

Development Management Committee

Agenda

Members of the Development Management Committee:

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

Date & Time:

Wednesday 1 June 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 **Friday 27 May 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 **Friday 27 May 2022**.

GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT

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

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

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

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

THEREFORE, we will:

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

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

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

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

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

AGENDA

1. To report apologies for absence and to identify substitute members;
2. To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972; [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]
3. To receive Declarations of interest from Members;
(Please see guidance form and flow chart attached – page 8)
4. Minutes of the Meeting of the Development Management Committee held on Wednesday, 4 May 2022;
(attached – page 9)
5. Planning Applications and Other Development Control Matters;
(attached – page 16)

To consider the items as listed below:

Item No.	Planning RefNo.	Parish	Site Address	Page No.
1	2021/2784/F	NEWTON FLOTMAN	Land South West of Alan Avenue Newton Flotman Norfolk	16

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 32)

8. Date of next scheduled meeting- Wednesday 29 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

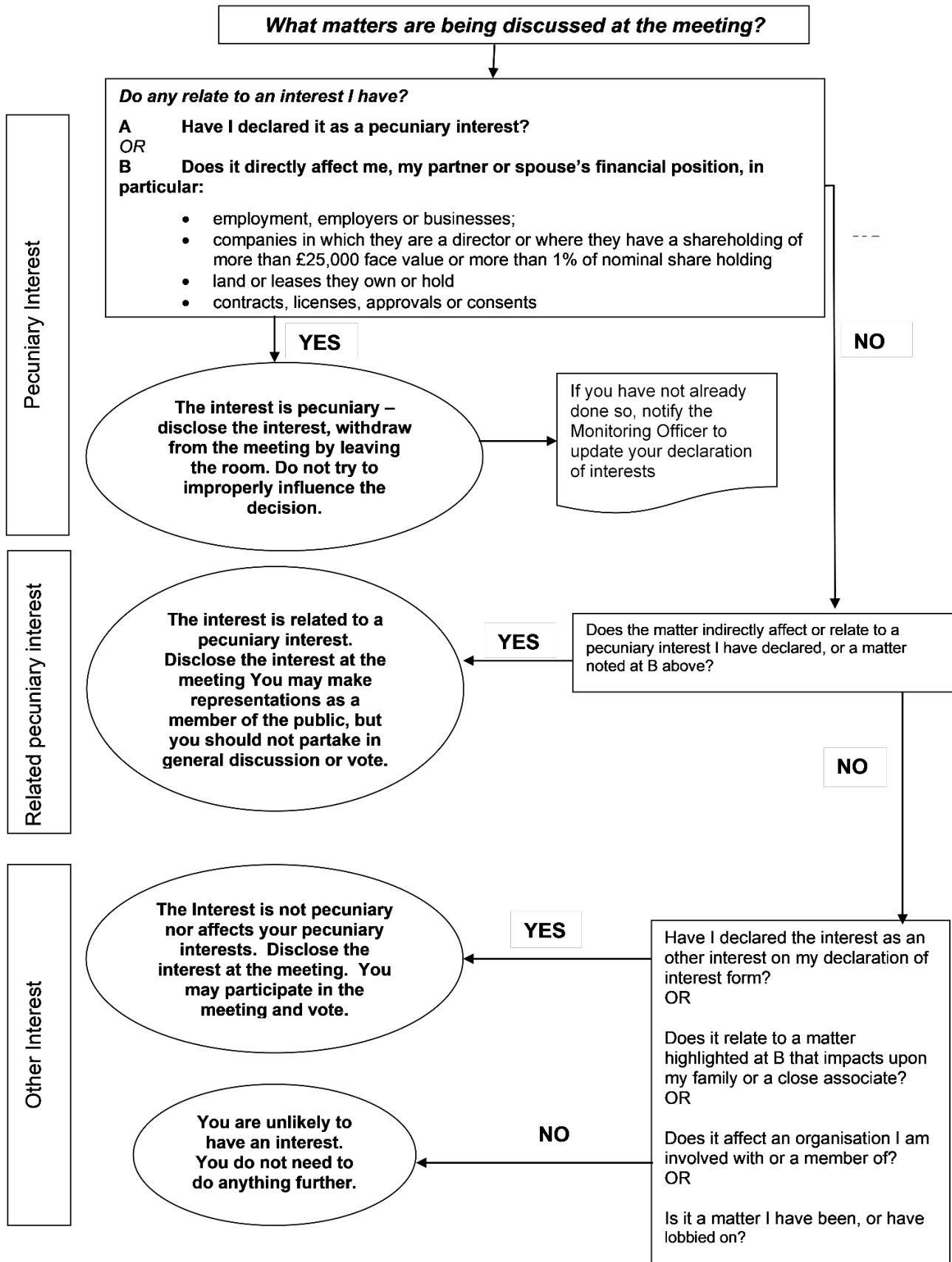
When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda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

