

Development Management Committee

Agenda

Members of the Development Management Committee:

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

Date & Time:

Wednesday 6 April 2022
10.00am

Place:

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

Contact:

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

PUBLIC ATTENDANCE / PUBLIC SPEAKING

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

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

If a member of the public would like to observe the meeting in person, or speak on an agenda item, please email your request to democracy@southnorfolkandbroadland.gov.uk, no later than **5.00pm** on **Friday 1 April 2022**. Please see further guidance on attending meetings at page 2 of this agenda.

Large print version can be made available

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

Public Speaking and Attendance at Meetings

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

Public speaking can take place:

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

Anyone wishing to send in written representation must do so by emailing: committee.snc@southnorfolkandbroadland.gov.uk by 5pm on Friday 1 April 2022.

GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT

The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare a Local Plan to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk adopted by South Norfolk Council in March 2011, with amendments adopted in 2014. It is the starting point in the determination of planning applications and as it has been endorsed by an independent Planning Inspector, the policies within the plan can be given full weight when determining planning applications. A further material planning consideration is the National Planning Policy Framework (NPPF) which was issued in 2018 and its accompanying Planning Practice guidance (NPPG).

South Norfolk Council adopted its Local Plan in October 2015. This consists of the Site-Specific Allocations and Policies Document, the Wymondham Area Action Plan, the Development Management Policies Document. The Long Stratton Area Action Plan was also adopted in 2016. These documents allocate specific areas of land for development, define settlement boundaries and provide criterion-based policies giving a framework for assessing planning applications. The Cringleford Neighbourhood Development Plan was also made in 2014, Mulbarton Neighbourhood Development Plan made in 2016 and Easton Neighbourhood Plan made in 2017, and full weight can now be given to policies within these plans when determining planning applications in the respective parishes.

The factors to be used in determining applications will relate to the effect on the “public at large” and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

THEREFORE, we will:

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

Decisions which are finely balanced and contradict policy will be recorded in detail to explain and justify the decision and the strength of the material planning reasons for doing so.

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

AGENDA

1. To report apologies for absence and to identify substitute members;
2. To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972; [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]
3. To receive Declarations of interest from Members;
(Please see guidance form and flow chart attached – page 8)
4. Minutes of the Meeting of the Development Management Committee held on Wednesday, 9 March 2022;
(attached – page 10)
5. Planning Applications and Other Development Control Matters;
(attached – page 22)
To consider the items as listed below:

Item No.	Planning RefNo.	Parish	Site Address	Page No.
1	2018/2786/D	CRINGLEFORD	Area BS4 South of Newmarket Road Cringleford Norfolk	22
2	Item deferred 2021/2645/F	STOKE HOLY CROSS	Land North of Stoke Lane Dunston Norfolk	40
3	2021/0785/O	HETHERSETT	Land off Park Green Hethersett Norfolk	52
4	2021/1647/F	MULBARTON	Land north of Lantana Norwich Road Mulbarton Norfolk	60
5	2021/1658/F	LODDON	44 High Street, Loddon Norfolk, NR14 6AH	70
6	2021/1765/LB	LODDON	44 High Street, Loddon Norfolk, NR14 6AH	79
7	2021/2275/F	BRAMERTON	The Homestead The Street Bramerton NR14 7DW	84

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

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

6. Sites Sub-Committee;

Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. Planning Appeals (for information);

(attached – page 95)

8. Date of next scheduled meeting- Wednesday 4 May 2022

GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

- (i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
- (ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
- (iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
- (iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
- The **town or parish council** - up to 5 minutes for member(s) or clerk;
- **Objector(s)** - any number of speakers, up to 5 minutes **in total**;
- The **applicant**, or **agent** or any **supporters** - any number of speakers up to 5 minutes **in total**;
- **Local member**
- Member consideration/decision.

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

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

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

Key to abbreviations used in Recommendations

CNDP - Cringleford Neighbourhood Development Plan

J.C.S - Joint Core Strategy

LSAAP - Long Stratton Area Action Plan – Pre-Submission

N.P.P.F - National Planning Policy Framework

P.D. - Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified)

S.N.L.P - South Norfolk Local Plan 2015

Site Specific Allocations and Policies Document

Development Management Policies Document

WAAP - Wymondham Area Action Plan

DECLARATIONS OF INTEREST AT MEETINGS

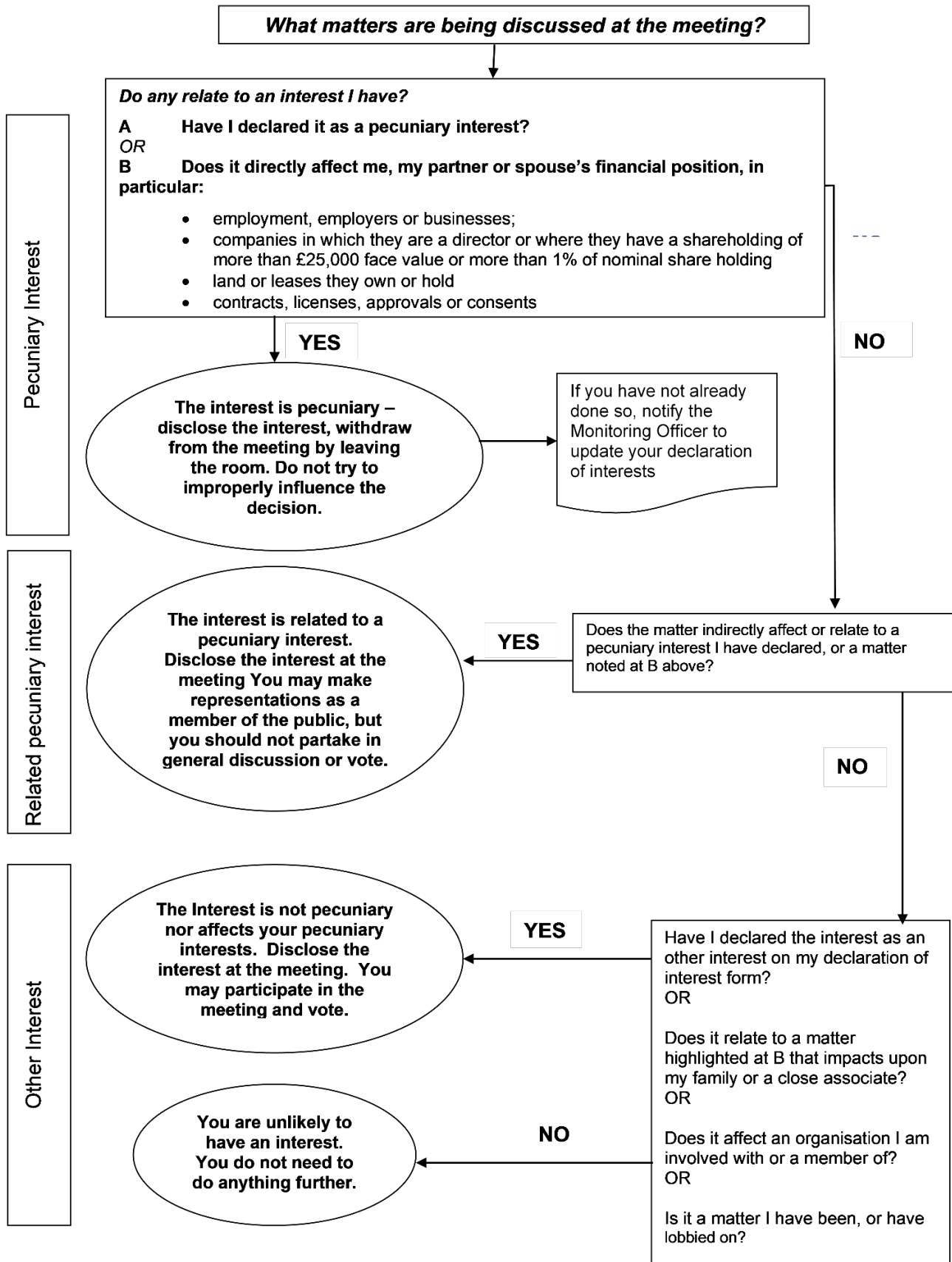
When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

<p>Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.</p>
<p>Does the interest directly:</p> <ol style="list-style-type: none"> 1. affect yours, or your spouse / partner's financial position? 2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner? 3. Relate to a contract you, or your spouse / partner have with the Council 4. Affect land you or your spouse / partner own 5. Affect a company that you or your partner own, or have a shareholding <p>If the answer is "yes" to any of the above, it is likely to be pecuniary.</p> <p>Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.</p>
<p>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</p> <p>If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but you should not partake in general discussion or vote.</p>
<p>Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.</p>
<p>Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</p>

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 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

1. **Application No:** **2018/2786/D**
 Parish: **CRINGLEFORD**

Applicant's Name: Big Sky Developments Ltd
Site Address Area BS4 South of Newmarket Road Cringleford Norfolk
Proposal Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-4 comprising 55 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement).

Reason for reporting to committee

The applicant is Big Sky Developments which is par to the council.

Recommendation summary:

Authorise the Director of Place to approve subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality

1 Proposal and site context

- 1.1 This application seeks reserved matters for the details of appearance, scale, landscaping and layout of dwellings at land to the south of Newmarket Road, Cringleford. This reserved matters application is 1 of 9 applications submitted together for 350 dwellings, commercial up to 2,500 sq meters of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highway works, landscaping, public realm, car parking and other associated works.
- 1.2 The application site consists of land on the edge of Cringleford. The approved site is two distinct parcels separated by Newmarket Road and benefits from outline planning permission for a large mixed-use development including up to 650 dwellings granted consent at appeal on 7 January 2016 (2013/1494) and a subsequent variation of conditions application (2017/2120).
- 1.3 The site subject to this application forms part of the land which lies relatively central to the overall development site. It is located to the south of the A11, with the A47 bypass to the west and existing residential development to the east. The whole site comprises of approximately 27 hectares of grade 3 agricultural land with undulating gradient falling in various directions. The southern parcel is outside of Cringleford Conservation Area and the closest listed buildings are a 19th century Round House, on the opposite side of the A11 to the application site and The Farmhouse located adjacent to the boundary to the southeast corner at the end of Meadow Farm Drive.
- 1.4 The first phases of the wider site are under construction with the first dwellings having been occupied. The spine roads associated with the parcel subject to this application have already been constructed under previous permissions due to the infrastructure led nature of this development.

2 Relevant planning history

- | | | | |
|-----|-----------|---|--------------|
| 2.1 | 2013/0552 | Request for Scoping Opinion for proposed residential development for up to 700 residential units, green infrastructure land, up to 2500 square metres of Class A1-A5 and D1 floorspace and access from the A11 roundabout | EIA Required |
|-----|-----------|---|--------------|

2.2	2013/1494	Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.	Refused
2.3	2017/0196	Variation of conditions 5, 6, 11, 28, 35, 36, 37 and 38 of permission 2013/1494 (Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.) - to facilitate greater flexibility in the delivery of the scheme	Approved
2.4	2017/2120	Variation of conditions 1, 3, 4, 7, 10, 13, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 33, 36, 38, and 39 following application 2017/0196 which relates to - (Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.) - to facilitate the development coming forward on a phased basis.	Approved
2.5	2018/2783	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-1 comprising 67 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	Approved
2.6	2018/2785	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-3 comprising 62 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	Approved
2.7	2018/2787	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-5 comprising 23 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	under consideration

2.8	2018/2788	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-6 comprising 21 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	under consideration
2.9	2018/2789	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-7 comprising 42 dwellings and approximately 500 sq metres of commercial floorspace, together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	under consideration
2.10	2018/2790	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-8 comprising 765 sq metres of commercial floorspace (Use classes A1,A2,A3,A4,A5,D1) together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	under consideration
2.11	2018/2784	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-2 comprising 79 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement).	Approved
2.12	2018/2791	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-9 comprising of the formal and informal landscaping areas, including areas for formal sport pitches and a sports pavilion, and associated infrastructure. (The outline submission included an Environmental Statement)	Approved
2.13	2019/2067	Proposed signage advertising the adjacent housing development (St Giles Park)	Approved
2.14	2019/2343	Erection of gas governor enclosure and associated works	Approved
2.15	2020/1142	Erection of a substation and associated development	Approved

Appeal History

2.16	14/00025/AGREFU	Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.	Appeal Allowed
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There have been a significant number of discharge of conditions applications which have been submitted relating to the individual phases, due to the number they have not been specifically referenced above.

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 12: Achieving well-designed places

NPPF 13: Protecting Green Belt land

NPPF 14: Meeting the challenge of climate change, flooding and coastal change

NPPF 15: Conserving and enhancing the natural environment

NPPF 16: Conserving and enhancing the historic environment

3.2 Joint Core Strategy (JCS)

Policy 1: Addressing climate change and protecting environmental assets

Policy 2: Promoting good design

Policy 3: Energy and water

Policy 4: Housing delivery

Policy 5: The Economy

Policy 6: Access and Transportation

Policy 9: Strategy for growth in the Norwich Policy Area

Policy 10: Locations for major new or expanded communities in the Norwich Policy Area

Policy 12: The remainder of the Norwich Urban area, including the fringe parishes

Policy 20: Implementation

3.3 South Norfolk Local Plan Development Management Policies

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

DM1.3: The sustainable location of new development

DM1.4: Environmental Quality and local distinctiveness

DM3.1: Meeting Housing requirements and needs

DM3.8: Design Principles applying to all development

DM3.10: Promotion of sustainable transport

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

DM3.12: Provision of vehicle parking

DM3.13: Amenity, noise, quality of life

DM4.2: Sustainable drainage and water management

DM4.3: Facilities for the collection of recycling and waste

DM4.4: Natural Environmental assets - designated and locally important open space

DM4.8: Protection of Trees and Hedgerows

DM4.9: Incorporating landscape into design

DM4.10: Heritage Assets

- 3.4 Cringleford Neighbourhood Plan
GEN1 : Co-ordinated approach for delivering overall growth
GEN3 : Protection of significant buildings
GEN4 : Provision of infrastructure
ENV3 : Protection of hedgerows
ENV5 : Provision of sustainable drainage
ENV6 : Provision of open space and community woodlands
HOU1 : Housing Allocation
HOU2 : Design Standards
HOU3 : Building Densities
HOU4 : Mix of property types
HOU6 : Renewable Energy Sources
HOU7 : Space standards
HOU8 : Provision of garaging
HOU9 : Provision of affordable housing
SCC3 : Provision of walking/cycling routes
SCC5 : Provision of playing field and play areas
SCC6 : Provision of broadband connections
SCC7 : Provision of library facilities
TRA1 : Major estate roads
TRA2 : Thickthorn interchange improvements
TRA3 : Provision of walking / cycling routes
TRA4 : Minimising use of private cars
- 3.5 Supplementary Planning Documents (SPD)
South Norfolk Place Making Guide 2012

Statutory duties relating to Listed Buildings and the setting of Listed Buildings

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4 Consultations

4.1 Cringleford Parish Council

Consultation 1:
No comments received

Consultation 2:
No comments received

Consultation3:
No objection

4.2 District Councillors

No comments received

4.3 Anglian Water Services Ltd

Consultation 1:
No comments received

- Consultation2:
No comments received
- Consultation 3:
Notes regarding assets, foul and surface water drainage
- 4.4 SNC Senior Heritage & Design Officer
- Consultation 1:
No comments received
- Consultation 2:
Comments regarding secure by design elements on specific plots
- Consultation 3:
no further comments
- 4.5 NCC Ecologist
- Consultation 1:
Comments regarding outline permission and conditions. Request for additional information to be provided upfront.
- Consultation 2: (following information submission)
No comments received
- Consultation 3:
No comments received
- 4.6 SNC Community Services - Environmental Quality Team
- Consultation 1:
no comments to make with regards to the reserved matters as we appreciate that the full details in respect of conditions 39 to 44 of outline permission 2017/2120 will be submitted under a separate discharge of condition application
- Consultation 2:
See previous comments
- Consultation3:
See previous comments
- 4.7 NCC Highways
- Consultation 1:
Comments regarding a number of layout issues and requested amendments
- Consultation 2:
Addressed some points, however some remain outstanding
- Consultation 3:
No objection
- 4.8 SNC Housing Enabling & Strategy Manager
- Please note that I am commenting only on affordable housing matters – I am not commenting on site-specific issues.

- I note that this application includes 14 affordable homes within a total of 55 dwellings. This is an acceptable number within the overall package of 117 affordable home across the whole site. The affordable homes comprise: 1 one bedroom flat and 13 two bedroom houses
- I understand that the proposed tenure split is: 10 for rent and 4 for sale on shared equity terms
- The mix is acceptable within the agreed overall package. The internal areas and layouts are also acceptable. On this basis, I have no objection to the application.

4.9 SNC Environmental Waste Strategy

No comments received

4.10 SNC Landscape Architect

Consultation 1:

Odd alignments/design of paths, crossovers opposite plots 218 and 219

- Does this need to be a continuous loop road; could the hedge connectivity be maximised near plot 209?
- Appears that there could be some conflict between road and trees' RPAs

Consultation 2:

No comments received

Consultation 3:

Notes regarding root protection areas and verges

Consultation 4 (verbal)

Site wide tree strategy noted along with protection measures agreed under condition since initial comments. Tweaks along Cantly lane boundary positive.

4.11 NCC Planning Obligations Co Ordinator

No comments received

4.12 SNC Community Assets Management Officer

No comments received

4.13 Police Architectural Liaison Officer

Consultation 1:

Comments regarding secure by design advice including some suggested amendments

Consultation 2:

Further comments, particularly picking up on surveillance

Consultation 3:

Most comments are still relevant but noted efforts to address some of the issues.

4.14 NHS England

No comments received

4.15 NHSCCG

No comments received

4.16 Cringleford Surgery

No comments received

4.17 Norfolk And Waveney Local Medical Council

No comments received

4.18 NCC Lead Local Flood Authority

Consultation 1:

Object due to lack of drainage information

Consultation 2:

No objection - clarifications have been provided

Consultation 3:

No objection

4.19 The Ramblers Association

No comments received

4.20 NCC Minerals And Waste Planning Officer

Notes condition on outline permission

4.21 Environment Agency

Consultation 1:

No Comment

Consultation 2:

No Comment

Consultation 3:

No comment

4.22 Historic Environment Service

Consultation 1:

No objection - note outstanding outline conditions

4.23 Norfolk Wildlife Trust

Consultation 1

Comments highlighting some concerns and agreeing with the ecology consultee response.

