

# 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 6 July 2022  
10.00am

### Place:

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

### Contact:

Leah Arthurton      tel (01508) 533610  
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### 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](mailto:committee.snc@southnorfolkandbroadland.gov.uk), no later than **5.00pm** on **Friday 1 July 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](mailto: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](mailto:committee.snc@southnorfolkandbroadland.gov.uk) by 5pm on **Friday 1 July 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. Planning Applications and Other Development Control Matters;  
(attached – page 9)

To consider the items as listed below:

Item No.	Planning RefNo.	Parish	Site Address	Page No.
1	2018/0281/F	CRINGLEFORD	Land South of Dragonfly Lane (Parcel NC2) Round House Park Cringleford Norfolk	9
2	2019/2227/F	CRINGLEFORD	Parcel R1 (South of Colney Lane and East of Round House Way) Phase 2 Round House Park Round House Way Cringleford Norfolk	22
3	2022/0281/H	COSTESSEY	26 Silvo Road Costessey Norfolk NR8 5EL	40
4	2022/0166/F	EAST CARLETON	Land to the west of Scotts Hill, East Carleton, Norfolk	45
5	2022/0197/F	NEWTON FLOTMAN	New Cranes Farm, Greenways, Newton Flotman, NR15 1QJ	51

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>

## 5. 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.

## 6. Date of next scheduled meeting- Wednesday 27 July 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**

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

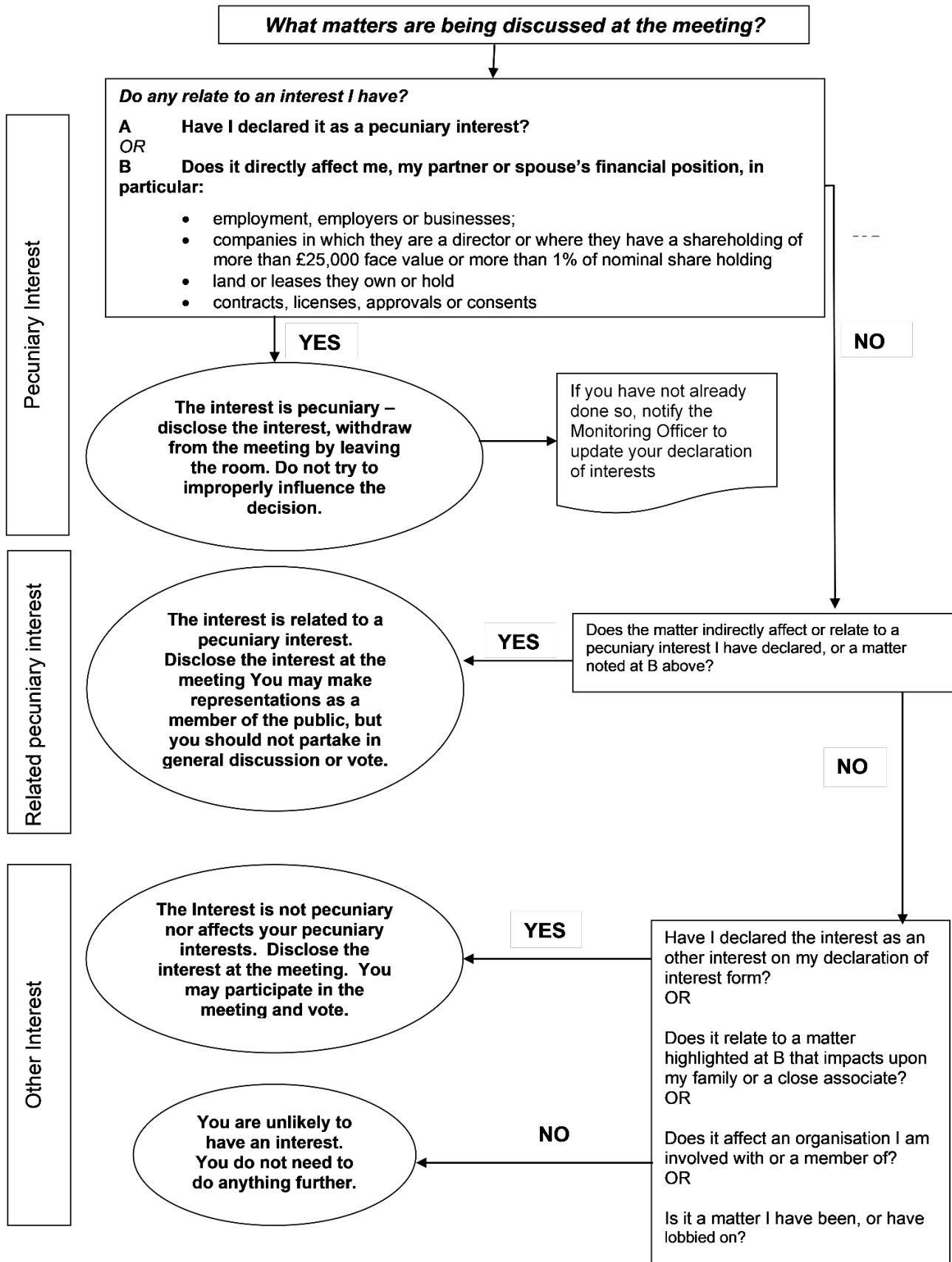
When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda 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"> <li>1. affect yours, or your spouse / partner's financial position?</li> <li>2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?</li> <li>3. Relate to a contract you, or your spouse / partner have with the Council</li> <li>4. Affect land you or your spouse / partner own</li> <li>5. Affect a company that you or your partner own, or have a shareholding</li> </ol> <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





