

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 4 May 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 committee.snc@southnorfolkandbroadland.gov.uk, no later than **5.00pm** on **Thursday 28 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: committee.snc@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 **Thursday 28 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 7)
4. Minutes of the Meeting of the Development Management Committee held on Wednesday, 6 April 2022;
(attached – page 9)
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	2021/1659/RVC Item deferred	WYMONDHAM	Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham	22
2	2021/1660/RVC Item deferred	WYMONDHAM	Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham	22
3	2021/1661/RVC Item deferred	WYMONDHAM	Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham	22
4	2021/1662/RVC Item deferred	WYMONDHAM	Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham	23
5	2021/2524/F	FORNCETT	The Cottage Bustards Green Forncett St. Peter NR16 1JE	38
6	2021/2623/F	CRINGLEFORD	6 Softley Drive, Cringleford, NR4 7SE	43

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 50)

8. Date of next scheduled meeting- Wednesday 1 June 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

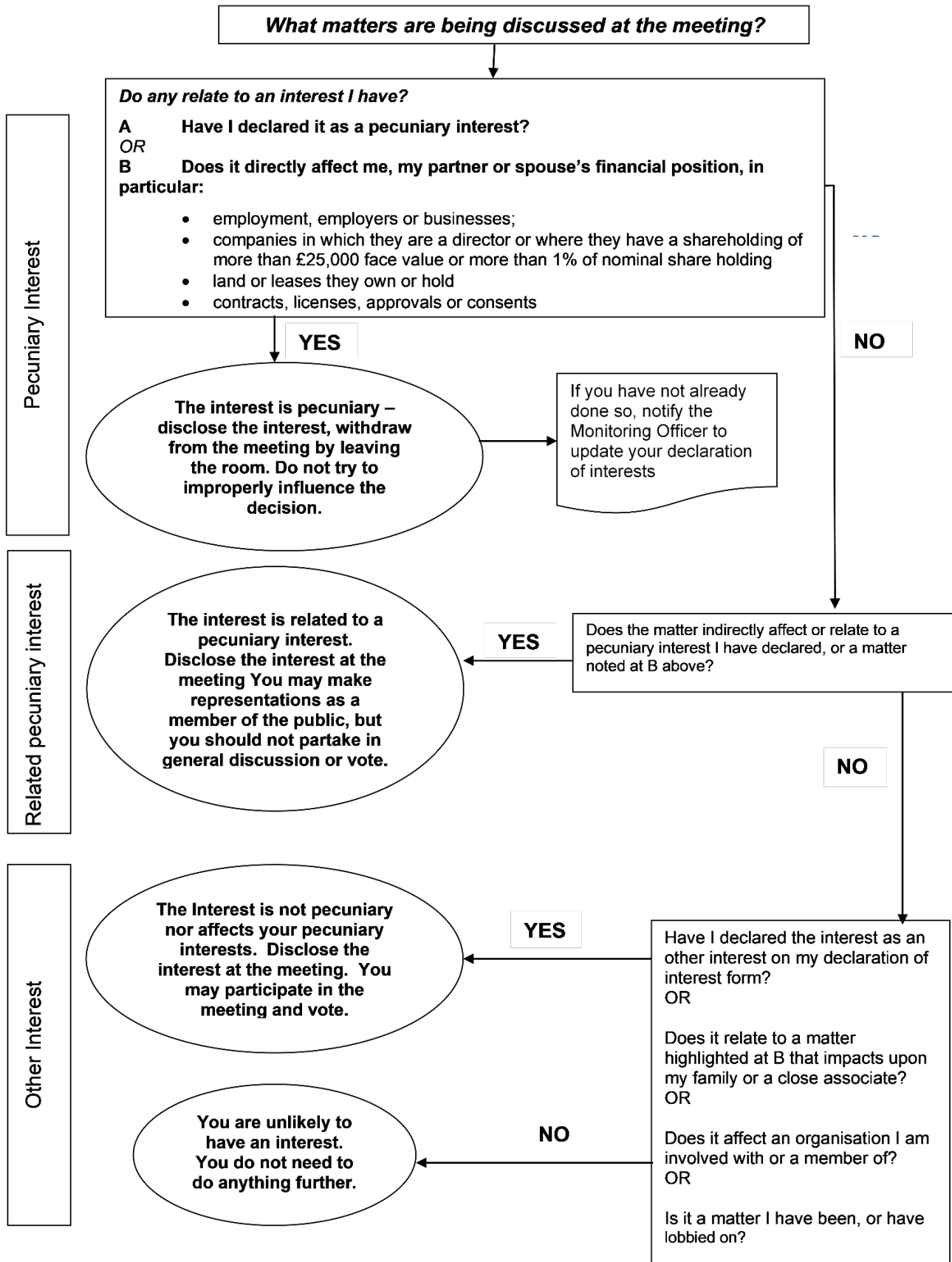
When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda 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 6 April 2022 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, B Duffin, F Ellis, J Halls, G Minshull (Items 2-7) and L Neal (Items 2-7).

Apologies: Councillors: T Holden and T Laidlaw.

Other Members in Attendance: Councillor: F Curson

Officers in Attendance: The Development Manager (T Lincoln), the Area Team Manager (N Harriss) and the Principal Planning Officers (P Kerrison & S Everard)

11 members of the public were also in attendance

603 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
2018/2786/D (Item 1)	CRINGLEFORD	L Neal & G Minshull	Local Planning Code of Practice As Cabinet Members, Cllrs Minshull and Neal left the room while this application was considered
2021/0785/O (Item 3)	HETHERSETT	D Bills	Local Planning Code of Practice Lobbied by Objectors and Applicant

		D Bills	Other Interest Local Member for the area
2021/2275/F (Item 7)	BRAMERTON	V Thomson V Thomson	Local Planning Code of Practice Lobbied by Objectors Other Interest Local Member for the area

604 MINUTES

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

605 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
2018/2786/D (Item 1)	CRINGLEFORD	N Perryman – Agent
2021/1647/F (Item 4)	MULBARTON	D Aldous – Parish Council Mrs Jones – Objector Cllr N Legg – Local Member
2021/1658/F (Item 5)	LODDON	P Rose – Applicant Cllr K Mason Billig – Local Member
2021/1765/LB (Item 6)	LODDON	P Rose – Applicant Cllr K Mason Billig – Local Member
2021/2275/F (Item 7)	BRAMERTON	W Glover – Objector J Platt – Planning Consultant Cllr V Thomson – Local Member

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

606 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:40pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 6 April 2022

Item	Updates	Page No
1	Amended planning compliance document submitted and uploaded to the file	22
2	This item has been deferred	40
3	<p><u>Cllr Adrian Dearnley</u></p> <p>Unfortunately I cannot make the DMC meeting but wish to confirm my ongoing concerns about this Planning Application, which has attracted a huge amount of public concern within the village. I accept that this is only an outline application, so some of the concerns expressed in the call-in to the committee can be addressed at a later stage.</p> <p>According to the report to the DMC under item 5.3 the plan is permitted under the JCS as an additional small-scale development of houses within the development boundary. However, this does not mean it is desirable given the large number of houses being built in a village with an established lack of facilities, and the benefits of retaining the site as a green space. In this context I would refer to the comment of the Parish Council in relation to overall development strategy for the village. Also I would question under DM 3.1 whether these 7 properties are required to meet housing requirements and needs, given the large volumes of housing already under construction.</p> <p>I also have additional concerns following recent comments from nearby residents. Access and turning spaces for bin lorries (and other large vehicles) give rise to safety concerns and water supply issues may need further clarification from Anglian Water.</p> <p>Given these concerns I cannot at this stage support this development.</p> <p><u>Public Representations</u></p>	52

	<p>Three additional public representations have been received. These have set out the following comments:</p> <ul style="list-style-type: none"> • Concern that during construction and afterwards people may try to access the site from Great Melton Close which is a not through road, following the removal of the sign. • Concern raised regarding increased footfall and parking problems around Great Melton Close which will increase with new houses. • Plots 2 and 3 would overlook adjacent property including front and rear gardens and potentially side windows of the house. • Height of the properties would overshadow adjacent gardens • Road safety could be adversely affected. Park Green is narrow/tight and the access is currently used as parking for visitors. In addition the Park Green is also a buy pedestrian route • Disturbance from the new development will be huge both during the construction process and once occupied. • The refuse lorry is required to reverse into Park Green as there is not sufficient parking space • The water supply has needed a number of repairs in recent years and cannot be considered to be secure. • There is 150 children waiting to join the football club. This land would be better used for the wellbeing of the residents of Hethersett and not more properties. <p><u>Officer Assessment</u></p> <p>The concerns raised within the additional representations are understood and predominantly focus around issues of amenity and access.</p> <p>In relation to amenity, and in particular issues of overlooking and overshadowing, the application is currently in outline form only with details of scale and appearance to be</p>	
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	<p>determined at the reserved matters stage. Notwithstanding this it is considered that there is sufficient separation distances between the existing and proposed dwellings to ensure an acceptable level of amenity is maintained. In relation to noise and disturbance during the construction period, it is recommended that an additional condition is included to require a construction management plan. This would then require further details regarding noise and dust, and can also include construction workers parking.</p> <p>In relation to access the proposal has been reviewed by the Highways Authority. The access is proposed to come from the existing turning head on Park Green. The Highways Authority have not objected to the proposal.</p> <p>On the basis of the above, it is recommended that application is authorised for approval subject to satisfactorily address the Habitat Regulations regarding nutrient neutrality.</p>	
4	<p>Highways: Response from Highways – The proposed access clarifications are now acceptable.</p> <p>Description: Amendment to description agreed with agent to read “New Dwelling” to reflect the removal of the garage</p> <p>Comment: Further comment received with regard to:</p> <ul style="list-style-type: none"> - Tree constraints/assessment - Replanting - Plan accuracy 	6
5		7
6		7
7	<p>Officer Comment: The matter of Ecology was not addressed in the Officers Report and this is assessed below -</p> <p>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</p>	84

