

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 4 May 2022 at 10am.

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

Officers in Attendance: The Assistant Director of Planning (H Mellors), the Principal Planning Officer (P Kerrison) and the Planning Officer (D Sutcliffe)

4 members of the public were also in attendance

607 DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

Application	Parish	Councillor	Declaration
2021/2524/F (Item 5)	FORNCETT	B Duffin	Local Planning Code of Practice Cllr Duffin declared that he was predetermined and stepped down from the committee
2021/2623/F (Item 6)	CRINGLEFORD	D Bills	Other interest Country Councillor Covering Cringleford

608 MINUTES

The minutes of the meeting of the Development Management Committee held on 6 April 2022 were confirmed as a correct record.

609 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
2021/2524/F (Item 5)	FORNCETT	J Cowan – Applicant M Thompson – Agent B Duffin – Local Member
2021/2623/F (Item 6)	CRINGLEFORD	T Wang – Parish Council P Richmond – Objector

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.

610 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 11:30am)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 4 May 2022

Item	Updates	Page No
1	Following receipt of further correspondence on behalf of neighbouring properties and to allow this to be reviewed by officers and the Lead Local Flood Authority, this application has been deferred from the agenda.	
2	See above.	
3	See above.	
4	See above.	
5	<p>The application proposes new overnight accommodation and following on from paragraph 5.14 of the Committee report, a fourth reason for refusal is proposed:-</p> <p>The proposal is within the catchment area of the Broads Special Area of Conservation. Insufficient information has been submitted to enable the Local Planning Authority to undertake a Habitat Regulations Assessment to assess the potential nutrient impact(s) of the proposal on protected sites under Regulation 63 of the Habitats Regulations.</p>	38
6	<p>1 additional neighbour comment with concerns over:</p> <ul style="list-style-type: none"> -Plans being unable to satisfy building control due to 'inadequate' construction so far. - Future implications with subsidence and insurance. -Overlooking -Flooding and water run off <p>Officer Observations:</p> <ul style="list-style-type: none"> - The Building Regulations sit separately from planning and any granting of planning permission does not negate the need to gain building regs approval - As highlighted previously building regulations approval will be required regardless of any planning approval. Any subsequent insurance related issues are not 	43

	<p>considered to represent a reason to refuse this planning application.</p> <ul style="list-style-type: none"> - Overlooking and flooding/run off issues are already addressed in the assessment section of the report. 	
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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.

Other Applications

- | | | | |
|-----------|------------------|----------|--|
| 1. | Appl. 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 |
| | Decision | : | DEFERRED |

- | | | | |
|-----------|------------------|----------|--|
| 2. | Appl. 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 |
| | Decision | : | DEFERRED |

- | | | | |
|-----------|------------------|----------|--|
| 3. | Appl. 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 |
| | Decision | : | DEFERRED |

4. **Appl. 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)

Decision : **DEFERRED**
5. **Appl. 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

Decision : Members voted 7-0 with one abstention for Approval (contrary to the officer's recommendation of refusal which was lost 3-5)

Approved with Conditions

- 1 Time Limit
- 2 In Accordance with Drawings
- 3 Annex
- 4 No PD for Boundary treatment

Reasons for overturning officers' recommendation

The design and scale are acceptable, as is the use as an annex/conversion due to justification of proposed use and need; including the second bedroom for the 24 hour care requirements of the individuals.

6. **Appl. No** : **2021/2623/F**
 Parish : **CRINGLEFORD**
 Applicant's Name : FengYing He
 Site Address : 6 Softley Drive, Cringleford, NR4 7SE
 Proposal : Erection of replacement dwelling
 Decision : Members voted 8-1 for **Approval**

Approved with conditions

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