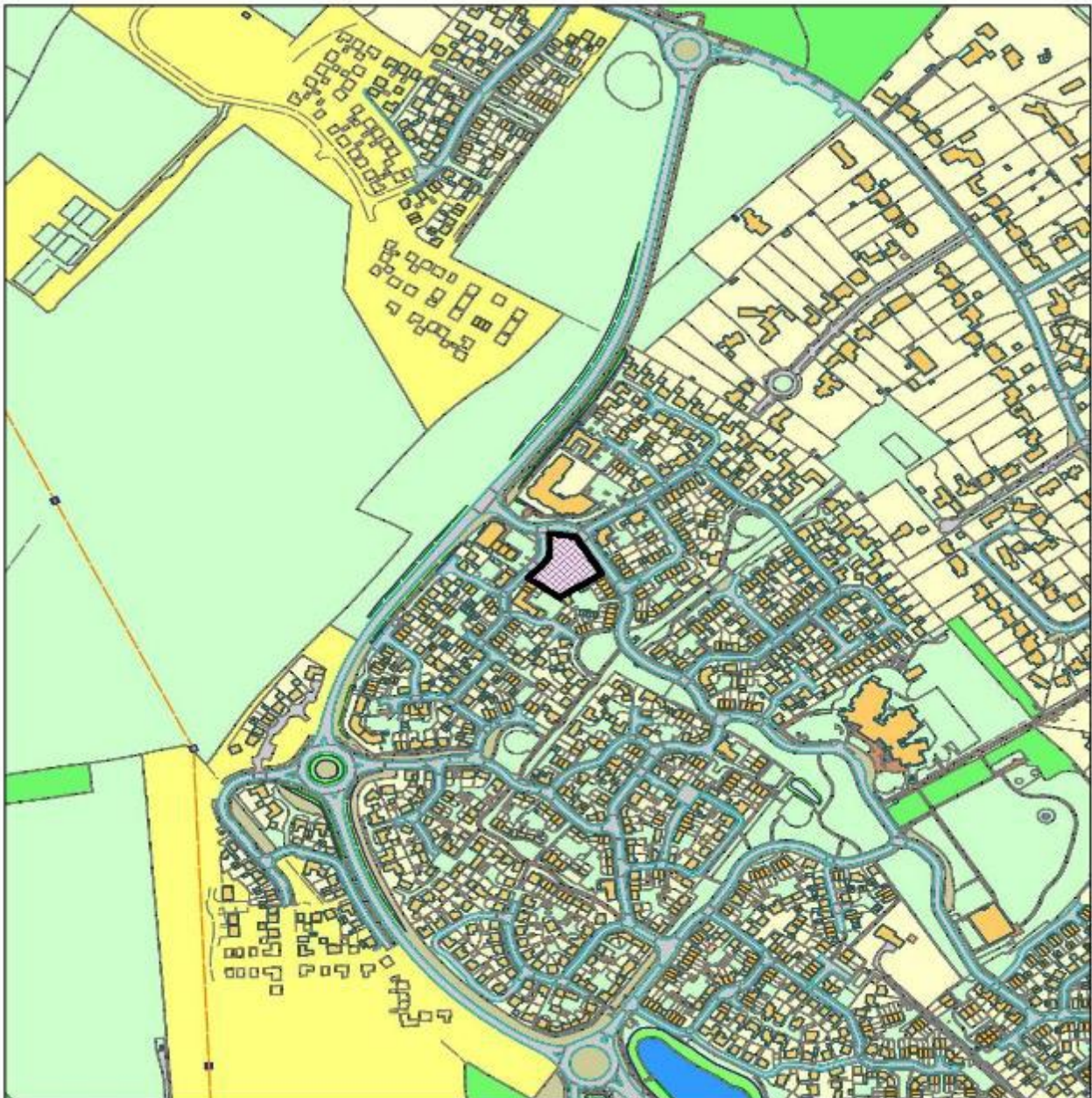
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

**Report of Director of Place**

**Major Applications**

**Application 1**

2018/0281



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

**1. Application No : 2018/0281/F**  
**Parish : CRINGLEFORD**

Applicant's Name: Mr John Dale  
 Site Address Land South of Dragonfly Lane (Parcel NC2) Round House Park  
 Cringleford Norfolk  
 Proposal New build construction of 16 apartments and 2 houses, associated parking and landscape

Reason for reporting to committee

The Local Member had requested that the application be determined by the Development Management Committee for appropriate planning reasons and a committee decision made since which, some minor amendments have been submitted that require an update to committee members.

Recommendation summary:

Confirm as before - Approval with Conditions subject to S106 – now also subject to satisfactory resolution of nutrient neutrality.