	<p>contribute to ecological and Biodiversity enhancements. Section 15 of the NPPF indicates that planning policies and decisions should contribute to and enhance the natural and local environment.</p> <p>The planning application is supported by a Preliminary Ecological Appraisal, and both a Bat Survey and Great Crested Newt Survey.</p> <p>The Bat Survey confirmed the use of the existing dwelling as a non-breeding day roost by a low number of soprano and common pipistrelles. Both species are common and widespread, and the destruction of the roost is classed as low impact on the local bat population. In order to be able to proceed with the demolition works and to ensure that no detrimental impacts will result on the species a European Protected Species [EPS] mitigation licence from Natural England will be required as well as on-site mitigation measures as set out in the submitted Bat Survey Report Section 5 relating to demolition; installation of both integrated and standalone bat boxes; roof construction; external lighting and soft landscaping. These can be covered by both planning condition and an Informative relating to the EPS.</p> <p>In terms of the Great Crested Newt [GCN] Survey this confirmed that there are no GCN in pond 1 on the application site; smooth newts were present in all ponds and pond 4 off-site to the south-west indicated results that it is used by GCN.</p> <p>The proposed works involve removal of the concrete lined pond on the application site [aquatic habitat] and removal of vegetation within the site [terrestrial habitat]. Taking the results of the survey into account, the risk assessment calculation set out in the GCN method statement template provided by Natural England indicates that in order to proceed with the proposed development and to ensure that no detrimental impacts will result on the species, the applicant will need to apply and join a District Level Licencing Scheme, which involves a series of financial</p>	
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	<p>contributions to offset the loss of habitats on site. Once accepted onto the scheme, the GCN Survey Report recommends mitigation in section 5.3 to avoid impacts on GCN from the proposed development and these can be covered by planning condition.</p> <p>In respect of the GCN District Level Licensing – it is material to the determination of the planning application that the applicant has had issued an Impact Assessment & Conservation Payment Certificate by Natural England [complete and effective as of 03/08/2021]. This details the impacts, level of compensation habitat and associated financial payment required to be paid to Natural England should the development proceed.</p> <p>Therefore, subject to the imposition of conditions and Informative as discussed above the proposal accords with DM4.4 of the Development Management Policies document, Policy 1 of the JCS and Section 15 of the NPPF.</p>	
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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.

Major Applications

1. **Appl. 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).

 - Decision** : Members voted 5-0 to authorise the Director of Place to **Approve** with conditions subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality
- Approved with conditions
- 1 In accordance with outline consent
 - 2 In accordance with submitted drawings
 - 3 Materials
 - 4 Lighting Design Strategy
 - 5 Ecological mitigation

2. **Appl. 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, switch room, DNO control room and welfare container.
- Decision : **DEFERRED**

Other Applications

3. **Appl. 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
- Decision : Members voted 6-1 to Authorise the Director of Place to **Approve** with conditions subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality

Approved with conditions

- 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
10. Construction Management Plan
11. Landscape Plan (including boundary treatments)

4. **Appl. 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
- Decision : Members voted unanimously for **Refusal** (contrary to the officer's recommendation of approval which was lost unanimously)
- Refused
- Reasons for Refusal
- Overdevelopment of site, Poor Design, Impact on Street Scene and Conservation Area
5. **Appl. 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
- Decision : Members voted unanimously for **Approval**
- Approved with Conditions
- 1 Time limit
2 In accordance with plans
3 Removal of all signage and commercial extraction equipment from the street facing elevation

6. **Appl. 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.
- Decision : Members voted unanimously for **Approval**
- Approved 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

7. **Appl. 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
- Decision : Members voted 6-0 with one abstention 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

Approved with conditions

- 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
- 15 Tree protection
- 16 External Lighting
- 17 Ecology Mitigation in accordance with Bat and GCN Survey Recommendations

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Other Applications

Applications 1, 2 & 3



2021/1662



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

1. **Application No:** 2021/1659/RVC
Parish: WYMONDHAM
 Applicant's Name: Mr G Laws
 Site Address: Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham
 Proposal: Variation of condition 2 of 2018/0583 - revised drainage report and management plan
2. **Application No:** 2021/1660/RVC
Parish: WYMONDHAM
 Applicant's Name: Mr G Laws
 Site Address: Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham
 Proposal: Variation of condition 4 of 2020/0275 - revised drainage report and management plan
3. **Application No:** 2021/1661/RVC
Parish: WYMONDHAM
 Applicant's Name: Mr G Laws
 Site Address: Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham
 Proposal: Variation of condition 3 of 2020/0112 - revised drainage report and management plan
4. **Application No:** 2021/1662/RVC
Parish: WYMONDHAM
 Applicant's Name: Mr G Laws
 Site Address: Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham
 Proposal: Variation of condition 6 of 2019/2534 - revised drainage report and management plan (Plot 6)

1 Reason for reporting to Committee

- 1.1 The applications referred to above were deferred by the Development Management Committee at its meeting on 9 March 2022 to allow clarification and further details to be sought on the points of difference on the applicant's and consultees' reports before Members make their final decision.
- 1.2 Following the meeting on 9 March, contact was made with the Lead Local Flood Authority (LLFA). It was reviewed the developer's drainage strategy and the comments made by BLI Consulting Engineers, who were instructed to comment on the developer's submissions by comparison of neighbouring properties to the site. The purpose of this addendum report is to update Members of the LLFA's review, which was carried out by a member staff not previously connected with this case.
- 1.3 For background information, the 9 March Committee report and associated Update Sheet are attached as Appendix A to this report.

2. Outcome of the LLFA's review on the points of difference

- 2.1 The key points of difference are:
 - The proposed drainage strategy does not provide sufficient level for level and volume for volume storage relative to the pre-development situation;
 - The 450mm diameter pipe alongside the bungalow at Plot 1 should be increased in size to 600mm to ensure that pre-development flows are maintained.

2.2 In undertaking its review, the LLFA noted these points and the concern expressed by the neighbours' consulting engineer that coupled together, they will result in the creation of a flow route across neighbouring properties. In undertaking its review, the LLFA set out the following:-

- Although the extent of the ditch network has decreased relative to the original drainage strategy and the pre-development scenario, volume calculations included within the drainage layout drawing show that the proposed system will provide an additional 29.75m³ of attenuation over the pre-development scenario. This demonstrates a level of betterment to the local area.
- The surface water drainage strategy proposed by BHA Consulting is in line with local and national guidance and should not increase the risk of on or off-site flooding. This is due to factors such as:
 - Surface water runoff leaving the site at pre-development Greenfield runoff rates.
 - Although the ditch capacity is reduced from the pre-development scenario, additional surface water attenuation storage is afforded in the form of an attenuation basin. The inclusion of this feature results in more on-site storage potential than the pre-development scenario.
 - The inclusion of a 450mm culvert was designed prior to the most recent review of the proposed surface water drainage strategy and therefore was included within the most recent system calculations. The reduction in the sizing of this culvert feature will allow surface water runoff to back fill in the proposed system for which sufficient attenuation volume has been provided. This should have a downstream off-site beneficial impact by slowing the rate that surface water runoff enters the wider offsite watercourse environment helping to alleviate downstream pressures during larger rainfall events.

2.3 The neighbours' consulting engineer has had sight of the LLFA's review and has commented that:

- The provision of compensation storage within a pond is not acceptable unless it can be demonstrated that the compensation storage has been provided on a level for level and volume for volume basis. This is a standard requirement for the provision of flood plain storage and if this cannot be achieved, then this could increase flood risk to the site and downstream development.
- The reduced size of the outfall culvert will reduce the flow of water along the downstream length of the watercourse but this would only be effective where additional storage volume has been provided onsite to accommodate the backing-up of water (similar to an attenuation feature). This is likely to be a significant volume as the entire upstream catchment of the watercourse would need to be taken into account. Without the provision of additional on-site volume, it is likely that the surface water flows will not remain within the site but will overtop the banks in an uncontrolled manner.
- The compensation storage pond is currently located within the tree root protection zone of several trees. Once the above points have been taken into account, confirmation should also be obtained that it is acceptable to provide the required volume of compensation storage within this area or demonstrate a suitable alternative location.