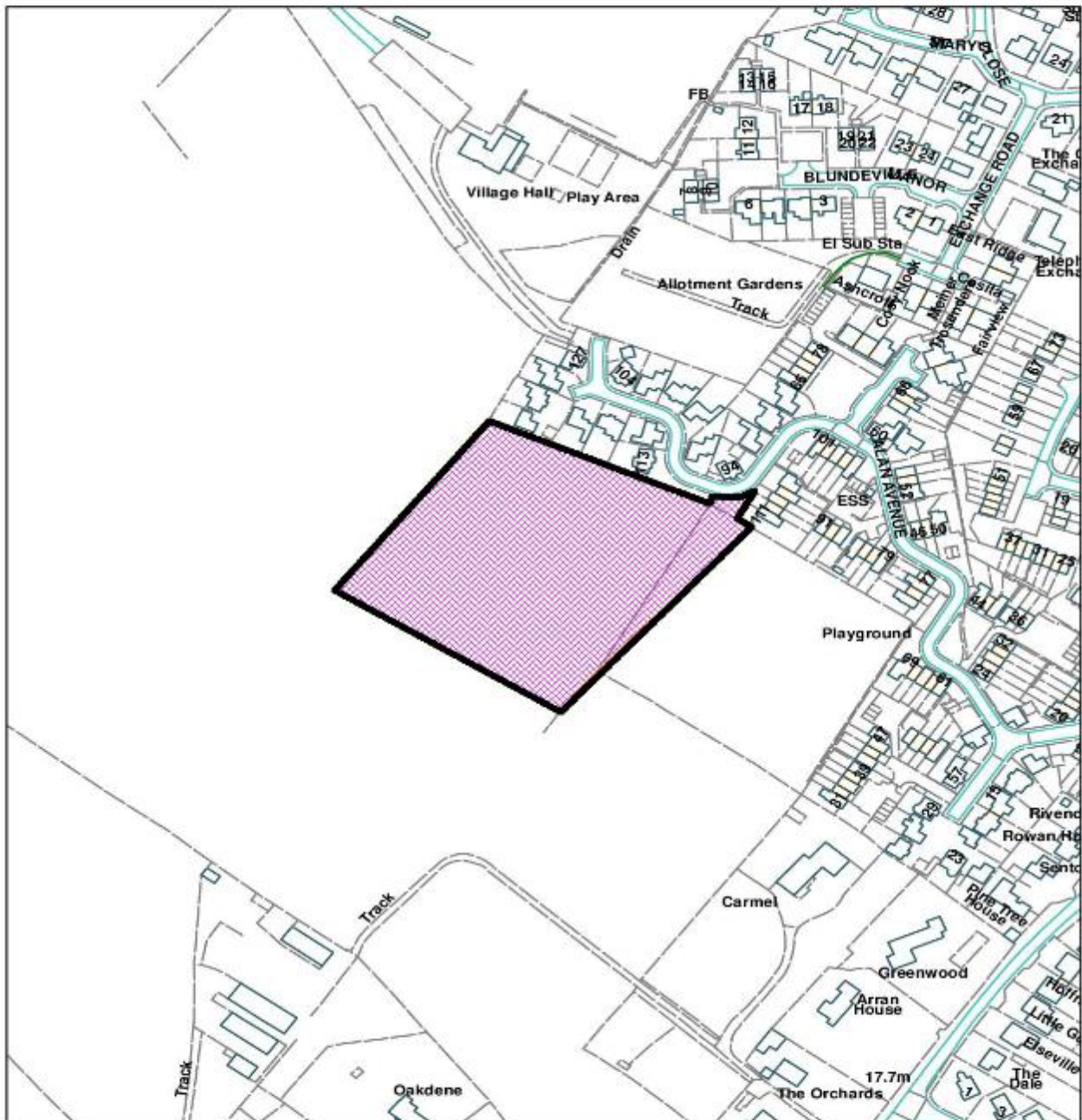
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Major Applications

Application 1

2021/2784



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

1. **Application No :** **2021/2784/F**
 Parish : **NEWTON FLOTMAN**

Applicant's Name: Mr Julian Wells
Site Address Land South West of Alan Avenue Newton Flotman Norfolk
Proposal Construction of 31 new dwellings (Class C3) with associated landscaping,
 drainage and highway works.

