

Planning Committee Agenda

Members of the Planning Committee:

Cllr I N Moncur (Chairman)
Cllr K Vincent (Vice-Chairman)
Cllr A D Adams
Cllr S C Beadle
Cllr N J Brennan
Cllr J F Fisher

Cllr R R Foulger
Cllr C Karimi-Ghovanlou
Cllr S M Prutton
Cllr S Riley
Cllr J M Ward

Date & Time:

Wednesday 5 January 2022
9:30am

Place:

Council Chamber, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich

Contact:

Dawn Matthews tel (01603) 430404
Email: committee.services@broadland.gov.uk
Website: www.southnorfolkandbroadland.gov.uk

PUBLIC ATTENDANCE:

This meeting will be live streamed for public viewing via the following link: [Broadland YouTube Channel](#)

You may register to speak by emailing us at committee.services@broadland.gov.uk no later than 2pm on Tuesday 4 January 2022

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

All public speakers are required to register to speak at public meetings by the date / time stipulated on the relevant agenda. Requests should be sent to:

committee.services@broadland.gov.uk

Public speaking can take place:

- Through a written representation (which will be read out at the meeting)
- In person at the Council offices

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

All those attending the meeting in person are invited to sign in on the QR code for the building and promptly arrive at, and leave the venue. Hand sanitiser are still provided and we would encourage you to observe social distancing. Further guidance on what to do on arrival will follow once your public speaking registration has been accepted.

AGENDA

1. **To receive declarations of interest from members;**
(guidance and flow chart attached – page 4)
2. **To report apologies for absence and to identify substitute members;**
3. **To confirm the minutes of the meeting held on 1 December 2021;**
(minutes attached – page 6)
4. **Matters arising from the minutes;**
5. **Applications for planning permission to be considered by the Committee in the order shown on the attached schedule**
(schedule attached – page 9)
6. **Planning Appeals (for information);**
(table attached – page 60)

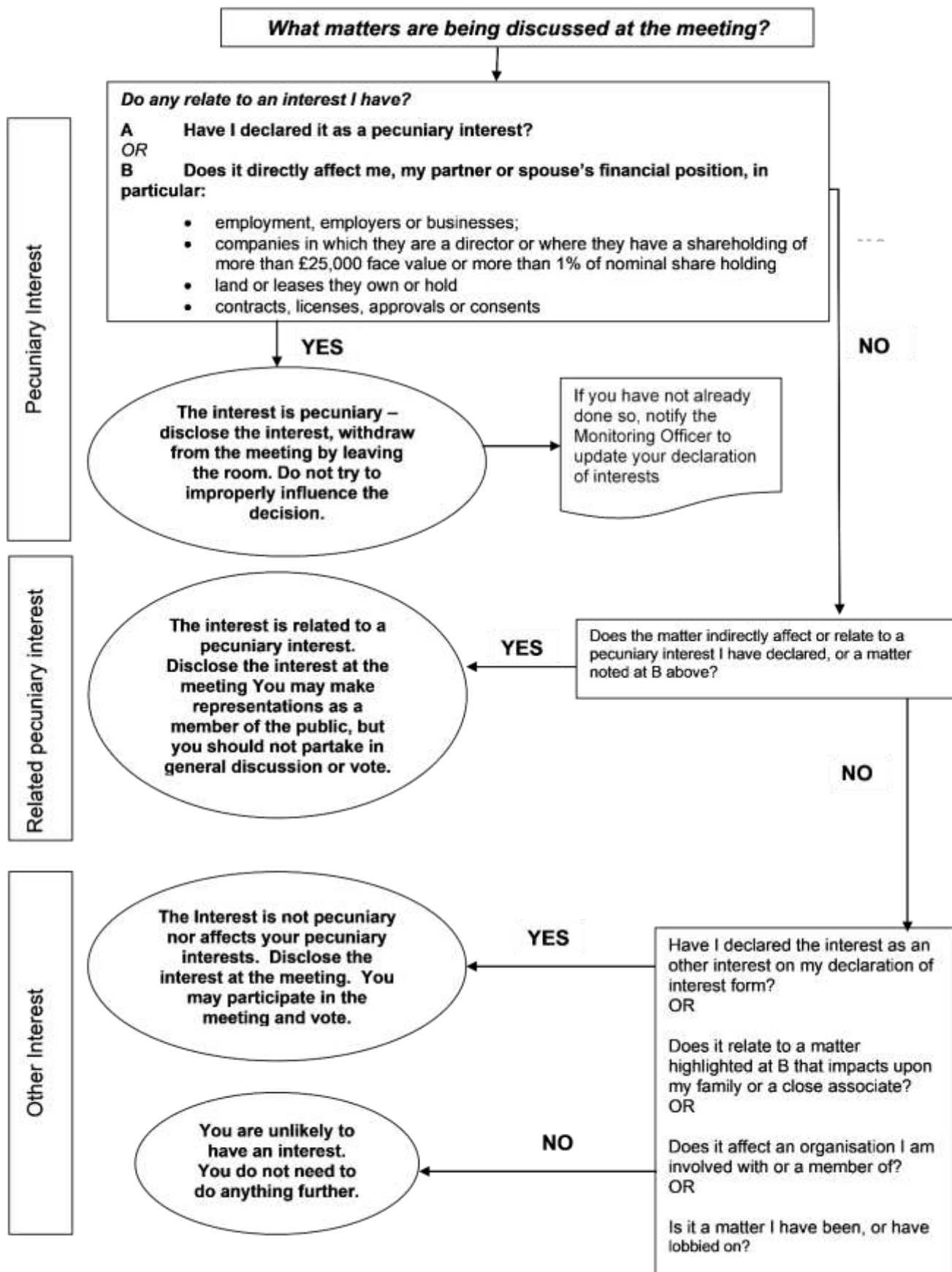
DECLARATIONS OF INTEREST AT MEETINGS

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.

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>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 Council4. Affect land you or your spouse / partner own5. 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



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, held on 1 December 2021 at 9:30am at the Council Offices.

Committee Members Present: Councillors: Cllrs I Moncur (Chairman), A Adams, S Beadle, N Brennan, R Foulger, C Karimi-Ghovanlou, K Leggett (sub for Cllr Fisher), S Prutton, K Vincent and J Ward.

Officers in Attendance: The Assistant Director for Planning (H Mellors), the Area Team Manager (N Harriss) and the Democratic Services Officers (DM / LA)

21 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
20211482	Ranworth	Cllr Brennan	Ward member for the application – had not taken part in any meetings or conversations about the application
20211316	Taverham	Cllr Adams and Cllr Karimi-Ghovanlou	Ward member for the application – had not taken part in any meetings or conversations about the application

22 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Fisher and Cllr Riley.

23 MINUTES

The minutes of the meeting of the Planning Committee held on 3 November 2021 were confirmed as a correct record and signed by the Chairman.

24 MATTERS ARISING

No matters were raised.

25 PLANNING APPLICATIONS

The Committee considered the reports circulated with the agenda, which were presented by the officers. An update was given at the meeting in respect of application 20211316 in Taverham. Having received an indication from the applicant that he was not willing to provide a second parking space, further views of the Highway Authority had been sought and confirmed that they had no objection to the retention of one parking space only on highway safety grounds.

The following speaker addressed the meeting on the application listed below.

Application	Parish	Speakers
20211316	Taverham	Mr Dawson – applicant

The Committee made the decisions indicated in the attached appendix, 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.

26 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 10:25am)

Chairman

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.

1. **Appl. No** : **20211482**
Parish : **WOODBASTWICK (PANXWORTH, RANWORTH)**
Applicant's Name : Sam Cator
Site Address : The Old Apple Store, Woodbastwick Road, Ranworth, NR13 6HS
Proposal : Demolition of existing building and replacement with dwelling (previous application 20190682)
Decision : Members voted (9-1) for **Approval** subject to conditions

Approved subject to conditions
1. 3 year time limit
2. Development shall be carried out in accordance with the approved plans and documents
3. Removal of Householder PD rights relating to extensions, alterations to the roof and outbuildings
4. External materials and boundary treatments
5. Vehicular access over verge
6. Access and on-site parking
7. Biodiversity Enhancement Plan
8. External lighting
9. Tree Protection Plan and Arboricultural Method Statement
10. Surface water drainage and foul water disposal

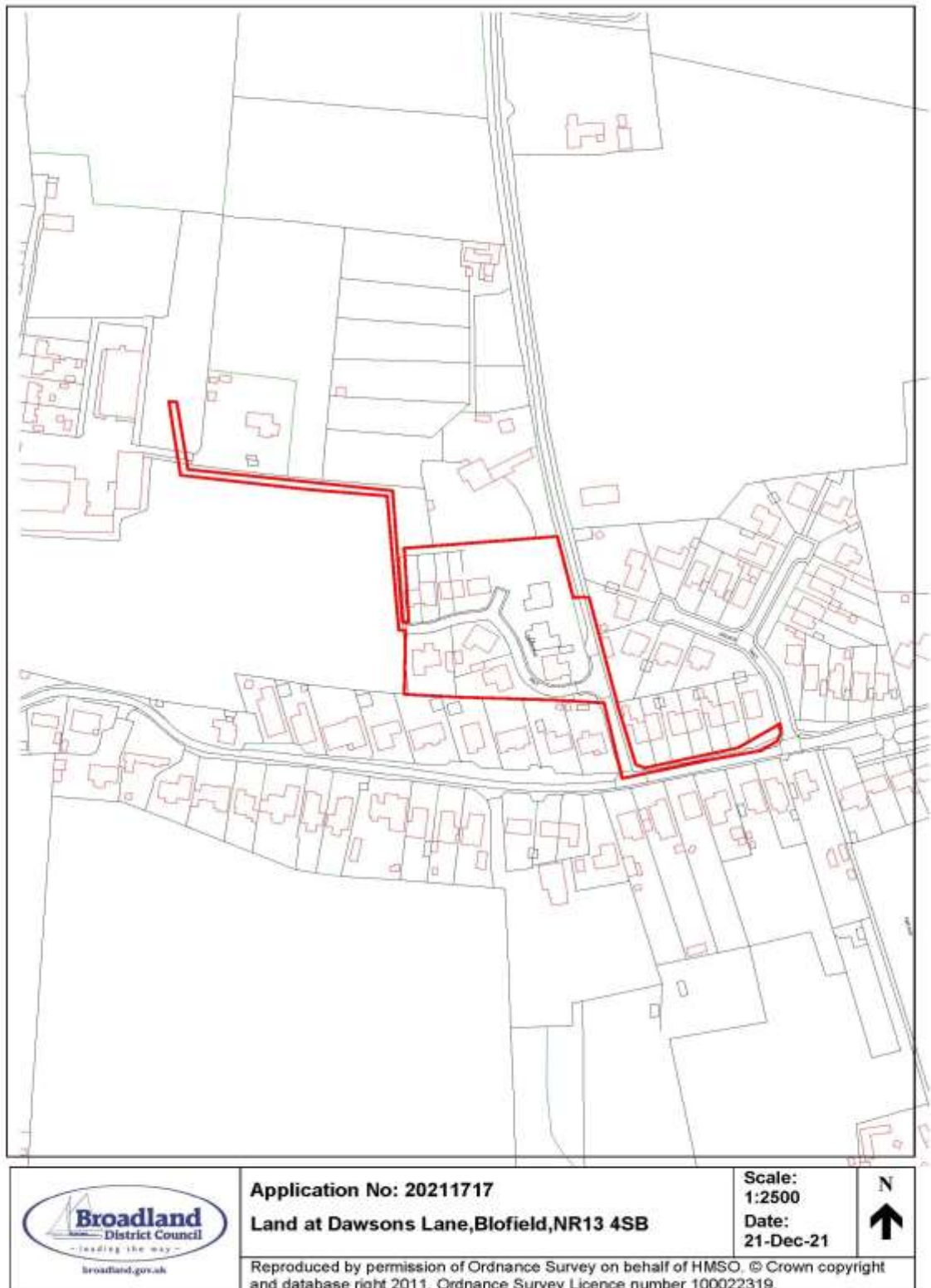
2. **Appl. No** : **20211316**
Parish : **TAVERHAM**
Applicant's Name : Mr Mike Dawson
Site Address : 54 Freeland Close, Taverham, NR8 6XR