2.4 The LLFA has advised that the drainage strategy provides more on-site storage potential than the pre-development scenario.

- 2.5 It is responsibility of the developer to address matters of drainage and flood risk arising from the development. While parts of the site are at risk from surface water flooding, more on-site storage potential is being provided than previously and it would be unreasonable to require the developer to cater for storage from upstream and for potential situations upstream that he has no control over. The LLFA considers that the works to the ditches and the provision of the attenuation lagoon will provide acceptable storage within the site and that the drainage strategy is appropriate to the development.
- 2.6 The proximity of the attenuation lagoon to trees on the northern boundary was considered by Members on 9 March. An appropriately worded planning condition can be employed for application 2021/1662 (plot 6) that requires details of the construction method of this lagoon to be submitted for approval prior to works commencing on it. While Members asked questions on this, it was not understood to be the central issue that required clarification and review. Subject to that condition being used, I remain of the view that the position of the drainage lagoon is acceptable.
- 2.7 The LLFA has been instructed to provide its professional advice to the Council and while it is recognised that differences may remain between interested parties, the LLFA considers that the submitted drainage strategy is in line with national and local guidance and should not increase the risk of on or off site flooding.
- 2.8 Having regard to the LLFA's review and its previous advice, the proposed drainage strategy is deemed to be acceptable and a suitable alternative to the one which was previously approved. The applications therefore comply with Policy 1 of the Joint Core Strategy and Policy DM4.2 of the South Norfolk Local Plan Development Management Policies Document.
- 3 Other matters
- 3.1 Members will be aware of the recent Natural England advice to Councils throughout Norfolk of the potential impacts of additional nutrient loads on Habitats Sites. Five out of the six dwellings are occupied and construction has started on the sixth. The Council is seeking legal advice on whether applications of this type are affected by Natural England's advice and this is reflected in the recommendations.
- 3.2 In respect of the Green Infrastructure and Recreational Avoidance Mitigation Strategy (GIRAMS) and contributions that developers are now required to make to this from 1 April 2022, as five out of the six dwellings are occupied and construction has commenced on the sixth, I consider that it would be unreasonable to require these contributions.
- 4 Conclusion
- 4.1 It is evident that differences remain between interested parties on the drainage strategy. However, following the LLFA's latest review (undertaken by a previously uninvolved member of staff) and its advice, I remain of the view that the drainage strategy is considered to be an acceptable alternative to the previously approved strategy. The applications are therefore recommended for approval subject to clarification being provided on the issue of nutrient neutrality and the conditions set out below.

Recommendation 2021/1659 : To the authorise the Assistant Director (Planning) to approve the application following receipt of legal advice regarding nutrient neutrality and subject to the following conditions:

- 1 Implementation of SWD strategy
- 2 Surface water drainage - verification

Recommendation 2021/1660: To the authorise the Assistant Director (Planning) to approve the application following receipt of legal advice regarding nutrient neutrality and subject to the following condition:

- 1 Surface water drainage - verification

Recommendation 2021/1661: To the authorise the Assistant Director (Planning) to approve the application following receipt of legal advice regarding nutrient neutrality and subject to the following condition:

- 1 Surface water drainage - verification

Recommendation 2021/1662: To the authorise the Assistant Director (Planning) to approve the application following receipt of legal advice regarding nutrient neutrality and subject to the following conditions:

- 1 In accordance with submitted drawings
- 2 Slab levels
- 3 Implementation of SWD strategy
- 4 Surface water drainage - verification
- 5 External materials
- 6 Boundary treatments
- 7 Details of construction of lagoon to be submitted
- 8 Tree protection
- 9 Provision of parking area
- 10 No trees or hedges to be removed
- 11 Water efficiency

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Development Management Committee

9 March 2022

2. **Application No :** 2021/1659/RVC
Parish : WYMONDHAM

Applicant's Name: Mr G Laws
 Site Address: Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham
 Proposal: Variation of condition 2 of 2018/0583 - revised drainage report and management plan

3. **Application No :** 2021/1660/RVC
Parish : WYMONDHAM

Applicant's Name: Mr G Laws
 Site Address: Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham
 Proposal: Variation of condition 4 of 2020/0275 - revised drainage report and management plan

4. **Application No :** 2021/1661/RVC
Parish : WYMONDHAM

Applicant's Name: Mr G Laws
 Site Address: Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham
 Proposal: Variation of condition 3 of 2020/0179 - revised drainage report and management plan

5. **Application No :** 2021/1662/RVC
Parish : WYMONDHAM

Applicant's Name: Mr G Laws
 Site Address: Land southeast of 9 Spinks Lane, Spinks Lane, Wymondham
 Proposal: Variation of condition 6 of 2019/2534 - revised drainage report and management plan (Plot 6)

Reason for reporting to Committee

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

Recommendation summary :

Approve with Conditions

Proposal and site context

1. These applications seek to vary surface water drainage conditions that were applied to various planning permissions that have been granted for a development of 6 dwellings on land to the east of Spinks Lane in Wymondham.
- 1.2 As referred to above, the development comprises six dwellings, five of which have been constructed and are occupied. The site is on the eastern side of Spinks Lane with the relatively recently completed Charles Church development to the west, dwellings to the north on Spinks Lane and Norwich Common and the A11 to the south beyond other dwellings on Spinks Lane.

- 1.3 These applications have come about following flooding that took place within the area and elsewhere throughout the County in December 2020. The County Council's investigation into the flooding that took place in this case concluded that there were a number of factors that contributed to the flooding. During contact with the developer in early 2021, it became apparent that the development was not taking place in accordance with the previously approved drainage strategy. Instead, a previous iteration had been implemented. Since then, discussions and meetings have been held with the developer, his engineer and the Lead Local Flood Authority (LLFA) resulting in the latest applications being submitted for an amended drainage strategy.
- 1.4 Since December 2020, the developer has obtained land drainage consents from the LLFA for various culverting and other works to ditches that pass through the site. These ditches include those that run alongside the front boundary and parts of the side boundaries. Filled in culverted ditches also pass through the rear of and behind plots 1 to 5. The culverting works within the ditch that runs alongside the front boundary is complete, the remainder of the works around the site not and are subject to these applications being determined so that if approved, they may sit alongside the land drainage consents.
- 1.5 Land drainage consent has been refused for the filling in of a ditch and the installation of a 150mm diameter perforated pipe at the rear of plot 2 and in the back garden of plots 3 and 4. The LLFA has advised that it is unable to approve retrospective applications for land drainage consent but it does not propose to take enforcement action on this at this time on the grounds that there is no evidence that flood risk will increase as a result of the pipe being installed, that the perforated pipe provides drainage rather than storage and that adequate storage for surface water has been catered for elsewhere within the site.
- 1.6 By way of background, the ditches (existing and those that are currently been filled in) on the site are part of a wider network. Ditches flow into the site from the farmland to the east, pass through the site to the southeast corner of 9 Spinks Lane, then through a mixture of culverts and open ditches, travel north to Norwich Common through the back gardens of other properties along Spinks Lane, passes under Norwich Common via a culvert, then turns east then north again along Downham Grove.

2. Relevant planning history

2.1	2015/1836	Erection of 5 new dwellings and garages with highway improvements.	Approved
2.2	2015/2655	Erection of new dwelling and garage	Refused Allowed on appeal
2.3	2018/0583	Reserved Matters for design, scale, appearance, layout and landscaping following Outline application 2015/1836 - Erection of 5 new dwellings and garages with highway improvements	Approved
2.4	2018/1516	Reserved matters application for access, appearance, landscaping, layout and scale following Outline permission 2015/2655 for erection of dwelling and garage.	Approved
2.5	2019/2534	Erection of dwelling and garage	Approved
2.6	2019/2535	Additional residential garden land to approved housing plots 2, 3 and 4.	Approved

- | | | | |
|-----|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 2.7 | 2020/0179 | Revised house type | Approved |
| 2.8 | 2020/0275 | Amended house types at plots 2 & 3 | Approved |
| 2.9 | 2020/0470 | T3 - Oak, crown reduction to reduce height to approx 15 to 20 metres. T5 - Ash, remove as signs of dieback and replace with Acer Saccharinum. T4 - Oak, crown raise to 4 metres and crown thin by 20%. T8 - Ash, crown reduction to reduce height to approx 10 to 15 metres. T7 - Oak, remove dead wood. T9 - Oak, crown reduction to reduce height to approx 4 to 5 metres. | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
- 3.3 South Norfolk Local Plan Development Management Policies
 DM4.2: Sustainable drainage and water management
 DM4.8: Protection of trees and hedgerows
- 3.4 Wymondham Area Action Plan
 No relevant policies

4. Consultations

4.1 Wymondham Town Council

Comments on application in original form:

Application should be approved subject to approval by SNC's flooding/drainage officer.