1. Addendum to previous report:

- 1.1 This report is produced as an addendum to the previous report to update committee on minor amendments following the previous decision to enable due scrutiny of those amendments.
- 1.2 This application was submitted along with 2018/0280 with affordable housing provision primarily linking them through being provided mostly on parcel NC2 considered in this application to cover both sites.
- 1.3 Application 2018/0280 was refused and so this application has sat dormant waiting for a revised scheme as it is not viable on its own due to the affordable housing split. Application 2019/2227 was subsequently submitted and has passed through its own assessment to the point of reaching committee (item 2 on this agenda).
- 1.4 There are three primary changes since the last committee date; firstly, a reduction in affordable housing numbers, secondly, a tweak to building design/dimensions to accommodate greater insulation requirements and thirdly, the introduction of GIRAMS and Nutrient Neutrality considerations.
- 1.5 With regard to affordable housing numbers, the reduction is driven by two factors. The first is the reduction in total number of dwellings proposed across the two sites from 53 down to 50 with the associated drop in affordable in proportionate terms. Secondly is the production of a Strategic Market Housing Assessment (SHMA) which sets out a percentage of 28% affordable rather than 33% from the JCS. The 2019/2227 application was accompanied by a viability assessment suggesting a reduction to two dwellings (4% affordable) however, following independent assessment of the viability report, the council has concluded that the site is viable at 28% and the applicant has conceded that point. It can therefore be concluded that the affordable provision has dropped by two units (16 to 14); but it remains policy compliant for the purposes of the assessment.
- 1.6 Further to this, given the overall accommodation remains the same in this application, the original assessment from the Housing Enabling and Strategy Officer still stands insofar as the mix is acceptable and appropriate
- 1.7 With regard to the building tweaks, it is not considered significant enough to materially affect the design, impact on amenity or the character and appearance of the area and

therefore the proposal still accords with relevant national, South Norfolk Local Plan and Cringleford Neighbourhood Plan policies as referenced in the original report.

- 1.8 With regard to nutrient neutrality, following advice received from Natural England on 16 March 2022, it will be necessary to undertake a Habitat Regulation Assessment (HRA) before the application can be determined. 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 advice covers all types of overnight accommodation including, new homes, student accommodation, care homes, tourism attractions and tourist accommodation and permitted development (which gives rise to new overnight accommodation) and other types of development such as large-scale commercial. Mitigation through “nutrient neutrality” offers a potential solution. Nutrient neutrality is an approach which enables the Council to assess and quantify mitigation requirements of new developments. It allows new developments to be approved where there will be no net increase in nutrient loading within the catchments of the affected Habitats Site.
- 1.9 It is therefore requested that committee authorise delegated authority to resolve these issues pending the issuing of the decision.
- 1.10 In addition, South Norfolk and Broadland Councils have now resolved to adopt the Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMS) and to begin collecting contributions from development in accordance with the requirements of Policy 3 of the emerging Greater Norwich Local Plan (GNLP). These contributions will be sought from 1 April 2022 and comprise payment of the Recreational Avoidance Mitigation tariff of £185.93 per dwelling, or accommodation unit equivalent, and the provision of on-site or off-site green infrastructure equivalent to 2ha per 1000 population. The collection of these contributions will enable the Council to conclude through a HRA that a development will not have any adverse impact on the integrity of a Habitats Site as a result of increased recreational usage.
- 1.11 These items can be incorporated into the S106 already required for open space and affordable housing across this application and 2019/2227.

### **Conclusion**

- 1.12 In conclusion, it is considered that the proposal remains acceptable in relation to affordable housing and design for the reasons given, along with all previously considered policy criteria.
- 1.13 It is recommended that the decision remains as approval with conditions, but it is requested that nutrient and GIRAMS considerations can be resolved under delegated powers before the final decision is issued.
- 1.14 The full original report on the application is appended to this addendum for information.

Contact Officer	Peter Kerrison
Telephone Number	01508 533793
E-mail	peter.kerrison@southnorfolkandbroadland.gov.uk

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- 2. Appl. No : 2018/0281/F**  
**Parish : CRINGLEFORD**
- Applicants Name : Mr John Dale  
 Site Address : Land South Of Dragonfly Lane (Parcel NC2) Round House Park  
 Cringleford Norfolk
- Proposal : New build construction of 16 apartments and 2 houses, associated parking and landscape
- Recommendation : Approval with Conditions
- 1 Full Planning permission time limit
  - 2 In accord with submitted drawings
  - 3 Materials in accordance with submitted details
  - 4 Provision of parking area
  - 5 Contaminated land scheme to be submitted
  - 6 Implementation of remediation scheme
  - 7 Unexpected Contamination
  - 8 Renewable energy
  - 9 Water efficiency
  - 10 Foul water to mains sewer
  - 11 Surface water drainage
  - 12 Construction Management & Parking
- Subject to completion of S106 agreement to cover provision of affordable housing (in respect of this application and 2018/0280)

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.

- 1 Planning Policies
- 1.1 National Planning Policy Framework (NPPF)  
 NPPF 02 : Achieving sustainable development  
 NPPF 04 : Decision-making  
 NPPF 05 : Delivering a sufficient supply of homes  
 NPPF 09: Promoting sustainable transport  
 NPPF 11 : Making effective use of land  
 NPPF 12 : Achieving well-designed places  
 NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
- 1.2 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 9 : Strategy for growth in the Norwich Policy Area  
 Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area  
 Policy 20 : Implementation

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- 1.3 South Norfolk Local Plan (SNLP)  
 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  
 DM3.8 : Design Principles applying to all development  
 DM3.10 : Promotion of sustainable transport  
 DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.13 : Amenity, noise, quality of life  
 DM4.2 : Sustainable drainage and water management  
 DM4.3 : Facilities for the collection of recycling and waste  
 DM4.9 : Incorporating landscape into design
- 1.4 Cringleford Neighbourhood Plan  
 GEN4 : Provision of infrastructure  
 ENV6 : Provision of open space and community woodlands  
 HOU2 : Design Standards  
 HOU4 : Mix of property types  
 HOU6 : Renewable Energy Sources  
 HOU7 : Space standards  
 HOU8 : Provision of garaging  
 HOU9 : Provision of affordable housing  
 SCC3 : Provision of walking/cycling routes
- 1.5 Supplementary Planning Documents (SPD)  
 South Norfolk Place-Making Guide 2012
2. Relevant Planning History
- |     |           |   |                     |
|-----|-----------|---|---------------------|
| 2.1 | 2018/0280 | Construction of 35 dwellings (including 2 affordable dwellings), associated infrastructure, landscape, play area and public open space.   | Under consideration |
| 2.2 | 2012/1766 | Outline application for residential development (626 units) and associated infrastructure including open space and recreational woodland, site for Primary School, Community facilities and up to 1486sqm mixed use (A1, A2, A3, A4, A5) Neighbourhood Centre (revised Phase 2 - Round House Park) - discharge of conditions 5 (structural landscaping), 8 (play equipment) and 11 (tree protection). | Approved            |
| 2.3 | 2008/2347 | Outline application for residential development (626 units) and associated infrastructure including open space and recreational woodland, site for Primary School, Community facilities and up to 1486sqm mixed use (A1, A2, A3, A4, A5) Neighbourhood Centre (revised Phase 2 - Round House Park)  | Approved            |



