

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 9 March 2022 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, B Duffin, F Ellis, J Halls, T Holden, T Laidlaw and L Neal.

Apologies: Councillor: G Minshull.

Officers in Attendance: The Development Manager (T Lincoln), the Area Team Managers (C Curtis & G Beaumont) and the Principal Planning Officers (T Barker & S Everard)

21 members of the public were also in attendance

599 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
2020/1925/F (Item 1)	PORINGLAND	L Neal	Other Interest Local Member and Parish Councillor for Poringland but did not partake in any planning discussions
		V Thomson	Other interest Country Councillor covering Poringland
2021/1959/RVC 2021/1660/RVC 2021/1661/RVC 2021/1662/RVC (Item 2,3,4&5)	WYMONDHAM	All	Local Planning Code of Practice Lobbied by an Objector

		J Halls T Holden	Other Interest Known to one of the Objectors Local Planning Code of Practice Cllr Holden declared that he was pre-determined and stepped down from the committee
2020/1754/F (Item 6)	ALBURGH	All	Local Planning Code of Practice Lobbied by Objectors
2021/1993/F (Item 8)	BAWBURGH	D Bills	Other Interest Local Member and County Councillor covering Bawburgh
2021/2321/O (Item 9)	ASHWELLTHORPE AND FUNDENHALL	All B Duffin	Local Planning Code of Practice Lobbied by Applicant Other interest Country Councillor covering Ashwellthorpe and Fundenhall

600 MINUTES

The minutes of the meeting of the Development Management Committee held on 9 February 2022 were confirmed as a correct record.

601 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

Application	Parish	Speakers
2020/1925/F	PORINGLAND	R Blackham – Applicant
2021/1959/RVC 2021/1660/RVC 2021/1661/RVC 2021/1662/RVC	WYMONDHAM	F Broom – Objector A Broom – Objector G Laws – Applicant Cllr T Holden– Local Member
2020/1754/F	ALBURGH	A Dernie – Objector
2021/0743/F	EAST CARLESTON	Cllr N Legg – Local Member
2021/1993/F	BAWBURGH	D Goodman – Parish Council L Hipperson – on behalf of the Applicant
2021/2321/O	ASHWELLTHORPE AND FUNDENHALL	M Thompson – Agent Cllr N Legg – Local Member
2021/2523/O	BARNHAM BROOM	M Thompson – Agent

The Committee made the decisions indicated in Appendix B of the minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

602 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 13:22pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 9 March 2022

Item	Updates	Page No
Item 1 2020/1925	No Updates	16
Items 2, 3 4 and 5 2021/1659, 2201/1660, 2021/1661 and 2021/1662	Items 2 and 3: For applications 2021/1660 and 2021/1661, condition 1 is proposed to be omitted. No works is required in those plots to implement the drainage strategy and so it is sufficient to require the submission of a drainage verification report instead.	52
Item 6 2020/1754	<p>Further comments from Cllr Chris Brown:</p> <ul style="list-style-type: none"> • Since my request in February 2021 that this application should be determined by committee, I note that further assessments have been undertaken and the further comments from statutory consultees. In particular, I have considered the noise assessment, the ecological assessment and the comments regarding highways impact • Given that there are no longer objections from Highways and the Environmental Protection team and the comments that the application will support a local business, I do not have any objections to this application being granted permission along with the extensive list of conditions proposed. These conditions appear to respond to many of the concerns raised in an appropriate manner <p>Correspondence has been made by a local resident to both the Environmental Protection team and the Highway Authority questioning the reasons why they have removed their objections to the proposal</p> <p>Alburgh Parish Council submitted further comments noting that they continue to support the application</p>	63
Item 7 2021/0743	<p>Amend recommendation to:</p> <p>Authorise the Director of Place to approve subject to a Section 106 agreement relating to extra care provision</p> <p>Three representations objecting to latest amended plans</p> <ul style="list-style-type: none"> • No details have been shown as to how the problems of the sewage disposal and surface water disposal will be resolved • NCC Highways requested that a proper sized service and emergency vehicles can turn within the site. The turning space provided does not allow for the turning of fire engines or refuse vehicles which will have to reserve out as they do currently 	72

	<ul style="list-style-type: none"> Residents will be subject to agricultural spray drift from the intensively farmed land immediately to the north of the site Reiterate previous comments about lack of services, overdevelopment of site and impact on neighbouring properties <p>Officer response:</p> <p>Turning provision within the site allows for most vehicles to be able to turn and therefore can enter and exit the site in forward gear. Some large vehicles including refuse vehicles may not be able to however this is an existing situation which the additional use of the site would not exacerbate to such a degree that would warrant refusal of the application.</p> <p>The issue of agricultural spray is covered by other legislation through DEFRA</p> <p>Other comments raised have already been addressed within the report.</p>	
Item 8 2021/1993	No Updates	80
Item 9 2021/2321	No Updates	87
Item 10 2021/2523	No Updates	95

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place's final determination.