Comments following submission of amended drainage strategy:

No views or comments on this application.

4.2 District Councillor Mr P. Holden

Following the flooding in late December 2020, I have serious concerns about how this development will impact the land drainage in Spinks Lane, and the steps currently in place to mitigate any issues caused. So with this in mind and also in the interest of transparency, I would like these concerns to be taken before the Development Management committee at the earliest available opportunity, for their consideration.

4.3 Other representations

Comment on application in original form:

Eight objections received raising the following summarised items:-

- The revised drainage report and management plan are not fit for purpose. Having lived in Spinks Lane for 25 years, we have never known any flooding to occur that could be classed as extreme or cause damage or ingress to property prior to 23 December 2020. Prior to development, this parcel of land acted as a sponge.
- We believe that the new development and lack of adequate drainage systems has caused flooding and will continue to cause flooding to the properties to the north unless the correct action is taken.
- The drainage strategy shows a ditch network that is no longer in existence having been infilled by the developer. There are no calculations included in either the original or this latest drainage strategy regarding the capacity of the land prior to development or anything relating to proposed capacity to reduce the risk of future flooding.
- Request that any culverted works on this development should be in line with LLF guidelines.
- The restricted depth of the on site balancing storage pond relates primarily to the ground coverage of the new properties themselves and not additional storage capacity in compensation for infilling low lying land prior to works on site. Request that any drainage strategy ensures that the capacity of the site is returned to that prior to the development commencing. This means the reconstruction of the original ditches behind plots 2, 3 and 4 and utilising 600mm pipes to culvert the sections across plot 1 and across the access to plot 6.
- The culvert that has been installed from the south east corner of 9 Spinks Lane to the centre of the site has been piped with pipes that are too small a diameter. The pipe that flows to the southeast corner of 9 Spinks Lane has a 600mm diameter but the newly laid pipework on the site is smaller than the pipe that flows behind numbers 7 and 9 Spinks Lane and that has been in place for at least thirty years without any flooding problems.
- Unconsented works have been carried out on site and yet nothing has been done by SNC.
- Drainage from site would appear to be controlled by a single chamber. The BHA report identifies who is responsible for maintaining several important points of the drainage infrastructure. Has anyone advised the new residents? Will the system be OK in 5 years time?
- Silt has been allowed to flow from the site into the surrounding ditch network along with other debris from the site. This has not been controlled and has caused problems in the area.
- We would also add that due to the delays in doing any significant works to improve the drainage situation since the flood in December 2020, the developer is leaving all the surrounding properties at risk of a reoccurrence and that the Council in not placing any enforcement on the developer to complete the drainage is therefore complicit in this and is leaving itself liable to claims should a similar or worse situation occur.
- The culvert that runs under Norwich Common must be maintained in order to allow for free flow. This has not been maintained in the past with any degree of regularity.

Technical Note was also undertaken by BLI Consulting Engineers having commissioned by a neighbour to the application site (summary comments provided below):

The following amendments have been made when compared to the original strategy:-

- The installation of the 375mm diameter culvert has been changed to a 450mm diameter culvert.
- From a visual review of the drawings, it would appear that the volume of attenuation provided within the onsite ditch network has been reduced beyond that of the original strategy and the pre-development condition of the site.
- No calculations have been submitted to support the amendments/strategy.

Based on the above observation the above mitigation proposal is likely to increase downstream flood risk by:

Installing a 450mm diameter culvert which will reduce flow along the downstream ditch network beyond that of the existing 600mm diameter culvert.

With less on-site storage provided, the backing up of water created by a reduced culvert size will be a flood route across the adjacent properties.

Some possible options, to ensure that the proposed development does not increase flood risk to the existing downstream development (subject to further design) could include:

The installation of a 600mm culvert diameter laid at the same gradient as the existing 600mm diameter culvert to ensure the pre-development flow are maintained.

Undertake calculations to ensure the on-site ditch network provides the same volume of storage on a like for like, level for level basis.

Alternatively, undertake catchment wide calculations to determine if the onsite storage provision is sufficient to accommodate the reduction in flow created by the installation of the reduced culvert diameter.

Discussion and Conclusion

It would appear that the onsite amendments to the on-site ditch network, including diversion and culverting would increase flood risk downstream.

Some backfilling of the onsite ditch network which has not been included as part the Drainage Strategy Report may have been undertaken without consent. If this is the case, then this is likely to further increase the risk of downstream flooding.

Comments following the submission of additional information:

Four objections received raising the following summarised items:-

- How is the pipe within Plot 1 to be replaced if the developer no longer owns the plot?
- Concerned at the prospect of the developer leaving the site without completing the necessary work.
- Filled-in ditches should be reinstated.
- Not sure how topographical measurements can be accurate if base levels of the original ditch could not be measured due to the presence of dense vegetation.
- Concerned that the detention tank is not large enough. There is also a problem with its depth when considering the high water table in the area and its proximity to nearby trees.
- Fail to see how original ditch calculations are accurate if they were made after the ditches were filled in.
- All the remedial work are left uncompleted we are at risk of further flooding which as previously noted we are holding both the council and the developer "on notice" for any further damage to our property.
- There would still appear to be no detailed plans as to how the replacement volume for a previous very large ditch in the middle of the original site will function and nothing to identify the proposed volume of new lagoons compared with what was there previously.
- The initial plans identified a ditch behind plots 3 and 4 which would absorb some of the field rainwater. Unfortunately the ditch was filled in.
- The amendments do not go far enough in providing sufficient capacity for storm water storage.
- How can BHA justify a betterment in terms of flood risk when they are unable to provide any capacity figures relating the site prior to the commencement of works?
- Prior to development this piece of land was the conduit for water run-off from 30 hectares of agricultural land to the northeast of Spinks Lane. The works on this development have acted as a plug, restricting flow and forcing the storm water around the site, where it seeks the lowest point, currently running through gardens and homes with horrendous consequences to our family and our neighbours.

- The new statement from BHA indicates that the ditch behind plots 3 and 4 was culverted as part of the works, though no pipe dimensions are shown. We do not believe this to be the case and strongly recommend a site visit by the LLFA is undertaken to ascertain that this whole pipe run exists. We would also like you to note that this infilled ditch area is at the upper end of the ditch network, therefore a culverted pipe, set within what would be the winter water table level, is of no consequence in providing storm water capacity, whereas an open 2 stage ditch will have immediate impact. This ditch should be reinstated.
- SNC added a condition to this planning application stating that, no property was to be occupied until the DSP was fully implemented. This condition was very clearly made, and obviously ignored by the developer. These properties have been sold with unconsented works, which resulted in inflicting untold stress, anxiety and property damage to existing residents and homes. It also means that until this matter is resolved the newly built properties with unconsented works are likely to be in breach of their mortgage and home insurance cover.
- As per the recommendations made by BLI Consulting we urge the LLFA and SNC to request that a 600mm diameter pipe is put in place rather than the previously recommended 450mm pipe as a means to mitigate the un-measured loss of storm water capacity.

Further comments from BLI Consulting Engineers:

It is noted that the client no longer owns the land behind Plots 3 and 4, however this does not provide suitable reason to increase flood risk downstream. The installation of this culvert/slotted pipe has not been formally approved by the LLFA and goes against culvert policy/guidance which is normally only permitted for access purposes. In addition to the above, the size and gradient of the culvert/slotted pipe has not been confirmed. Therefore, the culvert/slotted pipe could be prone to blockage and disrupt the natural flow of water if it was not been constructed to a suitable size and specification.

The infilling of the above ditch will occupy on-site storage even though it is located at the upstream extent of the site. This is on the basis that the bed level of the infilled section of ditch was at circa 46.10m AOD and the lowest top of bank level at the ditch/site outfall was set at circa 47.10m AOD. Therefore providing at least 1.0m depth of storage within this section of ditch network prior to the overtopping of the lowest ditch bank level. In principle, the mitigation put forward to compensate for the loss of on-site storage is sufficient, however, it is recommended that the following points are considered if the strategy is permitted by the LLFA, and the infilling of the ditch remains in place:

The compensation storage should be provided on a level for level and volume for volume basis as the possible rise of the natural ground water table have not been considered as part of the current proposal and detailed volume calculations have not been provided. If the groundwater table rises, the mitigation volume provided at low level will become occupied by groundwater which may not have been the case for the higher storage provision within the infilled ditch network.

An additional volume of storage (betterment) should be discussed and agreed with the LLFA. This should account for the reduction in the outfall culvert adjacent to Plot 1 from 600mm diameter to 450mm diameter. The reduced culvert size will restrict the flow leaving the site and additional on-site storage will be required to ensure adjacent flood risk is not increased (similar to a surface water attenuation system). Alternatively, the 450mm diameter culvert which is not yet constructed to date, could be upgraded to a 600mm diameter culvert, laid at the same gradient as the existing 600mm diameter culvert to ensure the pre-development flows are maintained.