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3. Consultations

3.1	Parish Council	<p>Objects</p> <ul style="list-style-type: none"> <li>The application has been bundled by the applicants with 2018/0280, despite being some distance apart and completely different property types. The two should be treated as separate applications in order to ensure that there is affordable housing spread across both sites</li> <li>In the absence of an updated masterplan being submitted, the existing one should still be adhered to. The application does not fit in with the conditions within it</li> <li>Initially the site was proposed to be sheltered housing for which there is a local and county-wide need. The criteria for affordable housing are not the same as those for sheltered housing and the demand for the latter is not met by the proposal</li> <li>The parking provision is not adequate and will cause additional on-road parking. This will add to an existing and severe issue for the village which has already prompted South Norfolk Council to investigate resident parking permit schemes</li> <li>The Parish Council is pleased to note that the height of the proposed buildings is in line with nearby buildings</li> </ul>
3.2	District Councillor Cllr C Kemp	<p>To Committee</p> <ul style="list-style-type: none"> <li>Parcel R1 is designated for 25 single-storey dwellings but the application is for 35 two-storey dwellings. This is a 40% increase in the number of dwellings. I am also told there are overlooking issues</li> <li>This seems in principle to be a change of such magnitude that it should be considered by Committee</li> </ul>
	Cllr Wheatley	To be reported if appropriate.
3.3	Anglian Water Services Ltd	<p>No objection</p> <ul style="list-style-type: none"> <li>The sewerage system has available capacity for this development</li> </ul>
3.4	Cringleford Surgery	No comments received
3.5	NCC Highways	Would normally expect parking for 1 bedroom dwellings to be provided at the rate of 1.5 spaces per dwelling, but would not wish to raise an objection to the granting of planning permission
3.6	NCC Lead Local Flood Authority	No comments
3.7	NCC Ecologist	<p>No objections</p> <p>No natural habitats exist within or adjoining the site and given the location of the site between two roads I would not be recommending any mitigation measures</p>
3.8	Norfolk Police and Architectural Liaison Officer	Comments relating to surveillance, door design and lighting scheme
3.9	NHS England	No comments received
3.10	NHSCCG	No comments received

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- |      |   |  |
|------|---|--|
| 3.11 | SNC Landscape Architect                             | No objections <ul style="list-style-type: none"> <li>• The submitted landscape proposals are acceptable</li> </ul>   |
| 3.12 | SNC Senior Conservation and Design Officer          | No objections following amendments to scheme   |
| 3.13 | SNC Housing Enabling & Strategy Manager             | No objections <ul style="list-style-type: none"> <li>• The applicants propose 18 affordable homes in total over the two applications, complying with Policy 4 of the JCS</li> <li>• Satisfied that the 16 flats for rent to be built on this site provided the affordable homes are provided on the linked site (planning app 2018/0280) to ensure the affordable homes comprise 33% of the combined total</li> <li>• The flats comprise 13 one bedroom and 3 two bedroom flats which is a good mix on the basis of housing need</li> <li>• Three of the flats are wheelchair-accessible which is welcome</li> </ul> |
| 3.14 | SNC Community Services - Environmental Quality Team | Conditional support  |
| 3.15 | SNC Environmental Waste Strategy                    | No comments received   |
| 3.16 | SNC Water Management Officer                        | No comments received   |
| 3.17 | Other Representations                               | No comments received   |

#### 4 Assessment

##### *Background*

- 4.1 This application has been submitted in conjunction with another planning application (2018/0280) for the construction of 35 dwellings (including 2 affordable dwellings), associated infrastructure, landscape, play area and public open space on part of the Roundhouse Park development known as Parcel R1. The two applications relate to two separate parcels of land within the Roundhouse Park development, with this application relating to a parcel of land known as Parcel NC2. They are connected as this application seeks to provide the majority of the affordable housing provision for the combined development to be delivered from the two applications, with the other site developed mainly for open market housing.
- 4.2 The site is surrounded by recently completed development. It was to form part of the Neighbourhood Centre in the Master Plan for development of Roundhouse Park. The Neighbourhood Centre has been constructed on adjoining land and provides a number of retail units along with a care home. Principle vehicular access to the site is from Dragonfly Lane, which is the main spinal route through the wider development.
- 4.3 The development is to consist of 16 apartments in a largely three storey apartment building, plus a pair of semi-detached properties on Verbena Road. All the apartments will be affordable dwellings and all will be available for social rent. The pair of semi-detached properties will be available as open market housing.