Reason for reporting to committee

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

Recommendation summary :

Authorise the Director of Place to approve with conditions subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality and matters relating to ecology

1 Proposal and site context

- 1.1 The application seeks full planning permission for 31 dwellings and associated garaging. The scheme consists of 2 x 2 bed, 15 x 3 bed and 7 x 4 bed open market dwellings and 2 x 1 bed, 3 x 2 bed and 2 x 3 bed affordable dwellings.
- 1.2 The development is accessed via a single point which connects onto the existing Alan Avenue carriageway in the north eastern corner of the site.
- 1.3 The development includes the provision of a single public open space.
- 1.4 The site is located in Newton Flotman to the west of the village, with direct access off Alan Avenue. The site is approximately 1.31ha in area, and comprises an arable field with the access point off Alan Avenue. To the north eastern perimeter of the site are existing residential properties with all other boundaries adjacent to fields.

2. Relevant planning history

- 2.1 None

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 08 : Promoting healthy and safe communities
 NPPF 09: Promoting sustainable transport
 NPPF 11 : Making effective use of land
 NPPF 12 : Achieving well-designed places
 NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
 NPPF 15 : Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 4 : Housing delivery

Policy 6 : Access and Transportation
Policy 15 : Service Villages

- 3.3 South Norfolk Local Plan Development Management Policies
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
DM1.3 : The sustainable location of new development
DM3.1 : Meeting Housing requirements and needs
DM3.8 : Design Principles applying to all development
DM3.10 : Promotion of sustainable transport
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM3.15 : Outdoor play facilities/recreational space
DM4.2 : Sustainable drainage and water management
DM4.3 : Facilities for the collection of recycling and waste
DM4.5 : Landscape Character Areas and River Valleys
DM4.8 : Protection of Trees and Hedgerows
DM4.9 : Incorporating landscape into design

- 3.4 Site Specific Allocations and Policies
NEW 1 : Land adjacent to Alan Avenue

4. Consultations

- 4.1 Newton Flotman Parish Council

Original scheme

In principle the parish council are in support of development, however, they are unable to support this application due to the unsuitability of the access. Alan Avenue is a narrow road, there are parking issues and a further 90 vehicles using the road would have a very adverse effect on the current residents.

The Parish Council would also like to also raise concerns regarding drainage and flooding. There is a need to be sure that the sewage systems can cope and that the plans for surface drainage are sufficient.

In addition, the Flordon Road / A140 junction has already been identified as dangerous; an additional 31 houses would have an adverse impact.

The parish council are aware that there is an intention that, should the application be successful, the access for construction traffic would be off Flordon Road. Whilst this allays concerns for those on Alan Avenue, there are concerns from those on Flordon Road with regard to drainage, mud and increased HGV traffic along Flordon Road, which for most of its length has no pavement.

When responding to the Village Cluster Consultation in the summer the parish council raised concerns regarding site SN4024 which is the adjacent field to this application site. The concerns they raised at that time also apply to this application.

Amended scheme

For the most part, comments submitted previously haven't been addressed by the amendments and as such still stand.

The Parish Council continues to be concerned about the how the surface water drainage will be dealt with and would request that a condition be required for a tested surface water management plan.

The Parish Council are also concerned about safety on Flordon Road and would request that as part of the application the applicant be required to implement safety measures on Flordon Road.

The parish council is already in discussions with Highways regarding the possibilities. The Parish Council are pleased to see that the alternative construction route has now been confirmed and would support the traffic management requirements submitted by Highways that will hopefully mitigate inconvenience to those residents on Flordon Road.

4.2 District Councillor (Cllr F Ellis)

This application should only be determined by the Committee as there have been so many residents raising concerns about safety, flooding and loss of habitat.

4.3 Anglian Water Services Ltd

No objections. The foul drainage from this development is in the catchment of Saxlingham Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

The sewerage system at present has available capacity for these flows via a gravity connection to manhole 8202 at NGR TM 20850 98275 . If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991.

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

4.4 Senior Heritage & Design Officer

Original scheme

The location plan is an improvement on the previous plan with regard to plot 1 and secure by design with what appears to be a division between the private land of the plot and the POS - however the plan does not have a key to state what the grey line is.

Similarly from the plan it is not clear whether plot 4 will have a wall for boundary treatment - presumably it will?

With regard to landscaping it is unclear how the POS will work with the SUDS feature in terms of whether this will actually be useable public space in term of recreation/amenity.

The area behind the visitor spaces could be a management and secure by design issue - would suggest the shrub area at rear is kept to a minimum. It is not really the ideal for visitor spaces which could be allocated in a more accessible area which more clearly forms part of the street for example parallel parking bays. There is a 'sense of ownership issue' i.e. either other people using it a lot for their own personal parking may irritate the owner of 10/11 or they take a sense of ownership and start treating the area/spaces which prevent other people parking there - it is likely other residents may

feel awkward suggesting the space for visiting vehicles such as work vehicles etc as it will be so closely associate with plots 10 and 11.