5 Assessment

5.1 The key consideration for this application is whether the latest surface water drainage strategy is acceptable.

5.2 Two drainage strategies have been approved at this site since planning permission was first granted but when having regard to how the site has evolved and the incorporation of plot 6 into drainage arrangements, for clarity, I will only refer to the drainage strategy that includes the site as a whole. That strategy is referred to in planning permission refs 2019/2534, 2020/0179 and 2020/0275. It showed that the surface water would discharge into the ditch network that ultimately exits the site towards its northwest corner via the ditch that passes through Spinks Lane and beyond but in addition to that:-

The installation of a culvert underneath the access into the site from Spinks Lane;
Remodelling of the existing ditches to the rear of plots 3 and 4 and to the side/south of plot 6;
A new ditch being provided at front of plot 6 (behind plot 2) with that ditch being culverted underneath the access serving plot 6. That new ditch would then turn west on the northern side of the access before being culverted with a 375mm pipe through plot 1 to the point at which it meets the 600mm wide culvert that passes through the garden of 9 Spinks Lane to the north;
Total open ditch length will reduce from 53.3m to 43.3m. However, after stone and tanked permeable pavement (see below) was to provide the required level of attenuation storage;
A hydrobrake adjacent to the culverted access to plot 6 that restricts flows to 0.7 litres per second (natural greenfield run off rate);
Rainwater from plots the dwellings at 1, 5 and 6 and fronts of the dwellings at plots 2, 3 and 4 will discharge to permeable paving which will be lined (tanked) to act as an attenuation structure;
Rainwater at the rear of the dwellings at plots 2, 3 and 4 to discharge to filter trenches.

5.3 The drainage strategy that is currently under consideration shows:-

The installation of two 375mm pipes underneath the access into the site from Spinks Lane. This benefits from land drainage consent.
Extending the culvert along the front ditch adjacent to the dwelling at plot 5;
Provision of a ditch either side of the access to plot 6, under which will pass two 375mm pipes;
The provision of a detention basin behind plot 6 to provide flood mitigation following the filling-in of the ditch in the back gardens of plots 3 and 4. This will be connected to the ditch on the northern side of the access. To the rear of plot 6 the ditch will be culverted with a 450mm pipe that will run through plot 1 to the point at which it meets the 600mm culverted ditch that passes through the back garden of 9 Spinks Lane to the north;
Connection of the detention basin to the ditch to the north via a private stone filled filter trench;
Installation of a hydrobrake underneath the proposed access to plot 6 that restricts flows to 0.7 litres per second (natural greenfield run off rate);
Rainwater from plots the dwellings at 1, 5 and 6 and fronts of the dwellings at plots 2, 3 and 4 will discharge to permeable paving which will be lined (tanked) to act as an attenuation structure;
Rainwater at the rear of the dwellings at plots 2, 3 and 4 to discharge to filter trenches;
When taking account of ditch volumes lost and gained and the volume of the detention basin, a betterment of 29.75m³ can be achieved.

Given the history of the site, the County Council's investigation into the flooding that took place in December 2020 and the LLFA's involvement in applications for land drainage consent, advice has been sought from the LLFA on the drainage strategy. Following the submission of the application, it requested the submission of further information for consideration. This was duly provided by the developer and his engineer and following this, the LLFA did not require the submission of any further information to address any outstanding issues but it did require the filled in ditch behind plot 2 and in the gardens of plots 3 and 4 to be re-opened. However, following a meeting with the developer and his engineer at the beginning of January, while refusing the application for land drainage consent that had been submitted for this work as it is unable to approve retrospective applications, the LLFA does not plan to take enforcement action

at this time as it considers that adequate storage is being made available elsewhere around the site. Following this and the LLFA's previous advice, the drainage strategy is deemed to be acceptable and is a suitable alternative to the previously approved version. In this regard, the applications comply with Policy 1 of the JCS and Policy DM4.2 of the SNLP.

- 5.5 Neighbouring residents have set out they would like to see the installation of a 600mm pipe instead of a 450mm pipe to connect to the existing 600mm culvert that passes through 9 Spinks Lane. This has been raised with the LLFA but it has not recommended or required the installation of such a pipe. At a meeting with occupants of two properties that I attended during the summer, the LLFA recognised that the desire from the residents for a pipe of such a size but considered that a 450mm pipe would contribute towards acting as a "handbrake" on flows as they continue through the network to the north rather than flows accumulating at a single pinch point further up the network.
- 5.6 I am mindful of the concerns that have been raised by nearby residents, some of whom have sought independent advice from an engineer on the drainage strategy. There is a degree of professional disagreement between the developer's engineer and the neighbour's engineer. For my part, having sought the LLFA's advice on these applications and drawing its attention to comments received throughout the application, when noting its ultimate position, similar to the above, I am satisfied the drainage strategy is a suitable alternative to that which was previously approved.
- 5.7 Plots 1 to 5 are all occupied but the work that is necessary to implement the drainage strategy falls within those area under the control of the developer, within plot 1. The developer has advised that he is contractually able to install the replacement pipework at plot 1 but failing that, responsibility will fall upon the owner of plot 6. It is understood that developer wishes to complete the site by the end of the year but in view of plot 6 not yet being substantially occupied and the garage at plot 6 being partly constructed, it is unreasonable to impose a condition that requires the drainage strategy to be completed within six months of the date of this decision. As is now practice at the Council, it is also reasonable and necessary to impose a condition that requires the submission of a verification report by the developer to confirm that the work has taken place in accordance with the approved details. Other conditions have been reviewed and will be updated and carried forward where necessary.

Other matters

- 5.8 Comment has been made about encroachment of the detention lagoon into the root protection area of surrounding trees. That comment is correct - the lagoon and new ditch from the access serving plot 6 to the rear of plot 1 will encroach into root protection areas of an Ash and an Oak tree, both of which are the subject of a Tree Preservation Order that includes other trees around the site. It is evident that there is a need to balance out the potential impacts arising from this work against the need to provide an achievable drainage solution. The Oak is the larger tree and the bank of the lagoon will grade at a shallow angle for 2.5m to the centre, where the depth will be 75cm. A new ditch will skirt the southern edge of the root protection area. Taking account of the extent of works and with a condition that requires details of the construction of the lagoon to be submitted for approval, I consider that the impact on these trees will not be significantly detrimental enough to warrant refusal of the applications and that they comply with Policy DM4.8 of the SNLP.
- 5.9 The applications are not liable for the Community Infrastructure Levy as no new floor space is being created.

Conclusion

5.10 In summary, the drainage strategy is considered to be an acceptable alternative to the previously approved strategy and the applications are therefore recommended for approval.

Recommendation : Approval with Conditions
2021/1659

- 1 Implementation of SWD strategy
- 2 Surface water drainage - verification

Recommendation : Approval with Conditions
2021/1660

- 1 Implementation of SWD strategy
- 2 Surface water drainage - verification

Recommendation : Approval with Conditions
2021/1661

- 1 Implementation of SWD strategy
- 2 Surface water drainage - verification

Recommendation : Approval with Conditions
2021/1662

- 1 In accordance with submitted drawings
- 2 Slab levels
- 3 Implementation of SWD strategy
- 4 Surface water drainage - verification
- 5 External materials
- 6 Boundary treatments
- 7 Details of construction of detention lagoon to be submitted for approval
- 8 Tree protection
- 9 Provision of parking area
- 10 No trees or hedge to be removed
- 11 Water efficiency

