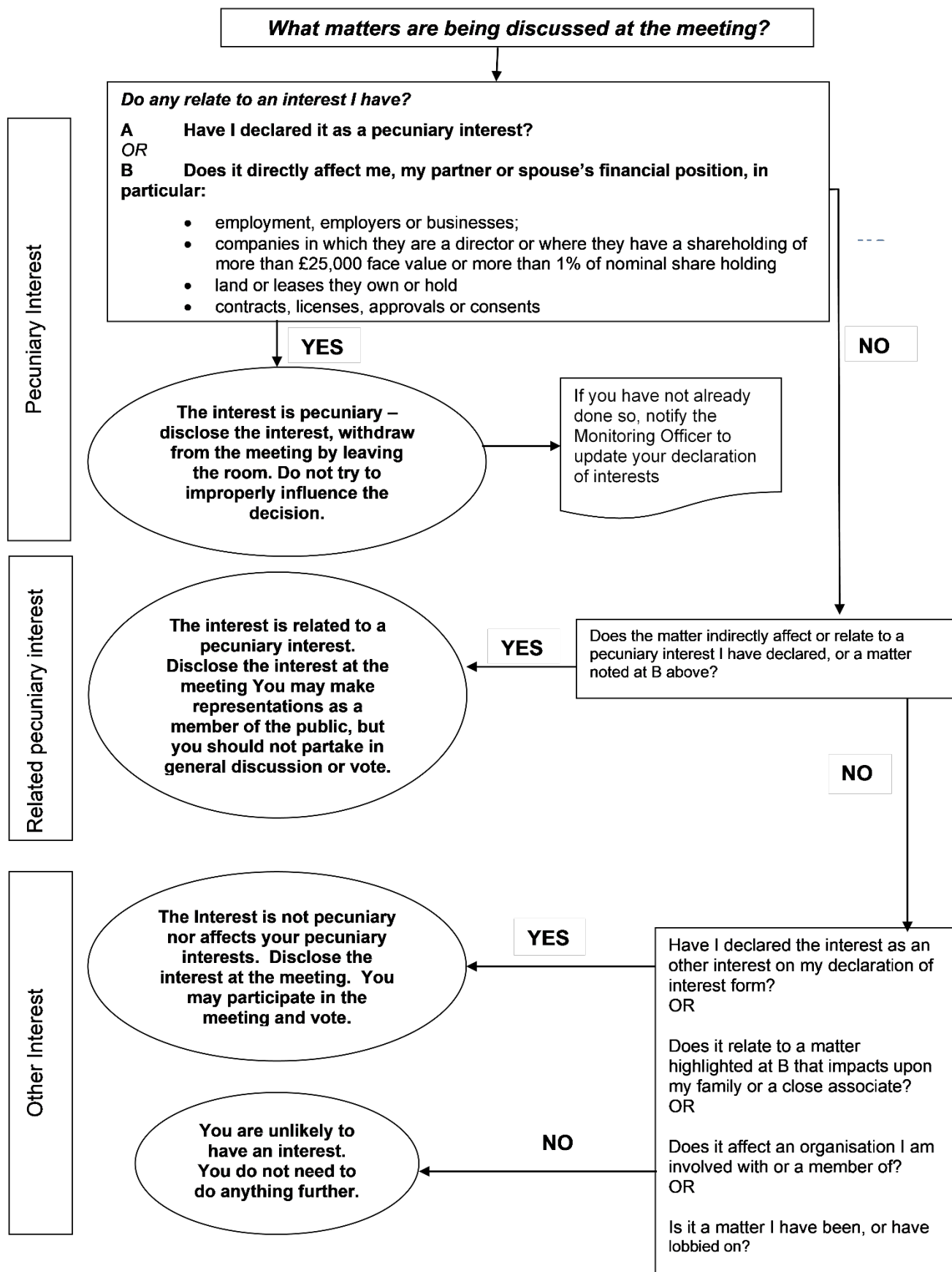
## DECLARATIONS OF INTEREST AT MEETINGS

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"> <li>1. affect yours, or your spouse / partner's financial position?</li> <li>2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?</li> <li>3. Relate to a contract you, or your spouse / partner have with the Council</li> <li>4. Affect land you or your spouse / partner own</li> <li>5. Affect a company that you or your partner own, or have a shareholding in</li> </ol> <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 17 November 2021 at 10am.**

**Committee Members Present:** Councillors: V Thomson (Chairman), B Duffin, R Elliott, J Halls, T Holden (Items 1,2,3 & 5) T Laidlaw, J Overton, L Neal and G Minshull (Items 1,2,4 & 5).

**Apologies:** Councillors: D Bills (J Overton appointed substitute) F Ellis (R Elliott appointed substitute) and S Nuri-Nixon (T Laidlaw appointed substitute)

**Officers in Attendance:** The Development Manager (T Lincoln), the Area Team Manager (G Beaumont) and the Principal Planning Officer (S Everard)

Four members of the public were also in attendance

## 583 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
2021/1004 (Item 3)	ROYDON	G Minshull	Local Planning Code of Practice Cllr Minshull declared that he was pre-determined, stepped down from the committee and reverted to his role as local member for this item
2021/1367/RVC (Item 4)	WYMONDHAM	All	Local Planning Code of Practice Lobbied by the applicant

		J Halls & R Elliott	Other interest Know to the applicant in their capacity as town Councillors
		T Holden	Local Planning Code of Practice Cllr Holden declared that he was pre-determined and stepped down from the committee
<b>2021/1959/F (Item 5)</b>	<b>DISS</b>	G Minshull	Other interest Local Member for Diss

## 584 MINUTES

The minutes of the meeting of the Development Management Committee held on 20 October 2021 were confirmed as a correct record.

## 585 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>2021/1977/F</b>	<b>HETHERSETT</b>	D McClean -- Parochial Church Council
<b>2021/0357/H</b>	<b>EASTON</b>	S Vincent – on behalf of the Parish Council C Boswell – Applicant
<b>2021/1004</b>	<b>ROYDON</b>	Cllr G Minshull – Local Member
<b>2021/1367/RVC</b>	<b>WYMONDHAM</b>	V Hastings – Objector Cllr J Hornby – 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.

**586 PLANNING APPEALS**

The Committee noted the planning appeals.

(The meeting concluded at 12:05pm)

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Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE**  
**– 17 November 2021**

<b>Item</b>	<b>Updates</b>	<b>Page No</b>
Item 1	<p>By way of clarifying the alternative sites referred to paragraph 5.4 of the Committee report, Appendix B of the Design and Access Statement refers to the following:-</p> <ol style="list-style-type: none"> <li>1. Hethersett Village Hall, Back Lane – 0.2 miles</li> <li>2. Hethersett Methodist Church Hall, Great Melton Road – 0.2 miles</li> <li>3. Jubilee Youth Club, Back Lane – 0.3 miles</li> <li>4. Hethersett Primary School – Queens Road – 0.5 miles</li> <li>5. Hethersett Woodside Primary School, Coachmaker Way – 0.5 miles</li> <li>6. Hethersett Academy, Queen's Road – 0.4 miles</li> </ol> <p>It is recommended that an additional condition is included to control the construction working hours. This is recommended for inclusion having regard to the proximity of neighbouring residential properties. This condition would replace the informative referenced at paragraph 5.12.</p>	<b>18</b>
Item 2	For Members' information, the relevant policies of the Easton Neighbourhood Plan are attached as Appendix A to the Update Sheet.	<b>24</b>
Item 3	The site is outside of the development boundary. As well as Policy DM3.4, regard must also be given to Policy DM3.6 of the SNLP which relates to house extensions in the countryside. For the reasons set out in the report, the design and scale of the proposals are considered to be compatible to the character and appearance of the area and the application complies with Policies DM3.4(a) and DM3.6(a). Similarly, in respect of residential amenity, the application complies with Policy DM3.4(b).	<b>32</b>
Item 4	<ol style="list-style-type: none"> <li>1. Correction to paragraph 4.2. Cllr V Hastings is not a councillor. She is a nearby resident commenting on the application.</li> <li>2. In order to protect the amenity of neighbouring properties and to ensure development appropriate to the area, an additional condition is proposed for use to prevent the use of audio visual equipment, PA systems</li> </ol>	<b>36</b>

	and amplified sound in association with the use of the site.	
Item 5	No updates	<b>42</b>