Proposal : Single storey side extension
Decision : Members voted (7-3) to delegate Authority to the Assistant Director Place for Approval, subject to receipt of a satisfactory amended layout plan providing for two parking spaces and subject to the following conditions:

1. 3 Year time limit
2. Development shall be carried out in accordance with the approved plans and documents
3. Retention of on-site parking

	Application No	Location	Officer Recommendation	Page No
1	20211717	Land at Dawson's Lane, Blofield, NR13 4SB	APPROVE discharge of conditions	10
2	20210727	Cranleigh House, South Walsham Road, Upton, N13 3ES	APPROVE subject to conditions	21
3	20211098	60 School Road, Frettenham, NR12 7LL	APPROVE subject to conditions	32
4	20211316	54 Freeland Close, Taverham, NR8 6XR	APPROVE subject to conditions	41
5	20211898	Orchard Farm, Hindolveston Road, Guestwick, NR20 5QW	REFUSE	49

Application 1



1. **Application No:** **20211717**
 Parish: **BLOFIELD**

Applicant's Name: Greenacre Developments Norwich Ltd
Site Address: Land at Dawson's Lane, Blofield, NR13 4SB
Proposal: Details for condition 3 of 20202164 - (3) verification report
 for surface water drainage

Reason for reporting to committee

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

Recommendation summary:

Approve discharge of condition

1 Proposal and site context

- 1.1 The site was part of a former agricultural field which is located to north of 80 - 88 Blofield Corner Road and to the West of Skedge Way. 78 and 78A Blofield Corner Road are located to the north of the site. The site is outside but adjacent to the settlement limit for Blofield Heath. There is planning permission for 12 dwellings most of which are complete and occupied. The surface drainage system which is largely off site has also been completed.
- 1.2 The application is for the discharge of condition 3 of 20202164 which was for amendments to the approved 12 dwellings. To provide further assurances from flooding events during construction a condition requiring a verification report of the surface water drainage system was placed on the permission. The exact wording of the condition is set out below.

The roof of the last property shall not be completed until a verification report demonstrating that the surface water drainage has been installed in accordance with the approved scheme and is performing in accordance with the design standards has been first submitted to and approved in writing by the Local Planning Authority. The verification report shall identify any remedial work that may be necessary to ensure the long term functionality of the surface water drainage system and a timetable for when the work shall be carried out. Any agreed remediation work shall be carried out and retained thereafter.

2 Relevant planning history

- 2.1 20211497 Non-material amendment of 20202164 to allow addition of solar

panels to plot 3 and minor amendment to fence line of plot 1 and increase in height of fence from 1.2 to 1.8 metres. Approved 22nd September 2021

- 2.2 20212164 Variation of condition 2 following grant of planning permission 20190844 - amend site plan Approved 4th August 2021
- 2.3 20210461 Non-material amendment following grant of Planning Permission 20200345 - Minor change to the elevations of House Type C (Plot 11) with a change from a window to a personnel door in the utility room. Approved 1st April 2021
- 2.4 20200345 Variation of conditions 2 and 3 of 20190844 - To amend surface water drainage strategy and boundary treatment, additional of solar panels and details under condition 4 of roads and footways. Approved 11th September 2020
- 2.5 20190844 Residential Development of 12 no. Dwellings Approved 20th December 2019
- 2.6 20172032 Residential development of 8 No. dwelling houses Allowed at appeal 6th February 2019

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
- 3.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
- 3.3 Development Management Development Plan Document (DM DPD) 2015
Policy CSU5: Surface water drainage
- 3.4 Site Allocations Development Plan Document 2016
Blofield Neighbourhood Plan
Policy ENV3: Drainage

4 Consultations

- 4.1 Blofield Parish Council

Original comments

- Serious concerns about the drainage system and long term suitability to ensure principle of NPPF preventing flooding elsewhere is adhered to.

- Discrepancies in dates within report
- The fact the driest month of the year to carry out drainage test is not reflective of the prolonged periods of rain in the wetter months. Brings into reliability of the drainage statistics.
- In winter months the drainage basin has failed with the basin over topping which contrary NPPF
- Why has the erosion at head wall 3 not explored further
- If the system is going to be sustainable in the long term then all parts of the system need to be fully working.
- Continued erosion will result in the head wall being blocked and system failure.
- A mention of how to ensure long term suitability
- How were the pipes checked to ensure that material is not being built up in the pipe leading to system failure
- Various parts of the ditch have suffered slumping, if this continues then it will lead to system failure and the unsuitability of the drainage system in the long term.
- Need to look at the flooding issues raised as a whole including the Bennett site which will discharge into this ditch

Additional comments on drainage engineer's submission

Object

- Condition makes it clear that the onus is on the applicant to ensure drainage strategy works for the life time of the development and changes should not have to be made by the management company
- Flow rate figures are not up to date failing to take account of the changes agreed in application 20202164.
- No evidence on how the system has been altered to reflect the infiltration pond overflow in December 2020. When only three houses were connected
- The failure was not as result of over land flows
- (old vestigial ditches in the field further north have not shown any water capture in the last 10 years to local knowledge)
- The failure is a result of poor infiltration from the pond when the neighbouring blind ditch is full
- Although there is confirmation that both ditches and pond drain into the same and seam by Norfolk Laboratories partnership, infiltration testing has not occurred when both systems are full.

4.2 District Member

Cllr Justine Thomas

To be determined by committee. Concerns as to whether the verification report discharges the relevant condition and does or doesn't sufficiently identify any remedial work that may be necessary to ensure the long term functionality of the surface water drainage system

Cllr Nigel Brennan

No response

4.3 Lead Local Flood Authority

From reviewing document and site visit

- There are already signs of scouring in this location (*head wall 3 at entrance to the culvert*)
- Would recommend appropriate extension of the wing walls (*to head wall 3*) is required and a concrete apron is installed
- Both measures would help with scouring and erosion in this location
- The system appears to be working

Additional comments on drainage engineer's submission

- After reviewing the evidence submitted and some clarification of information with the drainage consultant I can confirm that there is sufficient evidence to recommend that condition 3 is discharged.

4.4 Anglian Water

Indicated that surface water will be via SuDS if the developer wishes Anglian Water to be the adopting body the Design and Construction Guidance must be followed

4.5 NCC Highways

No comment

4.6 Other Representations

One letter of objection

- Condition in response to the infiltration pond failing and over topping when just three properties were connected
- Report fails because there is:
- Conflicting dates for data collection
- Rudimentary and confusing rainfall calculations used to justify infiltration rates rainfall measurement by collection of an open plastic container
- Not a reliable form of data collection and cannot be used to justify a small storm event.
- Photograph of puddles of water south of 74 Blofield Road in clay soil cannot be used to prove saturation within the infiltration basin. This area is prone to prolonged puddling.
- Remediation work undertaken at entrance to infiltration pond but no account taken of slumping and erosion already within other areas of the ditch
- The coir matting and reseeding remediation work at the entrance to the pond is insitu, has created a nice bowl shaped ditch.
- If the whole ditch had been built this way there would be little need for long term remediation.
- Some Erosion of head wall 3 but not significant and is discounted
- Bend in the ditch prior to headwall 3 is causing eddying, this will become an issue in the long term in exactly the same way it has been at the entrance to the infiltration basin.
- The area of collapse at the entrance to the infiltration basin started off in the same way as the infiltration basin why is this deemed acceptable elsewhere
- Report fails to identify any long term functionality of the system by discounted these aspects.
- Claims culvert is self-cleaning with no evidence
- Rudimentary look at outflow at HW4 does not confer self-cleaning
- Was internal inspection undertaken or rodding
- Was there any comparison between the volume of water flowing in and out
- How can remedial works be identified with such a cursory inspection
- No reference in report to how it will prevent future flood events such as the one occurring in December 2020.
- Failure to take into consideration flows into the blind ditch system negatively impacting infiltration rate of the pond
- The blind ditch and the infiltration basin drain into the same sand seam
- The saturation of the blind ditch affect the infiltration rates in the basin
- No reference to remedial action to counteract this and prevent future over flows.
- No consideration of extra flows from NCC Highways and Bennetts development.

- Report focuses on short term remedial action and offer no professional opinion for the long term functionality of the system
- Infiltration rates in the terminal pond. Observation on drain down times suggests they may be lower than expected, but still within acceptable limits. No definition of these limits
- Calibrated rainfall event of 23.4 mm between 9am on 5th October 2021 saw water flowing into the pond from a dry point, this had no completely drained a week later
- Report states that many of the most common storm events will not result in any flows entering the basin, but being absorbed by the ditch system.
- No evidence to back this up
- Small calibrated storm of 5th October did not confirm to this assertion.
- The neighbouring ditch system drained within 24 hours
- Anglian Water have raised comment raise question if off site system not up to specification will they adopt onsite system.

Two additional letter of objection

- LLFA advice should be followed
- Inappropriate for work to put on maintenance company in the future
- If there is any risk of it happening in the future, work shall be carried out now.
- There is still evidence of scouring from the original state and it should be dealt with
- Photograph of area of clay cannot be used to demonstrate saturation in a sandy area.
- Report still relies on un-calibrated rainfall
- No mention of how the pond will be prevented from over topping in the future
- Dispute the engineers that the basin has been designed in accordance with policy and best practice and that on one occasion during construction and the over topping during construction phase was caused by over land flows
- Local knowledge no over land flows new ditch outside red line has never caught any overland flows
- Verification report continues to ignore the fact that the pond overtopped and will do so again
- Report makes no mention of preventing this occurring again.
- Still no professional opinion given
- Original infiltration test were taken in November at 1.5 metres deep when the ground was saturated unlike the most recent tests which were taken in a dry spell. Difficult to draw firm conclusions.
- The wrong appendix casts doubt over this and other drainage reports.