Consultation 2: (after additional information provided)

No Comments Received

Consultation 3:

No Comments Received

4.24 NCC Public Rights Of Way Officer

Consultation 1:

Objection due to lack of right of way information and potential conflicts

Consultation 2 (following clarification)

No Objection

Note regarding rights of way requirements

4.25 National Planning Casework Unit

No comments received

4.26 Highways England

Consultation 1:

No objection

Consultation 2:

No objection

Consultation 3:

No objection

4.27 Natural England

Consultation 1

No comment

Consultation 2

No comment

4.28 Other Representations

Comments made in respect of all the reserved matters applications

92 letters of objection and a petition to 'stop the St Giles development from creating access from the proposed estate to Cantley Lane' with 72 signatures

Comments made in respect of all the reserved matters applications

- Find it extraordinary that an access option will be provided to Cantley lane
- To submit a secondary access onto Cantley Lane at this late stage since the design was updated, knowingly goes against what residents have been objecting to since 2013
- Purchased our property in 2018 based on the detailed examination of the existing and approved plans and only in the knowledge that there was to be no access to Cantley lane
- Narrow Road with a considerable amount of parking, especially near the Cringleford surgery and veterinary practice where, patients parking overflows onto Cantley lane and causes congestion
- Cantley Lane is narrow, inadequately lit, has inadequate pavements, kerbing, verges and with its sub-standard drainage is liable to flash-flood in heavy storms
- Cantley lane is a quiet residential Lane used by school children, elderly residents and cyclists; and is popular with horse riders and dog walkers
- Unacceptable risk to pedestrians
- Issues with parking
- Increased parking problems as hospital staff leave their cars there to get the local bus to the hospital

- Concerns with the increased traffic flow along Cantley lane
- Commercial vehicles will use Cantley Lane
- Noted that there will be a secondary access via the development onto Cantley Lane creating a 'cut through' and 'rat-run' from the A11 to Keswick Road to access Eaton, Horsford, Keswick and surrounding villages
- Road safety concerns for children from the land and Brettingham Avenue crossing Cantley Lane to make their journey to school
- Both Cantley lane and Keswick Road have sub-standard carriageway construction and likely to deteriorate quickly with increased traffic
- No evidence has been provided with documentation that there has been any consideration of the increased traffic along Keswick Road
- Problems over traffic needs to be considered in the context of the development as a whole, to avoid seeing as a whole would be a failure of responsibility at Council level
- Impact on amenity, noise, air quality and quality of life from additional vehicles
- Increased traffic driving down Cantley Lane headed to Cringleford and Eaton will be a blight on the already overcrowded intersection and Historic assets in that area
- In 2017 the local community successfully campaigned to halt the proposed North South Cantley Lane Tunnel and are detrimental to ensure that this access should not go ahead, as there is no benefit to the local community as a whole
- Such provisions were not allowed for access from the Roundhouse Estate onto Colney Lane and therefore the same should apply
- No mention of upgrades to Cantley lane to cope with the additional traffic
- Object to the statement 'is not considered to cause any adverse impact on highway safety'
- Highways England propose to connect the south Cantley Lane to the Cantley Lane and also the roundhouse roundabout - all of this will lead to an unacceptable increase in traffic flow
- Traffic coming from the centre of Norwich and Eaton
- Increasing number of vehicles already do not adhere to the speed limits on Cantley Lane
- In parts Cantley lane only has a pedestrian footpath/pavement on one side of the lane; where there is pavement it is very narrow
- People using wheelchairs or mobility scooters are not able to go from the top of Cantley lane to the vets, surgery or the footpath that leads to Newmarket Road crossing for the primary school without having to cross and cross back unless they use the road
- Conditions of the PIN's approval have not been taken into account for the reserved matters application for example there is no reserved matters for condition 27 (off-site highway works to Cantley Lane), object that the proposals should include a secondary access onto Cantley Lane not having taken due care to the conditions of the appeal
- Mr Nick Tupper's assertion that Cantley Lane currently has a 'good' accident record beggars' belief
- I have seen serious accidents living opposite a bend and a junction on Brettingham Avenue, on most days someone has to mount the pavement to pass
- New development with its retail/business element will also draw motorists from Cringleford and Keswick onto Cantley Lane. A similar and undesirable situation exists on Roundhouse with Tesco's
- Concerned that after a major public consultation undertaken by Highways England that they offer no objection or comment on the proposed link
- Need to lower the speed limit to 20 mph
- Cantley lane was given the status of 'Key Cycle Path' and 'Proposed Key Walking Route' approved by the Secretary of State
- Traffic figures indicating that the effect on the traffic in Cantley lane as not significant is misleading and unrepresentative
- The traffic figures have been wrongly calculated and do not reflect the significant increase that Cantley Lane and surrounding roads will be subject to if the new access is allowed

- Local area saturated with housing development
- Detrimental impact on character of the village
- Trees and hedgerow need to be retained
- Apartment blocks are out of character with Cringleford - no other apartment blocks in Cringleford
- Contrary to DM3.8, DM3.10, DM3.11, DM3.13 and DM4.10
- Proposal will not improve the character and quality of the area
- Impact on the surrounding environment which the proposal will have
- Conflict of interests as Big Sky is owned by South Norfolk Council, the planning proposal needs to be scrutinised by an independent agency outside of SNC as neither party can independently and transparently engage in a planning process
- Totally unacceptable that this whole process is effectively 'in-house'
- The development company is associated with SNDC, so approval seems assured whatever the objections
- Is not the developer effectively seeking approval from itself?
- The leaflet about the public event at the Willow centre on 22 January does not indicate that comments have closed before the event takes place and this is misleading
- Event should have been held somewhere nearer the site; a second event is called for on the south side of A11 - not everyone has a car to attend local events
- Consultations sent out over Christmas when people were away
- Plan with the proposal appears incorrect in regard to the borders of our and our neighbours
- Shows our trees within the site
- Loss of value of property
- In the recent past there has been flooding on Cantley lane which has impacted on Brettingham Avenue and this was attributed to the proposed development site being 'ploughed in the wrong direction' - concreting over the whole site will exacerbate this problem
- Main drain from Roundhouse runs down Brettingham Avenue - who has calculated the total volume of water now being focused in this area?
- Concern re flooding from the new development
- Catastrophic flooding on 23rd June 2016, NCC Water Management's report concluded that most of the flood water came from the fields immediately behind the doctor's surgery
- What are the arrangements for overspill from the East Pond and other parts of the new development?
- A flood and water drainage situation should be understood, measured, documented and monitored into the future with accountability
- Existing trees and hedgerows should be retained and enhanced including the Veteran tree close to where the new road crosses Cantley lane
- Capacity issues at Cantley Lane surgery and local school
- Loss of post office
- Neighbourhood plan has been completely ignored
- This development will be subject to a judicial review if it goes ahead as currently proposed
- Is there a coach turning area planned for the playing fields? Coach traffic will increase noise and pollution and lower quality of life for residents
- Impacts on wildlife including bats, owls, birds and invertebrates
- New footbridge over the A11 required

Amended proposal

- No new comments received

5 Assessment

Key considerations

- 5.1 The key considerations are the layout, design/appearance/scale and landscaping.

Principle

- 5.2 The principle of the development on the site has been accepted by the grant of the outline consent. The site is included within the development boundary and is a Housing Site Allocation area as set out in the Cringleford Neighbourhood Development Plan. As such the principle is established for residential development. It is therefore only the details reserved at that outline that are now for consideration. With this in mind the following assessment focuses on the site-specific planning issues and how the scheme complies with the requirements of the outline consent.

Layout and Design

- 5.3 Both JCS Policy 2 and Section 12 of the NPPF require high quality design with importance being attached to the design of the built environment, which is seen as a key aspect of sustainable development.
- 5.4 Firstly, a Design Code has been agreed for the site covered by the outline consent. It is essential that the scheme complies with this document. The application is supported by a Planning Compliance Document to support how the scheme meets the requirements of the Design Code. It includes a Design Code checklist and provides in depth detail to illustrate how the design concept and each principle of the code have been applied to the detailed design of the scheme to achieve a high quality residentially led development. Having considered this document and the scheme as amended, officers are satisfied that the scheme does comply. Equally, following the revised submission it is considered to be compliant with the South Norfolk Place Making Guide
- 5.5 The development structure follows perimeter block principles as set out in the design code, bordering the Linear Park to the east, the strategic landscaped zone to the west, Cantley Lane to the south and reserved matters 3 to the north. The layout provides adequate pedestrian and cycling connections through this part of the development. There is good and legible access for all properties to the village green at the entrance to the estate which is the main focal point and gateway for the estate and will also provide the local service centre and access to public transport. There is also good interaction with the strategic landscaping and Cantley Lane providing access to recreation. There is a mix of tenures and house types across this part of the site. The aim is to create a character that is based on the scale and form of traditional housing, but in a more contemporary style, which will lend the area a more distinctive character. The use of traditional materials ensures that the contemporary style ties in with traditional building character and attention has been given to detailing such as variety in fenestration and contrasting brickwork to create architectural interest.
- 5.6 The organisation of the road hierarchy is in line with the design code. The primary streets will have good width and footpaths. The secondary road is shorter in length which will assist in reducing vehicle speeds, and private drives will create more intimate spaces which will allow them to function more as social spaces. There is a mix of parking provision. Parking is generally on plot and to the side for the majority of semi-detached and detached dwellings. Frontage parking is limited to relatively small areas.
- 5.7 There is clear definition between public and private space, with public space including car parking being well overlooked, and back gardens generally backing onto back gardens, or where they do back onto public space, having a good level of surveillance.

- 5.8 In view of the above, it is considered that the proposed layout and design of the house types would result in a sufficiently high-quality development. Overall, the scheme results in a development with its own distinctive character with a strong green network that relates positively to its surroundings and Cringleford.
- 5.9 The densities of the proposed development are based on the wider local context and overall reflect the density framework plan part of the design code. The proposal does not exceed the maximum density of 25 dph gross across the housing allocation area as required by condition 7 of the outline consent. It should also be noted that the HOU 3 of the Cringleford Neighbourhood Plan requires an average approximate density of 25 dwellings per hectare (gross) across the Housing Site Allocation Area (HSAA).
- 5.10 The scheme is considered acceptable in terms of its design, scale, layout and relationship to the surrounding area. On this basis, it is considered that the scheme would accord with Policy 2 of JCS, Section 12 of NPPF, DM1.4, DM3.8 and DM4.3 of the Development Management Policies document and GEN1, HOU2 and HOU3 of the Cringleford Neighbourhood Plan.

Highways

- 5.11 Policy DM3.11 of the South Norfolk Local Plan states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network.
- 5.12 The primary access is from the existing roundabout on the A11 to the north of the site and a secondary access will be via Cantley lane, the vehicular access will be restricted at a point west of Brettingham Avenue, where the route will continue to allow for cyclists and pedestrians. These access points were considered at the outline stage and subject to the appropriate conditions, it was considered acceptable. This reserved matters parcel is linked to these access points by the primary estate roads located in previously approved reserved matters applications.
- 5.13 There have been significant concerns raised as set out above from local residents in respect of the use of Cantley Lane as an access into the proposed development. Whilst the concerns raised are fully appreciated, the original application included as part of its proposal the accesses to the site. These were the access from the existing roundabout on the A11 and from the eastern part of Cantley Lane. The Planning Inspector consider these as part of the appeal, which was a Public Inquiry procedure, refers to them to within his decision letter and included the access as part of the approved plans. In view of the above, the access from Cantley Lane has already been accepted and therefore cannot be a reason to refuse this reserved matter application.
- 5.14 In terms of the internal road network, the detailed specifications of its construction and drainage etc. will be dealt with under a discharge of conditions application. However, details have been submitted and amended as required by NCC Highways to ensure that the road can be constructed to adoptable standard. Following some initial concerns and subsequent amended plans submitted during the application process the Highway officer has raised no objections to the proposal.
- 5.15 In view of the above, the proposal therefore accords with Policy DM3.11 and DM3.12 of the Development Management Policies document.
- 5.16 A number of concerns have been raised as set above by local residents in addition to the use of Cantley Lane, regarding the impact of the development on the surrounding road network, highway safety issues, congestion and out of date data etc. However as set out above this application is for reserved matters consent following the principle of the development being accepted, together with its traffic implications and access points. As

part of the outline consent off-site highway works were conditioned to protect the environment of the local highway corridor and to ensure that the highway network is adequate to cater for the development proposed.

- 5.17 As such, whilst I fully appreciate the concerns raised, I do not consider the application should be refused on the grounds raised, particularly in the absence of an objection from NCC Highways or Highways England, and in having due regard to paragraph 109 of the NPPF which states development should only be prevented or refused on highway grounds if there would be an unacceptable impact or the residual cumulative impacts on the road network would be severe.

Landscaping

- 5.18 Policy DM4.5 requires all development to respect, conserve and where possible, enhance the landscape character surrounding the development. Policy DM4.9 advises that the Council will promote the retention and conservation of significant trees, woodlands and traditional orchards
- 5.19 The overall landscaping scheme for the site will be subject to a discharge of conditions application, however as part of this proposal full details of the overall landscape strategy in particular the street trees, the landscape features and those trees to be protected have been provided. Again, the proposal accords with the aspirations of the Design Code and would not result in any significant harm to the local landscape. The Landscape Architect has raised some minor point which have been addressed to the level available in the reserved matters with remaining items subject to previous or pending discharge of condition applications. The proposal is therefore considered acceptable and complies with the requirements of Policy 1 of JCS, Section 15 of NPPF, DM4.5 and DM4.9 of the Development Management Policies document and GEN1 and ENV1 of the Cringleford Neighbourhood Plan.

Ecology

- 5.20 Policy 1 of the JCS requires the development to both have regard to and protect the biodiversity and ecological interests of the site and contribute to providing a multi-functional green infrastructure network. Policy DM4.4 looks for new development sites to safeguard the ecological interests of the site and to contribute to ecological and Biodiversity enhancements
- 5.21 In terms of ecology, the NCC Ecologist requested further surveys in support of all the reserved matters applications. It is important to note that ecology was considered under the outline consent with surveys submitted and the imposition of a condition requiring ecology and biodiversity mitigation and enhancement measures to be submitted and agreed under a discharge of conditions application. It was accepted that those surveys are out of date and the applicant has now provided the further surveys as requested by NCC Ecologist. The provision of these additional surveys has also been requested by Norfolk Wildlife trust as set out above. The NCC Ecologist now raises no objections to the proposal subject to the imposition of conditions.
- 5.22 In view of the above, the proposal is considered to accord with DM4.4 of the Development Management Policies document and Section 15 of the NPPF.

Amenity

- 5.23 Policy DM3.13 directs that development should not be approved if it would have a significant adverse impact on nearby resident's amenities or the amenities of new occupiers.

- 5.24 The principle of the development, access point, and number of dwellings is established through the outline consent and the impacts on general residential amenity in this respect has already been considered. The scheme would adequately protect the amenities of future residents when having regard to the layout of the scheme, the position of the dwellings within it and the positioning of openings within the dwellings. The nearest existing residential properties to the proposal are separated by the development site, the A11 (Newmarket Road) and Cantley Lane and therefore are a sufficient distance away as to not be affected by overlooking, overshadowing, overbearing impact etc.
- 5.25 As such, the proposed development would not result in any significant harm to the amenities of existing or proposed properties and accords with DM3.13 of the Development Management Policies document.

Drainage

- 5.26 Both the foul water and surface water drainage strategy for the whole site will be subject to discharge of conditions application, which follows conditions imposed under the outline consent. A drainage strategy has however been submitted in support of the reserved matters application and the Lead Local Flood Authority has raised no objections. A specific drainage strategy for the site will still be required to be submitted and agreed as a discharge of conditions. As such the proposal is considered to accord with JCS Policy 1 and DM4.2.
- 5.27 Concerns have been raised as set above by local residents in respect of recent flooding and concerns regarding the drainage strategy for the whole site. Drainage was considered under the outline consent and it has been demonstrated as part of this application that a suitable drainage strategy can be provided and in view of this, I do not consider that the application can be refused on the grounds raised.

Affordable Housing

- 5.28 JCS Policy 4 requires housing proposals to contribute to the mix of housing required to provide balanced communities and meet the needs of the area as set out in the most up to date study of housing need and/or Housing Market Assessment. The most up to date assessment of housing need is detailed in the Strategic Housing Market Assessment (SHMA).
- 5.29 The proposed number, housing types and tenure of the affordable housing mix for the site as a whole is in accordance with requirements of the S106. The scheme will deliver 115 affordable dwellings which equates to 33% of the total proposed dwellings. The location of the affordable dwellings has been dispersed through the site with a maximum cluster size of no more than 25 dwellings. This phase will include affordable units, the Housing Enabling and Strategy officer has no objections as set out above. As such the proposal is considered to accord with HOU4 and HOU9 of the Cringleford Neighbourhood Plan and Policy 4 of the JCS.

Open Space

- 5.30 In terms of open space, the development as a whole, caters for children play by including several play areas, namely one Local Area for Play (LAPs) located within The Green. The final details for these spaces such as how it is equipped is to be agreed with the Council as per the provisions of the S106 agreement.
- 5.31 The proposal is considered to comply with the requirements of Policy 1 of JCS, DM3.15 and DM4.9 of the Development Management Policies document and HOU2 of the Cringleford Neighbourhood Plan.

Setting of Listed Buildings

- 5.32 This reserved matters application is a significant distance from the two listed buildings within the vicinity of the outline site, separated by the A11 and the proposed development to the south of this particular application and therefore it has no impact at all on those two listed buildings identified above

Other Issues

- 5.33 For the avoidance of doubt, the provision of 10% renewable energies, water efficiency, detailed landscaping scheme, tree protection, travel plan, parking and traffic access routing for construction, provision of fire hydrants, land contamination, noise and dust from construction, air quality, protection of new dwellings from noise from surrounding roads for example have been conditioned as part of the outline consent for details to be submitted as a discharge of conditions application.
- 5.34 An Environmental Statement (ES) was submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations for the outline application. Due consideration has been given to the information submitted in the Environmental Statement when assessing the environmental impact of this reserved matters proposal, to ensure that the level of information provided in the ES was appropriate to the nature of this specific application. I consider that the ES satisfactorily considered the environmental impact of layout, design/appearance/scale of the built form and landscaping.
- 5.35 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.
- 5.36 This application is liable for Community Infrastructure Levy (CIL).

COVID as a material planning consideration

- 5.37 The need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. This application will likely provide employment during the construction phase of the project and supports the housing development. This weighs in favour of the proposal.

Potential Impacts on Habitats Sites

- 5.38 The Council has recently been made aware by Natural England that development with the potential to have nutrient impacts on Habitats sites should now be considered when making decisions in relation to planning. Any impacts need to be identified and mitigation proposed and secured for the Council to conclude no likely significant effects under the Habitats Regulations. The Council needs time to consider the impacts of this requirement on the decision-making process and therefore the officer recommendation reflects this need.
- 5.39 In respect of impact on protected sites from recreational pressure from development, this is required to be mitigated through a tariff and on-site informal recreation (or a contribution in lieu) and this will be secured under a S106 agreement.

Conclusion

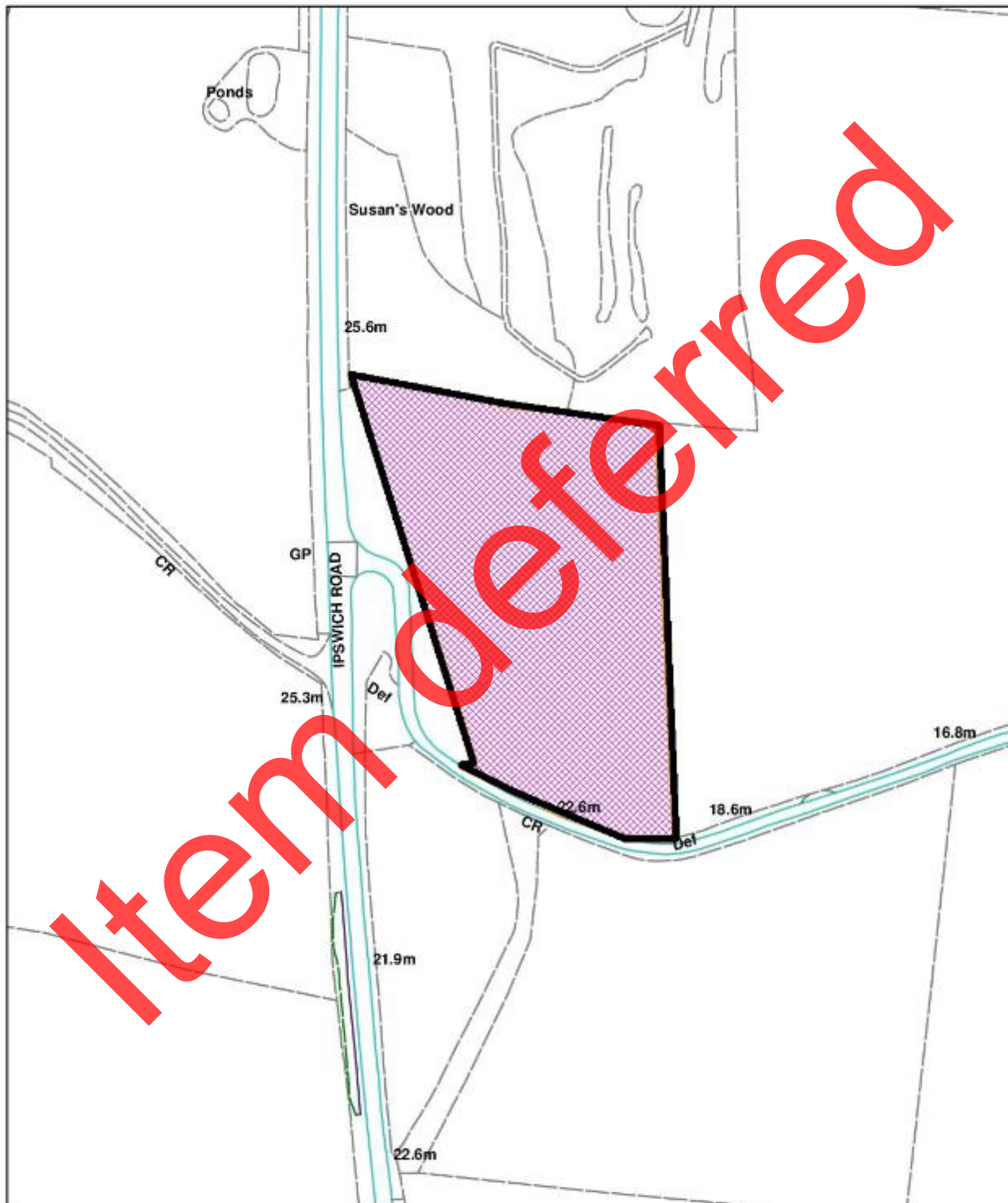
- 5.40 The principle and number of dwellings have already been established by the grant of outline consent 2013/1494. The proposal is considered acceptable in terms of design and layout. Furthermore, the development will not harm the character and appearance of the area or the amenities of neighbouring properties. In view of the above, the proposal is considered to accord with policy, and I recommend that the application be approved.