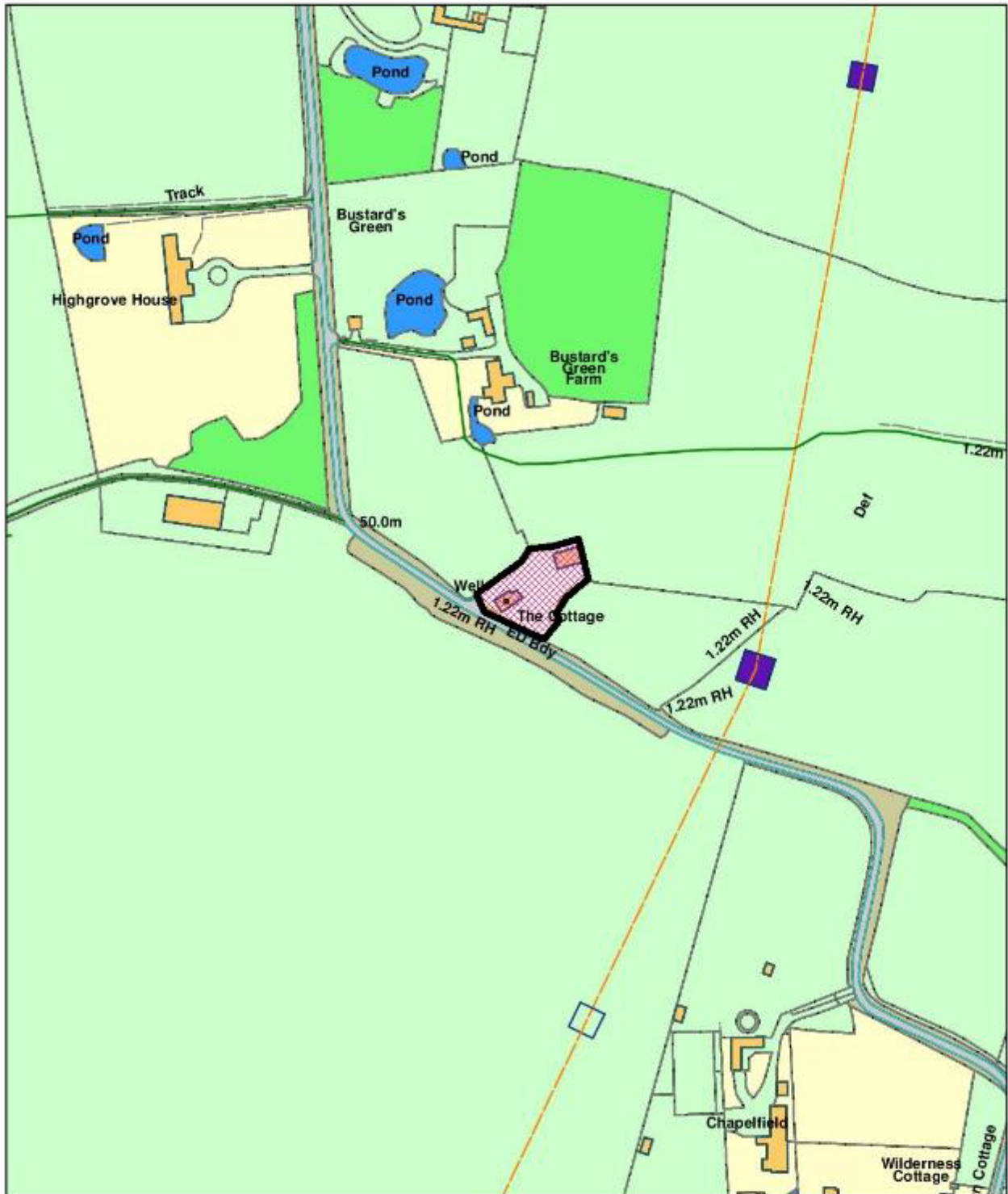
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Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 9 March 2022

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 sent 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 stating that they continue to support the application</p>	63
Item 7 2021/0743	<p>Amended 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

Application 5

2021/2524



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

5. Application No : 2021/2524/F
Parish : FORNCETT

Applicant's Name: Mrs J Cowan
Site Address The Cottage Bustards Green Forncett St. Peter NR16 1JE
Proposal Convert boat shed to Annex.

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 site consists of a two-storey cottage style dwelling situated to the front of the site and a detached building named as the boat shed positioned to the rear of the site on the eastern boundary. The property is located in the open countryside with fields on three boundaries and the highway to the southwest.
- 1.2 The proposal is to raise the roof height of the existing boat shed to accommodate a two bedroomed two storey annexe with two en-suite bathrooms and a kitchen/dining/living area.

2. Relevant planning history

- 2.1 No relevant history

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 05 : Delivering a sufficient supply of homes
NPPF 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)
Policy 2 : Promoting good design
Policy 4 : Housing delivery
Policy 20 : Implementation
- 3.3 South Norfolk Local Plan Development Management Policies
DM1.3
DM2.10 : Conversion and re-use of buildings in the Countryside for non-agricultural use
DM3.6 : House extensions and replacement dwellings in the Countryside
DM3.7 : Residential annexes
DM3.8 : Design Principles applying to all development
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM4.5 : Landscape character and river valleys

4. Consultations

- 4.1 Forncett St. Peter Parish Council

No comments received

4.2 District Councillor Barry Duffin

To Committee. This is a suitable reuse of an existing building in the open countryside.

4.3 SNC Water Management Officer

No comments received

4.4 NCC Highways

No highway objections

1.5 Other representations

One letter of support received.

5. Assessment

Key considerations

- 5.1 Key considerations include whether the proposal accords with the Council's policies on annexes, consideration of the proposal as a conversion of an existing building, the design and impact of the scheme on the surrounding area, and access and parking.

Principle

- 5.2 The principle of the provision of annexe accommodation is provided through Development Management Policy DM3.7. This policy is supportive of annexes subject to its position and relationship with the main dwelling and assessment against other relevant development management policies. The design, scale and impact on the surrounding area of the building is also assessed against Policies DM3.6 and DM2.10.
- 5.3 Policy DM3.7 requires that annexes are designed so that the dwelling unit as a whole provides genuinely flexible accommodation that can be adapted and re-adapted to meet the changing needs of an extended family over time. This should include the option of absorbing the annexe back into the main dwelling accommodation, if necessary, by the same or future occupiers.
- 5.4 The amount of accommodation within the proposed building is considered to be excessive to be considered an annexe and instead would function more as a two bedroom property. Furthermore, the distance between the main dwelling and the proposed annexe does not provide a close spatial relationship with subsequent potential for a proposal in the future to sever the annexe from the main dwelling.
- 5.5 The applicant has noted personal reasons for the size of the proposed annexe. It is accepted that there can sometimes be a need for a second bedroom within annexes to meet care needs. However given the size of the existing building it is considered that this could be provided within the existing building without needing to raise the height of the building to accommodate a second storey.
- 5.6 Taking account of the above, it is considered that the proposal conflicts with policy DM3.7 of the Local Plan.

Conversion of the Building

- 5.7 As the scheme involves the conversion of an existing building, consideration should also be given to whether it could be considered under Policy DM2.10. This states that the change of use and conversion of buildings in the countryside will be supported where the following requirements are met:

- a) *The proposed development should not result in the loss of a farm building suitable for continued agricultural use and which, if its alternative use is permitted, would be likely to result in the construction of a replacement agricultural building;*
- b) *The building(s) to be re-used should be standing and of adequate external dimensions to accommodate the proposed use, without the need for the erection of major extensions and additional outbuildings and / or significant changes in materials and appearance that would have a serious adverse impact on the rural characteristics of the original building;*
- c) *The development (including associated use of external space and change of use of land) is sympathetic to the setting; and*
- d) *Any proposed commercial use (including leisure or retail sales content) should not have an adverse impact or give rise to the dispersal of activity on such a scale as to prejudice the vitality and viability of local rural towns and villages.*

The conversion of buildings in the Countryside for residential use (Class C3) will only be supported where all the above criteria are satisfied and there is compelling evidence submitted that the building(s):

- e) *Cannot be practically or viably converted for Employment Uses; and*
- f) *It is a historic and traditionally constructed building worthy of protection and the proposals will enhance the building and / or the setting of other nearby buildings in the Countryside.*

- 5.8 The building is not part of an agricultural holding and is located in the domestic curtilage of the main dwelling. It therefore accords with part (a).
- 5.9 There has been no evidence provided to confirm that any marketing has been carried out on the building. However due to the location of the building any use as a commercial property could have an impact on the residential amenity of the main property. The proposal therefore accords with part (e).
- 5.10 With regard to the construction of the building it is not of historic value and there are significant alterations to the external dimensions of the original building to accommodate the proposed annexe. The proposal therefore does not accord with parts (b) and (f) of Policy DM2.10.

Design

- 5.11 Given the concerns set out above about the excessive size of the annexe, the level of accommodation being provided and its position and relationship with the existing dwelling, it cannot be said that the annexe has been designed to the highest possible standards and that it has been designed such that it will have a satisfactory relationship with structures and spaces within the site. As such, the application is contrary to Policy 2 of the JCS and Policy DM3.8(4, a) of the SNLP.
- 5.12 Beyond the site, landscape impacts will be limited and there are no neighbours in close proximity who would be significantly affected. In these respects, the application complies with Policies DM3.13 and DM4.5 of the SNLP.

Access and Parking

- 5.13 The proposed annexe will use the existing access onto the public highway and the same driveway in which there is sufficient space for parking for the proposed annexe. Norfolk County Council's Highways Officer has been consulted with regard to the proposal and raises no objections. As such the proposal is considered to accord with policies DM3.11 and DM3.12 of the Local Plan.

Potential Impacts on Habitats Sites

- 5.14 On 16 March 2022, the Chief Planner at the Department for Levelling Up, Housing & Communities wrote to Chief Planning Officers regarding nutrient pollution, which is having an adverse effect on some rivers and waterbodies in the catchments of Habitats Sites. The application site is within the catchments area for the Broads Special Area of Conservation and insufficient information has been submitted to enable the Local Planning Authority to undertake a Habitat Regulation Assessment to assess the impact of the proposal on protected sites under Regulation 63 of the Habitat Regulations. It is recognised that the applicant has not been able to address this but in view of the in-principle concerns that this application raises and that are considered elsewhere in this report, it would be unreasonable for the Council to require the applicant to go to the unnecessary expense of addressing this matter as the development will still not be acceptable.