Driveway for plot 4 is unusual with such an elongated long driveway - with a bend - which will make it slightly more difficult to reverse manoeuvre.

It is not clear from the plans what is happening to the hedgeline to the south east or whether it is going to have replacement planting.

Some comments on house type designs:

Several units could benefit from small side windows to have surveillance over side car parking spaces - an issue usually raised by secure by design.

House type B - although a bungalow - gable end of plot 31 still quite prominent in entrance to the estate and could have external feature stack to relieve gable end - lounge could be at north end with fireplace?

Front elevation of D does look odd with windows of all shapes/sizes and ground floor window significantly shorter than window above - windows in the elevation could be better balanced.

House type W - Window above garage has quite a horizontal emphasis (especially compared to window in gable to left) and looks a little squashed - would be better as square two light/four pane window.

House type U - floor plan show different width of window to front elevation - whatever option would be better for windows to be aligned on a central axis rather than first floor windows off to one side.

It would useful to have a materials plan to see how materials relate to each other in the context of overall plan and streetscenes - which is difficult to ascertain from looking at house types separately.

Amended scheme

The main issue now seems to be around the public space/suds area. As with landscape comments in urban design terms the design is not ideal in terms of its useability with the steep nature of the gabion baskets being a potential hazard and maintenance issue and the steps which make access difficult. Can drainage be overcome via other means such as buried tanks and a more level field?

With regard to house type alterations:

House type E – I think it is perhaps just a drawing error as there does not appear to be a reason for it, but on the front elevation of the unit shown to bottom top left window is out of alignment and not symmetrical as it is with top unit.

House type W – resizing of front window an improvement.

Other changes involving additional or repositioned side windows an improvement.

4.5 SNC Community Services - Environmental Quality Team

No objection

4.6 SNC Environmental Waste Strategy

Original scheme

- Please provide a tracking plan for South Norfolk's largest vehicle as detailed on page 3 on the Waste Planning Guidance Notes document attached. We will not go onto Private Drives in order to service bins. We will only access roads that are built to an adoptable standard as detailed by Norfolk County Council Highways. On this site, we would only drive on the Type 6 adoptable shared surface Road and Type 3 adoptable road, not the private "roads".
- All properties must have storage and collection points detailed. Bin storage points should have space for 3 bins per plot and the collection point should have space for 2 per plot.
- Collection points for plots 1, 2 & 3 will need to be located adjacent to the nearest adoptable highway, at the entrance to the private drive.
- Collection points for plots 9-17 will need to be located adjacent to the nearest adoptable highway, at the entrance to the private drive.
- The Collection point for plot 22 will need to be located at the curtilage of the property, adjacent to the adoptable highway.
- Collection points for plots 26-31 will need to be located at the curtilage of the property, adjacent to the adoptable highway.
- Please see the red stars on the attached edited screenshot of the site plan for an example of possible suitable collection point locations for these shared drives.
- With regards to the Public Open Space with SUDS feature, I would suggest that a dog bin should be installed near the entrance to the Public Open Space from the Type 3 adoptable Road.

Amended scheme

Thank you for the amended site plan.

Please see attached plan with one amended bin collection point. As per my previous comments we will not go onto the Private Drives to service bins.

In addition, we previously requested a tracking plan for South Norfolk's largest vehicle (as detailed on page 3 on the Waste Planning Guidance Notes document attached). Please can this be provided?

4.7 Historic Environment Services

No objection subject to a condition regarding archaeology

4.8 SNC Housing Enabling & Strategy Manager

No objection

4.9 SNC Landscape Architect

Original scheme:

I have reservations about the scheme as currently set out:

The arboricultural survey has identified trees suitable for retention, but none of the existing trees are retained by this proposal.

The external boundaries (and landscaping as required by NEW1) will be difficult to guarantee as the planting will be divided within the separate plots; better to have this within the control/management of one party.

The information on the POS/SuDS feature is limited so it is difficult to understand whether this will be suitable for both

Amended scheme

Unfortunately, the revised proposals do little to address my previous concerns of 25 January. Furthermore, I am concerned by the limited access arrangements to the proposed joint POS/SuDs feature that will potentially discriminate against those unable to use steps.

I am unable to support the proposals in their current form.

4.10 NCC Lead Local Flood Authority

Officers have screened this application and it falls below our current threshold for providing detailed comment. This is because the proposal is for less than 100 dwellings or 2 ha in size and is not within a surface water flow path as defined by Environment Agency mapping.