Applications referred back to Committee

1. **Appl. No** : **2020/1925/F**
- Parish** : **PORINGLAND**
- Applicant's Name** : Mr Robert Blackham
- Site Address** : Land south west of Bungay Road Poringland Norfolk

- Proposal** : Demolition of existing buildings and construction of a 41 bed care home (with 10 extra care apartments on ground floor, Use Class C2) and 42 extra care lodges (All Use Class C2), together with vehicular access, landscaping and communal facilities including, restaurant, cafe, bar, gym, therapy rooms, hair salon, shop and bowls green

- Decision** : Members voted unanimously to authorise the Director of Place to **Approve** conditions
 - 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Boundary treatments to be agreed
 - 4 Materials to be agreed
 - 5 Written scheme of archaeological investigation
 - 6 Provision of fire hydrants
 - 7 Water efficiency
 - 8 Renewable energy
 - 9 Detailed design of surface water drainage to be agreed
 - 10 Foul Water to main sewer
 - 11 Landscaping scheme
 - 12 Long term landscape management plan
 - 13 Tree protection (implementation only)
 - 14 Details of no/minimal dig construction to be submitted
 - 15 Retention of tree and hedgerows
 - 16 No additional external lighting without details
 - 17 Noise management plan for refuse bins to be agreed
 - 18 Construction Management Plan
 - 19 Noise and mitigation plan
 - 20 Cooking fume extraction system to be agreed
 - 21 No generators/air plant without consent
 - 22 Contaminated land - Investigation
 - 23 Implementation of remediation scheme
 - 24 Contaminated land during construction

25 Ecology Mitigation
 26 Biodiversity Enhancement Plan
 27 Lighting design for light-sensitive biodiversity
 28 Construction Traffic (Parking) management plan
 29 Existing Access, Widen or Improve
 30 Visibility splay, approved plan
 31 Access Gates - Restriction
 32 Access - Gradient
 33 Traffic Regulation Orders
 34 Provision of parking, service
 35 Highway Improvements Offsite
 36 Highway Improvements Offsite implementation
 37 Air Source heat pumps
 38 No PD for Classes ABCD&E
 39 No PD for fences, walls etc
 40 Restricted use of the restaurant/café
 41 Details of the access road/drive surfacing

Other Applications

2. **Appl. No** : **2021/1659/RVC**
Parish : **WYMONDHAM**
 Applicant's Name : Mr G Laws
 Site Address : Land southeast of 9 Spinks Lane, Spinks Lane,
 Wymondham Norfolk NR15 1RN
- Proposal : Variation of condition 2 of 2018/0583 - revised drainage
 report and management plan
- Decision : Members voted 7-0 for **Deferral** (contrary to the officer's
 recommendation of approval which was lost 3-4)

Deferred

Reasons for Deferral

Members sought clarification and further details on points of difference on the consultee's reports before making their final decision

3. **Appl. No** : **2021/1660/RVC**
Parish : **WYMONDHAM**
Applicant's Name : Mr G Laws
Site Address : Land southeast of 9 Spinks Lane, Spinks Lane,
Wymondham Norfolk NR15 1RN
- Proposal : Variation of condition 4 of 2020/0275 - revised drainage
report and management plan
- Decision : Members voted 7-0 for **Deferral** (contrary to the officer's
recommendation of approval which was lost 3-4)
Deferred
- Reasons for Deferral
Members sought clarification and further details on points
of difference on the consultee's reports before making their
final decision
4. **Appl. No** : **2021/1661/RVC**
Parish : **WYMONDHAM**
Applicant's Name : Mr G Laws
Site Address : Land southeast of 9 Spinks Lane, Spinks Lane,
Wymondham Norfolk NR15 1RN
- Proposal : Variation of condition 3 of 2020/0179 - revised drainage
report and management plan
- Decision : Members voted 7-0 for **Deferral** (contrary to the officer's
recommendation of approval which was lost 3-4)
Deferred
- Reasons for Deferral
Members sought clarification and further details on points
of difference on the consultee's reports before making their
final decision