## Theme 2: Housing

### Justification and Evidence

Where new development comes to Easton it is expected to be of a quality that enhances the village.

Using 'Building for Life' principles developers should be able to demonstrate how, through good design, any proposed development will follow key design principles to respect scale, form, material finishes and the vernacular character of existing buildings. Recognising the historic village character and incorporating trees to provide a natural backdrop to break up the built form.

Housing needs of the local community should be considered in development proposals. As illustrated in the Sustainability Appraisal (SA) Scoping Report prepared alongside the ENP, baseline data identifies that the population of Easton is ageing. The population of Easton has increased by over 32% between the 2001 and 2011 Census, with a 76% increase in residents aged 65 and over through the same period.

This also highlighted a high vehicle dependency for residents of Easton to travel to work and affordability of homes.

Any new housing developments should therefore provide for a mix of housing types and make provision for older persons' housing. This could be achieved through bungalows and/or homes that are flexible to cope with changing needs of their occupants.

'First-time buyers' struggle to find homes in Easton due to size and affordability of the existing housing stock. 'Starter homes' and homes that are affordable to young people seeking to get on to the property ladder should also be included in the mix of housing types on new developments.

By adopting good design principles new development should provide sufficient external amenity space, refuse, recycling storage facilities and off-road parking.

The appearance and location of such features should be considered early in the design process to ensure that they are well integrated into development proposals, form part of a cohesive and visually appealing environment, whilst being directly linked and associated with the dwellings they support.

Map 5: Extract from Design & Access Statement Document (Page 61): Buxton Close & Woodview Road



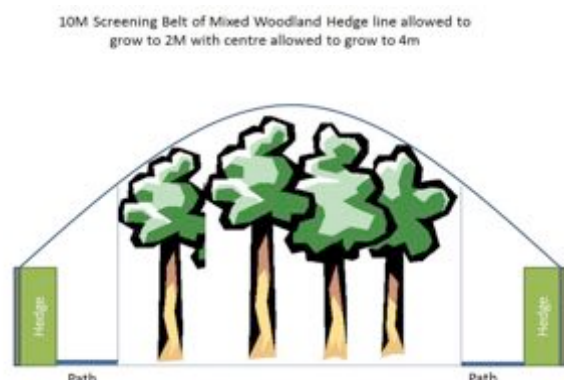
Adjoining Residential Boundaries: the principle of boundary treatments and a 'buffer' zone (screening using trees, shrubs and hedges) has already been established. In principle, it has been agreed with the Development Consortium and Local Planning Authority. A 'buffer'

zone has subsequently been included within the Design & Access Statement Document (December 2014)<sup>3</sup>, see Map 5 and Map 6.

Map 6: Extract from Design & Access Statement Document (Page 61): Parker's Close.



Below is an artist's impression of how a 'buffer' could look.



Whilst the picture below shows how an



actual example of a 'buffer' works, this one is at Thorpe End Garden Village, northeast of Norwich, and is used by local residents for woodland walks.

In addition, the approach of having new development of a similar scale and proportion to that of the adjoining existing residential areas has been set as a 'design principle', see Appendix 6. The proposed layouts have been amended to facilitate this with bungalows and chalet bungalows along these boundaries.

The increasing risk of flooding, as a result of the large-scale development, was raised through the Pre-Submission Consultation by residents, adjoining Parish Council and Norfolk County Council; who specifically requested the inclusion of additional measures within Policy 6.

## Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues that the policies in this theme seek to address:

- New streetlights to be low impact & auto detect when to turn on/off: 100% agree
- All new developments to have a 'green zone' buffer of at least 10metres from existing properties: 97% agree
- New houses to have at least 2 parking spaces & 1 space per further bedroom: 96% agree
- Parking to be provided adjacent to or in front of all new dwellings: 96% agree
- Design layouts to provide storage for 3 wheelie bins for each new home: 96% agree
- NCC: "one of the poorest parishes in South Norfolk for PRow, and reinforcing a reliance on cars."

**The following plans, documents and strategies support Policies 6, 7, 8 & 9:**

- National Planning Policy Framework
- Joint Core Strategy for Broadland, Norwich & South Norfolk (January 2014)
- Development Management Policies Document (October 2015)
- South Norfolk Place Making Guide SPD (2012)
- Design & Access Statement 2014\_2611 (2014)
- Easton Parish Plan (2005)
- ENP Sustainability Appraisal (October 2016)
- Building for Life 12 (2015)
- Central Norfolk Strategic Housing Market Assessment (2012)

**Intent of Policy 6:**

The aim of this policy is to ensure new development is respectful to the existing village and maintains it's rural feel. Seeking to ensure landscaping appropriate to the village is provided and existing hedgerows and trees are not needlessly lost.

Policy 6 applies both to any infill developments that may come forward within the village of Easton and the strategic development of EAS1, as identified in the South Norfolk Site Specific Allocations and Policies Document 2015. The various criteria of Policy 6 identify the issues that should be addressed by each and every residential development. In relation to criterion 4 the provision of off-site planting may be acceptable in appropriate locations. This decision will be informed by the associated arboricultural

statement and the professional assessment of the application by South Norfolk Council.

**Policy 6: Housing & It's Setting**

**New development, including infill development and residential extensions, should preserve and enhance the village of Easton by:**

- 1) Protecting natural assets, enhancing the natural environment and biodiversity.**
- 2) Respecting and protecting designated and non-designated heritage assets and their settings.**
- 3) Where appropriate incorporating adequate landscaping to mitigate the visual impact of development to ensure proposals are sympathetic to the existing rural village context and responding to the wider countryside setting.**
- 4) Seeking to retain mature or important trees and existing hedgerows. Development that damages or results in the loss of ancient trees, or trees of good arboricultural and/or amenity value, will not be supported unless justified by a professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value should be planted within Easton.**
- 5) Developments of 10 or more houses must be accompanied by a flood risk assessment that considers surface water flooding and, where appropriate, mitigation measures. Proposals for development (both new and significant alteration to an existing**



building) that are likely to significantly increase the risk of flooding (including fluvial, surface water, groundwater, sewers or artificial sources) will not be supported.

- 6) Enhancing the safety and security of our community, reducing the fear of crime and promoting people's sense of well being.

Policy 6 contributes to Spatial Planning Objectives 1, 2, 4, 8, 9, 10 & 11 and supports ENP Objectives 1, 2 & 3.