You should satisfy yourself that the applicant has demonstrated compliance with; The National Planning Policy Framework ("NPPF") paragraphs 155 - 165 by ensuring that the proposal would not increase flood risk elsewhere and will incorporate sustainable drainage systems.

The applicant should also demonstrate how the proposal accords with national standards and relevant guidance. If the proposal does not accord with these the applicant should state their reasoning and the implications of not doing so. The key guidance available is set out below;

Continuation sheet to: FW2021_1134 Dated: 7 January 2022 -2- Planning Practice Guidance - Flood Risk and Coastal Change

Non statutory technical standards for sustainable drainage systems (March 2015 by Department for Environment, Food and Rural Affairs)

The SuDS Manual C753 (2015), which is available free on the CIRIA website.

In addition we have summarised the relevant section of the County Councils standing advice below. This is in line with our guidance on Norfolk County Council's Lead Local Flood Authority role as Statutory Consultee to Planning which can be found on our website.

Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document Standing advice 1 relates to consenting of works which are likely to affect flows in an ordinary watercourse Standing advice 2 relates to surface water management for major development under our size thresholds Standing advice 3 relates to surface water management for minor development.

If you are aware of a particular surface water flooding issue at this location which requires further bespoke advice, please re-consult detailing the perceived nature of flooding or details of flooding that has occurred.

Please note if there are any works proposed as part of this application that are likely to affect flows in an ordinary watercourse, then the applicant is likely to need the approval of the County Council. In line with good practice, the Council seeks to avoid culverting, and its consent for such works will not normally be granted except as a means of access. It should be noted that this approval is separate from planning.

Further guidance for developers can be found on our website at <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>

We have no further comment to make at this time.

4.11 NCC Highways

Original scheme

With reference to the application relating to the above development (as shown on drawing NEWT-CF-ZZ-XX-DR-A-0001 rev P20), in relation to highways issues only, notice is hereby given that Norfolk County Council requests that the following amendment /additional information be submitted.

1. The access from Alan Avenue does not provide a change to the existing priority as previously discussed with the applicant and should be amended as shown on the extract below.
2. The submitted access plan should also demonstrate that the existing parking provision of 2 spaces for 109 & 111 Alan Avenue can be maintained.
3. The junction radii adjacent to plots 4 and 31 should be increased to 6.0m.
4. Plots 8 - 19 are accessed from a private drive, which exceeds the maximum of 9.

Therefore, the extent of adoption should be extended to the proposed size 3 turning head between plots 10 & 11.

5. Access / egress to the parking spaces serving plots 13 & 14 will be restricted by their location adjacent to the site boundary and lack of a size 5 turning area at the extremity of the access.
6. Do not extend the footways beyond the start of the private drive to plots 1 - 4.
7. Due to the reliance on garages and three bay tandem spaces serving the 4 bedroom dwellings on plots 2 - 4, provision of a lay-by should be included on this private drive.
8. The kink in the drive leading to the garage on plot 4 will make the space in front of the garage inaccessible. The reliance on 3 bay tandem spaces is also likely to lead to on-street parking. Therefore, I would suggest bringing forward the garage, so it can be located at 90 degrees to the road and provide parking spaces side by side in front.
9. Ensure all tandem parking spaces are at least 11.0m long and single spaces are 6.0m in front of garages, etc.

Amended scheme

I confirm that the majority of my previous highway related comments have been addressed. Therefore, I would not wish to object to the granting planning permission should it be deemed to be acceptable.

Notwithstanding the above, the applicant has proposed to lengthen the extent of adopted road, to avoid the number of dwellings being in excess of the maximum of nine. However, this results in the adopted road being too long with out any turning provision. In order to overcome this issue the extent of adoption will need to extend to the turning head between plots 10 & 11, leaving just plots 12 - 14 served from a private drive.

Subject to the above, in relation to highway matters, notice is hereby given that Norfolk County Council recommends that any permission which the District Council may give shall include the conditions listed.

4.12 NCC Planning Obligations Co Ordinator

Education Claim: There is sufficient capacity within the Early Years, Primary and Secondary sectors and therefore Children's Services will not be seeking developer contributions in this instance.

Fire: Norfolk Fire Services have indicated that the proposed development will require 1 hydrant per 50 dwellings (on a minimum 90-mm main) for the residential development at a cost of £921 per hydrant. The number of hydrants will be rounded to the nearest 50th dwelling where necessary.

Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the

works involved will be on-site, it is felt that the hydrants should be delivered through a planning condition.

Library: New development will have an impact on the library service and mitigation will be required to develop the service, so it can accommodate the residents from new development and adapt to user's needs.