5. **Appl. No** : **2021/1662/RVC**
Parish : **WYMONDHAM**
Applicant's Name : Mr G Laws
Site Address : Land southeast of 9 Spinks Lane, Spinks Lane,
Wymondham Norfolk NR15 1RN
- Proposal : Variation of condition 6 of 2019/2534 - revised drainage
report and management plan (Plot 6)
- Decision : Members voted 7-0 for **Deferral** (contrary to the officer's
recommendation of approval which was lost 3-4)
- Deferred
- Reasons for Deferral
Members sought clarification and further details on points
of difference on the consultee's reports before making their
final decision
6. **Appl. No** : **2020/1754/F**
Parish : **ALBURGH**
Applicant's Name : Mr Oliver Earl
Site Address : Mill Farm Mill Road Alburgh IP20 0DS
- Proposal : Change of use from agricultural to storage & light
industrial.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Specific Use
 - 4 Foul drainage -sealed system/package
 - 5 Noise mitigation measures to building
 - 6 Doors and windows to remain closed
 - 7 Noise mitigation verification testing
 - 8 Forklift truck reversing alarms
 - 9 Hours of use- use of machinery
 - 10 Hours of use - deliveries
 - 11 Ecological mitigation / enhancement
 - 12 External lighting

7. **Appl. No** : **2021/0743/F**
 Parish : **EAST CARLETON**
 Applicant's Name : Mr Ben Jourdan
 Site Address : Carleton House Rectory Road East Carleton NR14 8HT
- Proposal : Proposed alterations and extensions and 5 new self-contained flats and 4 new bedrooms in building to rear
- Decision : Members voted unanimously to Authorise the Director of Place to **Approve** subject to a Section 106 agreement relating to extra care provision
- 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Flats ancillary to care home
 - 4 Visibility splays
 - 5 Provision of parking area
 - 6 Biodiversity mitigation and enhancement
 - 7 Surface water drainage
 - 8 Tree Protection
 - 9 Contaminated land during construction
 - 10 Construction Management Plan
 - 11 Materials
 - 12 Details of windows and doors
 - 13 Windows to be obscure glazed

8. **Appl. No** : **2021/1993/F**
 Parish : **BAWBURGH**
 Applicant's Name : Mr and Mrs Carl Hipperson
 Site Address : Kerkira, Stocks Hill, Bawburgh, NR9 3LL
- Proposal : Single-storey, two-bedroom, annexe accommodation
 ancillary to Kerkira, the existing two-storey dwelling. The
 removal of the existing mobile home and the removal of the
 existing garden access off Stocks Hill.
- Decision : Members voted unanimously for **Refusal**

Refused

1 By virtue of the size, design and relationship with the existing dwelling, the proposed annexe would not meet the aims of Policy 3.7 of the Development Management Policies DPD, in particular paragraph 3.49 which states that 'unduly large annexes can prove an economic and practical liability when vacated or when the property changes hands' which can lead to pressure for the annexe to be severed and let separately from the main dwelling and paragraph 3.50 which states that this is also inconsistent with policies seeking to restrict the unsustainable development of new dwellings in the countryside.

2 By virtue of the size of the proposed annexe the development would not meet the aims of Policy 2 of the Joint Core Strategy or Policies DM1.4 (d)(i) and DM3.8(4)(a) of the Development Management Policies DPD, in that the scale and form would have a significant detrimental impact on the appearance of the existing dwelling and have an adverse effect on the character and appearance of the wider street scene.

9. **Appl. No** : **2021/2321/O**
Parish : **ASHWELLTHORPE & FUNDENHALL**
Applicant's Name : Mr and Mrs Reeder
Site Address : Timber Yard North of The Street Ashwellthorpe Norfolk
- Proposal : Demolition of existing buildings used in association with timber yard and erection of five dwellings comprising two 4-bedroom (one self-build), and three 3-bedroom (one First Home), new internal private driveway onto existing highway access, car parking spaces, gardens, and biodiversity/landscaping enhancements.
- Decision : Members voted 7-1 for **Refusal**
- Refused
- 1 No overriding benefits
 - 2 Impact on character
 - 3 Loss of employment
10. **Appl. No** : **2021/2523/O**
Parish : **BARNHAM BROOM**
Applicant's Name : GTC Landholdings Limited
Site Address : Land south of Norwich Road Barnham Broom Norfolk
- Proposal : Outline application for demolition of existing bungalow and garage, erection of five new dwellings with garages and associated works, with all matters reserved except for access
- Decision : Members voted 7-1 for **Approval**
- Approved with conditions
- 1 Time Limit - Outline Permission
 - 2 Reserved matters
 - 3 Access improvement
 - 4 Visibility splays
 - 5 Tree protection
 - 6 Retention of hedges, hedgerows and trees
 - 7 Fire hydrant
 - 8 Water efficiency
 - 9 Surface water details