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- 4.4 Condition 1 of outline planning permission 2008/2347 required that applications for the approval of reserved matters for the Roundhouse Park development to be made before the expiration of 5 years from the date of this permission, which would have been 26 July 2015. This application was received after this outline planning permission had lapsed.
- 4.5 The main issues in considering this application are the appropriateness of the design solution in terms of its scale, form and relationship with other buildings in the development, and access and parking provision for both the apartments and the houses. The issue of whether it is appropriate for the majority of the affordable housing to be provided on this site for the two developments covered by this application and planning application 2018/0280 is also one which needs considering, although should this not be found to an acceptable arrangement that would not in itself be a reason to refuse this specific application when considered in isolation.

*Principle of Development*

- 4.6 As the outline permission has now lapsed, this full application must be considered on its own merits, having regard to the National Planning Policy Framework 2018 (NPPF) and the current development plan which comprises of the Joint Core Strategy for South Norfolk, Broadland and Norwich (JCS, amended 2014), the South Norfolk Local Plan 2015 and the Cringleford Neighbourhood Development Plan (CNDP).
- 4.7 Some weight can be attributed to the outline permission insofar as establishing the principle of development through the CNDP which includes this site. However, it is considered that limited weight, if any, can be attributed to the lapsed masterplan for Round House Park given that there is no precedent to do this where circumstances have changed.
- 4.8 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. Material considerations include the National Planning Policy Framework (NPPF).
- 4.9 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.10 Policy DM1.3 of the SNLP requires that all new development should be sustainably located on allocated sites or within defined development boundaries and should be of a scale proportionate to the level of growth planned within that location. This site is within the development boundary defined in the CNDP and it is considered that this proposal for 18 dwellings would be small in scale in relation to the growth achieved in the development of Round House Park. This proposal therefore accords with policy DM1.3.
- 4.11 Paragraph 127 of the NPPF requires that planning decisions should aim to ensure that development, amongst other things:
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- 4.12 Given the nature of the surrounding development and proximity of services it is considered that a high density of development is an appropriate solution in this location to make effective use of land in this location.



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- 4.13 This assessment is undertaken having regard to the three roles expressed within the NPPF (economic, social and environmental), and which have been reiterated in policies DM1.1 and DM1.3 of the South Norfolk Local Plan. The assessment of each role also draws upon the relevant local plan policy where relevant.

*Economic Role*

- 4.14 The NPPF confirms the economic objective as:

"to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."

- 4.15 This proposal would result in short term economic benefits as part of any construction work and, in the longer term, by local spending from future occupants. The proposed development would also be subject to Community Infrastructure Levy. It is therefore considered that this proposal would bring forward an economic benefit.

*Social Role*

- 4.16 The NPPF confirms the social objective as:

"to support strong, vibrant and healthy communities, by ensuring that a sufficient number of and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being".

- 4.17 The proposed scheme would provide housing in a location where the JCS identifies a shortfall in housing land supply against requirements which would represent a social benefit. However, the significance of this benefit is diminished by the most recent evidence of the updated SHMA which identifies a housing land supply in excess of 8 years and this is material consideration in determining this application.

- 4.18 The social role highlights the need for housing to have access to a range of accessible local services. Cringleford forms part of the built-up urban fringe with access to a full range of facilities, services and public transport. The site is also well located adjacent to retail units in the neighbourhood centre and close to the primary school and community centre.

*Affordable housing*

- 4.19 As noted above, this site is to provide the majority of the affordable housing provision for both this site and a nearby site which both form part of the wider Round House Park development. Policy 4 of the JCS requires that 33% of dwellings proposed for the two sites combined be of an affordable tenure.

- 4.20 It is considered that this is a good location for the affordable housing provision, as it is close to local shops and facilities as noted above and is also well served by public transport linking the site to the city centre as well as the hospital and Norwich Research Park. As such, the approach of using this site to provide the majority of the affordable housing required by the combined level of development is considered acceptable.

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- 4.21 As noted above, all the flats to be provided are for rent. The Council's Housing Enabling and Strategy Officer has commented that this is acceptable. He also advises that the mix of 13 one bedroom flats and 3 two bedroom flats provides a good mix on the basis of housing need. Three of the flats are wheelchair accessible, which is also a welcome provision.

- 4.22 Provision of affordable housing would be secured by legal agreement covering both applications.

#### *Design*

- 4.23 Policy 12 of the NPPF, JCS Policy 2, Policy DM3.8 of the Local Plan and Policy HOU2 of the Cringleford Neighbourhood Development Plan require development to be of good quality design.

- 4.24 The largely three storey block of flats which will provide a significant presence in the street scene and act as a focal point when entering Roundhouse Park from Roundhouse Way along Dragonfly Lane. The building will be the dominant feature of the site and will help define the Neighbourhood Centre.

- 4.25 Policy HOU4 of the Cringleford Neighbourhood Development Plan requires that majority of dwellings proposed for any new development in Cringleford should be detached or semi-detached dwellings, although the policy does recognise the need for a mix of other property types in accordance with Policy 4 of the Joint Core Strategy. It should be recognised that this site is a small component of a wider site and that this location is an appropriate place to provide the other property types recognised in the policy. The proposal does also provide for a pair of semi-detached dwellings

- 4.26 The design of the building has been the subject of negotiations with the Council's Senior Conservation and Design Officer. It is now considered that the units are generally well balanced in terms of scale and massing and will fit well into the street scene. The external space has been amended to provide some casual amenity space for the flats and a better organised parking space. In terms of materials to be used, the external walls will include a mix of brick, ivory coloured render and black and blue /grey cedar weatherboarding which are all considered acceptable in the context of the site's location.