31 No. of houses x £75 per dwelling = £2,325

4.13 NCC Public Health

No comments received

4.14 NHSCCG

No comments received

4.15 NHS England

No comments received

4.16 NHS STP Estates

No comments received

4.17 Police Architectural Liaison Officer

No comments received

4.18 Water Management Alliance

The site is near to the Internal Drainage District (IDD) of the Norfolk Rivers Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/179-NRIDB_Index.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/NRIDB_Watershed.pdf). I note that the applicant has indicated within their application form that they intend to dispose of surface water via soakaway and SuDS, however I cannot see that a drainage strategy has been provided. As such we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency. If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge proposed to a watercourse within the watershed catchment of the Board's IDD then we request that this be in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the National Planning Policy Framework). For further information regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online.

4.19 Other Representations

48 objections have been received. A summary of these is as follows:

- Alan Avenue is already very busy, with on street car parking causing problems for pedestrians and motorists, including refuse and delivery vehicles
- Alan Avenue has numerous tight bends and too narrow to serve the development
- Alan Avenue was designed to be a dead end
- Alan Avenue is not suitable for heavy plant and construction traffic
- if this development happens there must be no parking on pavements in Alan Avenue or outside motorcycle garage on junction with A140
- The junction onto A140 is dangerous
- Insufficient amenities/services to serve the development including the school and surgery
- Unacceptable tree and hedge removal
- Loss of habitat to deer, foxes, bats, pheasants, partridge and other birds
- Drainage concerns given the existing system regularly gets blocked
- Sewage system will not be able to cope
- Extra surface water it will generate is a concern
- The loss of vegetation from the site will have an adverse impact on flooding
- Site already has flood risk issues
- Concern about the impact on protected species
- Concern at proposed construction traffic option from Flordon Road as it goes up unsuitable narrow track, could lead to mud on road chaos for traffic, could be a catalyst for other developments in the area.
- Flordon Rd is dangerous, poorly maintained and has no pavement or streetlighting
- speed limits not adhered to and there is heavy HV usage on the road and a rat run
- previous apps on-site turned down
- Doesn't meet requirements of allocation NEW 1 ie suitable access, no overland flows
- loss of outlook from existing properties
- loss of green space
- no environmental study has been requested.
- Not clear how site will be accessed
- Loss of privacy and views
- currently quiet and serene garden
- loss of agricultural land and route for dog walkers
- Anglian Water stated it doesn't have capacity for additional wastewater.
- Concern at impact on ecology, including on slow worms
- Concern at fumes from development and impact on pedestrians and children
- Unaware of cluster consultation in 2016
- Added noise, disruption and pollution
- Urbanising effect
- Skylarks are now nesting throughout the area, I noticed several nests. As you are aware the skylark is endangered and protected under the EU Birds Directive 79/409/EEC. This site is well known for nesting skylarks.
- Land is an area with likely slow worm colonies
- No consideration of alternative access from the north via Grove Way
- Construction plan is not provided for public comment
- What assurances that tree on plot 14 won't affect existing adjacent culvert
- Consultation during emerging local plan process

5 Assessment

5.1 **Key considerations**

The main issues for consideration are the principle of development, the impact on the residential amenities of surrounding properties, the impact on the local highway network, ecology, flood risk and drainage, and lighting.

5.2 **Principle**

Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This point is reinforced by the presumption in favour of sustainable development as set out in paragraph 11 of the National Planning Policy Framework (NPPF), which is a material planning consideration.

5.3 Policy DM1.1 of the South Norfolk Local Plan (2015) states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

5.4 Policy DM1.3 of the South Norfolk Local Plan Development Management Policies Document 2015 seeks the sustainable location of new development in line with the settlement hierarchy.

5.5 In this case the site is within the development boundary and allocated under NEW 1 and as such the principle of development is established.

5.6 The following assessment is considers the scheme against the requirements of the allocation and any other applicable policy requirements.

5.7 The allocation text states the following:

This site is to the south-west of Alan Avenue. Land amounting to some 1.3 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 30 dwellings.

The developer of the site is required to ensure the following:

- 1. Suitable access from Alan Avenue*
- 2. Site layout accounts for water mains crossing the site*
- 3. There should be no overland surface water flows leaving the site which might increase flood risk elsewhere*
- 4. Wastewater infrastructure capacity must be confirmed prior to development taking place*
- 5. Landscaping will be required to minimise the impact on the landscape from the south-west*

5.8 **Access and highway safety**

The Highway Authority has assessed the proposal, and whilst having no objection to the principle of development, they have set out a number of revisions that need to be incorporated. Consequently, amended plans have been submitted which have addressed these concerns as confirmed by the Highway Authority subject to planning conditions being attached to any permission and one minor revision relating to the inclusion of a turning head being incorporated into the layout which has been requested from the applicant and

envisaged to be provided prior to committee. Subject to this being received the requirements of Policy DM3.11 and DM3.12 of the SNLP will be met.