Recommendation: Authorise the Director of Place to approve with conditions subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality

- 1 In accordance with outline consent
- 2 In accordance with submitted drawings
- 3 Materials
- 4 Lighting Design Strategy
- 5 Ecological mitigation

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2021/2645



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

2. Application No : 2021/2645/F
Parish : STOKE HOLY CROSS

Applicant's Name: FPC (Electric Land) Ltd
Site Address Land North of Stoke Lane Dunston Norfolk
Proposal The installation and operation of a Battery Energy Storage System to provide standby emergency electricity for National Grid in times of high electricity demand or when renewable energy projects are unable to fulfil demand. This would be for the installation of 130MW of modular battery units with ancillary equipment, including power conversion units, 132kV transformer compound, metering cabinet, switchroom, DNO control room and welfare container.

Reason for reporting to committee

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

Recommendation summary :

Refusal

1 Proposal and site context

- 1.1 The application is seeking full planning permission for the installation of a battery energy storage system on land to the north of Stoke Lane in Dunston. The application site is currently greenfield agricultural land, which is located outside of any defined development boundary.
- 1.2 The site forms part of a wider agricultural field which extends to the east adjacent to Stoke Lane. To the north of the site is Dunston Hall, and the site directly borders the parkland and golf course for the hall. Located to the west of the site is a tree belt which separates the site from the A140. The land to the south of the site is also in agricultural use.
- 1.3 The proposal is for the installation of 130MW of modular battery units with ancillary equipment, including power conversion units, 132kV transformer compound, metering cabinet, switchroom, DNO control room and welfare container. All equipment would be sited on individual concrete slabs. The purpose of the BESS is to provide back-up electricity capacity to meet peaks in demand on the National Grid and used in response to calls for extra supply. In addition to the battery units the site will include security fencing, CCTV and lighting.

2 Relevant planning history

- 2.1 No relevant planning history

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 02 : Achieving sustainable development
NPPF 04 : Decision-making
NPPF 05 : Delivering a sufficient supply of homes
NPPF 06 : Building a strong, competitive economy
NPPF 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
NPPF 16 : Conserving and enhancing the historic environment

- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 4 : Housing delivery
 Policy 5 : The Economy
 Policy 17 : Small rural communities and the countryside
- 3.3 South Norfolk Local Plan Development Management Policies
 DM1.4 : Environmental Quality and local distinctiveness
 DM3.8 : Design Principles applying to all development
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
 DM3.14 : Pollution, health and safety
 DM4.1 : Renewable Energy
 DM4.2 : Sustainable drainage and water management
 DM4.4 : Natural Environmental assets - designated and locally important open space
 DM4.5 : Landscape Character Areas and River Valleys
 DM4.8 : Protection of Trees and Hedgerows
 DM4.9 : Incorporating landscape into design
 DM4.10 : Heritage Assets

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4 Consultations

4.1 Parish Councils

Stoke Holy Cross Parish Council

We were surprised to see the site that has been selected. We believe that a much more suitable site with equal access to the A140 is to the west of the A140.

The site selected is breaking into the countryside in a visible position and this alone is a good enough reason in our opinion to keep all the development regarding Batteries and other proposed electrical equipment all in one area.

We know there is concern by some regarding the danger of fire from these battery storage sites but this is not the reason for our recommending REFUSAL which is purely due to the proposed location.

Mulbarton Parish Council

A number of concerns have been set out within the representation. This has included: Concern in regard to the cumulative impact of 'green power' industrial development proposed in an intrinsically rural district. Question how the cumulative impact of these development will be assessed. With continued industrialisation it will become more difficult for planners to refuse

Concern about the loss of food producing land, and impact upon the A140. No environmental statement has been submitted as part of this application.

The site is near to Caister St Edmund w which is one of only three roman regional capitals which have not been superseded by modern towns and is of archaeological and recreational interest. High Ash Farm is also close to the site and is a series of rich and varied ecosystems protected for flora and fauna.

Swainsthorpe Parish Council

Object to the proposal on the following grounds:

- Unnecessary development of an agricultural greenfield site. Swainsthorpe is feeling surrounded by planning applications for huge projects. The battery storage should be sited to the west of the A140 adjacent to the Norwich south substation.
- Adverse effect on the character of the Tas valley landscape which is contrary to DM4.5
- Concern regarding the fire risk of battery energy storage systems. The placement of this technology is so close to the village of Swainsthorpe the A140 and the grade 2 listed Dunston Hall this would present an unacceptable risk.

4.2 District Councillors

Cllr Legg - There is no information in this application to indicate what type of batteries are proposed, the Technology involved or whether an EIA is indicated. Therefore it is difficult to comment further without this information.

Cllr Clifford-Jackson - I wish to endorse comments made by residents and parish councils, that this installation seems very close to some important buildings and is of a nature and impact on the environment that the committee should consider it.

4.3 Anglian Water Services Ltd

No comments on this application

4.4 Health And Safety Executive

No comments received

4.5 NCC Highways

The location of the battery storage is not unacceptable to us. Ultimately the development will generate little in the way of traffic. The statements indicate that the site will be unmanned the majority of the time.

The site, is somewhat poorly located, being close to the bend in Stoke Lane, together with limited visibility. owing to the road alignment and the frontage trees. However, owing to the latter, it does not appear that an alternative access would be an improvement. Based on the very low traffic generation of the complex once operational, the means of access proposed is considered as satisfactory

If approved further information is required as part of the construction traffic management plan

4.6 NCC Lead Local Flood Authority

The application falls below the LLFA threshold for comments

4.7 Police Architectural Liaison Officer

The fencing detailed in the application is quite clearly not a high security feature but may be appropriate depending on the risk of the site? I would recommend that fencing should meet BS1722 standards and there are government security standards for such

establishments which should meet SEAP (Security Equipment Approval Panel) class 1-3, preferably at least class 2.

Secure bollards should be used on the access.

The use of CCTV is supported. Lighting design should be coordinated with a CCTV installation (when specified) and the landscape designed to avoid any conflicts and to ensure that the lighting is sufficient to support a CCTV system.

4.8 NCC Ecologist

No comments received

4.9 SNC Community Services - Environmental Quality Team

The Construction Environmental Management Plan (CEMP) addresses all the salient points of potential nuisance including noise/vibration and dust generation during the construction phase. This document should be dynamic and be updated as the development progresses.

The noise impact assessment by Parker Jones Acoustics has successfully characterised the background ambient noise levels and assessed the expected noise from the development once in operation. Whilst there is a 2dB potential difference or exceedance in noise level at the nearest sensitive receptor, this is not classified as an adverse impact

4.10 SNC Senior Heritage & Design Officer

The heritage statement provides useful map regression which shows how the context of the site has changed over time and particularly in terms of the positioning of the present day field in relation to the main Norwich-Diss Road which has changed alignment moving from historically being to the right of this site to being to the left. This changed before the development of the hall and its grounds c1850 and consequently in terms of heritage significance above ground it is the preserved elements from that period that are considered to be of most significance in the area

I agree with the heritage statement regarding the assessment of the significance of Dunston Hall and being judged to be of high significance, however the report does not identify the parkland as a non-designated heritage asset. Although the landscape has been converted to a golf course, it does retain tree planting and boundary belts/plantations which are preserved elements of the former parkland landscape and therefore of some significance and heritage value. With regard to direct impact on the hall as a heritage asset, its significance is best appreciated from close inspection of the hall itself and viewing it from its more immediate setting of its former parkland now a golf course, and that will remain physically unaffected. In terms of wider setting the hall and its grounds sit within wide open countryside with some tree planning. Passing along Stoke Lane the hall is very visible across fields, and the landscape significantly opens up to the east with the river valley.

I concur that although there is some heritage impact, when considering the setting of the house and its landscape parkland/golf course, the impact is at the low end of less than substantial.

In terms of mitigation, I note that the proposal is to have a high 1.8m close boarded fence. This is an alien feature within the open countryside and will stand out, being visible from a long distance. It will detract to some extent from views of the hall from

Stoke Lane. Although there would also be planting to the eastern boundary this will take time to mature.

4.11 Norfolk Fire Service

A fire hydrant is not required

4.12 SNC Landscape Architect

The application is accompanied by a 'Visual Assessment' which considers landscape character issues too. Unfortunately, the assessment is not very comprehensive and does not follow the guidance set by the recognised industry guidance (Guidelines for Landscape and Visual Impact Assessment Edition 3) nor does the photography follow accepted guidelines either.

Issues regarding the Assessment include:

- no clear distinction between landscape and visual effects and there appears to be confusion between the two;
- no methodology is provided nor definitions of values given;
- viewpoints are not derived from an assessment of theoretical visibility, and their locations have not been agreed with the LPA;
- there is no consideration of the winter scenario with the scheme-specific photography apparently taken in summer;
- no assessment of night-time effects (lighting is proposed as part of the security measures);
- the submitted visualisations do not give information of timescales, nor are details of planting growth rate assumptions provided.

Without a more through assessment, it is not possible at this time to fully consider the potential effects of this proposal. Notwithstanding this, it is clear that this scheme does meet the requirements of policy DM4.5 which expects development proposals to demonstrate how they have taken into account the key characteristics, assets, sensitivities and vulnerabilities; landscape strategy; and development considerations for the Landscape Character Area.

Based on the information before me, I have concerns about the suitability of the scheme in this location; these include:

- potential adverse visual effect, including from across the valley and from the Hickling Lane PRow to the west.
- Impact on landscape character, including potential earthworks on this sloping site to accommodate concrete slabs to site the equipment. Policy DM4.9 requires that landscape schemes "should ensure that any land remodelling respects the local topographic character in terms of height, slope, angle and character".

4.13 Historic England

Do not wish to offer comments on this application

4.14 Historic Environment Service

The proposed development site lies within an area rich in archaeological cropmarks and other remains. In 2018 a hoard of Roman coins was discovered by metal detecting. In addition cropmarks are present within the proposed development area, which may be related to both the coin hoard and the adjacent Roman road. These may be indicative of roadside Roman settlement or burials. Roman occupation of some

character is considered likely here on the above grounds, and because the site is located adjacent to the Roman road, a short distance south of the Roman town of Venta Icenorum. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be affected by the proposed development.

Request that the results of an archaeological evaluation are submitted in support of any planning application in accordance with *National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021)*. para. 194.

Comments on additional geophysical survey

If planning permission is granted, we ask that this be subject to a programme of archaeological mitigatory work in accordance with *National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021)*. para. 205. This should be secured via a condition.

4.15 Other Representations

Eleven representations have been received objecting to the development. The following is a summary of the objections which have been received.

- Object due to the loss of greenfield land. Development should be on brownfield land closer to the substation
- Cumulative impact of development with solar farm applications and other battery storage facilities needs to be assessed
- Should be located to the west of the A140
- Contrary to DM4.5
- Industrial development of this sort should not be located close to a residential area
- It includes security lighting, CCTV and close boarded security fencing. It will also cause noise pollution.
- Concern about noise and disturbance during the construction phase and the impact upon the adjacent hotel
- An EIA should be submitted
- Concern raised about the health and safety risk of the development particularly fire risk
- Loss of prime agricultural land
- Impact upon the Tas Valley
- Adequate facilities across the A140 at the other planned developments
- Question why Swainsthorpe has to bear the brunt of the electricity development for Norfolk

5 Assessment

Key considerations

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

- Principle
- Impact upon the landscape
- Impact upon amenity
- Heritage Impact
- Highways

Principle

5.2 There are no specific policies within the Local Plan which relate to the storage of electricity. Policy DM1.3 requires new development to be located within development boundaries unless

supported by another policy with the development plan designed to permit development in the countryside or where there are overriding benefits.

- 5.3 In addition to the Local Plan policy, in the determination of this application regard should also be had to the requirements of the NPPF and wider government policy. The Government's Energy White Paper which was released in December last year recognised the importance of battery storage in helping to provide the capacity to the electricity network when renewable systems such as wind or solar power may not be generating energy. Whilst the white paper does not represent planning policy it is considered to be of relevance due to the steer it provides in relation to Government approach to energy provision.
- 5.4 The NPPF sets out at paragraph 152 of Chapter 14 the planning system should support the transition to a low carbon future in a changing climate. Paragraph 155 goes on to set out that *When determining planning applications for renewable and low carbon development, local planning authorities should:*
- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and*
 - b) approve the application if its impacts are (or can be made) acceptable.*

5.5 Having regard to the role the development will play in supporting renewable energy technologies, the broad principle of the development is considered to be acceptable.

The effect on the Character and appearance of the area

- 5.6 Policy DM4.5 relates to landscape character and river valleys. The policy sets out that: *'All development should respect, conserve and where possible, enhance the landscape character of its immediate and wider environment. Development proposals that would cause significant adverse impact on the distinctive landscape characteristics of an area will be refused.'* The policy goes on to set out the importance of the South Norfolk Landscape Character Assessment and sets out that *'particular regard will be had to protecting the distinctive characteristics, special qualities and geographical extents of the identified Rural River Valleys and Valley Urban Fringe landscape character types'.*
- 5.7 The application site is located within A1 Tas Rural River Valley landscape character area as defined by the landscape character assessment. The landscape character assessment sets out the key sensitivities and vulnerabilities of the landscape type, and also provides development considerations. The landscape character assessment notes that there are particular vulnerabilities in the northern part of the valley due to the impact of infrastructure and large scale land uses relating to the urban edge of Norwich including pylons, golf courses and development in association with the transport corridors (A140 and A47). Furthermore, it notes that visual sensitivities of the Tas Valley to new development/landscape change as a result of its open character, wide flat floor and long valley views, plus importance of valley crests. The development considerations go on to set out that any development must respect the character of the Tas Rural River Valley and conserve and enhance the key landscape assets. This will include reference to ensuring that the northern part of the Tas Valley is not further degraded, by large scale of infrastructure developments associated with the roads.
- 5.8 As part of the application a visual assessment has been provided which has assessed the impact of the development on the landscape. This has set out that long distance views of the development are limited as the Proposed Development Site is screened by existing mature trees to the north, south and west. The applicants have sought to argue that currently there is intermittent visibility from the east, but views are limited by landform and

existing vegetation. Assuming that all other impacts are acceptable, the applicants assert that developing this site would not significantly alter the appearance of this area. It is considered this would likely allow the site to be read and blend into the surrounding rural landscape. Furthermore, the use of colour on the proposed equipment and boundary treatment is key to reducing potential visual effects using, wherever possible, muted green tones helping to assimilate the equipment within its surrounding context.

- 5.9 Notwithstanding the applicant's visual assessment, whilst the site is screened from the A140 by the existing trees and hedgerows, there are views across the site from Stoke Lane. Whilst there are hedgerows as noted within the visual assessment there are existing gaps for instance where there is the field entrance and areas where these are sparse. This is particularly notable during the winter months, when having visited the site, I observed wide views across the site to the east across the Tas river valley landscape. There are also views of the site from Hickling Lane PRoW. Whilst it is noted that the proposal does include landscape planting along the eastern boundary, this will take time to fully establish and to screen the proposal. The applicant's visual assessment does not clarify the length of time the landscaping will take to establish and screen the proposal. Furthermore, while it is acknowledged that the structures themselves are relatively low and will not extend above the tree line to the west, it is not considered that the mitigation in this location will be sufficient to overcome the loss of the open valley side. Due to the topography of the site This results in increased industrialisation adjacent to the A140 within the river valley contrary to the requirements of the Landscape Character Assessment and Policy DM4.5. Given the above concerns, the scheme also fails to meet the requirements of Policy DM1.4 part d (i) insofar as it fails to make a positive contribution to local character and distinctiveness, Policy DM3.8 as it doesn't protect and enhance the environment and local distinctive character and Policy 2 of the JCS in relation to respecting local distinctiveness.

Heritage Impact

- 5.10 Policy DM4.10 relates to Heritage Assets and sets out that all development proposals must take into account the contribution which heritage assets make to the significance of an area and its sense of place. In addition to the requirements of the local plan, the Council also has a statutory duty in relation to listed buildings.
- 5.11 The application site is located to the south of Dunston Hall which is grade II listed. It is directly adjacent to the hall parkland which forms its golf course and can also be considered to be a non-designated heritage asset. The Council's Design and Heritage Officer has reviewed the proposal and has set out that with regard to direct impact on the hall as a heritage asset, its significance is best appreciated from close inspection of the hall itself and viewing it from its more immediate setting of its former parkland now a golf course, and that will remain physically unaffected. In terms of wider setting the hall and its grounds sit within wide open countryside with some tree planting. Passing along Stoke Lane the hall is very visible across fields, and the landscape significantly opens up to the east with the river valley. It is considered that there is a low impact, although it is relative low in the context of the setting of the hall as it will be most appreciated from within its grounds and can be viewed from other viewpoints in the wider setting. Also, there will be some impact on the setting of the landscape grounds as site that abuts its boundary with development where there was previous open countryside. It will only however abut a small part of the landscape, and there is existing hedge/tree coverage in-between which significantly reduces intervisibility.
- 5.12 Having regard to the representations from the heritage officer, the proposal is considered to result in less than substantial harm to the setting of Dunston Hall. The NPPF sets out at paragraph 202 that where a proposal results in less than substantial harm this should be weighed against the public benefit of the proposal. In this case the proposal will help to support renewable energy generation which is considered to have a public benefit. On this basis the proposal is considered to accord with the requirements of DM4.10.

- 5.13 In addition to the impact upon above ground designated heritage assets, it is also necessary to consider the impact upon archaeology. The heritage statement sets out how the context of the site has changed over time and particularly in terms of the positioning of the present day field in relation to the main Norwich-Diss Road which has changed alignment moving from historically being to the right of this site to being to the left. The Historic Environment Service have reviewed the proposal and have set out that the proposed development site lies within an area rich in archaeological cropmarks and other remains. In 2018 a hoard of Roman coins was discovered by metal detecting. In addition cropmarks are present within the proposed development area, which may be related to both the coin hoard and the adjacent Roman road. These may be indicative of roadside Roman settlement or burials. Roman occupation of some character is considered likely here on the above grounds, and because the site is located adjacent to the Roman road, a short distance south of the Roman town of Venta Icenorum. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be affected by the proposed development.
- 5.14 A geophysical survey of the site has subsequently been submitted by the applicants which has considered the likelihood of archaeological remains on the site and has set out that there is the potential for further significant or complex finds from the site. The Historic Environment Service have therefore requested further archaeology investigation occurs prior to the commencement of development on the site. It is proposed that this can be secured via a condition. Subject to this, the proposal is considered to be acceptable on archaeology grounds.

Impact upon amenity include health and safety

- 5.15 Policy DM3.13 Amenity, Noise and Quality of Life sets out that development should ensure a reasonable standard of amenity reflecting the character of the local area. Planning permission will be refused where proposed development would lead to an excessive or unreasonable impact on existing neighbouring occupiers and the amenity of the area. Policy DM3.14 goes on to set out that all development should minimise and where possible reduce the adverse impact of all forms of emissions and other forms of pollution.
- 5.16 A number of the public representations have raised concerns in relation to the health and safety aspect of the development and the potential for fires from the development. The applicants have submitted further information in relation to the safety of the batteries. This includes the legislative standards batteries must meet. Norfolk Fire and Rescue Service has been consulted as part of the application and have not raised any concerns. The Health and Safety Executive have also been contacted and have not submitted any representations.
- 5.17 There are no residential dwellings within the immediate vicinity of the site, with Dunston Hall forming the closest property. Stoke Holy Cross village is located to the east, whilst Swainsthorpe village is located to the south-west. The application has included a construction environmental management plan and a noise assessment which have been reviewed by the Councils Environmental Quality Team. They have confirmed that they do not have any objection to the proposal, noting that the construction management plan has picked up the key considerations whilst the noise assessment notes a small increase in background noise levels this is minor and not considered to result in an adverse impact.
- 5.18 Having regard to the sites location and representations the proposal is considered to accord with the requirements of DM3.13 and DM3.14.