- Leaves have been removed and vegetation has been removed to soil level. Now very apparent that the side walls are very poorly vegetated.
- If ditches were all like the entrance to the infiltration basin then this would not be a problem.
- Trimmings have not been cleared from the ditch
- Hope self-cleaning culvert can cope
- Significant leave deposits within the infiltration basin
- Maintenance plan appear to be optional with the ditch not being reviewed and cleared every two weeks
- Planting plan has not been adhered to.
- Application has not been signed off before the roof has been finished
- Unpublished strategic flood report that the LPA. Highways and LLFA have been investigating resulted in Highways culverts nears Bennetts being cleared of tree roots. This will generate more rapid flow into the ditch which will negatively impact on the terminus of the ditch
- No joined up thinking on how these systems all affect each other resulting in worse problems for locals.

5 Assessment

- 5.1 This application is to discharge the verification report condition as to whether the surface water drainage system has been built and is operating correctly to the design standards. This does not revisit the suitability of the system which has already been approved.
- 5.2 The approved surface water drainage scheme is as follows: The highway and surface water from the dwellings roofs on the approved scheme discharges into a public sewer to be maintained by Anglian Water. The surface water then flows from the sewer into the new ditch running south to north along Dawson's Lane at a controlled rate of approximately 21.3l/s, excess flows will be stored in an off-line attenuation basin on the east side of Dawson's Lane and released back to the Anglian Water sewer system when the water levels in the sewer have reduced. From the ditch the surface water will flow through a culvert under Dawson's Lane and into a ditch which connects to an infiltration basin on the west side of Dawson's Lane.
- 5.3 The applicant's drainage engineer has produced a report after investigating the functioning of the system. This investigation was carried out in July this year.
- 5.4 The surface waters intended point of discharge is into the ground in the infiltration basin. The drainage engineer carried out Building Regulations infiltration tests in two locations within the basin. Three tests were carried out at each of these locations and the worst test result has been used to compare it with the BRE infiltration tests which was carried out prior to the basin being

built and which was used to design the basin. The original infiltration test figure was 1.6×10^{-5} compared to the July figure of 2.7×10^{-5} . The more recent figure is slightly better than the original tests but very similar and within expected margins. Any test result with 10^{-5} means the ground is suitable for infiltration. Due to the nature of drainage in natural materials the calculations would never come out the same.

- 5.5 Concern has been raised that the tests should have been carried out in wetter months. In very basic terms, the test involve measuring how long it takes a specified amount of water to drain from a hole over a 24 hour period, these times then form the calculations as to how quickly the water will drain from the system. The British Standard requires three test to be carried out in the same hole consecutively. By doing three tests the ground becomes saturated from the water which simulates saturated ground in the winter months. You can carry out infiltration testing in winter, but not in standing water. It was not possible to carry out the BRE methodology as the basin has been built and it is important to test at the point of infiltration. If deeper holes were dug as part of this investigation then it would be testing the infiltration below the basin rather than on the surface or tests would have had to be carried out near the basin rather than in it. As a result it is considered the Building Regulations test is the best methodology for the circumstances. The test results have established that the basin is infiltrating at a rate similar to what it was designed to do.
- 5.6 The condition of the ditch network was also looked at. Vegetation is getting established now, although in parts has recently been cut back. Any minor collapses to the ditch will not have any significant impact on the functioning of the drainage system as the ditches are all significantly oversized. There has been significant erosion / collapse of the ditch where it enters the basin. The sandy/ granular nature of the soil here and slight discontinuity in the ditch has caused eddying and areas of collapse. The engineer has recommended the ditch be remodelled and localised coir matting be installed. This has already taken place and has vegetated up and appears to have resolved this issue.
- 5.7 Concern has been raised regarding erosion near head wall 3 which is the entrance to the culvert. The LLFA initially suggested extending the wing walls on the headwall and installing a concrete apron however after further discussions with the drainage consultant for the developer, the LLFA have agreed that no further work is necessary as there hasn't been significant erosion since the head wall was installed and the oversized culvert, restricted flows, cohesive soil around the head wall means there is not a significant risk of erosion which requires modification of the headwall.
- 5.8 Concern has been raised as to whether the culvert was checked adequately and whether it would block in the long term. There are no signs of any significant silt in the culvert and in any event it has been sized considerably

larger than required and as a result the risk of it totally blocking up from silt and blocking flows are extremely low. The monitoring also suggested that silt is now largely being caught in vegetation in the ditch reducing any likely deposition in the culvert.

- 5.9 The actual drainage of the basin was monitored over a week at the end of July 2021, these observations established that the basin was draining in a similar way to what was expected. Concern has been raised that the rainfall was measured in an un-calibrated way. Measuring the rainfall was to establish whether there had been rain and roughly how much, it was not to be used in scientific calculations and this investigation was proportionate to the requirement of the condition. With three small showers and a small storm, the basin was dry at the end of the week. Obviously during the winter months then drain down times are likely to be slower. But that is factored into calculations which are based on the worst infiltration result rather than the best ones and the basin size has adequate storage to cater for this.
- 5.10 In addition concern has been raised that the infiltration basin only empties once the blind ditch to the north empties. The blind ditch and the infiltration basin are part of the same sand seam. The blind ditch is however, at a higher level and shallower than the infiltration basin, so has a smaller surface area to water volume ratio and has a slightly better infiltration rate. As a result it is likely to empty quicker than the basin.
- 5.11 Concern has been raised about whether the drainage basin will over top in the future. A small amount of water seeped over the top of the basin in the days following the storm event on 23 / 24 December last year. On 24 December the infiltration basin was observed as being full and there was a small amount of water seepage over the top of the basin in the following days.
- 5.12 The site was only partially constructed at that stage and the LLFA have previously confirmed that construction sites often produce more run off during construction than when the development is completed. This is due to compaction and sustainable features such as the permeable paving not having been installed and large areas of bare soil as grass and other vegetation has not been established and which would normally retain water flows.
- 5.13 The agricultural land immediately to the east of the new ditch on Dawson's Lane was not cultivated last year due to the ditch construction which could also have added to increased run off into the drainage system. Some erosion to the side of the infiltration basin also indicated that there were overland flows from the south.
- 5.14 The weather conditions prior to Christmas 2020 were severe across the country and in Norfolk in particular caused unprecedented high groundwater

levels, which resulted in saturated ground and then a significant rain fall event on the saturated ground resulted in flooding in a number of locations.

- 5.15 The development is virtually complete with lawns and vegetation in place along with permeable paving. There is no reason to believe that water would seep over the top of the basin in the future.
- 5.16 Anglian Water have recently started to adopt SuDS scheme, it has never been the intention that Anglian Water would adopt the SuDS element of this system but will be adopting a small section of sewer within the system.
- 5.17 The management and maintenance plan has been approved and is conditioned which requires regular checking and maintenance to the system to ensure that it functions in the long term. The Management and maintenance plan can be viewed at:

https://secure.broadland.gov.uk/MVM.DMS/Planning%20Application/752000/752384/20200345%202020_08_04%20Amended%20SuDS%20Management%20&%20Maintenance%20Plan%20Rev%2006.pdf

Conclusion

- 5.18 The infiltration basin has been designed to accommodate the surface water produced by the development and appears to be working adequately and infiltrating at a similar rate to the design standard. The issues of the ditch collapsing near the entrance have been resolved with the remodelling and coir matting which has now been established with vegetation. The rest of the ditch system is functioning adequately and there is no need to carry out further work, other than required maintenance in accordance with the agreed management and maintenance plan. The LLFA have confirmed that the system appears to be working adequately. It is therefore considered that the drainage system is performing in accordance with the design standards and no further immediate work is required and is in accordance with paragraph 159 of the NPPF which requires the development not cause flooding elsewhere. The approved management and maintenance plan will pick up any necessary remediation work in the future in the event that any is required.

Recommendation:	Approve discharge of the condition
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Contact Officer : Helen Bowman
Telephone Number: 01603 430628
E-mail: helen.bowman@southnorfolkandbroadland.gov.uk

Application 2



- 2. Application No: 20210727**
Parish: UPTON WITH FISHLEY

Applicant's Name: Mr Anthony Dunham

Site Address: Cranleigh House, South Walsham Road, Upton, NR13
3ES

Proposal: 1. Subdivision of existing dwelling and annexe to create
two dwellings. 2. Alterations to existing vehicular access.
3. Erection of garage.

Reason for reporting to committee

The application is reported to Committee as it is being recommended for approval contrary to development plan policies.

Recommendation summary:

Full approval, subject to conditions.

1 Proposal and site context

- 1.1. The application seeks full planning permission for the sub-division of an existing dwelling and annexe to create two separate dwellings. The application also seeks alterations to the existing vehicular access and the erection of a detached garage.
- 1.2. The site is located in the countryside north-west of the parish of Acle and south of the parish of Upton and is located on the north side of Acle Road. There are agricultural fields to the south as well as immediately adjacent to the sites north and west boundaries. To the east is a parcel of vacant land containing rough grassland and some tree cover followed by a detached residential property known as Fishley Cottage and then Hugh Crane commercial site further east.
- 1.3. The main dwelling on the site (Cranleigh House) was previously used as a hotel, known as Amber Lodge Hotel, but was converted back to a residential dwelling in 2014 following application (20130747). The Coach House was built at the same time as the main dwelling in 1875 and used as a managers dwelling during the time the property operated as a hotel. In recent years the Coach House has been used as an annexe incidental to the main dwelling.
- 1.4. The main dwelling is a two and a half storey red brick and grey tiled property with a flat roof single storey extension on the west elevation. The annexe

building is a one and a half storey property with cream rendered walls and grey roof tiles. The main dwelling and annexe are connected via single storey link building. The two properties will be split through this link building although no building works are required to do this. The site itself will be split along a north / south axis route to create amenity space for both properties.

- 1.5. The proposed new detached garage is of a cart lodge style with an oak frame, feather edge timber cladding and clay roof tiles. This will be sited to the front (south) of the main dwelling and will serve the main house.
- 1.6. The plans initially proposed a new vehicular access to the south west of the site to serve the new dwelling (current annexe) with the existing access to remain to serve the main dwelling. However, following concerns raised by the Highway Authority with regards to visibility at the proposed access, the plans have been revised during the course of the application to now show both properties being served via the existing access, which is also to be widened. The access will then split to allow two separate gated access driveways leading to each property.

2 Relevant planning history

- 2.1 851640 – Proposed sports complex. Approved 1st October 1985
- 2.2 901816 – Renewal of P/P 85.1640 (Sports Complex). 20 March 1991
- 2.3 010817 - 1. Restaurant / function room extension. 2. Car park. 3. Temporary standing of marquee. Full Refusal 14 August 2001
- 2.4 20031932 – Change of use from hotel to dwelling. Full Approval 3 March 2004
- 2.5 20130747 - Change of use from hotel to residential dwelling with annexe for ancillary use. Full Approval 1st August 2013

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 09 : Promoting sustainable transport
NPPF 11 : Making effective use of land
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

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

Policy 4 : Housing delivery

Policy 6 : Access and Transportation

Policy 17 : Small rural communities and the countryside

Policy 18 : The Broads

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC1 : Presumption in favour of sustainable development

Policy GC2 : Location of new development

Policy GC4 : Design

Policy EN1 : Biodiversity and habitats

Policy TS3 : Highway safety

Policy TS4 : Parking guidelines

Policy CSU5 : Surface water drainage

4 Consultations

4.1 Upton with Fishley Parish Council:

The parish council objects to the plans. They are very concerned about the proposal to create a new access on this bend on a busy, but narrow road. If the premises is to be an annexe for family members then the councillors feel that they could easily share an access driveway. They are also concerned that the application results in a new dwelling, when no new dwellings are to be permitted in the village according to the GNLP.