- 5.9 Significant concern has been expressed by third parties at the suitability of Alan Avenue to cope with the extra traffic. Whilst these concerns are noted, it is evident that the site is allocated to serve this quantum of development and prior to allocating the site the Council have sought the advice of the Highway Authority (NCC) to confirm that the site can be reasonably served by the local highway network.

- 5.10 The consultation process also raised concerns relating to construction traffic. In order to seek to address these concerns the applicant has put forward the option of a temporary construction access and route to the site via Flordon Road. The Highway Authority have not indicated an objection to this being used for the duration of the works and a condition can control that this is the case.

- 5.11 On site water mains

Having investigated this issue with the assistance of CNC records indicate that there is no water mains running across the site. The applicant's investigation have also indicated the same.

- 5.12 Surface water drainage

The application is accompanied by a flood risk assessment which have assessed the site constraints and consequently proposes primarily an on-site attenuation basin to deal with surface water. Based upon the information provided this appears an acceptable solution and a condition has been attached to agree final details including management and maintenance regimes for the system.

- 5.13 Waste water capacity

Anglian Water has been consulted and confirmed that the foul drainage from this development is in the catchment of Saxlingham Water Recycling Centre which currently does not have capacity to treat the flows the development site. Notwithstanding this they have stated that they are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

- 5.14 Potential impact on Habitats Sites

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

- 5.15 In respect of impact on protected sites from recreational pressure from development, this is required to be mitigated in part through a tariff secured under S106 agreement and by the delivery of the on-site informal recreation space

5.16 Landscape impact and tree/vegetation removal

Landscaping will be required to minimise the impact on the landscape from the south-west

5.17 The Council's Landscape Architect has identified reservations regarding the removal of existing trees, practical issues surrounding perimeter planting and the suitability/useability of the POS/SuDS space.

5.18 With regard to tree removal, it is accepted that this is unfortunate, however, the location of the POS/SuDS is driven by finding ground conditions which allow for infiltration of surface water and as such cannot be relocated. This in turn has implications for the siting of roads and the dwellings themselves. Sadly, this means that tree retention is not viable. The loss will be offset by new tree planting which will be secured via planning condition.

5.19 With regard to the external boundaries, the amended plan makes provision for planting to the three outward facing boundaries (south eastern, south western and north western boundaries) so as to avoid an overly harsh urban edge. Whilst noting that it would be preferable to have this controlled via a single body/part/organisation rather than that of the individual householders this is not overly practical in this particular instance. On this basis a planning condition will be used to agree not only specific planting species, size etc but also the maintenance and management regimes that will be a condition of the permission.

5.20 With regard to the "dual use" of the public open space/SuDS feature this was queried by the case officer and the applicant. It has confirmed that this has been designed so as to allow use for most of the year as it is to assist with infiltration rather than be provided as an attenuation basin. On the basis that it would appear that this area would be useable for significant periods of time throughout the year such that it can be considered to be sufficiently useable for the purposes of "informal open space" within the Council's open space requirements. It is also necessary to acknowledge that when noting the number of dwellings envisaged to come forward as a consequence of this allocation and the need to deal with drainage requirements from this quantum of development that such an approach is almost inevitable.

5.21 On balance, whilst appreciating the reservations of the Council's Landscape Architect it is considered that the scheme is acceptable in terms of landscape impact.

5.22 Open space requirements

Whilst the POS referred to in the previous section can be considered to meet part of the Council's open space requirements as set out in the relevant SPD it does not provide the entire requirement of the SPD. Where the full provision cannot be met on-site, as is the case here, when noting the number of properties the allocation wants to deliver, the SPD requires a financial contribution in lieu of the shortfall. This will be secured by S106 legal agreement along with making provision for financial contributions towards equipment for play areas and for future management and maintenance regimes.

5.23 Ecology

The application was submitted with a supporting preliminary ecological appraisal which indicated the need for further surveys. With this in mind officers instructed these to be undertaken and a further submission has been made by the

applicant in relation to these. It is considered that these are adequate and subject to conditions requiring the mitigation and enhancement measures outlined the scheme is acceptable.