#### Intent of Policy 7:

This policy seeks to improve the design of new houses through the use of 'green' energy, provision of off-street parking, adequate space to store wheelie bins and reduce the impact of street lights. It aims to provide better quality houses for residents to live in.

### Policy 7: Housing Design

New development, including infill development, should preserve and enhance the village of Easton by:

- 1) Encouraging the utilisation and/or generation of renewable energy plus methods to reduce energy demands and conservation in all new builds.
- 2) Where street lighting is incorporated in any development it should be of low energy consumption, minimise light pollution whilst maintaining highway safety through the appropriate timing of street lighting,

- 3) Providing 'off road' parking based on the following standards:

Number of Bedrooms	Minimum number of car parking spaces to be provided
1	1
2	2
3	2-3
4 or more	3

- 4) Providing off-road car parking adjacent to or in front of new dwellings or in other adjacent locations that would be accessible to the occupiers of those houses and would be consistent with good standards of urban design. Where garages are provided to meet the standards identified in criterion 3 of this policy they should be located within the curtilage of each dwelling concerned.
- 5) Designing layouts that provide accessible screened storage space for refuse and recycling within each property's curtilage.

Policy 7 contributes to Spatial Planning Objectives 1, 2, 8, 10 & 11 and supports ENP Objectives 1 & 5.



### **Intent of Policy 8:**

This policy seeks to provide guidance on density, scale, height and layout of new development. Aiming for a mix of housing types that meets local needs and integrates with the existing village.

### **Policy 8: Housing Mix & Character**

**Design proposals for new development should preserve and enhance the village of Easton by:**

- 1) Recognising and reinforcing the village character in relation to height, scale, density, spacing, layout orientation, features and building materials.**
- 2) Reflecting existing residential densities in locality of the proposed development and should be a maximum height of 2.5 storeys or equivalent thereof.**
- 3) Providing a mix of housing types to include one and two bedroom dwellings and to meet local needs identified by the Central Norfolk Strategic Housing Market Assessment (2012) or the most up to date objective assessment of housing need.**
- 4) Demonstrating how they will integrate into and enhance the existing village and built form.**

Policy 8 contributes to Spatial Planning Objectives 2, 4, 8, 9, 10 & 11 and supports ENP Objectives 1 & 2.

### **Intent of Policy 9:**

The aim of this policy is to ensure new houses in Easton will not overwhelm the existing homes and ensure a degree of privacy can be enjoyed. The second part of Policy 9 refers specifically to the development of the EAS1 strategic housing site. Given the scale of that development there are likely to be opportunities to address the residential amenity of existing properties through the use of landscape buffers.

### **Policy 9: Privacy of Existing Homes**

**Where new development adjoins existing dwelling(s) the proposed new dwelling(s) should be of a similar scale and proportion to existing dwellings with the layout and design of the properties being arranged in a way that would retain the privacy of existing residents.**

**The development of the strategic residential allocation EAS1 should address its relationship with existing dwellings and should provide a high-quality environment that safeguards the amenities of existing residential properties. Where it is consistent with good urban design that respects the built form of the village, its development should be screened from existing dwellings through the use of landscape buffers.**

Policy 9 contributes to Spatial Planning Objectives 2, 8 & 9 and supports ENP Objectives 1, & 2.

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**                         :   **2021/1977/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
- Decision                       :   Members voted unanimously for **Approval**
- Approved 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  
  10. Restricted construction working  
  hours

2. **Appl. 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)
- Decision : Members voted 7-2 for **Approval**
- Approved with Conditions
1. In accordance with submitted drawings
3. **Appl. 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.
- Decision : Members voted 5-4 for **Approval**  
(The Chairman used his casting vote)
- Approved with conditions
1. In accordance with submitted drawings
4. **Appl. No** : **2021/1367/RVC**  
**Parish** : **WYMONDHAM**  
Applicant's Name : Mrs Kathryn Cross  
Site Address : Barnards Farm Youngmans Road Wymondham Norfolk NR18 0RR
- Proposal : Variation of condition 6 of planning permission 2018/0835 to enable Sunday and bank holiday opening.
- Decision : Members voted 8-0 for **Approval**
- Approved with conditions
1. In accordance with drawings  
2. Hours of operation  
3. No organised events on Sundays and Bank Holidays  
4. No external lighting  
5. No use of audio-visual equipment, PA systems and amplified sound on Sundays and Bank Holidays.

5.   **Appl. 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)

      Decision                     :   Members voted unanimously for **Approval**

Approved with conditions

1. Time limit - full permission
2. In accordance with submitted drawings
3. Details to be submitted of any new external materials to be used
4. Windows in first floor north elevation to be obscure glazed
5. Provision of parking area
6. Water efficiency

## Application 1



22

1. **Application No :** 2021/0569/F  
**Parish :** BRACON ASH AND HETHEL

Applicant's Name: David Bryson  
 Site Address Land East of Cranes Road Hethel Norfolk  
 Proposal Proposed Development for installation and operation of ground-mounted solar farm and energy storage system. together with inverter platforms; control room; DNO station; storage containers; battery storage; security fencing & CCTV; temporary construction compound; and enhanced landscaping & ecological management.

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 site consists of two fields used for arable farming in a rural location to the north-west of the villages of Bracon Ash and Mulbarton. Other than individual dwellings, the nearest area of settlement is a cluster of properties along School Road in Bracon Ash over 400 metres from the southern boundary of the site with the main part of Bracon Ash 630 metres to the south-east. The site is just around 600 metres to the east of the edge of Mulbarton and just under 800 metres from the Mulbarton Common. The Lotus factory at Hethel is 1.7 kilometres to the west.
- 1.2 The site is approximately 30 hectares in size and is bound by public footpaths to the south and west, with a small field to the north between the site and Spong Lane and woodland to the south-east. To the west and east is further agricultural land along with a field to the south which lies in between the site and the nearest settlement. No public rights of way pass within the site, although they do around the site to the south and west.
- 1.3 The proposal is create a new 27MWp ground mounted solar farm. The panels will broadly comprise of linear rows of solar panels projecting up to 2.5 metres from the ground, together with four inverter platforms 2.8 metres high, substation and control building up to 3.5 metres high, battery storage containers 2.9 metres high and landscaping. The site will have an internal access track to all the inverter platforms. Security will be provided by a two metres fence around the perimeter of the site and infrared cameras.

2. Relevant planning history

- |     |           |   |                  |
|-----|-----------|---|------------------|
| 2.1 | 2020/1409 | Screening Opinion for a proposed solar farm | EIA Not Required |
| 2.2 | 2021/0517 | Screening Opinion for solar farm            | Withdrawn        |
| 2.3 | 2021/2083 | Screening Opinion for solar farm            | EIA Not Required |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)  
 NPPF 02: Achieving sustainable development  
 NPPF 04: Decision-making  
 NPPF 06: Building a strong, competitive economy  
 NPPF 12: Achieving well-designed places

NPPF 14: Meeting the challenge of climate change, flooding and coastal change  
NPPF 15: Conserving and enhancing the natural environment  
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 17: Small rural communities and the countryside

Policy 20: Implementation

3.3 South Norfolk Local Plan Development Management Policies

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

DM1.3: The Sustainable location of new development

DM1.4: Environmental Quality and local distinctiveness

DM3.8: Design Principles applying to all development

DM3.11: Road safety and the free flow of traffic

DM3.12: Provision of vehicle parking

DM3.13: Amenity, noise, quality of life

DM4.1: Renewable Energy

DM4.2: Sustainable drainage and water management

DM4.5: Landscape Character Areas and River Valleys

DM4.8: Protection of Trees and Hedgerows

DM4.9: Incorporating landscape into design

DM4.10: Heritage Assets

3.4 **Statutory duties relating to setting of Listed Buildings:**

S16(2) and S66(1) 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.