Further comments following submission of amended plans:

The parish council objects to the revised application for this site. The proposed new access is on a sharp bend in the road, which is narrow because of the kerb on the inside of the bend. Local residents all know this to be a difficult bend to navigate because of the shape and camber of the bend. Anyone waiting to turn into this proposed driveway would feel very vulnerable, with poor visibility around the bend to see any oncoming traffic, especially before the verges are cut. There are trees and a hedge along the western boundary of the site which will also reduce visibility for those using the

proposed driveway. The councillors believe that the converted annexe could easily share the driveway for the current house.

Further comments following submission of amended plans and revisions to vehicular access:

Awaiting comments.

4.2 District Councillors:

No comments received.

4.3 Norfolk County Council as Highway Authority:

Taking into account that this proposal involves existing buildings and the previous traffic generating uses of the overall site I feel it difficult to pass any adverse comment. I also note that a new vehicular access is proposed which I have previously sought to resist, however, having carried out a site inspection I appreciate that the proposed access is positioned to maximise access visibility and I accordingly have no grounds for objection to this.

Further comments following submission of amended plans:

I have carried out a further site inspection in relation to the position of the proposed new access to South Walsham Road (C875).

This reveals that although visibility from the access is satisfactory, forward visibility for a vehicle wishing to turn right into the access is severely restricted (to approximately 20m with the minimum requirement being that 90m sightlines are available (Design Manual for Roads & Bridges (DoT)) by vegetation growing on the southern side of the adjacent bend in the carriageway.

At the time of my original inspection this did not appear to be the case, but as the applicant has no control of this verge opposite the application site it cannot be relied upon that the verge will be maintained to allow acceptable forward visibility at the proposed new access.

Accordingly to avoid highway objection I must now insist that the existing vehicular access is used to serve this proposed development. Should the applicant wish, it would be possible to widen this existing access to the south-east this then allowing a separate access driveway to be created internally in the site to serve the proposed additionally dwelling.

Further comments following submission of amended plans and revisions to vehicular access:

Taking into account the previous uses of Cranleigh House, I have no objection to this proposed access arrangement which avoids the undesirable creation of a new second point of access.

Should your authority be minded to approve the application I would be grateful for the inclusion of the following conditions and informative note on any consent notice issued

4.4 Norfolk County Council as Mineral and Waste Services:

While the site is underlain by a Mineral Safeguarding Area (Sand and Gravel), it is considered that due to nature of the development it would be exempt from the requirements of Policy CS16-safeguarding of the adopted Norfolk Minerals and Waste Core Strategy unless a comprehensive redevelopment of the whole site was to be undertaken.

4.5 Other Representations

No comments received.

5 Assessment

5.1 Key Considerations

- The principle of the development and material considerations
- The design and impact on the character and appearance of the area
- The impact on neighbour amenity
- The impact on highway safety

The principle of the development and material considerations

5.2 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This point is reinforced by the NPPF, which itself is a material consideration.

5.3 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals that accord with the development plan should be approved without delay.

- 5.4 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the policies of the development plan and any relevant material considerations, the impact on the character of the area, residential amenity and highway safety.
- 5.5 The site is located within the countryside, outside of any defined settlement limit. The site is within the parish of Upton which has no settlement limit. The nearest settlement limit is Acle, some 500 metres to the south east. Policy GC2 of the DM DPD explains that new development will be accommodated within settlement limits and that outside of settlement limits, development will be permitted where it does not have any significant adverse harm and where it accords with another policy and / or allocation of the development plan. The application does not accord with a specific policy or allocation of the development plan and therefore the proposals fail to comply with Policy GC2 of the DM DPD.
- 5.6 As well as being outside of any defined settlement boundary, there is no continuous footpath or street lighting between the site and the nearest services and facilities. There is a good range of services and facilities within the centre of Acle, which is a short drive away, however it is accepted that future occupants would be reliant on vehicular use for the vast majority of their journeys. In light of this poor connectivity the application is considered to be contrary to Policy GC1 of the DM DPD and Policies 1 and 6 of the JCS insofar as they relate to sustainable development and reducing the need to travel.
- 5.7 However, of particular relevance to this application is paragraph 80 of the NPPF as it allows for isolated new dwellings in the countryside in certain circumstances. Paragraph 80 sets out that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply. Paragraph reproduced below:

80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential building; or

e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

5.8 In this instance, paragraph 80(d) is relevant as it outlines that one of the circumstances where a dwelling would be acceptable in an isolated location is where 'the development would involve the subdivision of an existing residential dwelling'. This is what is being proposed under this application.

5.9 It is acknowledged that the site is located outside of the settlement limit and is not well connected to community facilities or other services, however paragraph 80 (d) of the NPPF does not actually require developments comprising from the sub-division of an existing residential dwelling to be near such. The NPPF sets out a clear and recent statement of the Government's policy in respect of the acceptability of residential sub-divisions in rural locations. As such, Paragraph 80 (d) of the NPPF is a material consideration which carries significant weight in favour of the application.

The design and impact on the character and appearance of the area

5.10 The Coach House building has a history of being used for residential accommodation, first as a managers dwelling and later as an annexe incidental to the main dwelling.

5.11 No physical external changes are proposed to either building to facilitate the proposed sub-division and therefore the appearance of the buildings will remain as existing. The proposals will include alterations to the access and the implementation of additional boundary treatments and access gates to enclose the private amenity spaces, with details of these proposed to be conditioned. Whilst full details of the boundary treatments haven't been provided at this stage, this is something that, subject to proposed heights, could potentially be carried out under permitted development in any event, without the need for planning permission.

- 5.12 Overall, by and large, the appearance of the dwelling will remain much the same. The size, scale, design and positioning of the proposed garage is also considered to be acceptable and its addition will not cause any harm to the site or wider area. Similarly, the alterations to the access and driveway will be seen only in close up views and the proposals are considered to relate appropriately to the existing building and the surrounding area. The application is therefore considered to comply with Policy GC4 of the DM DPD and Policy 2 of the JCS.

The impact on neighbour amenity

- 5.13 The plot is proposed to be sub-divided to allow ample amenity space for each dwelling. There is a good degree of separation between the buildings on site and any existing neighbouring property and so the proposals will not cause any harm to the amenity of existing properties.
- 5.14 The main dwelling does have some first and second floor windows on the north elevation that will have views towards the proposed new dwelling (current annexe), however this is not considered to result in any significant loss of privacy. The main dwelling will also have some first and second floor windows to the north and west elevations that have a view towards the amenity area associated with the new dwelling. However, this will mostly be towards the amenity space to the front of the dwelling and given the amount of amenity space that would be associated with the new dwelling it is considered that there is ample room within its curtilage for this dwelling to have more private amenity spaces elsewhere.
- 5.15 The new dwelling also has some ground floor windows on the east elevation that will face towards the amenity area to be associated with the main dwelling. Given that these are at ground floor level they are will not result in any significant overlooking issues and the main dwelling has ample room for private amenity spaces elsewhere. In addition, a boundary fence has been shown within close proximity to these windows, and although full details are unknown at this stage, this is also likely to provide some screening.
- 5.16 Overall, the proposals are not considered to have any detrimental impact upon the amenity of existing neighbouring properties or potential future occupiers. The application is therefore considered to accord with Policy GC4 of the DM DPD.

The impact on highway safety

- 5.17 As set out in paragraph 1.6 of this report, the plans initially proposed a new vehicular access to the south west of the site to serve the new dwelling (current annexe) with the existing access to remain to serve the main dwelling. However, following concerns raised by the Highway Authority with regards to visibility at the proposed access, the plans have been revised during the course of the application to now show both properties being served via the existing access, which is also to be widened. The access is then proposed to be split to allow two separate gated access driveways leading to each property.
- 5.18 With the plans in their amended form the Highway Authority have stated that, taking into account the previous uses on the site, they have no objection to the proposals subject conditions relating to the vehicular access and on-site parking. These are all to be imposed as suggested should the application be approved.
- 5.19 There is ample room for parking and manoeuvring on site and given that the Highway Authority are supportive of the proposals, the application is not considered to result in any detrimental impact upon Highway Safety. The application is therefore considered to comply with Policies TS3 and TS4 of the DM DPD.

Other issues

- 5.20 The site is located within Environment Agency's flood zone 1 and is also not shown to be at risk of any of the surface water flood events. The site is therefore not considered to be within an area at high risk of flooding. Both properties are existing and surface water and foul sewage is to be drained and disposed of as per the existing arrangements. Overall it is considered that the application complies with the aims of Policy CSU5 of the DM DPD.
- 5.21 Given the current residential use on the site and the lack of building work proposed it is considered that the proposals will not result in any detrimental impact upon biodiversity and ecology in accordance with Policy EN1 of the DM DPD.
- 5.22 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.

- 5.23 The need to support the economic recovery following and during the COVID-19 pandemic is a material consideration that weighs in favour of the application. However, it is not a decisive factor in its consideration.
- 5.24 This application is not liable for Community Infrastructure Levy (CIL) as the dwelling and annexe are already in a lawful use and the proposals do not result in an increase in floor area.
- 5.25 The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

Conclusion

- 5.26 In having regard to those matters raised by this application, the application is contrary to policy in that the site is located outside of any settlement limit and the location of the site is such that it does not minimise the need to travel and there will likely be reliance on the car for everyday journeys. Notwithstanding this however, paragraph 80(d) of the NPPF indicates that the subdivision of existing residential dwellings in the countryside is acceptable. This weighs heavily in favour of the application. Further, there will be neutral or acceptable impacts on the character and appearance of the area, residential amenity and highway safety. When weighing these factors up in the balance, the application represents an acceptable form of development and is therefore recommended for approval.

Recommendation:	Full Approval, subject to the following conditions:
	<ol style="list-style-type: none">1. 3 year time limit2. Development shall be carried out in accordance with approved plans and documents3. Full details of boundary treatments and access gates to be submitted to and approved by LPA4. Vehicular access to be constructed as shown5. No obstruction of access within 5 metres of highway and any gates to be hung to open inwards6. Access and on-site parking to be laid out in accordance with plans

Contact Officer: Christopher Rickman
Telephone Number: 01603 430548
E-mail: christopher.rickman@southnorfolkadboardland.gov.uk

Application 3



3. Application No: 20211098
Parish: FRETtenham

Applicant's Name: Mr R Seed
Site Address: 60 School Road, Frettenham, NR12 7LL
Proposal: Erection of Side and Rear Extension with Accommodation within Loft and Consisting of the Construction of a Verandah and Balcony

Reason for reporting to committee

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

Recommendation summary:

Full Approval, subject to conditions.