- 5.24 Third part representations raised the existence of skylarks and slow worms. With regard to skylarks, the preliminary ecological appraisal has been updated and the applicant has highlighted that given that the site is only c.0.9ha and is close to housing, roads and land used for recreation it can be considered sub-optimal and is therefore very unlikely that the site in itself will form anything other than the very fringe of a territory, and that the loss of this site is not likely to have an impact on the breeding success of the local population. The updated report indicates the value of the site to Skylarks as negligible with no further surveys or mitigation required for Skylarks.

- 5.25 With regard to slow worms, none were identified on-site or close to site.

- 5.26 Design/Character and appearance of the area

The original scheme was revised in part to address the observations raised by the Council's Senior Conservation and Design Officer. As can be seen from their comments on the revised scheme the only outstanding observation they have is with regard to the useability/accessibility of the open space. In noting these comments it is evident that the gabion baskets do not enclose the entire space with a reasonable part of the perimeter of the open space accessible via a shallow grass bank. It is considered that this coupled with the provided steps presents an adequate set of access arrangements to the public open space.

- 5.27 In general terms, when noting the level of development envisaged to come forward as part of the allocation it is considered that it represents an acceptable layout that has due regard to its surroundings and the house types are appropriately designed for this edge of village location.

- 5.28 Affordable Housing

The scheme will provide 7 affordable units. The applicant has provided information to support this is the maximum number of units that can be provided whilst maintaining a viable scheme. Officers have considered the information submitted are satisfied that this is the case. A S106 legal agreement will secure the delivery of these units.

- 5.29 Archaeology

HES has been consulted and confirmed that subject to a condition they have no objection from an archaeological perspective.

- 5.30 Impact on local services and facilities

A number of responses have expressed concern at the lack of services/amenities within the village and in particular in relation to the school and doctors surgery. With regard to the school, NCC has confirmed that there is capacity at the school. In terms of the capacity at the surgery, this is not a matter that would be dealt with via the development management function as there is no policy requirement to seek to increase capacity on the back of the residential development. It should be noted that in effect GPs are independent

contractors of the NHS and so are essentially private businesses and new surgeries are funded/instigated through the relevant primary care trust and not by S106/CIL.

5.31 Residential amenity

The separation distances between the proposed dwellings and the neighbouring properties are such that no significant overlooking or loss of light or outlook would occur.

5.32 In terms of the proposed construction access, it is considered that subject to this being controlled to only be for the duration of construction work, which can be

controlled/enforced via a suitably worded planning condition, would not cause significant concerns in terms of neighbour amenity.

5.33 Other issues

Reference has been made to there being no “environmental study”, officers can confirm that this development is not an EIA development

5.34 Reference has been made to opportunities to provide access from the north of the site for construction purposes, given that this is not required to make the development acceptable in planning terms there is no justification for pursuing this.

5.35 Given this is an allocation within the existing SNLP the ongoing assessment of the GNLP does not have any significant material impact on the determination of this application.

5.36 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.

5.37 This application is liable for Community Infrastructure Levy (CIL).

5.38 **Conclusion**

In summary, the scheme is considered to comply with the requirements of the allocation NEW1 and all other applicable development management policies such that subject to the suggested conditions and the resolution of matter relating to nutrient neutrality the application is recommended for approval.

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

- 1 Time limit
- 2 Approved plans
- 3 External materials
- 4 Foul water to mains
- 5 Surface water drainage details
- 6 Surface water drainage verification
- 7 Water efficiency
- 8 Unexpected contamination
- 9 Construction management plan
- 10 Archaeology
- 11 Boundary treatments
- 12 Ecology
- 13 Landscaping
- 14 Water efficiency
- 15 10% renewable energy contribution
- 16 Details of roads, footways etc
- 17 Implementation of roads, footways etc
- 18 Binder course
- 19 Construction Traffic Management Plan
- 20 Compliance with Construction Traffic Management Plan
- 21 Off site highway works
- 22 Implementation of off site highway works

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Item 7 Planning Appeals**Appeals received from 22 April 2022 to 18 May 2022**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2021/2391	Brooke Annexe at 62 High Green Brooke NR15 1JD	Ms Hilary Culbertson	Removal of Condition 5 of permission 2016/2188 - to allow separation into two individual semi-detached dwellings	Delegated	Refusal
2021/8139	The Old Vineyard Overwood Lane Great Moulton Norfolk NR16 1LW	Mr Tony Calver	Appeal against without planning permission, the material change of use of the land from agricultural land to a mixed use of agriculture and residential use and domestic storage and the erection of a building for residential occupation.	Delegated	Notice served
2021/0488	Land North of Heath Loke, Poringland, Norfolk NR14 7JU	Boardwalk Property Developments Ltd	Erection of up to 19 dwellings with all matters reserved except for access	Delegated	Refusal

Planning Appeals**Appeals decisions from 22 April 2022 to 18 May 2022**

None