4. Consultations

4.1 Bracon Ash and Hethel Parish Council

Does not object but considers that conditions need to be applied as follows

- there needs to be more detail on the continuing support for the eco biodiversity
- any future owners are constrained by the same regulations including that the site owners must dismantle and dispose of any redundant equipment that is no longer used to avoid a future eyesore
- hedge planting must be semi-mature to ensure that screening is achieved in a reasonable time and includes trees and native shrubs
- data is provided as to effectiveness of any noise mitigation and what form this will take
- there is no information on how this site will be returned to its original state as there has never been any test as to how the dismantling is to be achieved

Mulbarton Parish Council

Welcome the green environment and welcome suitable sustainable developments which are of benefit but not at the expense of quality of life and safety of our parishoners, the rural landscape and local infrastructure which has already suffered under the recent period of infrastructure.



This is being proposed at the same time as another solar farm in the area. Consideration needs to be given to cumulative impacts with this and other developments in the area as described by recent High Court judgement re Norfolk Vanguard.

Note the efficiency of the site is greater than the other applications in the area making more use of the land removed from rural use and that it is using a local connection to the national Grid.

Containers storing batteries may be a point of concern. Is the security fence fit for purpose?

Clarification needed on the construction traffic plan as to whether traffic from the B1113 will be from the north which will impact on the conservation area, Mulbarton Common and the road leading to Mulbarton Primary School

4.2 District Councillor – Cllr Vivienne Clifford-Jackson

To Committee - Great concerns about traffic movements and potential ecological damage

District Councillor – Cllr Nigel Legg

To Committee

4.3 Anglian Water Services Ltd

No comments

4.4 Senior Heritage & Design Officer

Following submission of Heritage Statement consider that there is no resulting harm to the setting of heritage assets from the proposals in terms of the planning balance

4.5 NCC Highways

Conditional support following clarification over vehicle movements

4.6 NCC Lead Local Flood Authority

General comments on drainage principles for solar farms

4.7 Norfolk Police Architectural Liaison Officer

Pleased to read that the site will not incorporate a public footpath and that there is to be a 2 metre security fence installed around the whole perimeter, however the example of fence shown is not a security fence

4.8 SNC Economic Development Officer

To be reported if appropriate

4.9 NCC Public Rights of Way Officer

No comments received

4.10 SNC Community Services - Environmental Quality Team

Conditional Support

4.11 NCC Ecologist

Conditional support subject to suitable buffer with County Wildlife Site.

4.12 Cadent Gas

No comments received

4.13 SNC Landscape Architect

Verbal comments received - conditional support.

4.14 Historic England

No comments received

4.15 CPRE

Object

- Application includes construction of an amount of infrastructure as well as the solar arrays which we contend is contrary to Policy 17 of the Joint Core Strategy and this is not one of the exceptions allowed within that policy
- Concerned that this land will be largely lost for food production. The cumulative effect of increasing numbers of solar farms in the area should be recognised, as increasing amounts of land used for food production is being lost
- It is disappointing that neither the adopted Local Plan nor the emerging GNLP identifies suitable areas for renewable development as this could avoid the increasing number of unregulated applications for solar farms across rural landscapes
- The proposal does not recognise 'the intrinsic character and beauty of the countryside' as required by the NPPF
- When solar farms are granted planning permission CPRE Norfolk would expect these to be sited on poorer quality land. Where proposals affect agricultural land they should be refused where the land is graded at 1, 2 or 3a in line with footnote 53 of the NPPF which states: 'where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.' The land is graded at 3a.
- Government guidance is clear about the need to protect agricultural land and soil. At approximately 30 hectares this development is well about the 20 hectare threshold for smaller losses of best and most versatile agricultural land
- The cumulative effects of construction work from this proposal would lead to unacceptable noise and disturbances, as well as traffic issues, for local residents in particular

4.16 Other Representations

Bracon Ash Residents Association

Object

- fails to provide adequate detail or commitment to maintain throughout the life-time of the development the screening and biodiversity mitigation proposals and impacts from glint and glare and noise
- contrary to NPPF as fails to protect the intrinsic character and beauty of the countryside

application proposes use of land which is Best Most Versatile Land contrary to section 15 of the NPPF

- does not mutually support the three overarching principles of the NPPF as only one of the three (Environmental) is partially met. There are no social or economic benefits identified
- the application must be considered jointly with the additional broader development proposals for the area and their cumulative impacts

#### 4 letters of support

- support revised scheme moving boundary away from properties to south
- support renewable energy and improved biodiversity
- current use of land for intensive arable farming has a negative impact. By replacing two fields with a wildflower meadow and providing new hedgerows, the area will benefit
- solar power has an important role to play in helping us reach net zero and every community needs to play its part
- solar farms tend to have little visual impact, don't require constant maintenance and therefore few traffic movements
- will be more demand for electricity with increase in electric cars
- providing footpath along southern boundary is kept open
- providing that planting on southern boundary is semi-mature

#### 29 letters of objection

- adversely impacts the surrounding area and the proposed risk mitigation does not adequately support those goals as laid out in the NPPF, GNLP and JCS
- many comments note support for measures to tackle climate change but feel that the harms outweigh the benefits in this case
- other major solar farm projects nearby
- piecemeal erosion of rural character of area
- could result in the countryside to the south of Norwich becoming a solar farm desert
- minimal local community benefit
- loss of agricultural land which is Grade 3a and therefore higher grade
- safeguards against long term negative impacts are missing
- noise disturbance for nearby residents
- sound mapping submitted is only from 7am to 11pm where there is significant surrounding sound
- 13 properties to the south of the site along School Road but these will only be screened by the proposed planting in the medium to long term. Until then they will have wide open views of the site
- what is to happen to field between site and School Road?
- glare from solar panels
- impact on heritage assets; there are two Grade I listed churches and several Grade II listed buildings and medieval moats within 1km and many more within 2km
- detrimental to well used public footpaths
- far more species have been observed in the area than contained within the report
- concern about impact on adjacent and nearby County Wildlife Sites
- queries over how land will be managed within the site including sheep grazing
- reference to bat and bird boxes but no mention of beehives
- applicant only develops solar farms before selling them on and therefore is a short term project
- green energy projects should not be automatically rubber-stamped
- panels have toxic metals in them which will need to be disposed of
- is there not too much cloud cover for this site to be suitable?
- solar panels should be on roofs of every industrial building before fields like this
- disappointed that neither the adopted Local Plan nor the emerging GNLP identifies areas for renewable energy

## 5 Assessment

### **Key considerations**

- 5.1 The key issues for consideration are the principle of development, its landscape impact, impact on heritage assets, access particularly during the construction phase, residential amenity, ecology and use of agricultural land.