1 Proposal and site context

- 1.1 The proposal is to extend and alter the existing dwelling, a detached chalet within the settlement limit for the parish.
- 1.2 The whole rear gable of the chalet bungalow will be extended and includes the provision of a ground floor verandah and first floor balcony at the rear. This measures 8.4m long beyond the original rear wall by 7.94m in width by 6.66m in height to the roof ridge and 2.83m in height to the eaves.
- 1.3 A hipped extension on its southern side is included. This measures 3.66m wide by 6.3m long by 5.83m in height to the roof ridge and 2.83m in height to the eaves.
- 1.4 The dormer window in the south facing roof slope would be gabled. A roof-light has been inserted in the south facing roof slope over the existing bedroom and a roof-light proposed in the north facing roof slope over the proposed staircase. The front gable of the chalet bungalow and the gables of the porch and dormer window would be clad with horizontal timber boarding. The walls of the extensions would be brick. The roof would be matching pantiles and the windows and doors matching white PVCu.
- 1.5 The ground floor of the extension would provide an open plan kitchen, dining and lounge with a verandah. The existing lounge would become a bedroom. The existing dining room would become an en-suite to this bedroom. The existing kitchen would become a utility. The loft would provide a bedroom with dressing room/en-suite and a balcony.

- 1.6 The northern side boundary adjoins a neighbouring residential property (No. 62) consisting of a detached bungalow that stands further forward. It has a garage window in its south facing side elevation. The boundary partly consists of fencing and a hedgerow.
- 1.7 The southern side boundary adjoins two neighbouring residential properties; (No. 58A) being a subdivision of the other (No. 56-58). The original property, No. 56-58 consists of a part two storey and part one-and-a-half storey house. It has no windows in its north facing side elevation. It has a ground floor lounge window in its west facing front elevation near to the boundary. The property in front, No. 58A consists of a detached bungalow. It has French doors serving a lounge and a kitchen window in its north side elevation. On the ground floor it has a ground floor kitchen window, French doors serving the dining area and a bedroom window. In the roof it has a bedroom dormer window, a roof-light serving a dressing room, a roof-light serving the staircase and a roof-light serving an en-suite. The boundary partly consists of fencing and hedgerow.
- 1.8 The western front boundary adjoins the highway and consists of a hedgerow. The eastern rear boundary adjoins agricultural land and consists of mature trees.
- 1.9 There are three ponds located approximately 45m, 110m and 180m to the north of the property and a Great Crested Newt Scoping Survey has been submitted accordingly.
- 2 Relevant planning history
- 2.1 20201291 : Details for Condition 4 of 20200854 – Tree Protection Plan
Approve 18-September-2020
- 2.2 20200854 : Variation of Condition 2 of Planning Permission Reference
20171873: To Change the Floor Plan from Loft Space to a Living Area and to
Replace the External Render with Brickwork on the Dwelling and Garage
Full Approval 15-June-2020
- 2.3 20171873 : Sub-Division of Plot and Erection of 1 No. Single Storey Dwelling
with Detached Garage
Full Approval 12-January-2018
- 2.4 780747 : Extension to Garage
Approved 6-June-1978

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

NPPF 15 : Conserving and enhancing the natural environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC4 : Design

Policy EN1 : Biodiversity and habitats

Policy EN2 : Landscape

Policy TS3 : Highway safety

Policy TS4 : Parking guidelines

3.4 Supplementary Planning Guidance

Design Guide

Parking Standards for Norfolk

4 Consultations

4.1 Frettenham Parish Council

Responded with comments. It was considered that the issues raised by the immediate neighbours at No. 62 School Road should be addressed before any planning decision is made; especially regarding the intrusion of the balcony which will impact on the neighbour's privacy.

4.2 District Councillor

Responded with concern that the proposal would have a significant detrimental impact upon the character and appearance of the area given no other extension in the area include the provision of a balcony and a significant detrimental impact upon the amenities of neighbouring properties in terms of overlooking and noise from the proposed balcony and overshadowing caused by the proposed rear extension.

4.3 BDC Conservation and Tree Officer

Responded verbally with no objection.

4.4 NCC Senior Ecologist

Responded recommending a preliminary ecological survey be undertaken.

4.5 NCC Highway Authority

Responded with no objection.

4.6 Other Representations

Two responses to original consultation made in objection to impact upon great crested newts; the moving of an electric cable; overlooking from the dormer window, bedroom roof-light and balcony; scale of the extensions; overshadowing; and the setting of a precedent.

5 Assessment

Key Considerations

- 5.1 The key considerations in the determination of this application are the principle of the development proposed and its impacts upon the character and appearance of the area; the amenity of neighbouring properties; protected species; and highway safety.

Principle

- 5.2 As set out in paragraphs 1.1 to 1.4 the application seeks permission for the erection of an extension of the whole rear gable of the chalet bungalow including the provision of a verandah and balcony; a hipped extension on its southern side; a gable on the dormer window in the south facing roof slope; a roof-light inserted in the south facing roof slope over the existing bedroom; and a roof-light proposed in the north facing roof slope over the proposed staircase.
- 5.3 As noted in paragraph 1.1 the application site is situated within the defined settlement limit for Frettenham where Policy GC2 of the DM DPD seeks to accommodate new development. The extension of the dwelling is therefore acceptable in principle.

Character and Appearance

- 5.4 Policy GC4 of the DM DPD states that proposals should consider the impact upon the character and appearance of the area. Policy EN2 seeks to protect and enhance trees which make a significant contribution towards defining the character of the area.

- 5.5 Although the rear part of the proposed extension would almost double the size of the chalet bungalow, the size of the plot is large enough to accommodate it with sufficient distance remaining between the rear wall of the extension and rear boundary retaining more than enough rear garden amenity space. The side elevations would not be prominent within the street scene given the distance the chalet bungalow is set back from the highway.
- 5.6 The scale, massing and height of the side part of the extension would be acceptable given it is subordinate to the main dwelling and the rear part of the extension would be a continuation of the form of the existing dwelling. It is considered that the original architectural character would not be harmed, and would remain predominant.
- 5.7 The porch outside the front door is simple and would be in a style sympathetic to the rest of the building.
- 5.8 The addition of a gable to the existing flat roof dormer is an improvement given such is characteristic of the area and would be in scale with the main roof.
- 5.9 The external materials would generally be acceptable although detail on the brick and cladding would be required.
- 5.10 The Conservation and Tree Officer does not object given the distance between the extensions and the trees and hedges would be acceptable.
- 5.11 In summary it is considered that the proposed extensions as amended would not have a significant detrimental impact upon the character and appearance of the area and are therefore compliant with Policy 2 of the JCS and Policies GC4 and EN2 of the DM DPD in this respect.

Amenity

- 5.12 Policy GC4 of the DM DPD states that proposals should consider the impact upon the amenity of existing properties.
- 5.13 The side part of the extension has been amended from a gable to a hipped roof to reduce any impact upon No. 56-58 to an acceptable degree. It is also considered that it would not have an adverse impact upon the daylight and outlook enjoyed by No. 58A given its siting to the north-east and degree of separation.
- 5.14 The rear part of the extension would not have a significant impact upon sunlight/daylight or outlook presently enjoyed by the neighbouring dwellings given its design, height and degree of separation.

- 5.15 The first floor balcony is recessed within the roof and outer walls and will therefore be enclosed to the north and south sides. This would limit views towards No. 62 (neighbouring to the north side) and No. 56-58 (neighbouring to the south side). The immediate rear aspect of No. 62 would not be overlooked given the bungalow is set further forward than the existing rear aspect of No. 60. Furthermore the rear garden of No. 62 is screened by the canopies of several trees within its rear garden. The immediate rear aspect of No. 56-58 would not be overlooked given it is set further back than the rear aspect of the proposed extension and the north side elevation of the existing house would restrict direct views. The balcony will allow for views of the end of gardens of the adjoining dwellings but this is not considered to be significantly detrimental to residential amenity.
- 5.16 The bathroom dormer window and bedroom roof-light in the south facing roof slope would overlook the front garden to No. 56-58 but this is not its primary external private space and therefore would not be detrimental to amenity. The roof-light over the staircase in the north facing roof slope would be above headroom height. The dressing/en-suite roof-lights would not directly overlooking neighbouring properties.
- 5.17 In summary it is considered that the proposed extensions and alterations would not have a significant detrimental impact upon the amenities of neighbouring properties and are compliant with Policy GC4 of the DM DPD in this respect.

Biodiversity and Habitats

- 5.18 Policy EN1 of the DM DPD is that biodiversity shall be protected and enhanced and fragmentation of habitats avoided.
- 5.19 Given the ponds in the locality the presence of great crested newts in the area was raised in representations received during consultation. A preliminary ecological assessment was therefore undertaken and submitted as part of this application.
- 5.20 The proposed footprint of the extension falls almost entirely on hard surfaces, existing footprint of the conservatory and garage and less than 20m² of short mown amenity grassland within the back garden. Such is considered low value terrestrial habitat for great crested newts and it is considered highly unlikely that the proposed construction works and disturbance of such low value terrestrial habitat will impact on great crested newts if present.
- 5.21 However, there remains a residual risk to great crested newts because there are areas of suitable terrestrial habitat adjacent to the site. Whilst the proposed works are mainly confined to the footprint of the existing buildings and hard surfaces the extension falls close to the north boundary hedgerow

which connects to a bank and ditch along the east boundary which connects to the garden containing the nearest of the ponds.

- 5.22 Due to the small residual risks to great crested newts an avoidance mitigation statement has been provided. It is considered unlikely that construction would harm great crested newts on the condition that the mitigation detailed is undertaken and it is proposed to secure this by condition. Therefore the proposals comply with Policy EN1 of the DM DPD.

Highway Safety

- 5.23 Policy TS3 of the DM DPD is that development will not be permitted where it would result in a significant adverse impact upon highway function or safety. Policy TS4 of the DM DPD is that appropriate parking and manoeuvring space should be provided.
- 5.24 The proposal would increase the number of bedrooms from 3 to 5. This would mean the property would need to increase the number of car parking spaces from 2 to 3. It is considered that the property is large enough to accommodate at least 3 car parking spaces. Furthermore the highway authority did not object.
- 5.25 In summary it is considered that the proposed extension would not have a significant adverse impact upon highway function or safety and the property would still provide sufficient car parking space. Therefore the proposal complies with Policies TS3 and TS4 of the DM DPD.