- 4.27 It is therefore considered that the design is acceptable and accords with Policy DM3.8 of the Local Plan and Policies HOU2 and HOU4 of the Cringleford Neighbourhood Development Plan.

#### *Highways*

- 4.28 The Highway Authority have commented on the level of parking provision for the development. Norfolk County Council's Parking Standards require at least one parking space per one bedroom unit which has been provided for by this development, along with two visitor parking spaces. The application proposes one space for each one bedroom unit, along with two visitor spaces.

- 4.29 The Highway Authority would prefer a provision of 1.5 spaces for each one bedroom unit, however are not prepared to raise a highway objection to the development not providing off-street parking to this level. Given that the site is located close to services including a shop and school, is well served by public transport providing good links to the city centre and major employment locations and the lack of a formal highway objection it is not considered that refusal of the application on these grounds could be substantiated.

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- 4.30 Policy HOU8 of the Cringleford Neighbourhood Development Plan resists the use of parking courts in new development unless impracticable. However, this is the only practicable solution for the block of flats. The parking court is largely designed to be overlooked by occupants of the flats. The two semi-detached dwellings each have their own driveway parking well related to each dwelling.

- 4.31 Overall, the proposal is considered to accord with Policies DM3.11 and DM3.12, as well as Policy HOU8 of the Neighbourhood Plan.

*Residential amenity*

- 4.32 The two buildings have been designed to relate well to their neighbouring buildings, with the block of flats stepping down to reflect the scale of adjoining two and a half storey properties to the south-east of the site along Dragonfly Lane and the pair of semi-detached dwellings on Verbena Road matching the two storey dwellings to the south-west of the site along that road. Similarly, the block of flats steps down towards the semi-detached dwellings within the site. As such, they are not overbearing on their neighbours, nor do they introduce any unacceptable overlooking of existing properties.

- 4.33 The development is therefore considered to accord with Policy DM3.13.

*Environmental Role*

- 4.34 The NPPF confirms the environmental objective as:

"to contribute to protecting and enhancing our natural, built and historic environment; including making efficient use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy."

*Drainage*

- 4.35 Surface water drainage discharges from the site into the surface water sewer which was designed to accommodate development of this site. Foul water and sewerage is also to connect to an existing sewer along Dragonfly Lane. Anglian Water have commented that the sewerage system has capacity to accommodate the development.

*Landscaping*

- 4.36 The Council's Landscape Architect has no objection to the landscaping scheme that is proposed for the development. It is therefore considered that the development accords with Policy DM4.5.

*Other Issues*

- 4.37 No ecological information has been submitted with this application. However, as the site is part of an existing development area and is currently used for parking and the storage of materials it is not considered that there will be any natural habitats on the site.

- 4.38 As the development is for in excess of 10 dwellings, it is required to provide at least 10% of the scheme's expected energy requirements via 'decentralised and renewable or low-carbon energy' as set out in Policy 3 of the Joint Core Strategy. This can be secured through condition.

- 4.39 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.

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

5 Conclusion

5.1 The proposed development is acceptable as the site is within the development boundary for Cringleford, and the proposed scheme is of a scale and design that reflects the surrounding area in accordance with Policy DM3.8, does not have an unacceptable impact on the local highway network or neighbouring properties in accordance with Policies DM3.11 and DM3.13 and provides significant benefits through the delivery of housing in a sustainable location in accordance with Policy DM1.3 and the NPPF.

Contact Officer, Telephone Number Tim Barker 01508 533848  
and E-mail: tbarker@s-norfolk.gov.uk