### **Principle**

- 5.2 Under Section 38 of The Planning and Compulsory Purchase Act 2004 ('The 2004 Act'), the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise.
- 5.3 The UK is legally bound through the Climate Change Act (2008) to cut greenhouse gas emissions by 80% by 2050, compared to 1990 levels. The development would contribute towards meeting this requirement and would also be fully supported by energy policy because it would assist in replacing outdated energy infrastructure and the move to a low carbon economy (and ultimately will assist with more affordable energy bills).
- 5.4 In line with the Climate Change Act 2008, the National Planning Policy Framework (NPPF) sets a presumption in favour of sustainable development. The NPPF is heavily supportive of renewable energy development and places an over-riding emphasis on the presumption in favour of sustainable development, which this development clearly constitutes. Infrastructure, which is required to ensure the generation of renewable energy, is inherently sustainable under the NPPF.
- 5.5 Local Plan Policy DM1.3 criteria 2(c) states that proposals for new development in the countryside will only be granted where specific Development Management Policies allow for it. Policy DM4.1 supports proposals for renewable energy generating development such as solar power. It requires that consideration is given to the effect of the proposal on the character and appearance of the landscape, the effect on designated and undesignated heritage assets and the amenities and living conditions of nearby residents by way of noise, outlook and overbearing effect or unacceptable risk to health or amenity by way of other pollutants such as dust and odour. The policy states that permission will be granted where there are no significant adverse effects or where any adverse effects are outweighed by the benefits.

### **Landscape Impact**

- 5.6 The site is in a relatively flat landscape that forms part of the landscape character area D1: Wymondham Settled Plateau Farmland. The key characteristics of this landscape are identified as a large expanse of flat landform with little variation over long distances with strong open horizons; settled landscape with large edge-of-plateau towns and villages at Wymondham, Mulbarton, and Hethersett plus smaller, nucleated settlements including Great Melton, East Carleton, Bracon Ash, Hethel and Wreningham, dwellings and farms dispersed across the plateau; long views from plateau edge with important views towards Norwich from the north of the area; strong vernacular character particularly brick and pantile, timber framed buildings; stepped and Dutch gables and some black and white painted brick buildings; vernacular character partly eroded by modern estate development; some isolated churches, sometimes hidden by dense churchyard vegetation; and parkland previously a strong feature but only Hethersett Hall, Ketteringham and Great Melton remain.

- 5.7 In considering new development in this landscape area, the key design principles are to ensure that the distinctive settlement pattern is respected, ensure that the nucleated clustered character of the settlements is maintained, consider the impact of new development on the skyline views and sense of 'openness', ensure that key views from the plateau edge to and from the City of Norwich are maintained, maintaining the vernacular character, and preserving the flat character of the plateau by avoiding the use of intrusive landscape features e.g. bunding.
- 5.8 A Landscape and Visual Assessment of the development has been carried out, with potential views assessed from a number of different viewpoints in the surrounding area. The assessment found that the visual impact is considered to be relatively localised, with intermittent visibility likely from Cranes Road and School Road and also from public footpaths that adjoin the site. There is also potential for some views from small number of houses in the local landscape.
- 5.9 Mitigation is proposed through enhanced landscape measures along the southern and north-eastern boundaries. On the southern boundary, which is currently open, there is proposed to be a native hedgerow between the site and the public footpath with native trees planted to the south of the footpath. On the north-eastern perimeter of the site mitigation would take the form of native mix species planting to screen views from East Carleton Road to the east. On other boundaries there will need to be some infill planting to close gaps in existing planting. It is accepted that these measures will minimise the impact of the development on the local landscape.
- 5.10 Concern has been raised by Mulbarton Parish Council about the cumulative impact on the landscape with other developments in the wider area. These other developments include the employment site permitted at Hethel, proposed employment schemes at Swainsthorpe (now withdrawn) and to the east of Wymondham along with the offshore wind farm substation at Swardeston. However given the distance and lack of any intervisibility between the proposed development it is not considered that there would be a cumulative impact on the local landscape in which this proposed development sits.
- 5.11 There are however a number of other existing and planned solar farms in this and adjoining parishes. As part of a revised screening opinion for the proposed development (ref: 2021/2083), a summary LVIA and Assessment of Cumulative Effects considered the proposed solar farm in the context of the operational solar farm site at White Horse Lane, Mulbarton (2015/1221), the current planning application for a solar farm at Marsh Lane, Bracon Ash (2021/1072), and a scheme at Bloys Grove, Swainsthorpe which has since been submitted as a planning application (2021/2495).
- 5.12 The work on the Zones of Theoretical Visibility (ZTV) has not identified any locations from where both the operational scheme at White Horse Lane and the proposed scheme will be jointly be visible. Nor has the study identified any locations from where the scheme at Bloys Grove and the proposed scheme will jointly be visible. The assessment has identified areas from where there will be theoretical visibility of both the proposed scheme and the site at Marsh Lane.
- 5.13 One area coincides with All Saints' Church at Wreningham, which has a PROW opposite. Views from the church are limited as the churchyard and extension to the burial area are enclosed by vegetation, generally native hedgerow. Whilst there will be seasonal variations in cover, the other intervening features and vegetation between the church and both the proposed development and Marsh Lane scheme sites is such that visibility is likely to be negligible. From the footpath, visibility is further limited by the intervening buildings and features.

- 5.14 Slightly further south there is an identified area where High Road crosses the former railway line. A PRow terminates near the identified area. From site observations the Council's Landscape Architect has commented that it was clear that, whilst both sites could be visible, their scale within the view is such that there would not be a significant effect.
- 5.15 With regards to cumulative effect of landscape character, the submitted information provides commentary but is less analytical. The general conclusion is that the effects are limited "given the separate location of developments and the localised nature".
- 5.16 The Council's Landscape Architect has also undertaken an assessment of the cumulative scale across the relevant landscape character areas. In terms of area, the proposed development is approximately 30ha and Marsh Lane is approx. 11.5ha. The operational scheme is 25.7ha, and the Boys Grove land is 81ha. The sites are all within two Landscape Character Areas (LCAs), B1 (Tas Tributary Farmland) and D1 (Wymondham Settled Plateau Farmland). Using data provided for the applications and also from SNC GIS, it is calculated that the proposed site represents 0.5% of the total area of D1. The Marsh Lane proposal is 0.2% of D1. The operation scheme at White Horse Lane is at the boundary of the LCAs, with an approximate 1:1 split; this will put 13ha in each, which is 0.11% of B1 and 0.2% of D1. The Boys Grove land represents the largest area at 81ha, again across both LCAs with an approximate 4:1 ratio giving 0.6% of B1 and 0.3% of D1.
- 5.17 If implemented, the proposed development would result in a total of approximately 0.7% of the D1 LCA affected by both it and the operational scheme at White Horse Lane. The Landscape Architect does not consider this to be significant, especially given the separation and the settlement of Mulbarton between them. If consented, the Marsh Lane scheme would bring this total to 0.9%. Whilst the proposed development and Marsh Lane have less settlement directly between them, they are opposite sides of Bracon Ash. Both are close to PRows, but these are not continuous, nor part of an identified trail, which would result in the sites being experienced sequentially.
- 5.18 It is therefore considered that the cumulative effects of the proposed development at the land west of East Carleton Road, Bracon Ash will not be significant and that with the proposed mitigation measures the proposal is considered acceptable in its impact in the landscape and accords with policies DM4.5, DM4.8 and DM4.9 of the Local Plan.