Highways

- 5.19 Policy DM3.11 relates to highway safety whilst Policy DM3.12 relates to parking provision. The site is accessed from Stoke Lane. Aside from the construction period the site will be

unmanned during its operation with only occasional visits from engineers. Within the site 2 car parking spaces will be provided to meet this need. The proposal has been reviewed by the Highways Authority who have confirmed that whilst Stoke Lane represents a poor access based on the very low traffic generation once operational it is considered to be satisfactory. As part of the construction period the access period would be required to be signed. The Highways Authority have requested updated to the construction environment management plan to deal with onsite parking for construction workers, however it is considered that this can be dealt with by way of condition. Subject to the inclusion of the condition the proposal is considered to accord with the requirements of DM3.12 and DM3.13.

Drainage

- 5.20 Policy DM 4.2 relates to drainage and requires all development to demonstrate sustainable drainage measures. A drainage assessment has been submitted as part of this application which includes a number of measures to deal with surface water drainage from the site. This includes a sustainable urban drainage system located to the south east of the site from which the surface water will infiltrate into the ground. In addition to this the proposal also includes water quality treatments to ensure that potential contamination from run-off within the site is treated. The approach is considered to accord with the requirements of DM4.2. Conditions should be included to ensure that the development occurs in accordance with the drainage strategy including the management and maintenance of the drainage features.

Ecology

- 5.21 A preliminary ecology appraisal has been submitted in support of the application. This has set out that the proposal is not considered to result in an adverse impact upon protected species. The appraisal does note that bats may use the tree lines along the site boundaries for foraging and commuting. It is noted that as part of the proposal lighting is proposed for security purposes. Precise details of the lighting has not been provided and this will need to have regard to the ecological interests of the site. It is proposed that this could be secured by way of a condition.
- 5.22 The ecological appraisal notes that there are opportunities for biodiversity enhancements within the site however these are not set out. A such in accordance with the NPPF requirement for developments to demonstrate net gain, a condition should be imposed to secure these details.
- 5.23 Subject to the inclusion of conditions the proposal is considered to accord with the requirement of DM4.4.

Other Issues

- 5.24 As part of the consideration of the application, it has been screened under the Environmental Impact Assessment regulations as it falls within schedule 2. As part of the screening opinion, the proposal was not considered to require the submission of an Environmental Statement as it was considered that the proposal could be fully considered through the planning application without the need for the additional environmental statement.
- 5.25 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.
- 5.26 This application is not liable for Community Infrastructure Levy (CIL).

Conclusion

- 5.27 The site is located within the Tas Rural River Valley in a relatively undeveloped area where there are wide views across the valley landscape. The proposal is considered to be contrary to the requirements of DM4.5 and the South Norfolk Landscape Character Assessment.
- 5.28 In terms of DM1.3 of the SNLP it is not considered that the benefit of the scheme insofar as contributing towards meeting the government's aim of providing battery storage to help provide the capacity to the electricity network when renewable systems such as wind or solar power may not be generating energy is overriding when noting the clear adverse landscape harm.
- 5.29 It is accepted that in relation to its impact upon highways, heritage, drainage, amenity, and ecology, subject to the inclusion of conditions, the proposal is considered to be acceptable.
- 5.30 Having regard to the above the proposal is recommended for refusal.

Recommendation : Refusal

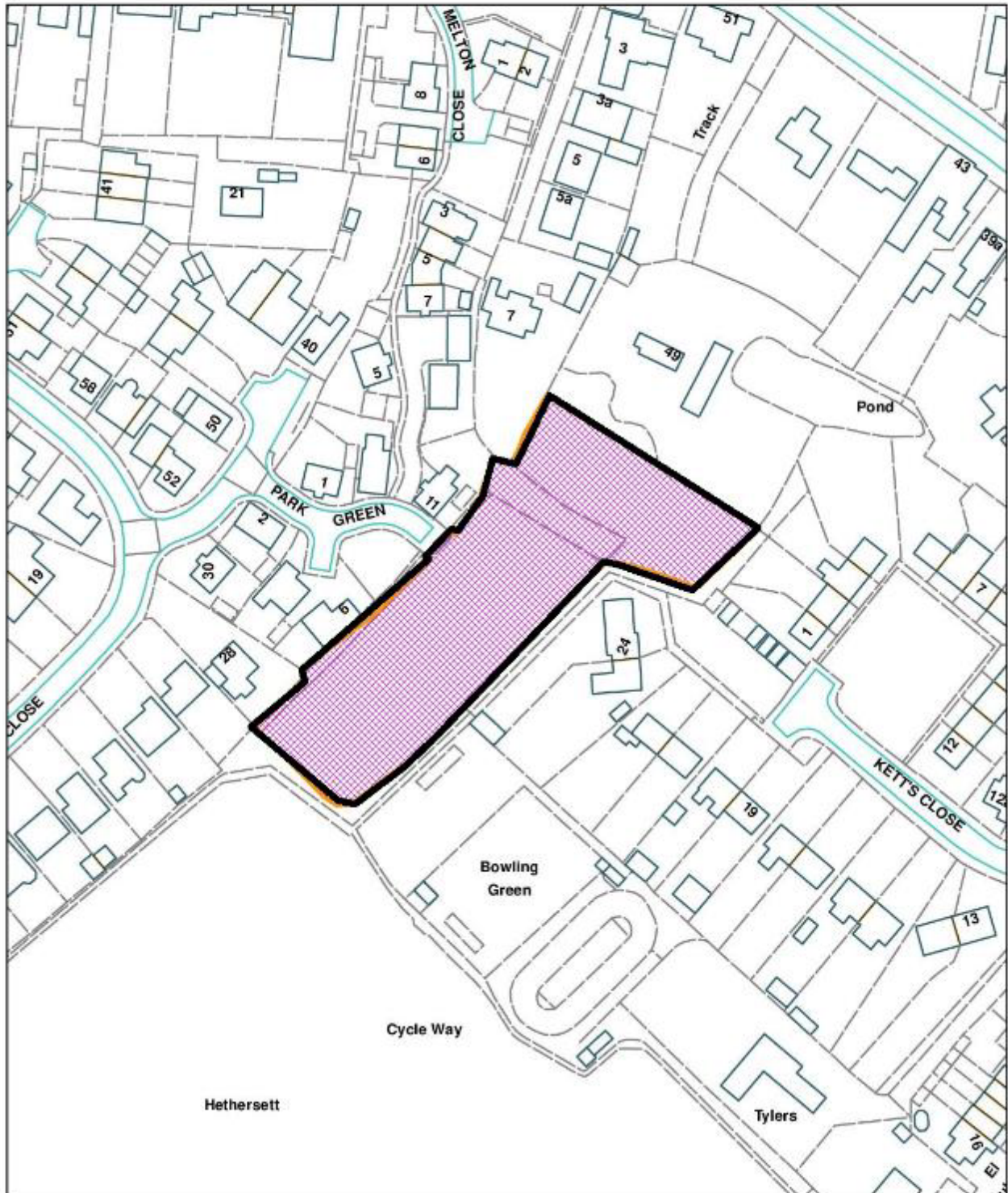
1. Landscape impact
2. No overriding benefits DM1.3

Reason for Refusal

1. The proposal would, by virtue of the encroachment of the development in the valley of the River Tas, result in an unacceptable visual impact on the landscape of the River Valley character areas which amounts to significant and demonstrable harm to the landscape and local character and distinctiveness of the area and therefore fails to comply with policies DM3.8, DM4.5 and DM1.4 part d)i) of the South Norfolk Local Plan 2015, Policy 2 of the Joint Core Strategy.
2. It is not considered that the benefit of the scheme insofar as contributing towards meeting the government's aim of providing battery storage to help provide the capacity to the electricity network when renewable systems such as wind or solar power may not be generating energy is overriding when noting the significant adverse landscape harm identified in reason 1 and as such the scheme fails to comply with Policy DM1.3 of the South Norfolk Local Plan 2015.

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

3. Application No : 2021/0785/O
Parish : HETHERSETT

Applicant's Name: Mr Ken Woodbine
Site Address Land off Park Green Hethersett Norfolk
Proposal Outline application for the erection of 7 dwellings.

Reason for reporting to committee

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

Recommendation summary :

Authorise the Director of Place to approve subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality

1 Proposal and site context

- 1.1 The application site is greenfield land located centrally within the Hethersett Development boundary. To the south west of the site is the Memorial Playing Field which is protected open space, otherwise the site is surrounded by residential dwellings. Access to the site is provided via the existing Park Green Road which provides access to the adjacent residential dwellings.
- 1.2 The site is seeking outline approval for access and layout only with all other matters reserved, for 7 dwellings. During the course of the application the proposal has been revised to reduce the number of dwellings from 9 to 7 to take into account concerns raised in regard to surface water flood risk.

2 Relevant planning history

- 2.1 No relevant planning history

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 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3: Energy and water
Policy 4 : Housing delivery
Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area
- 3.3 South Norfolk Local Plan Development Management Policies
DM3.1 : Meeting Housing requirements and needs
DM3.5 : Replacement dwellings and additional dwellings on sub-divided plots within Development Boundaries
DM3.8 : Design Principles applying to all development
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM4.2 : Sustainable drainage and water management

4 Consultations

4.1 Hethersett Parish Council

- For reasons already stated in the Parish Council's response of the 27th April 2021 which are reiterated below:
- There is no clarity surrounding the number of new homes to be built in Hethersett. The Parish Council raised this concern in responding to the Greater Norwich Local Plan Regulation 19 publication. Plans for new development including infill continue to be submitted and it feels as if development in the village is out of control. There needs to be an holistic plan in place for the whole village.
- Overdevelopment of the site in terms of density/plot ratio.
- Loss of privacy and overshadowing to existing properties.
- Difficulty with access and an increase in road safety concerns as a result of increased traffic using a narrow road both during and after construction.
- Loss of green space in the centre of the village. Research has shown that green space is vital for resident's wellbeing.
- The concerns raised by neighbours should be taken into consideration when determining this application.
- The various drawings submitted under 12/01/04 show differing numbers of properties to be built (7,8 and 9).
- This leads to confusion as to what is actually proposed.
- Boundary issues in light of public access

4.2 District Councillors

Cllr Adrian Dearnley:

Request that the application is determined by committee due to concerns highlighted by objectors on overdevelopment, loss of privacy, overshadowing, access issues.

Cllr David Bills:

To be reported if appropriate

Cllr Phil Hardy:

To be reported if appropriate

4.3 SNC Water Management Officer

- Flood risk – there is currently insufficient flood risk information. The Flood Map for Planning identifies part of the site as being at low risk of flooding from surface water with depths identified as below 0.3m. the surface water flood risk extends into the northern part of the site affecting plots 5, 6 and 7 including the dwellings.
- Surface water drainage – no objections subject to a condition

4.4 NCC Highways

- No objection subject to a condition on parking and turning

4.5 NCC Ecologist

- The submitted report is valid for planning purposes. Recommend that avoidance, compensatory and enhancement measures detailed in 6.6 (minimise hedge loss) 6.8 (bird boxes) and 6.9 (hedgehog gaps), 6.11 (reinforcement of all existing

hedges and use of native plant in soft landscaping) are secured via a biodiversity enhancement plan condition in order to safeguard the ecological interests of the site and ensure no net loss and a net gain for biodiversity in accordance with Policy DM4.4 of the South Norfolk Local Plan Development Management Policies Document 2015. Consideration should also be given to the use of a species rich lawn mix.

4.6 Norfolk Fire and Rescue

- No objection subject to a condition to secure a fire hydrant

4.7 Other Representations

12 letters of objections to the original submission:

- Concern regarding the footpath from the memorial playing fields being part of this application. This is already an area with anti-social behaviour.
- Access to Park Green is already an issue if one vehicle is parked inappropriately. This will exacerbate the issue.
- Overlooking of properties on Park Green
- Overshadowing
- Road safety could be adversely affected. Park Green is very narrow
- Disturbance during the construction period
- No assessment of drainage or flood risk.
- There are a number of trees on the site and concern that these will be removed.
- Development will further exacerbate the strain on services and facilities in the village.

Following receipt of amended plans, a further 5 letters of objections were received:

- Pleased that the number of proposed properties immediately to the east of our back garden has reduced from two to one. However, we note that the upstairs dormer windows of plot 7 overlook our property. We therefore object to the plan.
- Concern regarding access to adjacent property
- The site should be preserved for open space
- Access to the site is very narrow
- Concern regarding the impact upon amenity
- Concern that there is access to the

5 Assessment

Key considerations

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

- Principle
- Layout and impact upon amenity
- Highways
- Flood risk
- Trees

Principle

5.2 The site is located within the Hethersett development boundary and as such policies DM1.3 and DM3.5 are relevant to the determination of this application.

5.3 Policy DM 1.3 sets out that all new development should be located so that it positively contributes to the sustainable development of South Norfolk. In this regard criteria a and b are relevant. Criterion a) is met by virtue of the site being within the development boundary

and b) requires that the proposal is of a scale proportionate to the level of growth planned in the town and the role and function of the settlement. By virtue of the small scale of the proposed development of seven dwellings in an area that the Joint Core Strategy identifies capacity of additional houses, the proposal is considered to fulfil the requirements of criterion b). On this basis, Policy DM1.3 is met by the proposal.

- 5.4 Policy DM3.5 permits dwellings on sub-divided plots as long as the proposed development incorporates good quality design which maintains or enhances the character and appearance of the existing buildings, streetscene and surroundings and does not have an unacceptable impact on the amenities of neighbouring occupiers especially private amenity space, access and parking and with reasonable access to light, privacy and free from unacceptable noise and pollutants.

Design and Layout

- 5.5 Section 12 of the NPPF, Policy 2 in the JCS, Policy DM3.8 in the Development Management policies and the South Norfolk Place Making Guide all require a good standard of design to be achieved by new developments which respects the local distinctiveness of the area. The application is in outline, however layout is a matter which is to be considered as part of this proposal.
- 5.6 The site layout plan shows the development served by a central access road located from Park Green. The road is T-shaped with the dwellings are positioned adjacent to it and shows the position of the dwellings running parallel to those on Park Green. The dwellings proposed are all detached properties within reasonable sized plots. Each dwellings shows that there is sufficient space available for parking within the plots and turning spaces are located at either end of the new private drive. Adjacent to the new access road a new SuDS feature is proposed, this is located within an area where there has been surface water flooding which ensures.
- 5.7 Whilst scale is not a matter to be considered as part of the outline application, the site layout plan has provided an indication that the dwellings will be a mix of 2 and 4 bed single storey and chalet bungalows.
- 5.8 It is considered that the layout of the new dwellings is acceptable and accord with the requirements of DM3.8 and JC Policy 2.

Impact upon amenity

- 5.9 Policy DM3.13 Amenity, Noise and Quality of Life sets out that development should ensure a reasonable standard of amenity reflecting the character of the local area. Planning permission will be refused where proposed development would lead to an excessive or unreasonable impact on existing neighbouring occupiers and the amenity of the area or a poor level of amenity for new occupiers.
- 5.10 Concern has been raised through the public representations in relation to overlooking and overshadowing of the dwellings adjacent to the site on Park Green. Whilst the concerns are fully understood, at this stage the design of the dwellings is not a matter for consideration and further details will be submitted at reserved matters. In terms of the dwellings proposed, there is sufficient separation distanced between the dwellings and the adjacent properties to ensure that a suitable level of amenity is maintained for both future occupiers of the site and neighbouring residents. The proposal in view of the above is considered to accord with the requirements of DM3.13.

Highways

- 5.11 Policy DM3.11 relates to highway safety whilst DM3.12 relates to Parking provision. Access to the site is proposed from Park Green which is an adopted highway, whilst the new dwellings will be served via a private drive. A number of the public representations have raised concerns in regard to the increased traffic and the narrowness of Park Green making it unsuitable for further vehicles. The proposal has been reviewed by the Highways Authority who have confirmed that they do not have an objection to the proposal. They have however requested a condition to secure the parking and turning areas on the site. Further comments have also been received in relation to footpaths on the site. The site plan includes text suggesting that there is an access point to the north adjacent to plot 8. This is outside of the red line boundary for the site and not access is shown through the site in this direction. In view of the above the proposal is considered to accord with the requirements of DM3.11 and DM3.12.

Flood Risk and Drainage

- 5.12 The application site is located within flood zone 1, however there is an area of surface water flooding on the site adjacent to the access road. The NPPF sets out that development should have regard to all sources of flood risk and not just fluvial flooding. As part of the original submission, the proposal showed two dwellings located within this area, however following further discussion as part of the proposal a flood risk assessment has been submitted and the dwelling numbers reduced from nine to seven. This has resulted in an area of open space adjacent to the access road with the properties and their gardens now located outside of an area of flood risk. The revised proposal is considered to be acceptable and in accordance with the requirements of DM4.2.
- 5.13 In relation to drainage, the proposal has been reviewed by the Councils Water Management Officer, they have requested details in relation to surface water drainage details being submitted via a condition. In addition, a condition is also proposed to secure the details of the foul drainage.

Trees

- 5.14 There are a number of existing trees on the site around the edge which currently separate the site from the adjacent playing field. As part of the consideration of the application, amendments have been made to the position of the private drive to ensure the retention of the trees which form a hedgerow to the south-east. An arboricultural assessment has been submitted and shows that the trees can be retained within the site. The proposal has also been discussed with the Councils Tree Officer who following the amendments has not objected to the proposal. Subject to a condition to secure a tree protection scheme, the proposal is considered to accord with the requirements of DM4.8.

Ecology

- 5.15 Policy 1 of the JCS requires the development to both have regard to and protect the biodiversity and ecological interests of the site and contribute to providing a multi-functional green infrastructure network. Policy DM4.4 looks for new development sites to safeguard the ecological interests of the site and to contribute to ecological and Biodiversity enhancements
- 5.16 The existing site is greenfield land, and a preliminary ecology appraisal has been prepared for the site. The assessment has considered the potential for protected species to be located on the site and has considered that whilst bats may use the site for foraging, other protected species have been scoped out given the site location and associated habitats. The assessment has been reviewed by the Councils Ecologist who has confirmed that they do not have an objection subject to a condition to secure the details of the mitigation and enhancement measures. This has been included on the proposed condition list. The

proposal accords with DM4.4 of the Development Management Policies document and Section 15 of the NPPF.

Other Issues

- 5.17 Paragraph 69 of the NPPF states that small and medium sized sites can made an important contribution to meeting the housing requirement of an area. The Council has taken a proactive approach to this through the allocation of a range small and medium sized sites and through defining Development Boundaries for over 80 settlements to facilitate suitable windfall development. Point (c) of NPPF para 69 states that local planning authorities should *‘support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes’*. Although this is a material consideration in the determination of the application, it can only be afforded limited weight, given the previous supply of housing on small sites within the district.
- 5.18 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.
- 5.19 This application is liable for Community Infrastructure Levy (CIL), however this will be charged on the reserved matters application.

Potential Impacts on Habitats Sites

- 5.20 The Council has recently been made aware by Natural England that development with the potential to have nutrient impacts on Habitats sites should now be considered when making decisions in relation to planning. Any impacts need to be identified and mitigation proposed and secured for the Council to conclude no likely significant effects under the Habitats Regulations. The Council needs time to consider the impacts of this requirement on the decision-making process and therefore the officer recommendation reflects this need.
- 5.21 In respect of impact on protected sites from recreational pressure from development, this is required to be mitigated through a tariff and on-site informal recreation (or a contribution in lieu) and this will be secured under a S106 agreement.