Development Management Committee

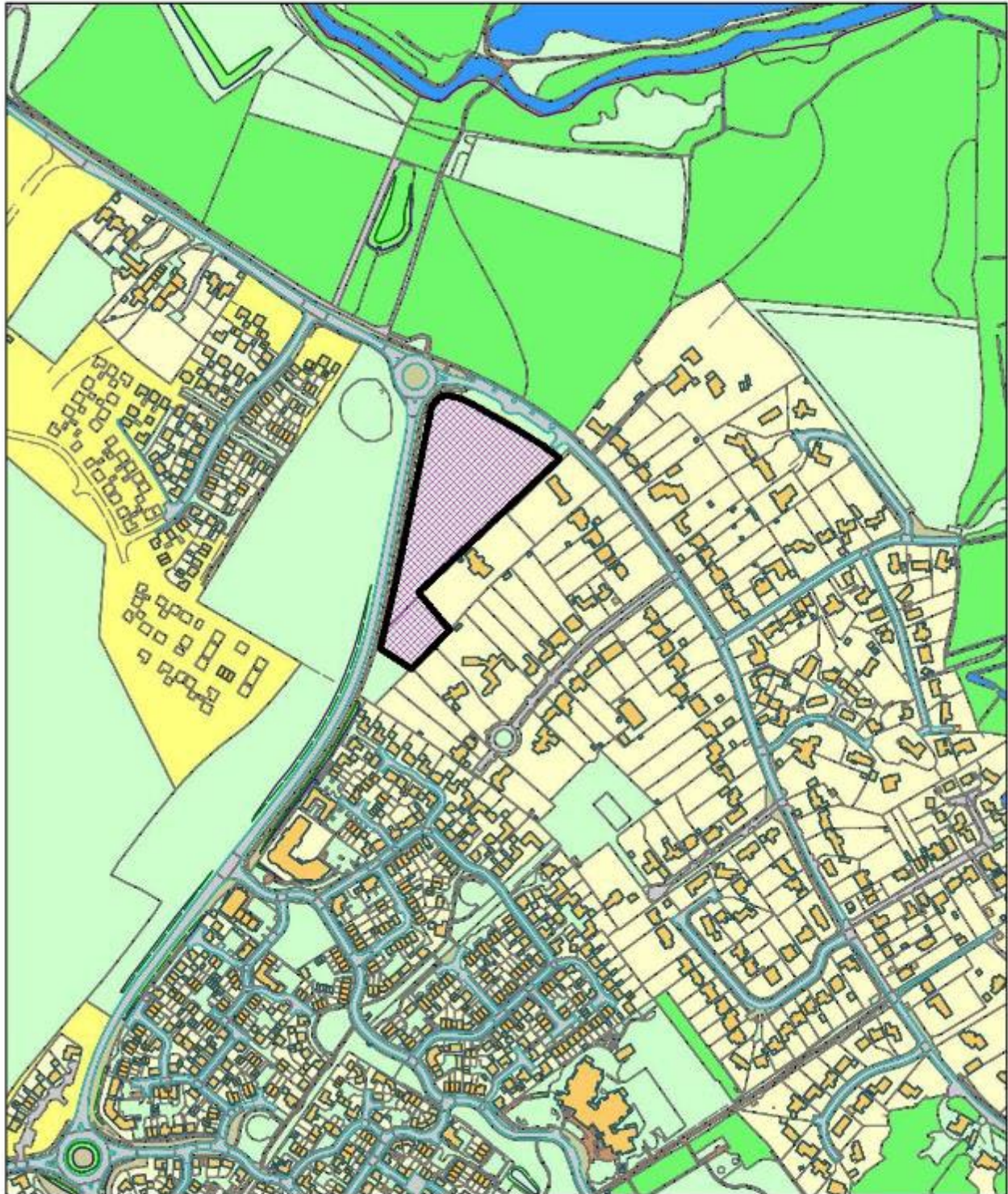
7 November 2018





Application 2

2019/2227



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

**2. Application No : 2019/2227/F**  
**Parish : CRINGLEFORD**

Applicant's Name: Bovis Homes Ltd & Kier Living Eastern  
 Site Address: Parcel R1 (South of Colney Lane and East of Round House Way)  
 Phase 2 Round House Park Round House Way Cringleford Norfolk  
 Proposal: Construction of 32 dwellings, associated infrastructure, landscape, play area and public open space (Revised)

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:

It is requested that delegated authority is given to Officers to grant planning permission subject to receipt of a satisfactory S106 for the payment of the GIRAMS tariff at £185.93 per unit of relevant development, affordable housing and public open space and subject to full consideration by Officers of the issue of nutrient pollution and its impacts on the integrity of Special Areas of Conservation.

**1. Proposal and site context**

- 1.1 The application site (parcel R1) is an undeveloped parcel of land on the junction of Colney Lane and Roundhouse Way, located on the Northern end of Roundhouse Park.
- 1.2 The parcel was within the area covered by outline permission 2008/2347, which also comprised of a masterplan for the development of phase 2 for the purposes of guiding developers in the preparation of detailed proposals on each subsequent development parcel. Condition 1 of this application required reserved matters applications to be before the expiration of 5 years from the date of decision. It is noted that this date has been well exceeded and this application is submitted as a standalone full proposal.
- 1.3 This application is for 32 dwellings with a mix of property types, associated infrastructure and open space. It has been submitted following the refusal of the previous proposal for the site (2018/0280) which was for 35 dwellings.
- 1.4 The application remains related to application 2018/0281 which provides the affordable units at a level that provides for both parcels of land and remains active following a positive committee resolution. An update for committee with regard to this application is also being provided via a separate report.

**2. Relevant planning history**

- |     |           |   |          |
|-----|-----------|---|----------|
| 2.1 | 2012/1766 | Outline application for residential development (626 units) and associated infrastructure including open space and recreational woodland, site for Primary School, Community facilities and up to 1486sqm mixed use (A1, A2, A3, A4, A5) Neighbourhood Centre (revised Phase 2 - Round House Park) - discharge of conditions 5 (structural landscaping), 8 (play equipment) and 11 (tree protection). | Approved |
| 2.2 | 2013/1523 | Construction of 45 Dwellings, Associated Estate Road, Garaging and Car Parking  | Approved |

2.3	2013/1809	Non-Material Amendment to Planning permission 2012/1766/DC- Detailed layout plan and planting plan	Approved
2.4	2014/1019	Construction of 58 new build dwellings, ancillary accommodation, infrastructure and landscape	Approved
2.5	2014/1605	Construction of 15 flats and associated access and car parking.	Approved
2.6	2014/1926	Approval of Landscaping as a reserved matter pursuant to 2008/2347 for 45 Dwellings on areas R2a and R2b (part)	Approved
2.7	2015/1376	Proposal to build 106 new dwellings and associated garages, parking spaces, estate roads and open space	Approved
2.8	2016/1283	Construction of 14 dwellings, with associated access roads, garaging and car parking pursuant to application 2008/2347/O at Development Parcel R1, Roundhouse Park, Cringleford.	Refused
2.9	2018/0280	Construction of 35 dwellings (including 2 affordable dwellings), associated infrastructure, landscape, play area and public open space.	Refused
2.10	2018/0281	New build construction of 16 apartments and 2 houses, associated parking and landscape	under consideration
2.11	2012/8844/NEW	Outline application for residential development (626 units) and associated infrastructure including open space and recreational woodland, site for Primary School, Community facilities and up to 1486sqm mixed use (A1, A2, A3, A4, A5) Neighbourhood Centre (revised Phase 2 - Round House Park)	Withdrawn
2.12	2012/8843/NEW	Construction of 132 dwellings, associated access road and estate roads, garaging, parking and landscaping	Withdrawn
2.13	2012/1456	Construction of 132 dwellings, associated estate roads, garaging, parking.	Approved
2.14	2012/0272	Construction of link/access road and cyclepath from existing Bellmouth on Dragonfly Lane of parcel R7 and proposed Community Centre	Approved
2.15	2011/1854	Construction of link/access road and cyclepath from existing Bellmouth on Dragonfly Lane of parcel R7 including new	Refused