### **Impact on Heritage Assets**

- 5.19 The immediately surrounding area has a number of heritage assets that are relatively well preserved. These include the setting medieval churches, historic houses including moated sites, war memorials and historic trackways now footpaths, and the parkland of Bracon Hall. A Heritage Statement has therefore been submitted at the request of the Council's Senior Heritage and Design Officer.
- 5.20 The site is in relatively close proximity to the south frontage of Grade II listed Curzon Hall. The hall has a three storey front porch tower dating to c1600. This would have been designed as a prominent feature and with views from the windows - including the third storey, being an important characteristic of the design and therefore of significance. At the present time there is an intervening small field and also significant vegetation some of which is evergreen. This mature vegetation is of some height and would screen the field from the building and vice versa. Even at the third storey there would be no or very limited intervisibility during summer months, and very glimpsed views if any through the foliage in winter months. Therefore the degree of harm to the setting, in terms of how the building is

experienced and its significance is appreciated, is considered by the Senior Heritage and Design Officer to be at the very low end of harm and considered negligible.

- 5.21 There is also some intervisibility between the public footpath on the southern perimeter of the site and the church tower of St Mary in East Carleton which is Grade II\* listed. The church is some distance away and set amongst mature vegetation and as such is virtually unnoticeable. Given this and that the church is experienced better at close quarters and from other viewpoints the Senior Heritage and Design Officer considers that the extent of harm is again considered to be very low to the extent that is negligible.
- 5.22 It is not considered that there will be any impact on the setting of any of other heritage asset, such as the Grade II listed Bracon Hall to the south east, in the area primarily due to the position and extent of vegetation. As such it is considered that there is no resulting harm to the setting of heritage assets from the proposals in the planning balance. The proposal is therefore considered to accord with policy DM4.10 of the Local Plan and section 16 of the NPPF. It is also considered that the proposal does not conflict with S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.23 In regard to archaeology, the site has the potential for containing unknown buried archaeological assets given the site is located close to the site of Hethel Hall, at least two medieval moats, two medieval parish churches as well as numerous listed buildings and cropmarks. Whilst the nature of the development is such that there is limited potential for disturbance to such as assets, it is nonetheless considered that where cabling or equipment that requires disturbance to the ground there should be archaeological investigatory work which can be secured by condition.

### **Access**

- 5.24 The proposed access for the construction and operation of the solar farm is from East Carleton Road to the east of the site. It will involve the construction of approximately 980 metres of new access track which will be approximately four metres wide.
- 5.25 The main period of vehicular activity will be during the construction phase, with maintenance of the site once constructed not likely to generate many vehicle movements. The construction phase is estimated to be over a 20 week period. During this time, vehicle movements are expected to comprise 10 car and seven LGV trips, arriving in the morning and leaving in the evening which equates to 20 car and 14 LGV two-way vehicle trips daily. With regards to HGV movements, there is expected to be four tipper or small articulated vehicles per day resulting in two-way vehicle trips. Across the entire 20-week construction period there is anticipated to be a further 30 larger articulated vehicles, associated with the delivery of batteries and inverters which will be housed in shipping containers.
- 5.26 Norfolk County Council's Highways Officer initially asked for further clarification over the larger vehicle movements during the construction period. The applicant has noted that at this stage it is not possible to fully specify which vehicles are for which piece of equipment. The four heavy goods vehicles visiting the site per day will mainly contain the panels themselves and mounting structures.
- 5.27 The route that vehicles will use to access the site has been raised as a concern in a number of representations. The applicant has clarified that it is anticipated that almost all vehicle traffic will arrive from the site from the A11 to the A47 and then travelling south along the B1113 through Mulbarton and Swardeston to then turn right onto East Carleton Road. There will be no construction traffic using School Road to the south of the site.

- 5.28 No objection has been raised to this routing by Norfolk County Council's Highways Officer, subject to a condition ensuring that the HGV routing is complied with. Whilst the concerns of Mulbarton Parish Council about traffic passing through the village is noted, this is considered the most appropriate route to the site. The proposal is therefore considered to accord with policies DM3.11 and DM3.12 of the Local Plan.

### **Residential Amenity**

- 5.29 The nearest residential properties to the site are Curzon Hall 100 metres to the north of the nearest part of the site, Bracon Hall 150 metres to the south-east of the nearest part of the site and then individual cottages on Cranes Road to the west and East Carleton Road to the east 200 metres or more away from the nearest part of the site. The nearest settlement is a number of properties along School Road over 400 metres from the southern boundary of the site.
- 5.30 Concern has been raised about potential glint and glare impacts on nearby properties, particularly those on School Road to the south. Whilst Bracon Hall is closer it is completely screened from the site by woodland, whilst the closest property (Curzon Hall) is to the north of the panels and therefore the panels will face away from this property. A Glint and Glare Assessment has been submitted with the application which included geometric analysis of the impact at 54 residential properties. This found that factoring actual visibility of the site, glint and glare impacts would affect one property but this impact would be addressed through the proposed landscape mitigation measures. The Council's Environmental Management Officer raises no objection to the findings of the report and the mitigation measures proposed.
- 5.31 The construction phase has the potential to create some disturbance. However given the distance to any neighbours it is not considered that there would be any significant harm from noise disturbance. Details of routeing for construction traffic are required to ensure there is not unacceptable disturbance to neighbours in this respect. In terms of the operation of the facility, the Council's Environmental Management Officer has commented that the assumed decibel rating in the Noise Assessment submitted with the application for a rural location was suitably conservative to protect local sensitive receptors. They therefore are satisfied with the outcomes of the report and proposed mitigation measures around the inverters. A condition is proposed to secure the mitigation measures.
- 5.32 In conclusion it is considered that the proposed development would not result in the amenity of any nearby residents being significantly harmed and therefore the proposal would be in accordance with policy DM3.13.

### **Ecology**

- 5.33 The site is adjacent to a County Wildlife Site to the east of the site, with other sites nearby. There are two ponds within the site and habitat provided on adjacent site in pockets of woodland. An Ecological Assessment has therefore been submitted with the application.
- 5.34 The Assessment found the on-site ponds supported open water with limited aquatic vegetation, some rough marginal vegetation and were assessed as being 'average' suitability for great crested newts. The site is located within an area where there is an 'amber' likelihood of great crested newts presence according to Natural England. The Assessment also notes that trees on the site have no bat roosting potential but there is potential in trees in the plantations bordering the site. Various bird species were recorded, along with the potential for the site to be used by badgers as part of their range, otters, water voles and hedgehogs.



- 5.35 In terms of mitigation and enhancement, it is recommended that a District Level Licence will be obtained from Natural England in regard to Great Crested Newts. This process does not require specific assessment or mitigation for Great Crested Newts on-site. Instead, a developer contribution would be provided to a suitable off-site scheme to create and manage suitable site for Great Crested Newts. Norfolk County Council's Ecologist is satisfied with this approach.
- 5.36 In addition, habitat enhancement measures are proposed including the creation of a wildflower meadow, enhancement to the ponds as habitat, the installation of bird and bat boxes, the planting of new hedgerows and the provision of dead wood poles for invertebrate interest. Norfolk County Council's Ecologist has no objections in principle to this approach and welcomes the proposed biodiversity net gain.
- 5.37 The measures proposed are therefore considered acceptable and will be secured through condition.