Conclusion

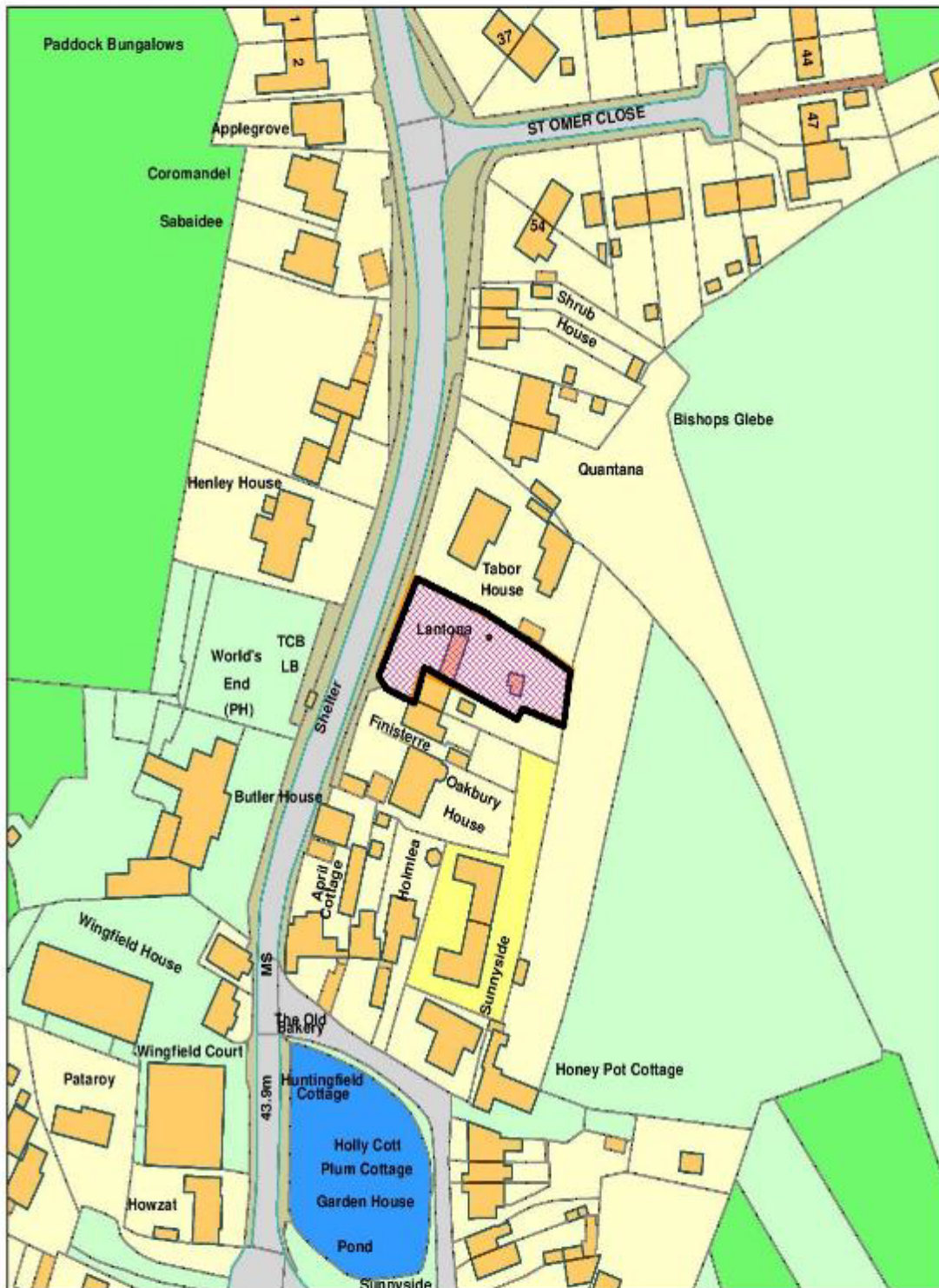
- 5.22 The principle of residential development in this location is considered to be acceptable having regard to the requirements of DM3.5 and DM1.3. The layout of the proposal is considered to be acceptable and consideration will be needed as part of the reserved matters in relation to appearance and scale. This will need to ensure that the development also does not impact upon amenity. The proposal is considered to accord with the requirements of DM3.8, DM3.1.
- 5.23 The proposal has been considered in relation to trees, flood risk, drainage and ecology. Following amendments to the scheme and the reduction to the number of dwellings the proposal is considered to be acceptable in these matters. In relation to Highways, whilst the concerns in regard to the narrowness of the road are understood, having considered the Highways Authority’s lack of objection to the scheme the proposal is also considered to be acceptable in this regard.
- 5.24 On the basis of the above, the proposal is recommended for approval.

Recommendation : Authorise the Director of Place to approve with conditions subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality

- 1 Time Limit
- 2 Submitted Drawings
- 3 Parking and turning
- 4 Fire Hydrant
- 5 Surface water drainage
- 6 Foul drainage
- 7 New water efficiency
- 8 Tree Protection
- 9 Ecology Mitigation and enhancement

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2021/1647



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

4. Application No : 2021/1647/F
Parish : MULBARTON

Applicant's Name: Mr Paul Freeman
Site Address Land north of Lantana Norwich Road Mulbarton Norfolk
Proposal New dwelling with integrated garage

Reason for reporting to Committee

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

Recommendation summary: Authorise the Director of Place to approve subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality and subject to conditions.

1 Proposal and site context

- 1.1 The application site is located within the garden of the property known as Lantana, to the east of the B1113/Norwich Road and within the development boundary and conservation area that have been defined for Mulbarton. The site is bounded by residential properties to the north and south; with open land/gardens to the east and mixed business and residential uses to the west.
- 1.2 The proposal is for a two-storey detached new dwelling with association and landscaping forming a plot subdivision of the plot occupied by Lantana. I note that the original proposal (and description) included an attached garage which has been removed during amendments in the application process.

2. Relevant planning history

- 2.1 None relevant

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 - NPPF 02: Achieving sustainable development
 - NPPF 04: Decision-making
 - NPPF 05: Delivering a sufficient supply of homes
 - NPPF 06: Building a strong, competitive economy
 - NPPF 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
 - NPPF 16: Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 - Policy 1: Addressing climate change and protecting environmental assets
 - Policy 2: Promoting good design
 - Policy 3: Energy and water
 - Policy 4: Housing delivery
 - Policy 5: The Economy
 - Policy 6: Access and Transportation
 - Policy 14: Key Service Centres

- 3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document
 DM1.3: The sustainable location of new development
 DM1.4: Environmental Quality and local distinctiveness
 DM3.1: Meeting Housing requirements and needs
 DM3.5: Replacement dwellings and additional dwellings on sub-divided plots within Development Boundaries
 DM3.8: Design Principles applying to all development
 DM3.11: Road safety and the free flow of traffic
 DM3.12: Provision of vehicle parking
 DM3.13: Amenity, noise, quality of life
 DM3.14: Pollution, health and safety
 DM4.2: Sustainable drainage and water management
 DM4.4: Natural Environmental assets - designated and locally important open space
 DM4.8: Protection of Trees and Hedgerows
 DM4.10: Heritage Assets
- 3.4 Mulbarton Neighbourhood Plan
 HOU3: Density
 HOU4: Design
 TRA1: Access to services and road safety
 ENV1: Conservation Area and Heritage Assets
 ENV3: The Local Environment
 ENV4: Flood Risk

Statutory duties relating to setting of Listed Buildings and Conservation Areas:

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

4. Consultations

4.1 Mulbarton Parish Council

Consultation 1:

- The proposed building is an over development of the site
- The design and size of the proposed development is out of character with the surrounding buildings in the conservation area
- The proposed development is against Policy HOU3: of the adopted Mulbarton Neighbourhood Plan
- Any additional dwelling will lead to increased traffic entering and exiting on to an already busy B1113 at a location that has poor visibility
- One of the properties using the shared drive onto the sharp bend has been divided into two flats meaning that the drive is already being used by numerous vehicles more than originally intended onto a dangerous bend of the B1113
- The Parish Council have been informed that trees have already been cut down on the site; conflicting with the declaration made on the application.

Consultation 2:

- This is infill housing development, in the Conservation Area of the village of Mulbarton
- Mulbarton Parish Council cannot see how this application would lead to economic development or improvement in the area
- As a family home it would add to the medical and educational stress on already grossly overused resources
- MPC cannot see how this one off, private development would aid the recovery from Covid in South Norfolk
- This application should go to committee and not be passed to an officer for a sole decision
- Previous comments still apply

Consultation 3:

Re-iterate previous comments

4.2 District Councillors

Consultation 1:

Cllr. Nigel Legg:

I find it difficult to comment on this application as it stands.

The appear to be discrepancies in the application form. It is stated that there are no affected trees on the site. Strictly speaking that is true. However, the existing trees appear to have been removed without the appropriate permissions in a conservation area. Similarly, there are trees on the boundary of the adjacent Tabor House which would be impacted. I also understand that there is a proposal to demolish the existing single-story extension of Lantana. This is not detailed in the application.

Cllr. Gerald Francis:

No comments Received

Cllr. Vivienne Clifford-Jackson:

No comments received

Consultation 2:

Cllr. Nigel Legg

The amended plans do not show any relationship to the previously unauthorised tree removal on the site. Since these will need to be reinstated, I would like to see detail of how this is proposed to be undertaken with reference to potential root involvement.

Cllr. Gerald Francis:

No comments Received

Cllr. Vivienne Clifford-Jackson:

No comments received

Consultation 3:

Cllr. Nigel Legg:

Can be delegated

Cllr Gerald Francis:

I would now like this to go to Committee as there is a lot of complaints to and from the Mulbarton Parish Council. Amendments and changes to the original application look completely unacceptable and some work has already been started on the site.

Cllr. Vivienne Clifford-Jackson:

I support the position of the parish council and am very concerned about inappropriate housing in this part of the village. I reiterate the points they have made and would like the committee to consider this application and it not be delegated.

4.3 SNC Water Management Officer

No comments received

4.4 NCC Highways

Consultation 1:

Concerns regarding parking and turning availability

Consultation 2:

Layout not ideal but adequate.

Suggested condition wording provided

Consultation 3:

I note that the proposed parking arrangement has been revised, with the intended garage being removed from the scheme. The revised site layout showing 2 car parking spaces for Lantana and 4 for the new dwelling. The parking allocation is acceptable.

One point that has been raised with me, that I may have previously discussed, is that the entrance that serves Lantana is quite narrow and approaches the footway at quite an acute angle.

It is therefore recommended that the means of access onto Norwich Road should be widened to 4m prior to the new dwelling being occupied.

4.5 SNC Water Management Officer

No comments received

4.6 Other Representations

- Proposals are too large for the plot
- Proposals create an overdevelopment of the plot
- There is inadequate space for parking, turning and replacement of trees.
- Concern around the access to the main road given the existing use and the restricted views and inadequate turning space which will encourage unsafe joining to the road.
- Trees that are to be felled must be replaced with adequate space for roots allowed and vehicular access.
- Access is already inappropriate for 3 properties sharing the access and the opening of the frontage would destroy hedges
- Gable frontage does not fit in with the surrounding properties and creates an imposing development
- Development does not fit in with the development plan
- High density building is against the Mulbarton Neighbourhood Plan, there is already 4 dwellings on the plot
- Roofline is out of character with the area, eaves of the other properties all face the road and should have eaves to the front
- Loss of hedging to the front would increase noise and light pollution
- Can the roof line be compared to the neighbouring dwellings?
- Additional trees are planted at 1.5m in height this is below the fence panels and would not adequately replace the mature trees.

- Hornbeam hedge is being replaced with a holly hedge. Suggest this should be retained as this provides screening and additional hedging is provided to provide screening
- Holly wouldn't provide sufficient screening in the short term and would not be an appropriate replacement for wildlife and visual impact.
- With the orientation of the properties without solid screening there would be potential mutual overlooking
- Site plan is incorrect not showing the correct ownerships
- CIL form is also incorrect as doesn't reference the demolition of the kitchen
- The Arboricultural report does not show all the trees
- One of the parking spaces appears to be where a tree is located
- Building size should be reduced to allow for sufficient space for parking and turning
- Boundary fence which has been erected goes beyond the ownership of Lantana's boundary
- Question if the new build will fit on the plot with the proposed alleyway
- Two trees in the conservation area have been removed without consent and should be replaced in accordance with the town and country planning act
- Not enough space on the plans to adequately replace the removed trees
- Garage close to the neighbours boundary should be screened by trees as per previously prior to the removal of the trees
- Neighbouring trees on the neighbours boundary should be included in the arboricultural assessment to ensure no damaged to the trees
- Build is well away from neighbouring boundary line to protect existing trees and allow for replanting and screening
- Revised plans do not adequately show if the overlooking issue has been resolved
- Concern of overlooking from the rear bedrooms to neighbouring dwellings at any building on this plot be reduced in size to allow adequate replanting and screening to prevent overlooking into neighbouring property and garden.
- Loss of trees will reduce carbon storage and have acclimate change impact if not replaced with new trees
- Sustainable building practices should be used such as renewable heating and materials.

5 Assessment

Key considerations

- 5.1 The key considerations are design/layout, heritage, amenity, trees/landscaping, highways and potential impacts on habitat sites.

Principle

- 5.2 The proposal is located within the development boundary of Mulbarton and therefore compliant with part 1(a) of policy DM1.3 of the SNLP. Within this context, Policy DM3.5 of the SNLP establishes the principle of plot subdivisions within development boundaries subject to a set of assessment criteria along with assessment of other SNLP and neighbourhood plan policy considerations.

Design/Layout

- 5.3 Part (a) of Policy DM3.5 and Policy DM3.8 of the SNLP, both JCS Policy 2 and Section 12 of the NPPF require high quality design with importance being attached to the design of the built environment, which is seen as a key aspect of sustainable development. Further to this, policies HOU3 and HOU4 of the Mulbarton Neighbourhood Plan considerer the design

and density of new housing. There have been neighbour and parish objections relating to design details, size and layout.

- 5.4 Firstly, with regard to the site layout, the context of the dwelling is a pair of semi-detached dwellings to the south, the southernmost one has been subdivided with a dwelling (since extended) within its curtilage. To the north, a detached dwelling is located within a relatively large plot. In relation to the locality, the built environment is relatively dense to the south up to the common, although this is a relatively small area in the context of the wider settlement, the density generally reduces to the north. The street scene features traditional materials and designs in this locality, but aside from a few common themes, it has mixed rather than uniform building types, likely reflecting different eras of construction.
- 5.5 The proposal delivers a relatively large dwelling in comparison to its host, however in terms of footprint, it is not significantly larger than the existing subdivided dwelling to the south, or some of the other buildings along the B1113. Furthermore, while I acknowledge the concerns regarding densities, with the layout of built form directly to the south and the policy requirements of considering its immediate setting, on balance, it is not considered that this proposal would lead to a density level out of proportion with that seen adjacent to it.
- 5.6 Within the plot itself, the original proposal was very close to the boundaries, but the removal of the garage has given some space to the side (to be utilised by landscaping). There is sufficient space to the front to accommodate parking and turning space for the new and existing dwellings and adequate garden space to the rear. On balance therefore, while the dwelling is large, its relationship with the plot in terms of its footprint would not give reason to refuse the application.
- 5.7 In relation to design detail, concerns have been raised with regard to impact on the conservation area. The proposed dwelling is gable fronted with a front pitched roof porch. The dwellings on either side are both hipped and a request was made for a more sympathetic design approach for this front elevation. This was not acted upon leaving the assessment to balance the impact on the street scene and conservation area considerations. While immediate neighbours do not have gabled fronts, and hipped frontages are the dominant feature, it would not be the only one in the street scene with occasional gables present sporadically on both residential and commercial properties. Furthermore, an amendment during the planning process has ensured the ridge is no higher than Lantana. Taking into account the design constraints and context along with the relevant policy guidance, on balance, despite contrary design preferences, it is not considered that this would be a significant enough feature to warrant reason to refuse the application in this instance.
- 5.8 In terms of materials, some specifications have been included on the form, however with the location, design and heritage constraints I have included a requirement to submit (with samples if necessary) the details of all external materials so they can be reviewed to ensure materials contribute positively to the proposal.
- 5.9 For the remainder of the dwelling, there is a single storey rear section with the appearance of an extension when read against the wider dwelling. Given the implications of permitted development and the fact that this would be part of the original dwelling once constructed, I have proposed to remove permitted development rights for further extensions to allow for the full design implications to be sufficiently assessed in the future. This includes roof-based extension and alterations given their potential impact on the Conservation Area.
- 5.10 Overall, on balance, I therefore consider the proposal to meet the design criteria set out in relevant policies of the SNLP, JCS, NPPF and Mulbarton Local Plan.

Heritage

- 5.11 Policy 16 of the NPPF and Policy DM4.10 of the SNLP requires Local Planning Authorities to assess the impact of any development on the significance of heritage assets and Section S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that local planning authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This application would involve development within the wider setting of a grade II listed building (which is located on the opposite side of the highway from the site). Taking into consideration the significance of the listed building and its setting, the proposal would not have a detrimental impact on the significance of the listed building by virtue of the location/separation and design in the context of a mixed street scene. As such, it is considered that the proposal would accord with Policy 16 of the NPPF, Policy DM4.10 of the SNLP and Sections 16 and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.12 The impact on Conservation Areas requires consideration under the development management policies and section 72 of the Planning (Listed Buildings and Conservations Areas) Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The application has been assessed in this context and it is considered by virtue of the discussion in the design section of this report, that it would not have any harmful impact on the character or appearance of the Conservation Area in this instance. As such, it is considered that the proposal/scheme would accord with section 16 of the NPPF, Policy DM4.10 of the SNLP. Equally in consideration of the Council's duties under the Act it is considered that for the reasons set out above that the proposal would not adversely affect the Conservation Area.

Amenity

- 5.13 Policy DM3.13 and parts (b), (c) and (e) of policy DM3.5 of the SNLP directs that development should not be approved if it would have a significant adverse impact on nearby resident's amenities or the amenities of new occupiers. Concerns have been raised by neighbours, especially to the north with regard to overlooking from both the principal and rear elevations of the dwelling.
- 5.14 The proposal has two side windows however these serve bathroom and en-suite rooms so they can be suitably conditioned to remain obscured and fixed to mitigate any potential impact. However, there is also potential for impact from the front and rear elevations as comments highlight. For street scene purposes, the proposed dwelling is set back from the principal elevation of Lantana, but the neighbouring dwelling to the north is much closer to the road which introduces potential overlooking from the first-floor front windows. This has been considered in detail given the location of the neighbour's conservatory meaning this is relatively sensitive space. However, the angle of any potential overlooking is relatively acute as the windows of the proposed dwelling face the road directly; also, and less significantly, there is some vegetation on this boundary located outside of the applicant's control that potentially mitigates although its location reduces the weight that can be given to these items. The rear windows again face directly towards the end of the rear garden so will mainly affect parts of neighbour's gardens furthest from their dwellings which again gives it more limited wight in terms of impact. On balance, given the acute viewing angle at the front and location of overlooking at the rear, while an impact would occur, it would not be significant enough to warrant reason to refuse the application in this instance.
- 5.15 Overshadowing has also been considered which would mainly be focused on the dwelling to the north due to the sun angle. This is mitigated by the roof slope direction and the separation from the boundary following the removal of the garage. At certain times of the year and time of day, there is likely to be an impact, but again not significant enough to warrant reason to refuse the application given its magnitude and area affected.

Trees/Landscaping

- 5.16 Policy DM4.8 advises that the Council will promote the retention and conservation of significant trees, woodlands and hedgerows. Furthermore, ENV3 of the Mulbarton Neighbourhood Plan places significant weight on frontage hedgerows within the Conservation Area. Policy DM4.10 of the SNLP is also relevant as trees and hedges
- 5.17 Further to the above considerations consultee comments and neighbours refer in numbers to alleged tree removal in the Conservation Area without permission. In this instance communication has been undertaken with the Council's enforcement and tree teams and the principle of replacement planting as part of the planning application rather than further enforcement action on the matter has been agreed as a potential approach. In this regard the application has been assessed with regard to the necessary landscape and tree mitigation measures required as a result of this removal.
- 5.18 The proposal removes no further trees but does propose the removal of a 2 metre section of front hedge at the request of the Highway Authority (details in the Highways section below). It also provides an arboricultural assessment with tree protection measures for trees located outside of the site area and outline mitigatory planting proposals including trees and hedges.
- 5.19 In terms of assessment, a much larger area of hedging is being planted than being lost. Further to this a greater number of trees are also being proposed compared to those lost with some at the front of the site to add positively to the street scene. Some concern has been raised with regard to planting sizes, however this is not a significant enough matter to refuse the application. Overall, while it is accepted that the loss of 2 metres of front hedge is contrary to ENV3 of the Mulbarton Neighbourhood Plan, the compensation and tree planting along with the size of the retained portion of hedgerow is enough to consider this change acceptable. Furthermore, I consider the submitted scheme adequate to compensate for previously lost trees.
- 5.20 Overall, therefore, I consider the proposed to accord with the relevant policies and provide the necessary mitigation for the previous tree removal.