Other Issues

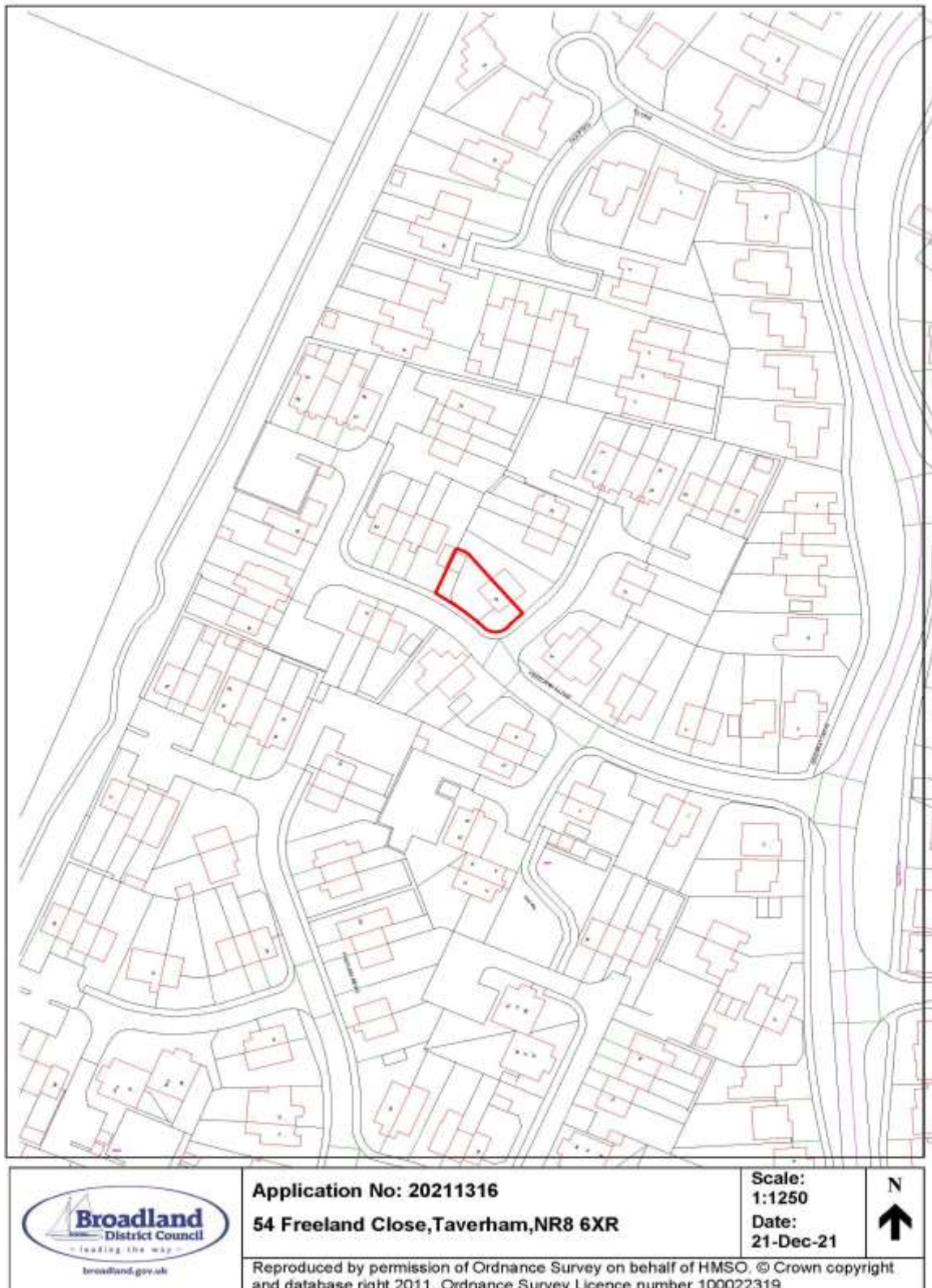
- 5.26 The moving of an electric cable was also raised during consultation although this would be a civil matter.
- 5.27 The impact of the coronavirus pandemic on the economy is a material consideration. The construction would create employment and the occupants would contribute to the economy when furnishing, decorating and carrying out maintenance. This weighs in favour of the proposal although it is considered that the proposal is acceptable in its own right.
- 5.28 This application is not liable for Community Infrastructure Levy (CIL).

Planning Committee

Recommendation:	Full Approval, subject to the following conditions:-
	<ol style="list-style-type: none">1. Time Limit2. In accordance with the amended drawings3. External materials to be agreed4. Ecology mitigation

Contact Officer: Philip Baum
Telephone Number: 01603 430555
E-mail: philip.baum@southnorfolkandbroadland.gov.uk

Application 4



Application 20211316 – 54 Freeland Close, Taverham referred back to Planning Committee

- 1 The application has been referred back to Planning Committee following its decision on 1 December to delegate Authority to the Assistant Director Place for Approval, subject to receipt of a satisfactory amended layout plan providing for two parking spaces and subject to conditions [Minute number 25 refers]. The report from the meeting of the Planning Committee held on 1 December is attached as an appendix.
- 2 Following a response from the applicant, they have confirmed that they do not wish to provide an amended layout plan showing the additional parking space as they do not consider it necessary for the development. This is on the basis the occupancy level of the dwelling is proposed to stay as existing. Consideration is therefore needed as to the reasonableness of the inclusion of the condition, having regard to the requirements of paragraph 56 of the NPPF. Paragraph 56 sets out that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 3 NCC Highways noted within their initial representation that the proposal increases the number of bedrooms in the dwelling, whilst other consultees have also raised concerns regarding on-site parking provision. Whilst the Highways Authority preferred the provision of an additional space to be included within the application, they have set out that the proposal will not be detrimental to highway safety. Furthermore, they have also set out that the proposal would not be refusable on the basis of failure to provide the additional parking space.
- 4 Having regard to the tests set out in paragraph 56 of the NPPF, it is not considered to be either necessary or reasonable to require the application to provide an additional parking space. This is on the basis that the proposal is for an extension to the dwelling only and does not result in the loss of any existing parking spaces for the property and as such the status quo will be maintained. It is also noted that other properties in Freeland Close have recently received permission for extensions that increase the bedroom / parking space ratio, without the need for additional parking spaces to be provided.

Conclusion

- 5 For the reasons set out above, it is recommended that the proposal is granted full planning permission without the requirement of the provision of an additional parking space.

Recommendation

- 6 Full approval, subject to the following conditions:
1. 3 year time limit
 2. Development shall be carried out in accordance with the approved plans and documents

Contact Officer: Tom Barker

Telephone Number: 01603 430491

E-mail: tom.barker@southnorfolkandbroadland.gov.uk

Appendix 1

Application No: 20211316
Parish: TAVERHAM

Applicant's Name: Mr Mike Dawson
Site Address: 54 Freeland Close, Taverham, NR8 6XR
Proposal: Single storey side extension

Reason for reporting to committee

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

Recommendation summary:

Delegate authority to approve, subject to receipt of amended plan securing additional parking space and the following conditions:

1. 3 year time limit
2. Development shall be carried out in accordance with the approved plans and documents
3. Retention of parking spaces

1 Proposal and site context

- 1.1 This application seeks planning permission for the erection of a single storey side extension with a hipped roof, which will form space for a new living and dining room. The existing property is located in a residential area consisting mainly of two storey, semi-detached dwellings.

2 Relevant planning history

- 2.1 APP No : 20190934 – Sub-Division of Plot and Erection of an Attached Dwelling – Full Refusal 27/09/2019

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 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC4 : Design

Policy TS3 : Highway Safety

Policy TS4 : Parking Guidelines

3.4 Site Allocations Development Plan Document 2016

Taverham Neighbourhood Plan

Policy TAV3: Well-designed new development

Policy TAV7 : Parking

4 Consultations

4.1 Taverham Parish Council

- Concern raised as to the increase in the number of bedrooms and lack of parking provision
- There is only one parking space due to the erection of a building in a space which is not shown on the plans
- The proposal is an overdevelopment of the plot, out of keeping with the area and there is unsatisfactory parking provision

4.2 District Councillors

District Councillor – T Adams

If you are minded to approve the application Cllr's K Kelly and myself feel the application should be referred to Planning Committee as the proposal might be contrary to NPPF Policy 127 a, b, c, d, Policy 130, 131, GC4 of the DM DPD (i) (ii) (iv) and paragraph 2.18. Also contravenes JCS Policy 2.

4.3 NCC Highways

- Local Parking standards requirements are that a two/three bedroomed dwelling should provide two off-street car parking spaces
- I feel any concern regarding lack of on-site parking is limited to inconvenience rather than highway safety, however it would be beneficial to have two parking spaces and the applicant should address this as a condition of any approval

4.4 Other Representations

- Overdevelopment of the site
- Out of keeping design with the area
- Safety issues on busy pedestrian route
- Unneighbourly
- Noise and disturbance resulting from use
- Sets a precedent

- Unsatisfactory parking provision for number of bedrooms
- The extension will appear cramped within its setting and result in a form of development that is inharmonious with its surroundings
- Plans don't show outbuilding in garden
- Proposal is likely to lead to an undesirable increase in on-street parking

5 Assessment

Principle

- 5.1 The principle of extending residential dwelling is considered to be acceptable, as such the key considerations in the determination of this application are:
- Impact on neighbour amenity
 - Impact on character and appearance of the area
 - Impact on highway safety

The impact on neighbour amenity

- 5.2 The proposed extension will extend from the southwest side elevation of the property and accommodate a new dining and living room. This will enable an additional bedroom to be inserted into the existing ground floor, thereby providing the applicant with ground floor facilities so that they don't have to use the stairs.
- 5.3 The property is located on a corner plot and so due to the positioning of the extension, the impact on neighbouring properties will be limited. The property will be visible from the frontages of nos. 33 and 35, however due to its scale/massing and height, there is not considered to be any overlooking or overshadowing caused as a result of the proposal. In view of the factors mentioned above, I don't consider this to have strong weight in the assessment of the proposal. Overall, I consider the proposal to have an acceptable impact on neighbour amenity, in accordance with Policy GC4 of the DM DPD.
- 5.4 Consideration has been given to the previously refused application. At this time it was considered that the proposal resulted in insufficient amenity space, inadequate on-site parking and access and inharmonious with the surroundings. The previous refusal related to the subdivision of the dwelling to create a new separate dwelling as opposed to the extension to the existing property. It is considered that this proposal will retain sufficient private amenity space, in accordance with Policy GC4 of the DM DPD and Policy TAV3 of the TNP.

Design including Impact on character and appearance of the area

- 5.5 The proposed side extension, which will extend to almost the full depth of the property, will have a hipped roof. This is different from the existing property's gable roof pitch and those in the surrounding area. It was noted by a neighbour that the design is out of keeping with the area. As the proposal is single storey element only, this variation in roof pitch design is considered to be acceptable, within this street scene. The area is characterised by two-storey, semi-detached properties. Due to the dwelling's position as a core plot, the side extension will front towards the highway and be visible within the street scene, this however is not considered to be unacceptable due to the variation in the building line of properties within the area. I therefore consider the proposed extension to not cause significant detriment to the overall street scene.
- 5.6 Taverham Parish Council and a neighbour also noted that the extension would result in the plot becoming cramped, and consideration has been given to this. There will still be a notable amount of space in-between the fence and the extension, whilst it won't extend beyond the front or rear elevations. I consider that sufficient amenity space will be retained within the site to provide a private garden and as such do not consider it will result in overdevelopment of the site.
- 5.7 Overall therefore, I consider the design and impact on the character and appearance of the area to be acceptable and in accordance with Policy 2 of the JCS, Policy GC4 of the DM DPD and Policy TAV3 of Taverham Neighbourhood Plan.

Highway safety

- 5.8 The proposal will result in an additional bedroom being formed, and so although there will not be a loss in parking spaces, the bedroom/parking space ratio will increase. In light of this, the Parish Council and neighbours objected to the proposal partly on this basis, due to an existing outbuilding taking up one of the two original tandem parking space. They are concerned that the proposal would result in on-street parking, which could set a precedent and subsequently cause more vehicles to be parked on the highway. NCC Highways commented that this factor would result in inconvenience rather than a substantial risk of highway safety, however it would be beneficial for two parking spaces to be available. The applicant has been asked to provide a revised layout plan providing an additional parking space. Members will be updated on this matter, however, securing two spaces [subject to further consultation with the Highway Authority] will comply with DMDPD Policies TS3 and 4 and TNP Policies TAV3 and TAV7.