Other Issues

- 5.15 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.
- 5.16 This application is liable for Community Infrastructure Levy (CIL)

Conclusion

- 5.17 For the reasons set out above the application is considered to be unacceptable and does not accord with Policy 2 of the JCS and Policies DM2.10, DM3.7 and DM3.8 of the SNLP.

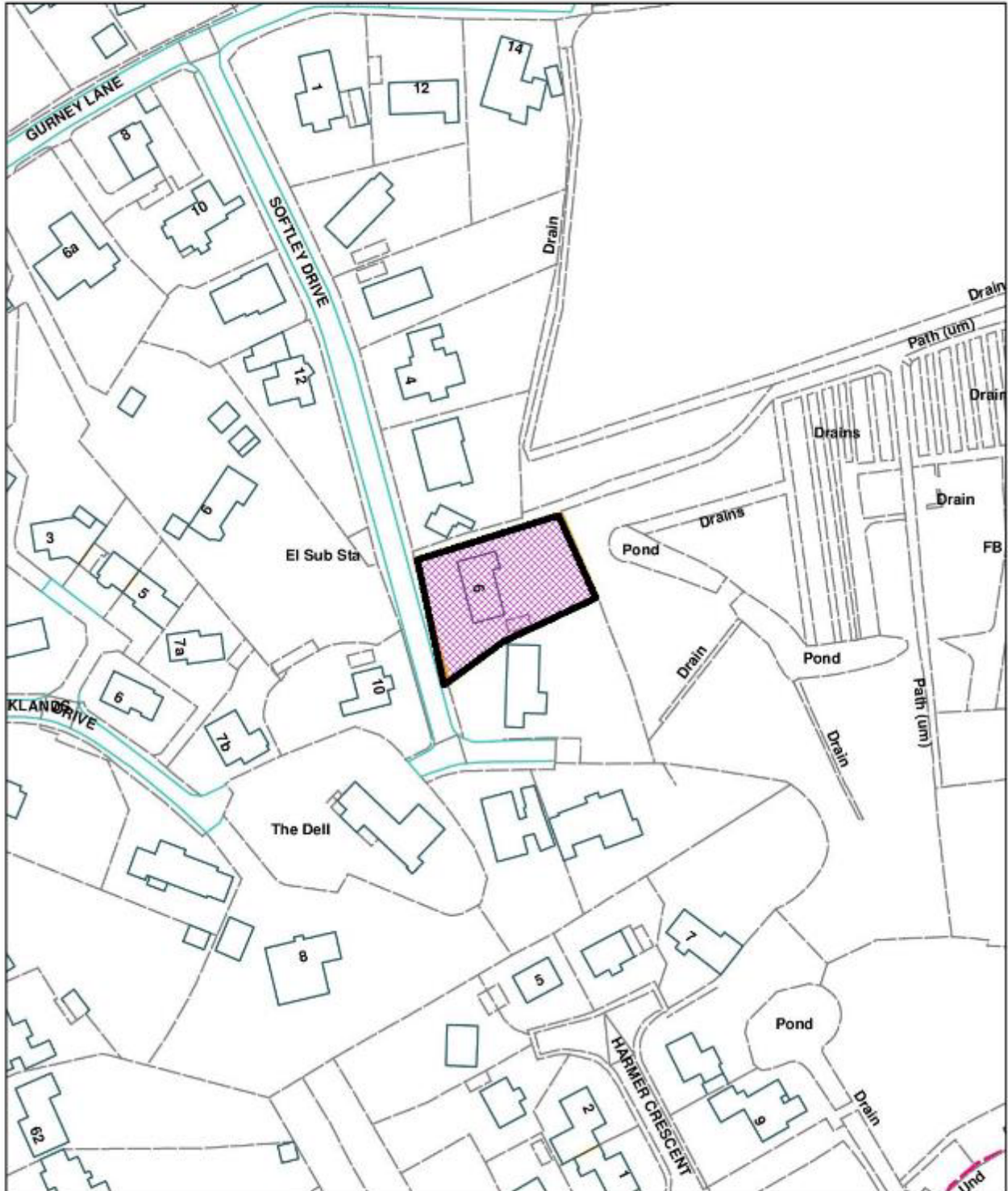
Recommendation: Refusal

Reasons for Refusal

1. By virtue of the size of the proposed annexe, the level of accommodation and its position and relationship to the main dwelling, the application will conflict with the aims of Policy DM3.7 of the South Norfolk Local Plan Development Management Policies Document.
2. The scope of the works associated with providing the annexe proposes significant changes to the external dimensions of the existing building. The existing building is not of adequate external dimensions to accommodate the proposed use and neither is it considered to be of historic value. The application is contrary to Policy DM2.10(b and f) of the South Norfolk Local Plan Development Management Policies Document.
3. Given the concerns regarding the size of the annexe, the level of accommodation being provided and its position and relationship with the existing dwelling, it is considered that the annexe has not been designed to the highest possible standards and that it has not been designed such that it will have a satisfactory relationship with structures and spaces within the site. As such, the application is contrary to Policy 2 of the Joint Core Strategy and Policy DM3.8(4, a) of the South Norfolk Local Plan Development Management Policies Document.

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2021/2623



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

6. Application No : 2021/2623/F
Parish : CRINGLEFORD

Applicant's Name: FengYing He
Site Address 6 Softley Drive, Cringleford, NR4 7SE
Proposal Erection of replacement dwelling

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 is seeking planning permission for the erection of a replacement dwelling.
- 1.2 Householder planning permission was granted for alterations to the existing property, including the raising of the roof. A subsequent householder application was received proposing a revised scheme however due to the level of works which were started on site, the latter householder application was withdrawn and herewith this full application submitted.
- 1.3 The application site sits within the development boundary of Cringleford. Softley Drive is a small cul-de-sac, extending southwards from Gurney Lane. The eastern side of the cul-de-sac features a collection of bungalows with a more varied collection of properties on its western side.

2. Relevant planning history

- | | | | |
|-----|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 2.1 | 2021/0385 | Addition of a first floor to dwelling. First floor windows only to front and rear, roof and tiles as existing, brickwork to match, replacement of existing timber cladding panels with matching brickwork. | Refused |
| 2.2 | 2021/1456 | Proposed side and rear extensions, raising of roof, with internal alterations to dwelling. | Approved |
| 2.3 | 2021/2029 | Proposed side and rear extensions, raising of roof, with internal alterations to dwelling (re-submission of approved 2021/1456) | Withdrawn |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 12 : Achieving well-designed places

- 3.2 Joint Core Strategy (JCS)
Policy 2 : Promoting good design
- 3.3 South Norfolk Local Plan Development Management Policies
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

- 3.4 Cringleford Neighbourhood Plan
No relevant policies

4. Consultations

- 4.1 Cringleford Parish Council

Consultation 1:

Object -

- Incorrect application form / description of proposal
- Design / raising the ground level across much of the site, will have a detrimental effect on the amenity of the neighbouring properties by exacerbating flood risk
- Concerns over contamination of the land
- Request for condition to prohibit the property becoming an HMO

Consultation 2:

Object –

- Flood risk
- Raised level of house could lead to flooding of neighbouring properties.
- Concerns of asbestos on site

- 4.2 District Councillors

Cllr. William Kemp and Cllr. Daniel Elmer:

Call-in the application to be considered by Planning Committee to allow the committee to consider the design/impact on the street scene and wider character of the area (in particular the changes of levels, to consider the amenity issues raised by this application and also the surface water flooding and sewage impacts that this development will have on an area which already suffers from surface water and sewage flooding.

- 4.3 NCC Highways

Should your Authority be minded to approve the application I would be grateful for the inclusion of the following condition on any consent notice issued;- SHC 21

- 4.4 Environment Agency

Having looked at the application, it would seem that the development within the site is sequentially sited and thus covered by Local Flood risk standing advice - note 8 of the attached. As far as the land raising is concerned if this is all in flood zone 1 – we would have no comments. This does not appear clear from the application website, so if the land raising is across the site please come back to us and we will provide further comments.

4.5 Other Representations

Nine letters of objection have been received raising the following concerns (summarised):

- Overdevelopment and out of character
- Concerns that proposal (in particular, raising of ground levels on site) will exacerbate existing drainage, sewerage and flooding issues on / around the site and negatively impact on neighbours
- Concerns over general state of site (Health and Safety risks).
- Concerns over possible land contamination
- Overlooking and loss of privacy (largely from raised ground levels)
- Concern over intended use of the property

5 Assessment

Key considerations

- 5.1 The key considerations are design, impact on the street scene, impact on residential amenity, highways, and flood risk.

Principle

- 5.2 The principle of the replacement of an existing dwelling is guided by DM Policy 3.5 to be located within a development boundary. This site is within the development boundary for Cringleford and therefore is acceptable in principle subject to assessment of the relevant criteria and other relevant development management policies.