Highways

- 5.21 Policy DM3.11 of the SNLP states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network while policy DM3.12 and part (d) of Policy DM3.5 of the SNLP relates to adequate parking and turning provision for new developments.
- 5.22 The proposal has been revised during the course of this application in response to concerns raised by the Highway Authority and is now considered acceptable with regard to parking. A further concern was raised late on introducing a new consideration regarding the access. Clarification drawings have been received to demonstrate an access of sufficient width which is pending final agreement from the Highway Authority. Notwithstanding this, there is sufficient confidence that the proposal can meet the requirements highlighted. It is noted that the NPPF clarifies an impact must be severe to warrant reasons for refusal and this is not the case in this instance.

Potential Impacts on Habitats Sites

- 5.23 The Council has recently been made aware by Natural England that development with the potential to have nutrient impacts on Habitats sites should now be considered when making decisions in relation to planning. Any impacts need to be identified and mitigation proposed and secured for the Council to conclude no likely significant effects under the Habitats Regulations. The Council needs time to consider the impacts of this requirement on the decision-making process and therefore the officer recommendation reflects this need.

- 5.24 In respect of impact on protected sites from recreational pressure from development, this is required to be mitigated through a tariff and on-site informal recreation (or a contribution in lieu) and this will be secured under a S106 agreement.

Other Issues

- 5.25 Paragraph 69 of the NPPF states that small and medium sized sites can made an important contribution to meeting the housing requirement of an area. The Council has taken a proactive approach to this through the allocation of a range small and medium sized sites and through defining Development Boundaries for over 80 settlements to facilitate suitable windfall development. Point (c) of NPPF para 69 states that local planning authorities should '*support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes*'. Although this is a material consideration in the determination of the application, it can only be afforded limited weight, given the previous supply of housing on small sites within the district.
- 5.26 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.
- 5.27 This application is liable for Community Infrastructure Levy.

Conclusion

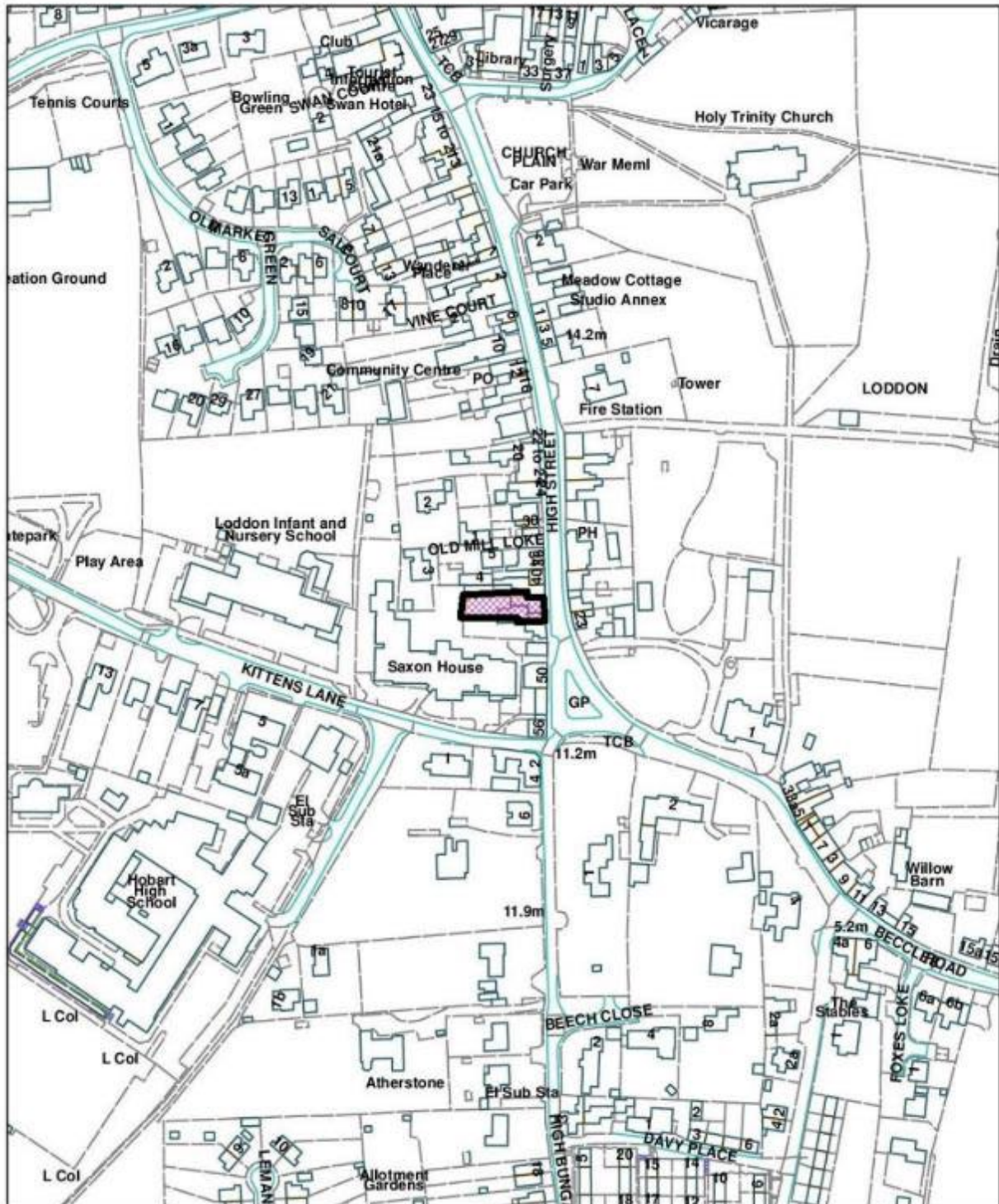
- 5.28 The proposal is acceptable in principle, being located inside the development boundary. While there are some negative impacts, overall, on balance, this assessment has demonstrated that the proposal is acceptable within the context of Policy DM3.5 relating to plot subdivisions along with other relevant SNLP policies and Mulbarton Neighbourhood plan considerations. The recommendation is therefore authority to approve subject to the conditions listed below.

Recommendation: Authorise the Director of Place to approve subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality and subject to the following conditions:

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 External materials to be agreed
- 4 Tree protection
- 5 Retention of Trees and Hedges
- 6 Landscape Scheme
- 7 Provision of Parking/Turning
- 8 Surface water
- 9 Foul drainage to main sewer
- 10 New Water efficiency
- 11 Contaminated land during construction
- 12 No PD for Classes ABCD&G
- 13 Windows to be obscure glazed

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2021/1658 and 2021/1765



5. Application No : 2021/1658/F
Parish : LODDON

Applicant's Name: Mr Peter Rose
Site Address 44 High Street, Loddon Norfolk, NR14 6AH
Proposal Change of use from chip shop (A5) to residential use (C3), removal of chip shop sign and extractor flue and conversion of outbuilding to garage

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 5.

Recommendation summary : Approval with conditions

1 Proposal and site context

- 1.1 No. 44 High Street is a Grade II listed building. First listed 04/02/1977 it is identified on the statutory list by the following:

'Shop with accommodation over, early C19. Painted brick. Pantile roof with gable ends, brick dentil eaves. Two storeys. First floor three sashes with glazing bars. Ground floor rendered and with two small modern shop windows and modern glazed door. Left hand double doors to carriageway. Included for group value' ¹

- 1.2 No. 44 is currently a combination of commercial and residential uses. The front part of the ground floor had been used as a Fish & Chip shop, which ceased trading in January of this year. The commercial area (which is now unoccupied) utilises the main entrance in the principal street elevation to the street for customer access and a sliding side door into the carriage arch for staff.
- 1.3 An outbuilding, which formerly was the Fish & Chip shop until a series of fires in the early 1960's (evidenced anecdotally) is currently in use as preparatory and storage area for the Fish & Chip shop. This is located to the rear of the carriage arch.
- 1.4 Although there is an internal route between the residential use and the retail area, it had been locked and blocked by catering equipment. As such, the shop and the dwelling had operated as entirely independent units. The proposal is to turn the shop area into additional habitable accommodation for the dwelling at No. 44.
- 1.5 The rest of the ground floor (excepting the outbuilding) and first floor are in residential use. Access to the residential accommodation is to the rear of the ground floor. One must enter the site through the timber double doors under the carriage arch and pass the side entrance to the retail area to reach it.
- 1.6 The residential accommodation is currently occupied by the owners of the property, who also operated the Fish & Chip shop.
- 1.7 Since the Fish & Chip shop ceased trading the catering equipment (including internal elements of the extraction) has been removed and modern finishes relating to its 'catering' use have been removed (ceramic tiles mostly). These works had been agreed as not requiring listed building consent or planning permission, on the basis they were internal modern fabric and any repair would be on a 'like for like' basis.

¹ [44, HIGH STREET, Loddon - 1050473 | Historic England](#)

- 1.8 The street frontage benefits from a pan-tiled roof and painted brickwork with three sash windows to the first floor. Two of these sash windows appear to have been modified from the historically accurate configuration of 8/8, of which one remains.
- 1.9 The ground floor windows and door have been replaced with modern, outward opening casement windows and modern door with a large glazed upper panel. The carriage arch has a pair of timber panelled doors. The panel doors and the main entrance to the shop are coloured black.
- 1.10 A large circular metallic flue exits the shopfront at window head height, to the right of the right-hand window and projects upwards above the eaves line. It is topped with a metal 'mushroom' cowl.
- 1.11 Hanging above the main entrance door to the Fish & Chip shop is a large modern illuminated projecting hanging sign. The bracket appears to a modern facsimile/approximation of a traditional bracket.
- 1.12 No. 44 High street is within the Loddon & Chedgrave Conservation Area. The immediate setting contains a high concentration of statutorily listed buildings and is identified in the conservation area character appraisal as part of a 'key view' from Farthing Green north to the High street.
- 1.13 The adjacent buildings (No's. 34-46) are all listed buildings of a similar architectural design. These listed buildings have been included on the statutory list for group value. i.e. their replicated detail, proportions and material palette complement and enhance each other. Although these buildings are not identical, the construction type is typical of the wider setting.
- 1.14 Although No. 44 High street is not specifically mentioned in the conservation area character appraisal, the group of buildings around Farthing Green (of which the development site is one) is singled out for its contribution to the special character of the Conservation Area.
- 1.15 The applicant has suggested that formerly the building was likely two separate cottages, but it is uncertain as to what this is based upon. There is certainly enough evidence to suggest the current configuration is not reflective of its historic floor plan and use. When one considers the nature of the area, the adjacent buildings (which are of a similar architecture and origin), historic mapping and what evidence we can see in the building, it would appear there is some context for a mixed use of sorts. This is based on historic evidence of extensive ranges and/or outbuildings to the rear and the presence of a carriage arch. I would speculate that historically the street facing range was primarily residential accommodation, potentially with some form of commercial venture to the rear of the street range in a courtyard formed by enclosing structures.
- 1.16 No. 44 is within the Loddon development boundary.
- 1.17 Policy 14 of the Joint Core strategy for Broadland, Norwich and South Norfolk identifies Loddon as a key rural service centre.
- 1.18 The residential accommodation hereby sought will provide an expansion to the existing dwelling and not represent a new dwelling.

2 Relevant planning history

- | | | | |
|-----|-----------|--|--|
| 2.1 | 2019/1695 | Refurbishment of front sash windows and replacement of all rear windows with wooden casement windows. Repairs to roof, | Full Planning Approval with conditions |
|-----|-----------|--|--|

		installation of 2x skylights and internal alterations	
2.2	2019/2295	Remove wooden shed, external alterations to windows and doors, insert skylight window and internal alterations	Listed Building Approval with conditions
2.3	2020/2346	Replacement windows and door to Loddon Plaice Fish & Chip shop	Listed Building Approval with conditions
2.4	2021/1765	Internal alterations to ground floor to facilitate change of use from Fish & Chip shop to residential. Removal of shop sign and extractor flue. Conversion of outbuilding to garage	Pending consideration

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 - NPPF 04 : Decision-making
 - NPPF 07 : Ensuring the vitality of town centres
 - NPPF 08 : Promoting healthy and safe communities
 - NPPF 12 : Achieving well-designed places
 - NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 - Policy 1 : Addressing climate change and protecting environmental assets
 - Policy 2 : Promoting good design
 - Policy 5 : The Economy
 - Policy 7 : Supporting communities
 - Policy 14 : Key Service Centres
 - Policy 19 : The hierarchy of centres
- 3.3 South Norfolk Local Plan Development Management Policies
 - Policy 2.5 : Changes of use in the town centres and local centres
 - Policy 3.8 : Design principles applying to all development
 - Policy 3.13 : Amenity, noise, quality of life
 - Policy 3.16 : Improving the level of community facilities
 - Policy 4.10 : Heritage assets
- 3.4 Site Specific Allocations and Policies Section 4 Key Service Centres: Rural area settlements
- 3.5 Supplementary Planning Documents (SPD): South Norfolk Place-Making Guide

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

S72 Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning

Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

4 Consultations

4.1 Loddon Parish Council

The Parish Council wishes to object and would request that SNC refuse this application.

This change of use from a retail catering outlet to residential would be a detrimental loss to the village as both the population of Loddon and the demand for takeaway food continues to grow.

4.2 District Councillor – Cllr Kay Mason Billig

With the growth of Loddon and the potential for another 180 houses being built at this end of the village, the loss of a retail premises should be resisted. I am not convinced that there is no market for this fast-food outlet and believe that Loddon needs to retain its commercial properties in order to keep the High Street alive and for the village to thrive. Although I sympathise with the position of the applicant, I cannot support this change of use.

4.3 Norfolk County Council Highways

No Highway objections to this proposal

4.4 Other Representations

1no. letter of support, 1no. “no objection” and 2no. objections have been received. These are summarised as follows:

Support

- The applicants have tried to sell the business as a going concern without success.
- There are a number of take away food outlets in Loddon including 2 fish and chip shops. It is not surprising that the applicants have been unable to sell.
- The applicants are not able to run the business in the medium to long term because of health conditions.
- If the property is converted to residential the ugly smokestack would be removed from the frontage and the streetscape in the conservation area would be greatly improved.
- Nationally it is recognised that High Streets cannot rely on retail outlets to fill the properties and this application reflects that situation

Objections

- Loddon needs more amenities, not less, especially given all the new houses being built. It will be a loss to the village if this fish and chip shop, which has been a long-standing feature is lost.
- Losing this shop will mean an increase in traffic at the only other fish and chip shop (on the junction of George Lane and Bridge St), where there is already a real problem with people illegally parking on double yellow lines and blocking the junction.
- Very disappointing for the owners I know but this facility would be a great loss to an ever expanding village

5 Assessment

Key considerations

5.1 The key considerations in assessing this proposal are:

- The principle of development
- Impact upon residential amenity
- Impact upon the character and appearance of the area
- Impact upon the character and appearance of the listed building

Principle of development

5.2 Local development management policy 2.5 considers changes of use in town centre and local centres.

5.3 Section 1 applies to all town centre areas and states:

‘In the defined Town Centre Areas, development proposals for shopping, food and drink and leisure uses (Use Classes A1, A2, A3, A4, A5 and D2 as defined in the Town and Country Planning (Use Classes) Order 1987, as amended) will be encouraged, together with other defined Main Town Centre Uses (falling within Classes D1, B1 and appropriate Sui Generis class)’

5.4 It is evident that this applies to changes to the aforementioned range of uses and as such the proposal does not conflict with this.

5.5 Sections 4 & 5 of that policy consider changes of use in key service centres and village and local centres.

5.6 Section 4 states:

‘A change of use from Class A1 will not be permitted if the future attractiveness and vitality of the centre is harmed to an unacceptable degree’

5.7 The current use is not A1 and therefore the proposal does not conflict with this.

5.8 Section 5 states:

‘Changes of use will not be permitted that creates a concentration of non-Class A1 uses that will unacceptably harm the future attractiveness and vitality of part of the Town Centre Area or a local centre’

5.9 The proposed change to residential would not lead to an over concentration when looking at what is the loss of only one unit and the range and number of commercial units available in Loddon. Furthermore, it is also considered appropriate to have regard to the fact that in terms of maintaining a range of facilities in town centres, other hot food takeaway facilities are located within the local centre. The applicant refers to 6 other similar providers, making particular reference to another Fish & Chip shop located 0.2 miles from the application site.

5.10 Desk-based research does show results for 5no. hot food takeaway outlets within Loddon (excepting the development site), mostly located toward the centre of the settlement (around George Lane and Bridge Street) excepting a Chinese takeaway which is in the same parade of buildings as the application site.

- 5.11 It should also be noted that subject to Class M. (a) (i) (dd) change of use to C3 (dwelling house) from a hot food takeaway would be permitted development were it not a listed building, or in a conservation area as is the case here. The “planning” issues that a local planning authority can consider in such applications do not include consideration of impacts on the vitality and viability of town centres as the legislation only highlights transport/highways, contamination and flood risk. Albeit it must be stressed that this is not applicable to this premises for the reason outlined above.
- 5.12 Policy DM 3.16 is applicable to “community facilities and services, the policy itself does not make explicit reference to a takeaway in the text but the list is not designed to be exhaustive. Neither is there a specific definition within the glossary for “community services” or “community facilities”. Therefore assuming a broad interpretation of this term the application is assessed under this policy as follows:
- 5.13 Policy DM 3.16 states:
- The change of use of existing community facilities will only be permitted where it can be demonstrated that:
- a) Adequate other facilities exist within a reasonable distance to meet local needs; or
 - b) No reasonable prospect of continued viable use which can be demonstrated through:
 - i) Six months of marketing for the permitted and similar uses, using an appropriate agent;
 - ii) Confirmation that it has been offered on a range of terms agreed to be reasonable on the advice of an independent qualified assessor; and
 - iii) Regard to future plans for the area including community led plans.
- 5.14 With the above in mind the applicants have demonstrated there are multiple other fast food establishments within the community. Notably, there is another Fish & Chip shop located within ¼ mile of the proposal site. On this basis the requirements of this policy are met.
- 5.15 Whilst it is only necessary to meet one of the two aforementioned tests, it is also evident that the applicants have submitted a statement from a commercial property agent demonstrating the property has been marketed since March 2019. Although it is not explicit whether this has been continuous, there is no reason to consider otherwise as the applicants have freely offered information that the property had been marketed ‘on and off’ for the period preceding, up to 5 years. In addition, it should be noted that the ‘listing’ for the property on the agents website had been confirmed as active on at least three separate occasions over an extended period since initial submission of the application.
- 5.16 The agent’s statement comments on the marketability of the property and the challenges faced by Covid19 and commercial mortgage lending. The statement clearly indicates the main issue affecting the attractiveness to potential purchasers is that the property is a large freehold dwelling, with small business attached.
- 5.17 The statement suggests that feedback during marketing has shown potential operators of Fish & Chip shops are looking for smaller leasehold properties. This, combined with local competition and unfavourable commercial lending requirements has meant any generated interest has failed to produce a sale agreement. The statement concludes the property would be more saleable if the shop were in residential use. The statement

does not however demonstrate that the property has been marketed on a range of terms.

- 5.18 On the basis of the above, the principle of development is acceptable under Policies DM2.5 and DM3.16 of the SNLP.

Impact on residential amenity

- 5.19 The proposal will result in no additional overlooking, loss of light or impact upon the privacy of neighbouring dwellings. Thus, the marginal intensification of residential use will have no detrimental impact upon the amenity of the neighbouring dwellings. Arguably the reduction in pedestrian and vehicular traffic and the reduction in noise and odour from a commercial premises will be beneficial to the amenity of the neighbouring dwellings.
- 5.20 The proposal is considered to accord with policy DM3.13 of the SNLP.