### **Use of Agricultural Land**

- 5.38 The principle of the need to use agricultural land has been discussed above. Footnote 58 within paragraph 175 of the NPPF requires where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The Ministerial Statement in March 2015 advises that where a proposal of a solar farm involves the best and most versatile agricultural land, it will need to be justified by the most compelling evidence. It goes on to say that every application needs to be considered on its individual merits, with due process, in light of the relevant material considerations. The NPPF defines best and most versatile land as Land in grades 1, 2 and 3a of the Agricultural Land Classification.
- 5.39 A soil classification report has been submitted within this application which identifies the land as grade 3a of the Agricultural Land Classification. A search for sites on land of a lower grade was undertaken but the applicant has stated that they were unable to find a viable site for a 27MW solar farm with suitable connection to the grid that is of a lower grade. It should also be noted that the proposed development is temporary and reversible which will not result in the permanent loss of agricultural land. Agricultural activities can continue on the site, albeit in the form of pastoral activity such as sheep grazing rather than the current arable crop production.
- 5.40 As such it is not considered that refusal could be warranted on this basis.

### **Other Issues**

- 5.41 The site is in Flood Risk Zone 1 and therefore not at risk of fluvial flooding. There are some parts of the site that have some risk of flooding from surface water but overall the site is at low risk. The scheme has been designed to take this into account to ensure sensitive equipment such as the inverter stations are not placed in areas of risk. A drainage scheme using a system of sales to manage surface water run-off from the impermeable areas on the site has been proposed which is acceptable in principle, a condition is proposed to ensure the details of this are suitable to secure its implementation.
- 5.42 The issue of security of the site has been raised. Norfolk Police's Architectural Liaison Officer has commented that they welcome that there will be a two metre fence around the perimeter of the site although that they have concern about the specification of the fence. This can be resolved through condition.
- 5.43 Concern has also been raised about the possibility of the site being left as a derelict eyesore once the solar farm is no longer in use. A condition is proposed to ensure

that once the site is decommissioned all equipment is removed and the land restored.

- 5.44 An EIA screening opinion has been issued which concluded the development would not result in any significant environmental impact which would result in an Environmental Statement being required.
- 5.45 The need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. This application will likely provide employment during the construction phase of the project and will generate renewable energy to the benefit of the economy. This weighs in favour of the proposal.
- 5.46 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.
- 5.47 This application is not liable for Community Infrastructure Levy (CIL) as no floor space is being created.

### **Conclusion**

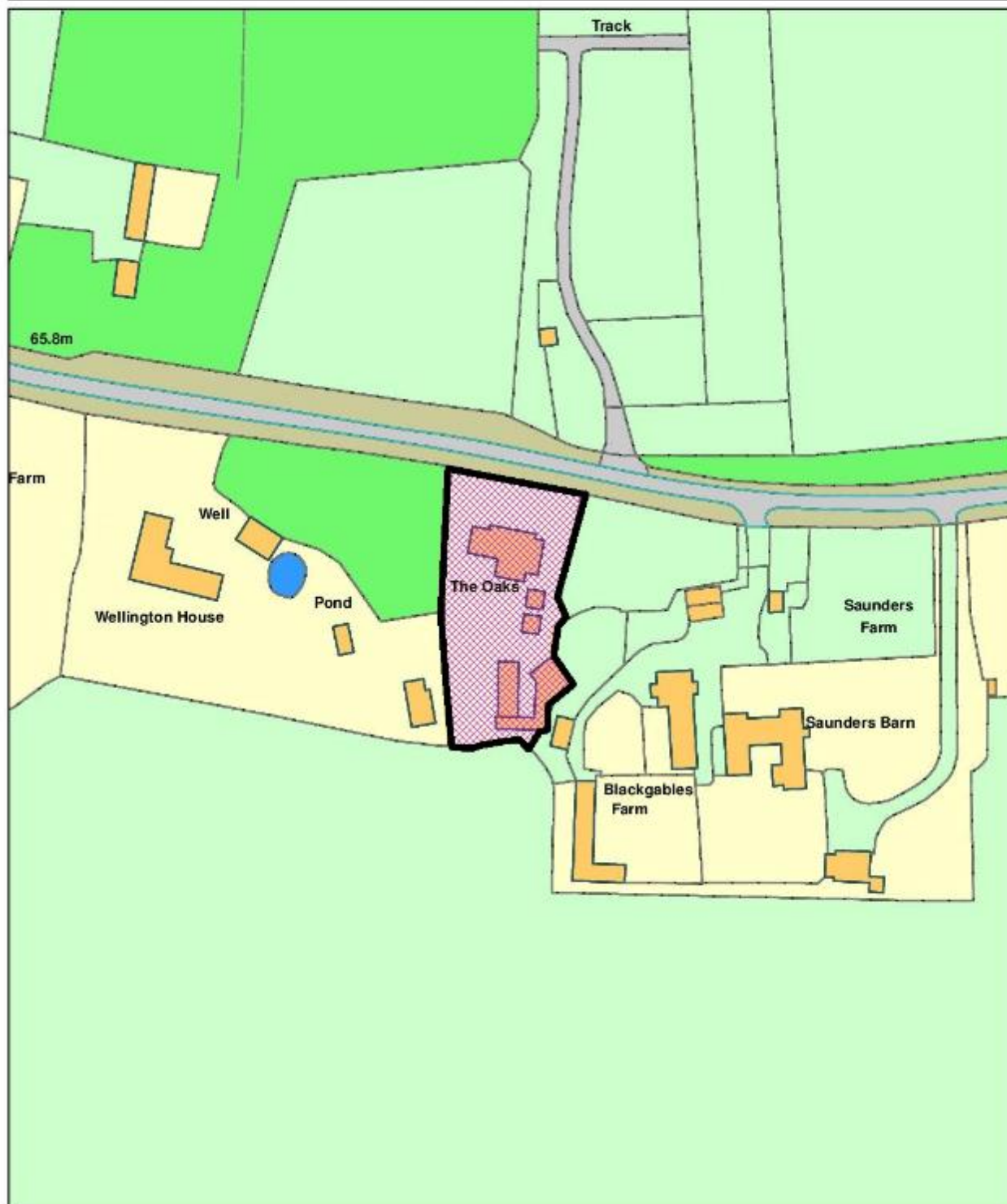
- 5.48 The proposal would provide 27 MWh of electricity per annum. This will make a positive contribution towards achieving green energy targets, tackling the challenges of climate change, lessening dependency on fossil fuels and benefit from energy security. The visual impact of the scheme in the local landscape will be relatively limited and it is not considered that there will be any significant adverse impact on heritage assets, biodiversity, the local road network or residential amenity. As such, the development is considered to accord with policy DM4.1 of the Local Plan.

Recommendation: Approval with Conditions

- 1 Temporary Consent
- 2 Decommissioning
- 3 In accordance with submitted drawings
- 4 Drainage Strategy
- 5 Construction Traffic Management
- 6 Construction Management Plan
- 7 Noise mitigation
- 7 Tree Protection
- 8 Implementation of Landscaping
- 9 Ecology enhancement to be secured
- 10 Archaeology investigation

Contact Officer	Tim Barker
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2021/1875



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

**2. Application No : 2021/1875/F**  
**Parish : ASHWELLTHORPE AND FUNDENHALL**

Applicant's Name: Ms Carrie Burridge  
Site Address The Oaks, The Street, Fundenhall, NR16 1DS  
Proposal Replacement to create 1.5 storey dwelling with dormer windows to front and rear

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 demolish a bungalow and to replace it with a 1.5 storey dwelling at The Oaks on The Street in Fundenhall. The site is on the southern side of The Street and accommodates a red brick bungalow that has previously been extended. It is understood that the bungalow has not been occupied for at least three years and due to this and other previous works that has not been completed, it is in something of a dilapidated state at present.
- 1.2 Neighbouring properties/land include agricultural land to the north and south and residential properties to the west and southeast. The application site is accessed directly from The Street.