Design and impact on street scene

- 5.3 Part a) of DM Policy 3.5, Joint Core Strategy Policy 2, and DM Policy 3.8 all promote good design. The proposal is to create a detached, 5 bedroomed bungalow on the site. Originally, the site featured a 3 bedroomed bungalow with householder planning permission being granted in 2021 for alterations and extensions (including the raising of the roof) to form a 5 bedroomed property. As mentioned above, a subsequent householder application was received proposing a revised scheme however due to the level of works which were started on site, the latter householder application was withdrawn and herewith this full application submitted.
- 5.4 Objections have been received mentioning concerns over the proposal, stating that it will represent a form of overdevelopment and appear out of character.
- 5.5 In considering these comments and with reference to the design; the scale, form, choice of materials and overall design details are all considered appropriate. The proposed materials (simple red brick and elements of render to external walls with and dark flat tiles to the roof) seek to promote a cohesive scheme with materials which will look archetypal in their appearance. It is worth noting that a condition has been included so that the exact material specification can be agreed prior to construction.
- 5.6 The proposal will be visible within the street scene due to the nature of it being a replacement dwelling. It is not considered that the impact of the new roof height will have a significant impact on the surrounding area due to the distance between properties and the mix of dwelling types present in the locality. Moreover, the neighbour to the north is in a slightly elevated position and the neighbour to the south sits at an angle, therefore considering these factors, I do not consider the proposal will appear out of character. The layout of the proposed dwelling is broadly generic in so much that the main access is centrally located on the principal elevation and a central lobby area is proposed serving access to most of the rooms. The bedrooms and bathrooms

are clustered on the northern side of the and the living accommodation to the other. It is worth noting that the internal layout has been subject to significant revisions and the proposal for the garage has reverted to its original location. This design element is a significant improvement in terms of the design of the dwelling and is likely to cause far less impact on the street scene than the previously approved design.

- 5.7 As such, I consider the proposal accords with Part a) of DM Policy 3.5 of the SNLP.

Amenity

- 5.8 Part b) of DM Policy 3.5 and DM Policy 3.13 relate to the protection of the amenity of neighbouring uses.
- 5.9 Objections have been received mentioning concerns over the proposal, stating that the proposal will afford overlooking into neighbouring properties, due to the raised floor levels.
- 5.10 Although the roof height of the property is being raised, in comparison to the original dwelling, it will be no taller than previously approved under application 2021/1456. Moreover, it is not considered that the increase will cause any significant impact on the residential amenity of the neighbouring properties through overshadowing due to the space remaining between the properties.
- 5.11 Originally, the floor levels of the dwelling were proposed to be raised quite significantly but this has subsequently been reduced. This proposed increase, when considered in relation to the level changes between the application site and its neighbours, is not deemed to be significant enough to warrant a refusal. Moreover, all the new side windows are at ground floor level, and many will feature obscured glazing. A condition has been included to this effect and identifies the specific windows. Lastly, the outbuildings (over the boundary at number 5) coupled with the actual boundary treatments and distance between the properties satisfies me that the proposal is not considered likely to cause a significant adverse effect on the residential amenity of the neighbouring properties.
- 5.12 Part c) and Part e) of DM Policy 3.5 and DM Policy 3.13 relate to the amenity of the new dwelling and its future occupiers. Broadly due to the site of the plot, the proposal can clearly demonstrate that it can provide private amenity and utility space.
- 5.13 As such, I consider the proposal accords with Part b), c) and e) of DM Policy 3.5 and DM Policy 3.13 of the SNLP.

Highway Safety

- 5.14 Part d) of DM Policy 3.5 relates to adequate access and parking and DM Policies 3.11 and 3.12 relate to highway safety and parking. These all seek to ensure that proposals do not affect the satisfactory functioning of the highway and that there is sufficient parking provision.
- 5.15 The property benefits from an ample plot size and will retain the current driveway and garage that served the original dwelling. Whilst the proposal is increasing its footprint, and in the number of bedrooms, these changes are largely to the rear of the site and therefore will not impinge on the frontage. Considering these elements, I am satisfied that the proposal will not adversely impact the provision of parking or turning at the property. It is worth noting that NCC Highways had no objections to the proposal, subject to the standard conditions being applied.
- 5.16 In summary, I consider the proposal accords with Part d) of DM policy 3.5 and policies DM Policy 3.11 and DM Policy 3.12 of the SNLP.

Drainage / Flood risk

- 5.17 Policy DM4.2 considers drainage, flooding and water management. The lower end of the site is in Flood Zones 2 and 3 and there are elements of surface water flood risk close to, but outside of the site. Objections have referenced this risk in relation to how the proposal may impact/exacerbate the risk of flooding on and around of the site and concerns that the existing services (drains and sewers) will not cope.
- 5.18 The proposed dwelling is located wholly outside of flood zones 2 and 3 and as such there is no specific flood concern in this respect. Notwithstanding this, the area to the rear that has been raised up, does sit within flood zone 2 and therefore requires attention. With this in mind the applicant has agreed to reduce the land level back down, and a condition for the imported material to be removed has been included. It is also worth noting that a condition has been included to ensure the floor level of the dwelling sits no lower than the original to ensure the risk to the dwelling is not increased.
- 5.19 With regards to the provision for surface water drainage, it is noted that the areas around the site are at risk. A plan has been submitted with an acceptable proposal and a condition added to ensure that adequate surface water drainage measures are put in place to mitigate any potential impact of this proposal. This proposal accords with SuDS guidance.
- 5.20 With regards to the provision for foul drainage, again, a plan has been submitted with an acceptable proposal to connect to the main sewer, as the original property was, and a condition added to ensure that these measures are put in place to facilitate the proposal.
- 5.21 It is worth noting again that the concerns raised about the number of facilities connecting to the sewer is not a consideration for planning but will be assessed at building regulations stage. It is Anglian Water's responsibility to ensure infrastructure can serve the dwellings it is connected to.
- 5.22 As such it is considered that the proposal accords with the aims of DM Policy 4.2 of the SNLP.

Other Issues

- 5.23 Other objections have been put forward (listed below) and whilst acknowledged, they are not considered to have any material planning weight.
- 5.24 Concerns over the property becoming a house in multiple occupation (HMO). For the dwelling to become an HMO, it would need the appropriate planning permission. This has not been proposed under this application and therefore this application is determined on its own merits.
- 5.25 Concerns over possible contamination of the land due to the materials brought onto site to increase the garden level. In assessing the proposal with the aims of policy DM3.14 of the SNLP, a contamination condition has been added to ensure that in the event of any contamination identified, all development must cease and be dealt with accordingly before work can recommence.
- 5.26 Concerns over the general state of site (Health and Safety risks). These matters would be dealt with under separate Health and Safety legislation.

- 5.27 Natural England has recently reviewed its advice on the impact of nutrients on Habitats Sites which are already in unfavourable condition due to nitrates and phosphates. Within Norfolk, the catchment area for the Broads and the River Wensum have been identified as areas that are already in an unfavourable condition and as such it will be necessary to undertake a HRA for applications in these areas. This application site is within the catchment area, however as a replacement dwelling, there is no net increase in dwellings associated with this application thereby enabling a conclusion that it demonstrates nutrient neutrality and accords with the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended).
- 5.28 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.
- 5.29 This application is liable for Community Infrastructure Levy (CIL).

Conclusion

- 5.30 Based on the reasons set out above the application is considered to be acceptable and in accordance with Policies DM3.5, DM3.8, DM3.11, DM3.12, DM3.13, DM3.14 and DM4.2 of the South Norfolk Local Plan Development Management Policies. I have therefore made the following recommendation:

Recommendation: Approval with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 External materials to be agreed
- 3 Windows to be obscure glazed
- 4 Contaminated land during construction
- 5 Imported material to be removed
- 6 No PD for Classes AB&C
- 7 SHC21 Provision of parking, service
- 8 Surface water (in accordance with plan)
- 9 Foul drainage to main sewer
- 10 Floor levels (in accordance with plan)
- 11 New water efficiency

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Item 7: Planning Appeals**Appeals received from 24 March 2022 to 21 April 2022**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2021/1846	Bunwell Land to the rear of 75 Bunwell Street Bunwell Norfolk	Ms S Dinneen	Full Planning Permission for Erection of Dwelling with Associated Works, Including; Provision of Access, Parking and Landscaping	Delegated	Refusal

Planning Appeals**Appeals decisions from 24 March 2022 to 21 April 2022**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2021/0372	Chedgrave Land adjacent to Wayside Pits Lane Chedgrave Norfolk	Miss Mirella McGee	Erection of a single storey dwelling.	Delegated	Refusal	Appeal Allowed
2020/0945	Bressingham & Fersfield Land south of Lodge Lane Bressingham Norfolk	Mr Jeremy Payne	Erection of three bedroom bungalow.	Delegated	Refusal	Appeal dismissed
2021/0663	Scole Waveney House Bungay Road Scole IP21 4DX	Mrs Teresa Griffin	Conversion and extension to existing garage to form holiday let.	Delegated	Refusal	Appeal Allowed