Other Issues

- 5.9 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.
- 5.10 The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.
- 5.11 This application is not liable for Community Infrastructure Levy (CIL)

Conclusion

- 5.12 In my view, the proposal represents an acceptable form of design, scale and massing, such that the impacts on neighbour amenity and character and appearance of the area are acceptable. The development retains sufficient private amenity space and will not result in a loss of parking spaces for the dwelling subject to receipt of an amended plan. I therefore consider the proposal to be acceptable and in accordance with relevant policies.

Recommendation:	Delegate Authority to the Assistant Director Place for Full Approval, subject to receipt of a satisfactory amended layout plan providing for two parking spaces and subject to the following conditions:
	<ol style="list-style-type: none">1. 3 Year time limit2. Development shall be carried out in accordance with the approved plans and documents3. Retention of on-site parking

Contact Officer Tom Barker
Telephone Number 01603 430491
E-mail tom.barker@southnorfolkandbroadland.gov.uk

Application 5



5. Application No: 20211898
Parish: GUESTWICK

Applicant's Name: Mr Edward Plumb
Site Address: Orchard Farm, Hindolveston Road, Guestwick, NR20 5QW
Proposal: Change of use of land from agricultural to allow for a single glamping pod with a new access onto the highway (Revised Proposal)

Reason for reporting to committee

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

Recommendation summary:

Refuse

1 Proposal and site context

- 1.1 Planning permission is being sought for the change of use of a small parcel of agricultural land to provide a new access and construction of one glamping pod at Orchard Farm, Guestwick.
- 1.2 The proposal is for a single fixed glamping pod for two adults and two children with one car parking space. The pod will be connected to the existing septic tank system located in the garden of the main dwelling at Orchard Farm with the new access being to the north of the existing access off Hindolveston Road to separate the agricultural vehicular movements from those of the visitors to the pod. The proposed pod is a purpose built luxury unit which will be clad in brown cedar shingle with a curved roof.
- 1.3 This application is a resubmission following the refusal of planning application 20211238. The current scheme remains substantially unchanged from the refused proposal however the information provided with the current application is seeking to address the reasons for refusal which were as follows:
 1. *The submitted information does not adequately demonstrate that there is a site specific demand for the proposed tourist accommodation in this location. The application is therefore contrary to Policy E3 of the Broadland DM DPD 2015*
 2. *The site is considered to be in a remote location and away from facilities*

and services that visitors would be likely to use. Walking or cycling would be on a network of narrow poorly aligned rural roads, which would not be conducive to such activities. In addition, public transport provision locally is negligible and accordingly a high reliance on the car is required for everyday access. Guestwick does not have any facilities in terms of shops or services and therefore further reliance on a car would be necessary for everyday needs such as food shopping with Reepham being the closest centre approximately 4 miles away. The nearest main town being Aylsham some 10 miles away. It is considered these constraints are contrary to transport sustainability objectives set out in the NPPF and Policy 1 (point 7) and Policy 6 (point 8) of the Joint Core Strategy and Policy GC4 (point (vi)) of the DM DPD which expects development to be accessible to all via sustainable means including public transport

- 1.4 Guestwick is classified as a small rural community under Policy 17 of the Joint Core Strategy as it is a village with no local services or amenities and relies on other larger service centres such as Reepham, approximately 4 miles to the north west, and main towns such as Aylsham, approximately 10 miles to the east, for shopping, medical needs and other day to day requirements.
- 1.5 The application site is located in the open countryside to the northwest of the village of Guestwick. To the south of the application site, also within the ownership of the applicant, there is a modest sized bungalow together with grain store and associated yard.
- 1.6 Historically, Orchard Farm was used as the farm's diversification income with the main holding being located approximately 3 miles away in Swanton Novers. The family business has been established for some time growing a mix of winter and summer crops over 350 acres.
- 1.7 Orchard Farm was successfully run as a kennel business for many years which provided income into the main farming business. However this business is no longer operating. The proposed glamping pod is seeking to provide additional income and diversification to the existing farming operations on both the application site and those based at Swanton Novers.
- 1.8 The farm is looking to diversify to replace the forthcoming loss of direct payment currently provided by the Basic Payment Scheme (BPS).
- 1.9 Currently the small parcel of land and access within the field that is proposed for the change of use is used for grazing a small number of sheep from August to March each year. Two cuts of hay are taken in the interim if required.

2 Relevant planning history

- 2.1 20211238: Change of use of land from agricultural to allow for a single glamping pod with a new access onto the highway. Refused 24 August 2021

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 09 : Promoting sustainable transport
NPPF 11 : Making effective use of land
NPPF 12 : Achieving well-designed places
NPPF 15 : Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 5 : The Economy
Policy 6 : Access and Transportation
Policy 17 : Small rural communities and the countryside
- 3.3 Development Management Development Plan Document (DM DPD) 2015
Policy GC1 : Presumption in favour of sustainable development
Policy GC2 : Location of new development
Policy GC4 : Design
Policy EN2 : Landscape
Policy E3 : Tourist accommodation
Policy TS3 : Highway safety
- 3.4 Supplementary Planning Documents (SPDs)
Landscape Character Assessment
Parking Standards SPD

4 Consultations

- 4.1 Guestwick Parish Council

No comments received

- 4.2 District Councillor
Cllr G Peck

If you are minded to reject the above application I wish to call it in.

Reason for call in: One glamping pod at this location would have no significant impact on the surrounding area or highways. It will enable the owner's spouse to run a wellbeing business alongside their farm. It cannot be seen from the road or any other properties, therefore has no negative visual impact. In my opinion there is no valid reason to reject this application.

4.3 Environmental Contracts Officer

No comments received.

4.4 Norfolk County Council – Highways

In highway terms this application is as seen with application 2021/1238 and therefore previous comments are reiterated:-

You will be aware that the Highway Authority have raised concerns with proposals for holiday accommodation etc in recent times in the vicinity of this application due to the nature of the local rural road network.

It is however the case that this proposal is to be served by a new access well positioned on the Hindolveston Road and crucially I am under the impression that the applicant has no intention to increase the scale of the holiday accommodation from the one glamping unit now suggested. On this basis I feel it very difficult to justify objection that would be sustainable at Appeal.

Should your Authority be minded to approve the application I would be grateful for the inclusion of the following condition(s) and informative note on any consent notice issued.

Conditions:

- Vehicular access/crossing over the verge/ditch/watercourse
- Access gates/other means of obstruction
- Visibility splays

4.5 Other representations

Comment received from one local resident:

This seems to be a good use of land and the access seems to be well planned.

5 Assessment

Key considerations

5.1 The key considerations of the application are:

Principle of development and planning history
Impact on the character and appearance of the area
Impact on neighbour amenity
Impact on highway safety
Location of site

Principle of development and planning history

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 adopted development plan unless material considerations indicate otherwise.

5.3 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals that accord with the development plan should be approved without delay.

5.4 The site is located outside the settlement limit in open countryside. Policy E3 of the DM DPD states that new tourist accommodation will be permitted outside settlement limits where it has been adequately demonstrated that a site-specific demand for the accommodation exists and that the enterprise will be financially viable.

5.5 The first part of Policy E3 requires proposals for tourist accommodation in the countryside to demonstrate a site-specific demand, for example accommodation associated with an established enterprise on the site such as; fishing lakes or equestrian facilities. It does not appear that any such enterprise is established on the site that requires tourist accommodation. However, in support of the application, the applicant has provided details to address the reasons for refusal of application 20211238, as detailed above in section 1.3 of this report. He has acknowledged that clearly the site does not have a fishing lake but they are able to accommodate guests with horses at Orchard Farm in isolation as the meadow where the pod is to be located is fully fenced to equine standards. However the land is agricultural not equine and any such use would require a change of use application.

5.6 The applicant also notes that stabling facilities could be made available by offering the general-purpose storage building if required. However, this is an

agricultural building and cannot be used for equine purposes without a change of use of use application.

- 5.7 Paragraphs 84 and 85 of the NPPF are relevant to the scheme, as they seek to support diversification of agricultural businesses and sustainable rural tourism. Whilst details provided in the supporting Site Development Assessment suggests there is an unmet demand in Broadland for farm glamping accommodation this does not adequately demonstrate that there is a site-specific demand for the proposal as required by Policy E3.
- 5.8 Additionally, information provided in the Design and Access Statement refers to Breck Farm Camping, a well-established camping facility some 23 miles from the application site, as a sister site that will market the glamping pod at Orchard Farm. It is claimed the link demonstrates a market attractiveness and site-specific demand, however this is not considered to be the case and does not represent a site-specific demand for the accommodation at Orchard Farm.
- 5.9 It is acknowledged that a small number of exercise classes have been introduced on the site and that visitors to the glamping pod could make use of these. However, visitors would not be required to attend these classes and this is unlikely to amount to the main reason for visiting the area and therefore does not meet the criteria of a site-specific demand for tourist accommodation on the site.
- 5.10 It is also acknowledged there are a number of tourist attractions together with local walking and cycling routes available in the area that visitors to the site could use. However such activities and visitor centres are available to visitors to any site in the vicinity where tourist accommodation is well established, therefore they are not specific to the application site.
- 5.11 In respect of financial viability, based on the occupancy data provided in the Site Development Assessment, the applicant has submitted a viability schedule and break down of costs. It is estimated that the glamping pod will incur annual costs of £10,609 with a net income generated by the pod of approximately £19,700 giving a net profit of £9,091. However, these figures appear to rely on the pod being used for 52 weeks of the year, which is unlikely to be the case.
- 5.12 Whilst the expected income appears to suggest the glamping pod could be financially viable, both strands of Policy E3 must be complied with. Since the application does not demonstrate that a site-specific demand for the accommodation exists, the application does not comply with Policy E3 of the DM DPD.

Impact on the character and appearance of the area

- 5.13 The site is located in an isolated rural position some distance from Guestwick village and the nearest neighbouring property. The proposed glamping pod is a modest timber structure with cedar shingle and a curved roof structure that will be positioned to the rear of the application site close to the existing farm building and residential bungalow.
- 5.14 The design of the pod is in keeping with its rural surroundings and given its modest nature will not be significantly intrusive in the existing landscape and therefore is unlikely to have a detrimental impact on the character and appearance of the area and therefore accords with Policies 1 and 2 of the JCS and Policy GC4 of the DM DPD.

Impact on neighbour amenity

- 5.15 Given the location of the farm and nearest neighbouring property, the proposed development and use of the glamping pod is unlikely to cause disturbance to neighbouring residents and therefore will not have a significantly detrimental impact on neighbour amenity and therefore accords with Policy GC4 of the DM DPD.

Impact on highway safety

- 5.16 Despite having reservations regarding the proposed development, the Highway Authority considers the proposed access and overall scheme acceptable in terms of highway safety and it therefore accords with Policy TS3 of the DM DPD.