**2.** Relevant planning history

- 2.1 None.

**3** Planning Policies

- 3.1 National Planning Policy Framework (NPPF)  
NPPF 01: Achieving sustainable development  
NPPF 04: Decision-making  
NPPF 12: Achieving well-designed places
- 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
- 3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document  
DM1.3: The sustainable location of new development  
DM3.4: Residential extensions and conversions within settlements  
DM3.6: House extensions and replacement dwellings in the countryside  
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  
DM4.5: Landscape character and river valleys

#### 4. Consultations

##### 4.1 Parish Council.

Members of the Council have reviewed the planning application and are all in favour of the renovation of the property. We also believe this renovation will also be more of a pleasing site on The Street alongside other residential properties.

##### 4.2 District Councillor - Cllr V Clifford- Jackson

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 adjacent neighbour (Wellington House) to be deliberated on. The concerns raised by the adjacent neighbour are reasonable as this is an ambiguous development and in assessing the proposed development, the objections have not been addressed or taken into consideration.

##### 4.3 NCC Highways

No highway objections.

##### 4.4 SNC Water Management Officer

No comments received

##### 4.5 Other representations

Representation received from one neighbour making the following summarised comments:-

- Keen to see improvements to the property and it brought back into habitable use but development should not take place that is out of character and causes disproportionate detriment to its neighbours;
- Concerned at the oversized dormers being proposed and overlooking of the neighbouring garden from the rear facing dormer;
- Living next to a bungalow we have not had to endure or consider over-looking before and have not had run-in time to plant significant screening to address our concerns.
- Concerned that construction period will result in loss of quiet enjoyment to our home;
- Believe that there are piles of asbestos around the property. It should be conditioned that this is professionally removed from the site rather than it being buried or burnt on site.

#### 5 Assessment

##### **Key considerations**

##### 5.1 Principle of development

Design and impact on character of the area  
Impact on residential amenity

##### **Principle of development**

- 5.2 The site is located in the countryside outside of any defined development boundary. Policy DM1.3 (2, c) of the SNLP explains that permission for development in the countryside will be allowed where specific development management policies allow for

development outside of development boundaries Policy DM3.6 allows for the replacement of existing dwellings in the countryside provided:

- a) The design and scale of the resultant development is compatible to the area's character and appearance and the landscape setting; and
- b) The original dwelling must have a lawful permanent residential use and be capable of residential occupation without major or complete reconstruction.

- 5.3 Consideration will be given to criterion (a) later in this assessment. In respect of (b), the property is understood to have been vacant for at least three years. Having visited the site, although the dwelling appears to be in need of renovation and refurbishment, its condition is not such that I would consider the residential use to have been abandoned. Therefore, the principle of a replacement dwelling is generally acceptable

### **Design and impact on the character of the area**

- 5.4 In terms of design, scale and layout, while recognising that it will have a greater massing than the existing dwelling, the replacement dwelling will sit on more or less the same footprint as the existing. Despite the existing bungalow being replaced by a 1.5 storey dwelling, the massing remains relatively modest and on the whole, the dwelling will be appropriate to the site and its rural surroundings and will not stand out as a jarring feature. I am satisfied that the proposed development will not significantly affect the character of the surrounding area and that it complies with Policies 1 and 2 of the JCS and Policies DM3.4(a), DM3.6(a), DM3.8 and DM4.5 of the SNLP.

### **Impact on residential amenity**

- 5.5 The dwelling sits forward of the neighbouring dwelling to the west at Wellington House and this will remain the case with the proposed replacement. The occupants of Wellington House have raised concerns over their garden being overlooked by the Juliette balcony proposed for the rear dormer. This dormer will face down the applicant's own garden and while there may be some views of parts of the eastern section of neighbouring garden, I am satisfied that there will not be significant, direct and intrusive overlooking of this area to warrant refusal of the application. The dwelling at Wellington House is approximately 55m to the west and I am satisfied that there will not be direct overlooking of that dwelling or the part of the garden closest to it. Otherwise, the dwelling will not be overbearing to its neighbours and residents will benefit from adequate garden space and the application complies with Policies DM3.4 (b and c) and DM3.13 of the SNLP.

### **Other issues**

- 5.6 No highway objections have been raised and appropriate levels of parking are shown as being provided. The application complies with Policies DM3.4(d), DM3.11 and DM3.12 of the SNLP.
- 5.7 Concerns have been raised over asbestos containing material at the site. The Health and Safety Executive is the enforcing authority regarding asbestos removal and the use of an informative is the most suitable way of drawing the applicant's attention to this.
- 5.8 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.
- 5.9 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.
- 5.10 This application is liable for the Community Infrastructure Levy.

## Conclusion

- 5.11 When having regard to those matters that this application raises, the principle of development is acceptable and the proposal will have acceptable impacts on the character and appearance of the area and residential amenity. It will contribute towards supporting the local economy during the construction and occupational phases, albeit to a modest degree when considering the amount of development. Overall, the application represents an acceptable form of development and is recommended for approval.

Recommendation      Approval with conditions.

1. Time limit- Full Permission.
2. In accordance with submitted drawings.
3. External materials to be submitted for approval
4. Water efficiency
5. Contaminated land during construction (investigation).

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**Item 7: Planning Appeals****Appeals received from 6 November 2021 to 2 December 2021**

<b>Ref</b>	<b>Parish / Site</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Decision Maker</b>	<b>Final Decision</b>
2021/0258	Hingham 8 Pitts Square Hingham NR9 4LD	Mrs Santa-Ana	Two-storey side extension, single-storey rear extension, and new entrance porch	Delegated	Refusal
2018/1977	Pulham St Mary Kings Head Inn The Street Pulham St Mary Norfolk IP21 4RD	Mr Graham Scott	Partial demolition of Public House and internal and external alterations	Delegated	Refusal

**Planning Appeals****Appeals decisions from 6 November 2021 to 2 December 2021**

<b>Ref</b>	<b>Parish / Site</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Decision Maker</b>	<b>Final Decision</b>	<b>Appeal Decision</b>
2020/1696	Scole Land East of Low Road Scole Norfolk	Mr A Robinson	New dwelling.	Delegated	Refusal	Appeal dismissed
2021/0307	Diss Land to the rear of Thatchers Needle Park Road Diss Norfolk	Churchill Retirement Living	Redevelopment of the site to form 58no. retirement apartments and 15no. retirement cottages including communal facilities, access, car parking and landscaping	Development Management Committee	Appeal against non-determination of the planning application	Appeal Allowed



## Planning Appeals

### Appeals decisions from 6 November 2021 to 2 December 2021

2021/0865	Swardeston 34 The Common Swardeston NR14 8EB	Mr Reece Broomfield	Retrospective application for erection of Balcony balustrade	Development Management Committee	Refusal	Appeal Allowed
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