Impact on character and appearance of the area

- 5.21 The proposal would result in the loss of commercial frontage from the southern end of the High street, an area of the settlement which is more sparsely populated with commercial uses than the more central area, such as around Church Plain and Bridge Street. However, the proposal would also result in the removal of unattractive ventilation equipment and signage from the principal elevation of a Grade II listed building and the reinstatement of an architecturally appropriate front door. These changes would result in an enhancement of the special character of the listed building, as well as an enhancement of the special character of the adjacent listed buildings to which it offers group value, and the setting as a Conservation Area (a designated heritage asset).
- 5.22 The proposal is beneficial to the character and appearance of the area, which accords with local development management policies 3.8 & 4.10, the Conservation Area management guidelines, Policies 1 & 2 of the Joint Core strategy for Broadland, Norwich and South Norfolk, Chapters 12 & 16 of the National Planning Policy Framework (2021) and sections 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Impact upon character and appearance of the listed building

- 5.23 The proposed alterations to the curtilage listed structure would have minimal impact upon the host buildings special character. It is a building heavily altered previously. As such it has lost much of its contributory special character. The proposed changes are beneficial to the long-term preservation of the host building in that they enable a viable use.
- 5.24 The removal of unattractive ventilation equipment and signage from the principal elevation of the Grade II listed building is an enhancement of its architectural character and is of significant benefit to its 'special character'. Additionally, it would result in a strengthened relationship with the adjacent listed buildings, which the statutory listing describes it as having group value alongside. This is because the removal of ill-advised and 'distracting' alterations results in an enhancement of the repetition of architectural features. This enhancement is bolstered by the replacement of the existing modern door, with a more architecturally appropriate timber panelled door (to be secured through condition as agreed with the applicant).

- 5.25 The reinstatement of the historic internal circulation from the front of the ground floor to the rear, which is facilitated by the consolidation of use is of significant benefit to the special character of the Grade II listed building.
- 5.26 The proposed insertion of partitioning results in internal changes to the plan form of the Grade II listed building which are harmful, albeit minimally. They have no historic context, excepting partial placement along what is conjecturally assumed a historic dividing line. However, the insertion of new partitions can be controlled by condition to require no intervention with significant fabric and undertaken in a fully reversible manner.
- 5.27 The proposed alterations to the listed building and the curtilage listed building are beneficial to the long-term preservation of the Grade II listed building. There is assumed historic context for the use of the street range as residential and the associated alterations are cumulatively beneficial, reversible, involve no impact upon significant fabric and enable optimal viable use.
- 5.28 The proposed alterations to the listed building required to facilitate the change of use are wholly welcomed and are fully in accordance with the aims and objectives of local development management policies 3.8 & 4.10, the Conservation Area management guidelines, Policies 1 & 2 of the Joint Core strategy for Broadland, Norwich and South Norfolk, Chapters 12 & 16 of the National Planning Policy Framework (2021) and sections 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.29 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.
- 5.30 This application is not liable for Community Infrastructure Levy (CIL).

Conclusion

- 5.31 Although the proposal could be considered to result in the loss of a 'community facility/service' it is demonstrable that other similar facilities exist within easily accessible distance, mostly to the centre of the settlement where one would expect to find a concentration of services and facilities neither would the change have any significant adverse impact on the vitality or viability of the town centre.
- 5.32 The proposed use would not cause any amenity related, traffic or visual concerns including on the Listed Building itself or the setting of others in the vicinity, or to the Conservation Area.
- 5.33 For the reasons above, the proposal accords with the criteria set out within relevant SNLP and JCS policies, NPPF and S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 and S72 Listed Buildings Act 1990.

Recommendation: Approval with conditions

- 1 Time limit
- 2 In accordance with plans
- 3 Removal of all signage and commercial extraction equipment from the street facing elevation

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6. **Application No :** **2021/1765/LB**
 Parish : **LODDON**
- Applicant's Name: Mr Peter Rose
Site Address 44 High Street, Loddon Norfolk, NR14 6AH
Proposal Internal alterations to ground floor facilitating change of use from
 Fish & Chip shop to residential. Removal of shop sign and extractor
 flue. Conversion of outbuilding to garage.

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 5.

Recommendation summary : Approval with conditions

1 Proposal and site context

- 1.1 No. 44 High Street is a Grade II listed building. First listed 04/02/1977 it is identified on the statutory list by the following:
- 'Shop with accommodation over, early C19. Painted brick. Pantile roof with gable ends, brick dentil eaves. Two storeys. First floor three sashes with glazing bars. Ground floor rendered and with two small modern shop windows and modern glazed door. Left hand double doors to carriageway. Included for group value' ²*
- 1.2 No. 44 is currently a combination of commercial and residential uses. The front part of the ground floor had been used as a Fish & Chip shop, which ceased trading in January of this year. The commercial area (which is now unoccupied) utilises the main entrance in the principal street elevation to the street for customer access and a sliding side door into the carriage arch for staff.
- 1.3 An outbuilding, which formerly was the Fish & Chip shop until a series of fires in the early 1960's (evidenced anecdotally) is currently in use as preparatory and storage area for the Fish & Chip shop. This is located to the rear of the carriage arch.
- 1.4 Although there is an internal route between the residential use and the retail area, it had been locked and blocked by catering equipment. As such, the shop and the dwelling had operated as entirely independent units. The proposal is to turn the shop area into additional habitable accommodation for the dwelling at No. 44.
- 1.5 The rest of the ground floor (excepting the outbuilding) and first floor are in residential use. The access to the residential accommodation is to the rear of the ground floor. One must enter the site through the timber double doors under the carriage arch and pass the side entrance to the retail area to reach it.
- 1.6 The residential accommodation is currently occupied by the owners of the property, who also operated the Fish & Chip shop.
- 1.7 Since the Fish & Chip shop ceased trading the catering equipment (including internal elements of the extraction) has been removed and modern finishes relating to its 'catering' use have been removed (ceramic tiles mostly). These works had been agreed as not requiring listed building consent or planning permission, on the basis they were internal modern fabric and any repair would be on a 'like for like' basis.

² [44, HIGH STREET, Loddon - 1050473 | Historic England](#)

- 1.8 The street frontage benefits from a pan-tiled roof and painted brickwork with three sash windows to the first floor. Two of these sash windows appear to have been modified from the historically accurate configuration of 8/8, of which one remains.
- 1.9 The ground floor windows and door have been replaced with modern, outward opening casement windows and modern door with a large glazed upper panel. The carriage arch has a pair of timber panelled doors. The panel doors and the main entrance to the shop are coloured black.
- 1.10 A large circular metallic flue exits the shopfront at window head height, to the right of the right-hand window and projects upwards above the eaves line. It is topped with a metal 'mushroom' cowl.
- 1.11 Hanging above the main entrance door to the Fish & Chip shop is a large modern illuminated projecting hanging sign. The bracket appears to a modern facsimile/approximation of a traditional bracket.
- 1.12 No. 44 High street is within the Loddon & Chedgrave Conservation Area. The immediate setting contains a high concentration of statutorily listed buildings and is identified in the conservation area character appraisal as part of a 'key view' from Farthing Green north to the High street.
- 1.13 The adjacent buildings (No's. 34-46) are all listed buildings of a similar architectural design. These listed buildings have been included on the statutory list for group value, i.e. their replicated detail, proportions and material palette complement and enhance each other. Although these buildings are not identical, the construction type is typical of the wider setting.
- 1.14 Although No. 44 High street is not specifically mentioned in the conservation area character appraisal, the group of buildings around Farthing Green (of which the development site is one) is singled out for its contribution to the special character of the Conservation Area.
- 1.15 The applicant has suggested that formerly the building was likely two separate cottages, but it is uncertain as to what this is based upon. There is certainly enough evidence to suggest the current configuration is not reflective of its historic floor plan and use. When one considers the nature of the area, the adjacent buildings (which are of a similar architecture and origin), historic mapping and what evidence we can see in the building, it would appear there is some context for a mixed use of sorts. This is based on historic evidence of extensive ranges and/or outbuildings to the rear and the presence of a carriage arch. I would speculate that historically the street facing range was primarily residential accommodation, potentially with some form of commercial venture to the rear of the street range in a courtyard formed by enclosing structures.

2 Relevant planning history

- | | | | |
|-----|-----------|--|--|
| 2.1 | 2019/1695 | Refurbishment of front sash windows and replacement of all rear windows with wooden casement windows. Repairs to roof, installation of 2x skylights and internal alterations | Full Planning Approval with conditions |
| 2.2 | 2019/2295 | Remove wooden shed, external alterations to windows and doors, insert skylight window and internal alterations | Listed Building Approval with conditions |

2.3	2020/2346	Replacement windows and door to Loddon Plaice Fish & Chip shop	Listed Building Approval with conditions
2.4	2021/1658	Change of use from chip shop (A5) to residential use (C3), removal of shop sign and extractor flue and conversion of outbuilding to garage	Pending consideration

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 04 : Decision-making
NPPF 12 : Achieving well-designed places
NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
- 3.3 South Norfolk Local Plan Development Management Policies
Policy 3.8 : Design principles applying to all development
Policy 4.10 : Heritage assets
- 3.4 Site Specific Allocations and Policies Section 4 Key Service Centres: Rural area settlements
- 3.5 Supplementary Planning Documents (SPD): South Norfolk Place Making Guide

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

S72 Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

4 Consultations

4.1 Loddon Parish Council

The Parish Council wishes to object and would request that SNC refuse this application. This change of use from a retail catering outlet to residential would be a detrimental loss to the village as both the population of Loddon and the demand for takeaway food continues to grow

4.2 District Councillor - Cllr Kay Mason Billig

With the growth of Loddon and the potential for another 180 houses being built at this end of the village, the loss of a retail premises should be resisted. I am not convinced

that there is no market for this fast-food outlet and believe that Loddon needs to retain its commercial properties in order to keep the High Street alive and for the village to thrive. Although I sympathise with the position of the applicant, I cannot support this change of use

4.3 Norfolk County Council Highways

No Highway objections to this proposal

4.4 Other Representations

1no. letter of support, 1no. "no objection" and 2no. objections have been received. These are summarised as follows:

Support

- The applicants have tried to sell the business as a going concern without success.
- There are a number of take away food outlets in Loddon including 2 fish and chip shops. It is not surprising that the applicants have been unable to sell.
- The applicants are not able to run the business in the medium to long term because of health conditions.
- If the property is converted to residential the ugly smokestack would be removed from the frontage and the streetscape in the conservation area would be greatly improved.
- Nationally it is recognised that High Streets cannot rely on retail outlets to fill the properties and this application reflects that situation

Objections

- Loddon needs more amenities, not less, especially given all the new houses being built. It will be a loss to the village if this fish and chip shop, which has been a long-standing feature is lost.
- Losing this shop will mean an increase in traffic at the only other fish and chip shop (on the junction of George Lane and Bridge St), where there is already a real problem with people illegally parking on double yellow lines and blocking the junction.
- Very disappointing for the owners I know but this facility would be a great loss to an ever expanding village

5 Assessment

5.1 The proposed alterations to the curtilage listed structure would have minimal impact upon the host buildings special character. It is a building heavily altered previously. As such it has lost much of its contributory special character. The proposed changes are beneficial to the long-term preservation of the host building in that they enable a viable use.

5.2 The removal of unattractive ventilation equipment and signage from the principal elevation of the Grade II listed building is an enhancement of its architectural character and is of significant benefit to its 'special character'. Additionally, it would result in a strengthened relationship with the adjacent listed buildings, which the statutory listing describes it as having group value alongside. This is because the removal of ill-advised and 'distracting' alterations results in an enhancement of the repetition of architectural features. This enhancement is bolstered by the replacement of the existing modern door, with a more architecturally appropriate timber panelled door (to be secured through condition as agreed with the applicant).

- 5.3 The reinstatement of the historic internal circulation from the front of the ground floor to the rear, which is facilitated by the consolidation of use is of significant benefit to the special character of the Grade II listed building.
- 5.4 The proposed insertion of partitioning results in internal changes to the plan form of the Grade II listed building which are harmful, albeit minimally. They have no historic context, excepting partial placement along what is conjecturally assumed a historic dividing line. However, the insertion of new partitions can be controlled by condition to require no intervention with significant fabric and undertaken in a fully reversible manner.
- 5.5 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.

Conclusion

- 5.6 The proposed alterations to the listed building and the curtilage listed building are beneficial to the long-term preservation of the Grade II listed building. There is assumed historic context for the use of the street range as residential and the associated alterations are cumulatively beneficial, reversible and involve no impact upon significant fabric.
- 5.7 The proposed alterations to the listed building required to facilitate the change of use are wholly welcomed and are fully in accordance with the aims and objectives of local development management policies 3.8 & 4.10, the Conservation Area management guidelines, Policies 1 & 2 of the Joint Core strategy for Broadland, Norwich and South Norfolk, Chapters 12 & 16 of the National Planning Policy Framework (2021) and sections 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

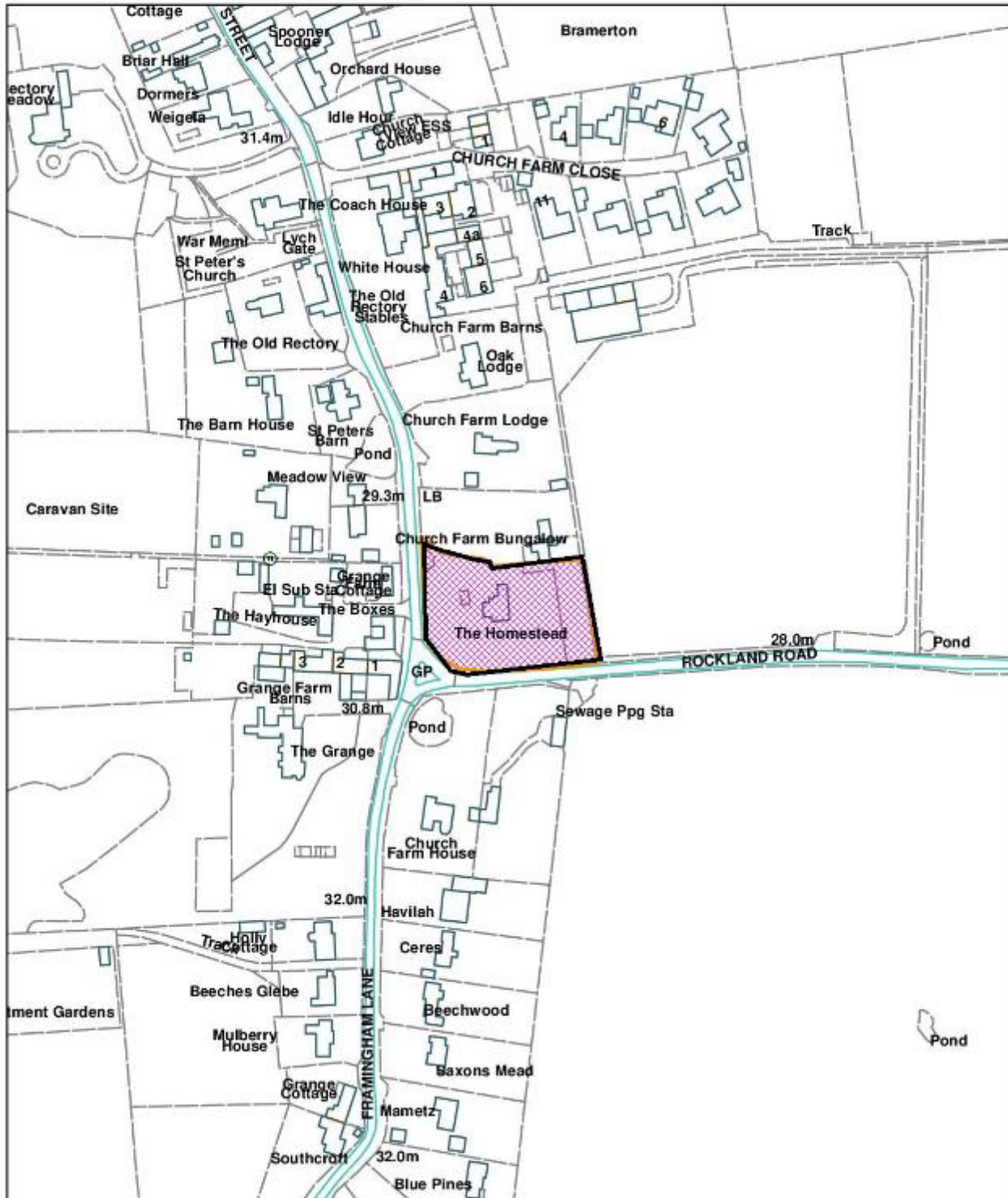
Recommendation : Approval with conditions

- 1 Time limit
- 2 In accordance with approved documents
- 3 Making good
- 4 Details of proposed front door
- 5 New studwork and/or partitions shall be scribed around any decorative features
- 6 Removal of all signage and commercial extraction equipment from the street facing elevation

Contact Officer: Christopher Brownhill
Telephone Number: 01603 430625
E-mail: christopher.brownhill@southnorfolkandbroadland.gov.uk

Application 7

2021/2275



7. Application No : 2021/2275/F
Parish : BRAMERTON

Applicant's Name: Mr Balmforth
Site Address The Homestead The Street Bramerton NR14 7DW
Proposal Demolition of existing dwelling and replace with 2no dwellings and garages

Reason for reporting to committee

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

Recommendation summary :

Approval with Conditions

1 Proposal and site context

- 1.1 The application site known as Homestead is located on the north side of Rockland Road adjacent to the main village junction at The Street in Bramerton. The application site currently accommodates a large two storey dwelling house set within a large plot with mature vegetation on all sides and in part fencing forming the boundary treatment. The host property is setback from the adjacent highway and there is an existing vehicle access via The Street into the site. To the east of the site is an open field, to the north beyond two building plots under construction is Church Farm Lodge, a detached two-storey dwelling, and to the west is The Street and opposite are detached and semi-detached one-and-a-half and two-storey dwellings.
- 1.2 The application site falls within Bramerton Conservation Area, and further is within the setting of a Grade II listed building [Grange Farm Cottage on opposite side of The Street] and several unlisted buildings of townscape significance, as identified in the Bramerton Conservation Area Character Appraisal (2018).
- 1.3 The current application seeks planning permission to demolish the existing redundant dwelling and to construct two dwellings to provide new accommodation on the site which comprises a two storey 5 bed house (farmhouse style) with detached garage; and a single storey 4 bed dwelling with a detached garage. The dwellings are served off the existing point of vehicular access onto The Street, and which also serves two plots currently under construction to the north.
- 1.4 The applicant has proposed to use brick & weather board for the external walls, clay pantiles for the roof, and UPVC and aluminium finish for the doors and windows. The boundary treatments would have new hedgerow planted all sides of the boundary. The west and south side of the site would have hedgerow to the front with black estate railings (as currently exist to west side). They have also agreed to take down the timber fence to south east and replace with the same treatment i.e. metal railings and hedge to front. The proposed dwellings would be demarcated by a 2m brick wall internal to the site.

2. Relevant planning history

- | | | | |
|-----|-----------|--|-----------|
| 2.1 | 2019/1958 | Erection of 3 dwellings | Approved |
| 2.2 | 2019/1980 | Demolition of 2 dwellings and erection of 7 detached dwellings | Withdrawn |
| 2.3 | 2020/2092 | Removal of existing dwelling and proposal of two new Dwellings | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 - NPPF 02 : Achieving sustainable development
 - NPPF 04 : Decision-making
 - NPPF 05 : Delivering a sufficient supply of homes
 - NPPF 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
 - NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 - Policy 1 : Addressing climate change and protecting environmental assets
 - Policy 2 : Promoting good design
 - Policy 3: Energy and water
 - Policy 4 : Housing delivery
 - Policy 15 : Service Villages
- 3.3 South Norfolk Local Plan Development Management Policies
 - DM1.3 : The sustainable location of new development
 - DM1.4 : Environmental Quality and local distinctiveness
 - DM3.5 : Replacement dwellings and additional dwellings on sub-divided plots within Development Boundaries
 - DM3.8 : Design Principles applying to all development
 - DM3.11 : Road safety and the free flow of traffic
 - DM3.12 : Provision of vehicle parking
 - DM3.13 : Amenity, noise, quality of life
 - DM4.2 : Sustainable drainage and water management
 - DM4.4 : Natural Environmental assets - designated and locally important open space
 - DM4.5 : Landscape Character Areas and River Valleys
 - DM4.8 : Protection of Trees and Hedgerows
 - DM4.9 : Incorporating landscape into design
 - DM4.10 : Heritage Assets

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

S72 Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

4. Consultations

4.1 Bramerton Parish Council

This development is in the Bramerton conservation area, and The Homestead makes a valuable contribution to the conservation area and is in a key location at the gateway to the village. This development does not enhance the conservation area, rather, we

feel despoils it. This is the view of the Parish Council, and it reflects the view of all parishioners who have expressed a view on the matter. In particular:

- a) Bramerton Conservation appraisal (2018) refers to South Norfolk Council's "duty with respect to any buildings or land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- b) In response to an earlier application 2019/1180 the S Norfolk conservation and design officer said 'The Homestead is an attractively proportioned property rendered and painted pink with a mock-Tudor style projecting gable and red pantiles. The buildings are not of significant historic or architectural value and have not been identified as such in the appraisal, but it is more their setting within landscaping set back from the road within then significant grounds, which makes a significant positive contribution to the conservation area;'
- c) In response to application 2019/1958, the S Norfolk officer's report said that the council and Historic England concluded that The Homestead is a non-designated heritage asset and that its demolition could not be supported
- d) The Homestead stands at one of the few gateways to the village, is one of the first buildings that one sees when travelling from Rockland St Mary, is in a prominent corner site, and gives a tantalising taste of the attractive streetscape ahead as motorists travel along the Street ahead. The proposed development does little to replicate that.