Location of site

- 5.17 It is considered the application site is in a remote location and is away from facilities and services that visitors would be likely to use. Walking or cycling would be on a network of narrow poorly aligned rural roads, which would not be conducive to such activities and does not make it an accessible location for all. In addition, public transport provision locally is negligible and accordingly a high reliance on the car is likely to be required to access services, facilities and attractions.
- 5.18 Guestwick does not have any facilities in terms of shops or services and therefore further reliance on a car would likely be necessary for needs such as food shopping with Reepham being the closest centre approximately 4 miles away. The nearest main town being Aylsham some 10 miles away.
- 5.19 The applicant has pointed to recent appeal (reference APP/K2610/W/20/3260052) that was allowed for a single dwelling at land off Church Lane, Guestwick as a material consideration and suggests

appropriate weight should be given to this case when considering the merits of this re-submission. Guestwick does not have a settlement limit and in allowing the appeal, the Inspector was unclear as to whether Guestwick was especially 'unsustainable' in terms of access and facilities when compared to other settlements in the district. The applicant argues this should 'ease concerns in respect of transport sustainability' and does not agree that Guestwick 'is a remote location and away from facilities and services that visitors would be likely to use.'

- 5.20 However, at paragraph 5 of the appeal decision the Inspector states: -

'Guestwick is a very small village located in a rural area. The services available are few in range and include a church and open space. The nearest settlements with a collection of services and facilities are Foulsham and Reepham, but they are around 2.7 miles and 4 miles away respectively. This is beyond a comfortable walk and cycling cannot be relied upon because future occupants may not have the fitness, proficiency or confidence to use a bike. Public transport is very limited, with a bus service only every Monday and Thursday.'

- 5.21 Notwithstanding the appeal decision, I am of the view that the site is in an isolated location, outside of any settlement limit and some distance from local services, facilities and attractions and is therefore not sustainable in transport terms and does not meet the transport sustainability objectives set out in the NPPF, Policy 1 (point 7) and Policy 6 (point 8) of the Joint Core Strategy and Policy GC4(vi) of the DM DPD which expects development to be accessible to all via sustainable means including public transport.

Other issues

- 5.22 The applicant has noted that another application which received approval at Planning Committee for a similar tourism scheme under application reference 20190005 at Grove Farm, Heydon. That proposal was for the use of land for 4 no. tents, erection of timber shower block with storage, honesty shop and provision of parking. Notwithstanding the decision taken by Members to approve that application, each application should be considered on its own merits.
- 5.23 The applicant also noted that under the extended 56 day 'pop-up' camping allowance as detailed in Schedule 2, Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, for temporary uses (including camping), which would allow the use of the site for a number of tents for up to 56 days in a single 12 month period. The applicant argues this would create a more intense use with more traffic and impact on the highway. However, the 56 day rule was only extended from the original 28 day rule until December 2021 due to the Covid-19 pandemic and notwithstanding whether it

is extended further into 2022, the use of the site for a short period of time on a temporary basis is materially very different.

- 5.24 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.
- 5.25 The need to support the economy as part of the recovery from the COVID-pandemic is a material consideration. This application will provide employment during the construction phase of the project and this weighs in favour although the proposal is unacceptable in its own right.

Conclusion

- 5.26 When having regard to those matters that this application raises, it is acknowledged that some economic benefits may arise from the proposal. However, these benefits are likely to be modest given the amount of development being proposed. That the proposal will not have a significant impact on the character and appearance of the area, highway safety and residential amenity are neutral factors in the overall balance rather than matters that weigh in its favour. Weighing against the application is that it has not been adequately demonstrated that there is a site-specific demand for the accommodation (as is required by Policy E3 of the DM DPD) and that the site is not sustainably located in transport terms. When balancing these factors out, it is considered that these harms outweigh the modest benefits arising and therefore the recommendation is that planning permission is refused.

Reasons for Refusal	
	<ol style="list-style-type: none"> 1. The submitted information does not adequately demonstrate that there is a site specific demand for the proposed tourist accommodation in this location. The application is therefore contrary to Policy E3 of the Broadland DM DPD 2015 2. The site is considered to be in a remote location and away from facilities and services that visitors would be likely to use. Walking or cycling would be on a network of narrow poorly aligned rural roads, which would not be conducive to such activities. In addition, public transport provision locally is negligible and accordingly a high reliance on the car is likely to be required. It is considered these constraints are contrary to transport sustainability objectives set out in the

	<p>NPPF and Policy 1 (point 7) and Policy 6 (point 8) of the Joint Core</p> <p>Strategy and Policy GC4 (point (vi)) of the DM DPD which expects development to be accessible to all via sustainable means including public transport.</p>
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Contact Officer: Jane Fox
Telephone Number: 01603 430643
E-mail: jane.fox@southnorfolkandbroadland.gov.uk

Planning Appeals: 19 November 2021 to 20 December 2021

Appeal decisions received:

Ref	Site	Proposal	Decision maker	Officer recommendation	Appeal decision
20210625	46 Taverham Road, Drayton, NR8 6RY	Sub-division of rear garden for new detached bungalow & garage	Delegated	Full Refusal	Allowed

Appeals lodged:

Ref	Site	Proposal	Decision maker	Officer recommendation
20201776	Land North of The Street, Cawston	Ground-mounted solar farm including associated infrastructure, namely inverters, transformer, a DNO substation, battery storage & grid connection	Committee	Temporary Approval
20210064	Dussindale Drive, Thorpe St Andrew, NR7 0WY	The installation of a 17.5m high telecommunications monopole, accommodating 6 no. antenna apertures and a wraparound cabinet at its base; 6 no. ground based equipment cabinets; plus development ancillary thereto. As part of this proposal, two existing installations will be removed from the surrounding area, ensuring a net decrease in telecommunication base stations	Delegated	Required & Refused
20210182	Redbourne House, 27 Station Road, Coltishall, NR12 7JG	Demolition of existing dwelling and garage and erection of six detached dwellings	Delegated	Full Refusal
20210441	Land off Salhouse Road, Rackheath, NR13 6LD	Change of use of land to hand car wash facility with associated fixtures & fittings	Delegated	Full Refusal

PLANNING COMMITTEE

5 January 2022

Final Papers

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Supplementary Schedule	62

Attached is the Supplementary Schedule showing those representations received since the Agenda was published and other relevant information.

DEMOCRATIC SERVICES

Broadland District Council

Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU

Tel: 01603 430404

Email: [committee.services@southnorfolkand](mailto:committee.services@southnorfolkandbroadland.gov.uk)

broadland.gov.uk



SUPPLEMENTARY SCHEDULE

Plan No	Application No	Location	
1	20211717	Land at Dawson's Lane, Blofield	<p>One additional letter of objection</p> <ul style="list-style-type: none"> • Conclusion rely on unsubstantiated, incorrect or omitted evidence • The system is not performing in accordance with the design standards because it is not stand alone nor separate. • This should have been a feature of the design as it was known about at the time and the committee report at the time failed to highlight this. • Drainage system is not sustainable for the lifetime of the development and will increase flood risk elsewhere. • In combination with the additional flows into the blind ditch system from NCC Highways and Bennetts development. • Development is in breach of paragraph 159 of the NPPF. • Conclusion are not an enforcement, appears to infiltrating at a similar rate to the design standard and LLFA the system appears to be working adequately. • These statement are made without the system being fully operational. • The road has yet to be surfaced to the level of the road drains. • Large amount of water continue to flow down Dawson's lane and not captured and directed into the system. • So how can it be confirmed that the system is working acceptably and to a standard. • Second set of drainage figures collected in July 2021 are misleading. • BRE figures are not reflective of what happens when the surrounding ground is saturated. • Drainage engineers references a different field which is predominantly clay

			<p>which does not reflect what is going on in the sand seam.</p> <ul style="list-style-type: none"> • This is ignored. • When the strategy was agreed it was based on the premise that the system was separate and standalone flowing into an isolated sand seam. • Now indicates that the blind ditch and infiltrating basin drain into the same sand seam. • Hence it was very different to what has been constructed • This report ignored that adverse impact the water flows into the neighbouring ditch system, with no remediation attempts to ensure that it will last for the lifetime of the development. • Statements relating to increased run off during construction this run off flow down Dawson's Lane and not thorough the system as only three properties were connected. • Section 5.13 is misleading the agricultural land to the east of the new ditch on Dawson's lane was not cropped for a time this year and will continue to be the case • Ditch sides collapse because they are a V shape rather than a U shape. • Water in field to the east either puddles or travels to the north. • Vegetation is not establishing in the ditch except where coir matting has been placed. • The ditch at that point is now U and allows for sunlight for growth • Turf was laid at this appoint so did not rely on natural vegetation • The ditch has been in place two growing seasons and is still sparsely vegetated. • Head wall 3 does have silt regularly and the grill is too high to stop leaves, acorns and silt flowing into the culvert. • It is only when site visit are planned that maintenance is undertaken. • Maintenance plan is only effective it is complied with. • Our observations are that maintenance only occurs prior to planning officer
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			<p>inspections.</p> <p>Officer response:</p> <ul style="list-style-type: none"> • The system is a standalone system as it does not directly discharge into the blind ditch system. The same sand seam covers the infiltration basin and the blind ditch and this was known as part of the design process. The water in the infiltration basin will infiltrate in the sand directly below it in accordance with gravitational forces. • The key to whether the system works is whether the water is infiltrating into the ground from the infiltration basin. The investigations carried out have established that infiltration rates are similar to the design rates. The basin has been designed to have sufficient capacity to hold water from the development whilst it infiltrates. • As stated in the report three consecutive infiltration tests are carried out to simulate saturated soil, this is a recognised approach and part of the British Standard and industry good practice.
2	20210727	Cranleigh House, South Walsham Road, Upton	<p>Additional letter of objection received from Upton with Fishley Parish Council:</p> <p>Continues to object to this application, despite revisions. The sub-division of the property means that a new home is being created, whereas Upton is designated as an unsustainable village, with no new homes permitted in the Local Plan. There is no public transport in the village, and no safe walking route to Acle, so any occupants would be using cars all the time. If it is indeed to be used by part of the family, then a condition that it is only to be used ancillary to the main house could be added.</p>

			<p>The revised drawings propose to widen the existing driveway, but this results in the access being closer to a very dangerous bend in the road, with no visibility for vehicles travelling westwards, wanting to turn into the driveway, once the grass grows on the verge. Plenty of other properties have, in the past, been required to share an existing access, rather than widen it hugely, and the councillors feel that this driveway should be treated in the same way.</p>
3	20211098	60 School Road, Frettenham	<p>Additional letter of objection[summarised] -</p> <p>We want to make it clear, we completely object to a balcony being next door. We have always had an issue with the balcony. The only acceptable compromise is either a window, or a Juliette balcony with small French doors. The occupants can enjoy their coffee within the main house. Whatever size the balcony is, it's a major problem, 15ft x 5ft is bigger than the majority of room sizes in many people's homes. There will be many people in Frettenham who will like the idea of a morning coffee/parties on a balcony who would never have thought about doing something so detrimental to their neighbouring houses. If any size balcony is granted, we know the village of Frettenham will never be the same. Please do not approach this blasély, as this will directly impact on many people's quality of life in this village and have long term consequences for the village as we know it.</p>