The demolition of the Homestead and its replacement with two new dwellings will very much detract from the open nature of the existing site. The importance of retaining this open nature was specifically mentioned by S Norfolk officers in response to an earlier planning application (2020/2092) when they mentioned "... the open and verdant street scene ...", and said that buildings should not "... appear unduly prominent or incongruous on the street scene or wider area.'

3. At a time when there is very focused attention on global warming, we are concerned that the demolition of The Homestead, a serviceable dwelling that was occupied until very recently, and its replacement with two new dwellings will have a substantial adverse impact on unnecessary emissions.

4. We are concerned about the proposed loss of trees and shrubs. While we recognise that the proposal does include the removal of only one significant mature hardwood tree (T3 beech) altogether the total loss of shrubbery and lower grade trees is significant and, again, this will have an adverse impact on the visual impact of the conservation area. The Bramerton conservation area character appraisal (South Norfolk, July 2018) specifically mentions "The contribution made by indigenous trees and hedges to the character of this conservation area is acknowledged but can easily be taken for granted ..." and the "... linear form of development with prominent trees and hedges ..." is regarded as a key characteristic of this conservation area. "The character of the village today is influenced by the trees and hedges, which both screen out views of the surroundings from the streets, but also soften the impact of the buildings in the landscape. Their contribution, with green spaces, to the appearance within the streets is also significant ..."

5. We are concerned that if the proposal goes ahead there will be a detrimental impact on road safety. Despite comments in the applicant's heritage statement that "The Street is a narrow, relatively quiet road that has the feeling of a rural lane ..." the statistics tell a different story. Our SAM2 machine recorded over 56,000 vehicle movements in one direction over the two-month period from 6 February to 6 April 2021. We are especially concerned about a reduction in visibility for motorists, especially when travelling south and turning right into Framingham Lane. At present motorists rely on a clear line of sight across the open garden of The Homestead and this will be blocked if the proposed new buildings are erected. Visibility will also be adversely

affected for motorists travelling from Rockland St Mary as they approach the southern corner of the site, and they will have only a limited view of any vehicles approaching along The Street.

For these reasons we wish to object most strongly to this application for development and recommend its Refusal.

4.2 District Councillor

Cllr Thomson

I wish to call this application in for determination by committee in order to assess the suitability of the site for redevelopment and ensure a good design, high standard of energy efficiency and an appropriate landscape plan for this site.

4.3 Historic England

This application proposes the replacement of an existing dwelling and erection of an additional one on a site in the Bramerton conservation area. This site was previously the subject of an application in 2019. In our response to the Council on that scheme we asked for further information on the existing dwelling on site. It is clear from historic mapping that the Homestead post-dates 1946 and the heritage statement contained in the current application confirms that the building mostly dates from the 1960s. We would not oppose the replacement of the property or addition of another to the site, though we would note that it is a prominent location in the conservation area. The design of the proposed new dwellings would borrow from traditional domestic and agricultural building in the area. This has the potential to help the new dwellings fit in with the locality, but the correct scale, form, external materials and design detail will be important in achieving that as will landscaping.

The National Planning Policy Framework (NPPF) states that the significance of listed buildings can be harmed or lost by alteration to them or development in their setting and that clear and convincing justification should be made for any such harm and that 'great weight' should be given to the conservation of listed buildings and conservation areas irrespective of the level of harm caused (paragraphs 199 and 200). In this instance we do not consider the proposed development would result in harm to the significance of the conservation area so as to merit an objection in principle, but we recommend the Council consider the scale, form, external materials and design detail of the new dwellings and their curtilage to ensure they best reflect the character of the area. We would support the Council in securing amendments or setting conditions to secure that, as appropriate, but would not wish to comment further on the case.

4.4 SNC Conservation and Tree Officer

I am comfortable the beech tree (T3) does require removal. The condition and form mean it's not appropriate to seek to retain this tree, the removal can be mitigated through replacement planting. Please could you condition replacement planting and the submission of landscape plans.

Materials were being stored, spoil heaps were in the areas behind the proposed tree protection fences and vehicles were tracking back and forth across the root protection areas. The developer has agreed to remove all materials and erect the fences. Please could you condition work is carried out in accordance with the tree protection plans. They have indicated they are seeking to retain additional trees on site that were previously indicated to be removed, I welcome more trees being retained where possible to preserve the maturity of the landscaped garden. These include T35 Holly, T18 Oak (depending on condition), T34 Weeping ash (depending on condition).

4.5 SNC Senior Heritage & Design Officer

In my comments of 18th June 2019, I stated “The buildings are not of significant historic or architectural value and have not been identified as such in the appraisal, but it is more their setting within the landscaping set back from the road within the significant grounds, which makes a significant positive contribution to the conservation area. “I did not state that I was opposed to the demolition of the house, but the planning application for seven dwellings which I considered to be harmful to the character and appearance of the conservation area.

Historic England similarly have never stated that they consider the Homestead to be a non-designated heritage asset. In their letter of 24 June 2019 they stated “We have reviewed this application in terms of this policy and recommend the Council seek more information on the historic significance of The Homestead, a building which through its and appearance and garden plot makes a positive contribution to the conservation area. If the Council, consider the building should not be removed we would support its retention and a reduced scheme of development on the rest of the site. If it is considered acceptable to remove it a reduction in density on the site would still be desirable. We are content to leave these matters to the Council. “

The planning officer decided that the building was a non-designated heritage asset in the report, although he didn't provide a reason why. He also incorrectly stated that Historic England considered it to be a non-designated heritage asset.

In considering whether a building should be a non-designated heritage asset Planning Policy Guidance makes it clear that “it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.” It remains my opinion as a heritage and design officer that the Homestead as a building, being relatively late in date particularly for this style of architecture and subject to remodelling/external changes, is not of sufficient heritage interest to be considered a non-designated heritage asset. If anyone does, consider that it should be a identified as a NDHA then they do need to set out the heritage significance of the building to support that view.

Raises no objection to the proposal in its amended form and recommended design and landscape conditions

4.6 NCC Highways

Thank you for your recent consultation with respect to the above to which the Highway Authority raises no objection but would recommend the following conditions and informative note be appended to any grant of permission your Authority is minded making

4.7 Other Representations

7 representations and residents petition [signed by 8 properties] were received against the proposal on the following grounds:

- The location of the proposed new development increases the negative impact on the character of the conservation area.
- Adverse impact on existing trees and green spaces within the application site and conservation area.
- Highway traffic and congestion.
- Cramped and overdevelopment of the site.

5 Assessment

Key considerations

- 5.1 The main issues are the principle of development, design and layout including heritage assets, the impact on residential amenity, access and parking, the impact on trees on the site, and drainage

Principle

- 5.2 Planning law requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in determining planning decisions.
- 5.3 Bramerton is a Service Village in accordance with Policy 15 of the Joint Core Strategy providing small scale housing growth.
- 5.4 Policy DM 1.1 of the South Norfolk Local Plan (2105) states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
- 5.5 Policy DM1.3 seeks the sustainable location of new development on allocated sites or within development boundaries.
- 5.6 Policy DM3.5 states that within development boundaries the replacement of existing dwellings and sub-division of existing residential plots and gardens to create new dwellings will be permitted subject to criteria.
- 5.7 The site is largely within the development boundary for Bramerton and although part of the rear garden of the proposed single storey dwelling is outside of the development boundary this is already established residential curtilage associated with the existing dwelling on site. By virtue of the small scale of the proposed development of two dwellings in a service village where Policy 15 in the JCS identifies capacity of additional houses, the proposal is considered to fulfil the requirements of criterion b). On this basis, Policy DM1.3 is met by the proposal.
- 5.8 DM3.5 permits dwellings on sub-divided plots as long as the proposed development incorporates good quality design which maintains or enhances the character and appearance of the existing buildings, and surroundings and does not have an unacceptable impact on the amenities of neighbouring occupiers especially private amenity space, access and parking and with reasonable access to light, privacy and free from unacceptable noise and pollutants.
- 5.9 The principle of residential development is therefore acceptable and in accordance with adopted policy.

Design, layout, and heritage assets

- 5.10 In addition to the requirements of DM3.5, Policy DM3.8 and JCS Policy 2 require all developments to demonstrate good design. The proposal has been amended during the course of the application following comments from the Councils Senior Heritage and Design Officer. The amended plans have resulted in plot 1 being reconfigured with setbacks from the side boundary and plot 2 moved further towards the northwest to ensure the retention of the open and verdant street scene in this part of The Street. This means that when viewed from the road the dwellings will not appear incongruous and the existing open character will be preserved.

- 5.11 In commenting on the application, the Senior Heritage and Design Officer set out his view that the design and layout of the dwellings now integrates carefully into their surroundings. With good detailing, these are well-designed dwellings representing a good standard of architecture. Such an approach helps to raise the standard of the design in the area through its sensitive and considered approach to its immediate surroundings.
- 5.12 The landscaping to the front will be maintained as part of the development and the dwellings will be embedded into the landscape with a farmhouse style and a single storey out-building style, including hedgerows to be planted along the side boundary to the west and south and retaining many of the existing trees.
- 5.13 The design uses contemporary elements but with materials that blend in with the colours and textures of materials in the surrounding area. The Senior Heritage and Design Officer is of the view that through effectively 'tidying up' this redundant site and giving the land a use, when other uses are not readily available, the dwellings will preserve the immediate setting and will fit in well with the overall form and layout of the surroundings. He therefore considers that the design is sensitive to the character of the area in terms of being designed with a scale, massing and height that will be recessive in nature and feel 'embedded' into the natural habitat within the existing plot and will therefore not detract from the open character of the site. It will preserve the area by ensuring that the existing landscaping is sensitively altered to have a more positive impact on the area's character and can be considered an enhancement of the site.
- 5.14 The existing dwelling house is redundant and derelict. It does not make a significant contribution to the surrounding conservation area. Rather, given its modest and recessive appearance, it makes a neutral contribution, neither enhancing nor harming the character and appearance of the conservation area. It is evident that careful consideration has been given to the proposed dwellings and how they will sit within the site and the landscaping through the scale, layout and appearance, including the choice of materials. It is accepted that the dwellings represent a high standard of design, such that would make the development more sympathetic to its immediate surroundings.
- 5.15 The replacement of an existing dwelling by sub-division of existing residential plot to allow the construction of two dwellings does provide net gain to housing supply in a sustainable location and contributes to the effective use of land in accord with section 11 of the NPPF. The development would maintain and create good levels of amenity for future occupiers and maintain satisfactory relationship with neighbouring occupiers and maintain the character of the area. The replacement dwellings will not duplicate the design of the existing building, but their design and scale can be considered to preserve the character of the street scene. It is pertinent to note that Conservation Area allows change that preserves and enhances the character and appearance – but does not mean preserving it exactly as it is. More so, the subject building is not as old as it is widely believed by some in representations. The subject property is in a serious state of disrepair and considered unviable to maintain/repair. Also, with new buildings they will have a high degree of energy and water efficiency with better insulation due to modern building regulations.
- 5.16 The introduction of two detached dwellings at this location would be consistent with the pattern of development within Bramerton Conservation Area, and they would not appear incongruous within the street scene. In addition, replacing the existing dwelling with two detached dwellings involving a two-storey farmhouse dwelling style and a single storey outbuilding dwelling style will not erode the character of the site due the acceptable design, scale, massing and siting of the proposed development.
- 5.17 It is acknowledged that the application site and its landscape form are an important feature within the Conservation Area. The sites' location within the Conservation Area, and within proximity to the setting of designated heritage assets has been a consideration in the amendments to the proposal. Taking into consideration the significance of the Listed Building opposite and its setting, by virtue of the above considerations it is considered that

the proposal would not have a detrimental impact on the significance of the Listed Building and that the character and appearance of its setting will be preserved. As such, it is considered that the proposal does accord with section 16 of the NPPF, policy DM4.10 of the local plan and section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5.18 Impact on Conservation Areas requires consideration under the development management policies and section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Area. It is considered that the character and appearance of the Bramerton Conservation Area would be preserved, by virtue of the considerations above. As such, it is considered that the scheme does accord with section 16 of the NPPF and policy DM4.10 of the local plan. Equally in consideration of the Council's duties under the Act it is considered that for the reasons set out above that the proposal would not adversely affect the Conservation Area.

Impact on residential amenity

- 5.19 The position and scale of the proposed dwellings is such that it will not lead to direct overlooking or be otherwise overbearing to neighbouring properties and vice versa. Sufficient garden space is also shown as being provided for the two dwellings. The applicant has proposed a 2m brick wall to define the boundary line between the two dwellings which is considered to reinforce the sense of privacy for the potential occupiers. The proposed brick wall would not be clearly visible from the street scene due to mature vegetation along the southern boundary providing screening into the site. The application therefore complies with Policy DM3.13 of the SNLP.

Highway safety

- 5.20 Subject to the imposition of conditions relating to the provision of visibility splays and the parking and turning area and that any gates or other means of obstruction are set back from the highway, the Highway Authority has not objected to the application. Sufficient parking is also shown as being provided and the proposal would not give rise to additional demand for on-street parking. As a result, the proposed development would not obstruct free movement of traffic and not pose unacceptable risk to highway and pedestrian safety, as well as inconveniencing other residents. The application complies with Policies DM3.11 and DM3.12 of the SNLP.

Trees and Hedgerow

- 5.21 Policy DM 4.8 states that The Council will promote the retention and conservation of significant trees, woodlands and traditional orchards and will serve Tree Preservation Orders where necessary. Policy DM 4.9 Incorporating landscape into design Where appropriate, detailed development proposals must demonstrate a high quality of landscape design, implementation and management as an integral part of the new development.
- 5.22 Overall, in order to accommodate the dwellings, the layout requires tree removals to allow construction with other removals required to improve open space and/or for the betterment of other more valuable trees. In total nine trees are proposed to be removed. All removals are of low or poor quality trees with all significant valued trees being retained. These trees occupy parts of the mid-section of the site and are not of significant amenity value within the surrounding area, so their removal is acceptable. The proposal has also been discussed with the Council's Tree Officer who following the amendments has not objected to the proposal.
- 5.23 The provision for new planting is expected to form part of development proposals from their outset and should provide an appropriate landscape setting for the scheme reflecting local context and reinforcing and creating local distinctiveness and the setting of the

development. The landscape scheme will be secured via condition including for new hedgerow and tree planting.

- 5.24 Overall, opportunities exist to compensate for the loss of the lower quality trees, which would permit the application to comply with Policies DM4.8 and DM4.9 of the local plan.

Other Matters

- 5.25 Some representations have suggested that the existing dwelling is a non-designated asset. It is pertinent to note that the application building is not a non-designated asset as was referred to by the case officer on previous planning application (2019/1958). The Councils Heritage Officer in their previous comments have never stated that the existing building was a non-designated heritage asset nor have Historic England in their correspondence.
- 5.26 The building is within the Conservation Area and this is a designated heritage asset. It is acknowledged that architecturally and historically the building is not of sufficient merit to be considered a non-designated heritage asset and it was not identified as an unlisted building of townscape significance in the Conservation Area appraisal.
- 5.27 The landscape associated with the building does however contribute positively to the character and appearance of the Conservation Area and this element of the application site will be largely preserved. So, considering the existing dwelling to be a non-designated heritage asset is not correct.
- 5.28 Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. The Council has taken a proactive approach to this through the allocation of a range of small and medium sized sites and through defining Development Boundaries for over 80 settlements to facilitate suitable windfall development. Point (c) of NPPF para 69 states that local planning authorities should '*support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes*'. Although this is a material consideration in the determination of the application, it can only be afforded limited weight, given the previous supply of housing on small sites within the district.
- 5.29 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.
- 5.30 This application is liable for Community Infrastructure Levy (CIL) although it is open to the applicants to claim self-build exemption in the event of planning permission being granted.

Potential Impacts on Habitats Sites

- 5.31 The Council has recently been made aware by Natural England that development with the potential to have nutrient impacts on Habitats sites should now be considered when making decisions in relation to planning. Any impacts need to be identified and mitigation proposed and secured for the Council to conclude no likely significant effects under the Habitats Regulations. The Council needs time to consider the impacts of this requirement on the decision-making process and therefore the officer recommendation reflects this need.
- 5.32 In respect of impact on protected sites from recreational pressure from development, this is required to be mitigated through a tariff and on-site informal recreation (or a contribution in lieu) and this will be secured under a S106 agreement.

Conclusion

- 5.33 In having regard to those matters raised, including the views of the local residents and the Parish Council, the site is located within the development boundary where the general principle of development is acceptable and it is considered that the appearance, scale and layout of the dwellings will preserve the setting and character and appearance of the designated heritage assets and otherwise result in acceptable impacts on the surrounding area. Other impacts are acceptable or can be made acceptable by using appropriately worded planning conditions/S106 Agreement. On balance therefore the application represents an acceptable form of development that complies with the relevant policies of the development plan.

Recommendation: Authorise the Director of Place to approve with conditions subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality and satisfactory completion of a S106 legal agreement relating to tariff contribution

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 No means of obstruction within the access
- 4 Parking Space
- 5 No PD for fences, walls etc
- 6 No PD for Classes A,B,C,D & E
- 7 Water Efficiency
- 8 Boundary Treatments to be Agreed
- 9 Landscaping scheme – hedgerows/trees
- 10 Visibility splays
- 11 Driveway
- 12 Vehicular Access
- 13 External materials to be agreed
- 14 PD rights removed roof additions/alterations

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Item 7: Planning Appeals**Appeals received from 25th February 2022 to 23rd March 2022**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2021/0893	Costessey Land North 12 Stafford Avenue Costessey Norfolk	Mr William Clark	Erection of building to be used as a care facility (Use Class C2) with associated landscaping scheme and car parking, for children with autism, mental health conditions and learning difficulties	Delegated	Refusal
2021/1892	Little Melton Land North of Westside Burnthouse Lane Little Melton Norfolk	Mr Patrick Nappin	Erection of 2 no. detached single storey dwellings, garaging and all associated works (resubmission of 2021/0342)	Delegated	Refusal
2021/2367	Costessey Verge At John Hyrne Way Costessey Norfolk	Mr David Galbraith	Retrospective application for 48 sheet paper advertising hoarding	Delegated	Refusal

Planning Appeals

Appeals decisions from 25th February 2022 to 23rd March 2022

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2020/0703	Forncett Land North of Walnut Tree Cottage Low Road Forncett St Mary Norfolk	Ms Geraldine Creaven	Erection of two storey dwelling	Delegated	Refusal	Appeal dismissed
2020/1632	Haddiscoe Agricultural Building East of Low Road Haddiscoe Norfolk	Mr Alan & Stan Edwards	Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB)	Delegated	Approval of details - Refused	Appeal dismissed
2020/2280	Mundham Land South of Tindall House Toad Lane Mundham Norfolk	Mrs A Green	Erection of 5 eco-friendly dwellings	Delegated	Refusal	Appeal dismissed
2021/1395	Costessey 5A Highlow Road Costessey Norfolk NR5 0HP	Mr Tristan Gordon	Chalet Roof Extension to create first floor accommodation	Delegated	Refusal	Appeal Allowed
2021/2133	Little Melton 1 Church Farm Barns Rectory Lane Little Melton NR9 3PF	Professor Mondal	Erection of two storey rear extension	Delegated	Refusal	Appeal dismissed