		bellmouth to serve the proposed Community Centre on parcel OS6	
2.16	2011/1721	Construction of 132 dwellings, associated access road and estate roads, garaging, parking and landscaping	Refused
2.17	2011/1027	Variation of Condition 2 of permission 2010/1712 - to relocate dwellings - plots 176 - 178 - away from veteran Oak tree	Approved
2.18	2010/1827	Part retrospective application for erection of electricity sub station	Approved
2.19	2010/1712	Construction of 32 dwellings, associated estate roads, garaging, parking and landscaping	Approved
2.20	2008/2347	Outline application for residential development (626 units) and associated infrastructure including open space and recreational woodland, site for Primary School, Community facilities and up to 1486sqm mixed use (A1, A2, A3, A4, A5) Neighbourhood Centre (revised Phase 2 - Round House Park)	Approved
2.21	2008/1149	Scoping Opinion for residential development, school, local shop, community facilities, playing fields, open space and associated access arrangements	Approved
2.22	2008/0435	Screening Opinion for residential development, school, local shop, community facilities, playing fields, open space and associated access arrangements	
2.23	It is noted there are also numerous 'agreement of details reserved by condition' applications relating to the approvals listed above which have not been listed here but are available on the website.		

### 3. Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
- NPPF 02: Achieving sustainable development
  - NPPF 03: Plan-making
  - NPPF 04: Decision-making
  - NPPF 05: Delivering a sufficient supply of homes
  - NPPF 06: Building a strong, competitive economy
  - NPPF 07: Ensuring the vitality of town centres
  - NPPF 08: Promoting healthy and safe communities
  - NPPF 09: Promoting sustainable transport
  - NPPF 10: Supporting high quality communications
  - NPPF 11: Making effective use of land
  - NPPF 12: Achieving well-designed places
  - NPPF 13: Protecting Green Belt land
  - NPPF 14: Meeting the challenge of climate change, flooding and coastal change
  - NPPF 15: Conserving and enhancing the natural environment

NPPF 16: Conserving and enhancing the historic environment  
NPPF 17: Facilitating the sustainable use of minerals

### 3.2 Joint Core Strategy (JCS)

Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 3: Energy and water  
Policy 4: Housing delivery  
Policy 5: The Economy  
Policy 6: Access and Transportation  
Policy 7: Supporting Communities  
Policy 8: Culture, leisure and entertainment  
Policy 9: Strategy for growth in the Norwich Policy Area  
Policy 10: Locations for major new or expanded communities in the Norwich Policy Area  
Policy 11: Norwich City Centre  
Policy 12: The remainder of the Norwich Urban area, including the fringe parishes  
Policy 13: Main Towns  
Policy 14: Key Service Centres  
Policy 15: Service Villages  
Policy 16: Other Villages  
Policy 17: Small rural communities and the countryside  
Policy 18: The Broads  
Policy 19: The hierarchy of centres  
Policy 20: Implementation

### 3.3 South Norfolk Local Plan Development Management Policies

DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
DM1.3: The sustainable location of new development  
DM1.4: Environmental Quality and local distinctiveness  
DM3.1: Meeting Housing requirements and needs  
DM3.8: Design Principles applying to all development  
DM3.10: Promotion of sustainable transport  
DM3.11: Road safety and the free flow of traffic  
DM3.12: Provision of vehicle parking  
DM3.13: Amenity, noise, quality of life  
DM3.14: Pollution, health and safety  
DM3.15: Outdoor play facilities/recreational space  
DM3.16: Improving level of community facilities  
DM4.2: Sustainable drainage and water management  
DM4.3: Facilities for the collection of recycling and waste  
DM4.4: Natural Environmental assets - designated and locally important open space  
DM4.5: 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

Cringleford Neighbourhood Plan  
GEN1: Co-ordinated approach for delivering overall growth  
GEN3: Protection of significant buildings  
GEN4: Provision of infrastructure  
ENV3: Protection of hedgerows  
ENV5: Provision of sustainable drainage  
ENV6: Provision of open space and community woodlands  
HOU1: Housing Allocation  
HOU2: Design Standards  
HOU3: Building Densities  
HOU4: Mix of property types

HOU6: Renewable Energy Sources  
HOU7: Space standards  
HOU8: Provision of garaging  
HOU9: Provision of affordable housing  
SCC3: Provision of walking/cycling routes  
SCC5: Provision of playing field and play areas  
SCC6: Provision of broadband connections  
SCC7: Provision of library facilities  
TRA1: Major estate roads  
TRA3: Provision of walking / cycling routes  
TRA4: Minimising use of private cars

#### 4. Consultations

##### 4.1 Cringleford Parish Council

###### Consultation 1:

Cringleford Parish Council wishes to object to planning application 2019/2227 for parcel R1 of the Roundhouse development. Since refusal of planning consent for their 2018 application for this site, the developers, Bovis, have made no attempt to engage with the Parish Council to understand our objections or even approach a compromise. Hence many of our objections reiterate previous objections.

###### Material Planning Considerations

1. This application has not addressed in full the reasons for refusal of the 2018 application by Development Management Committee.
2. The application is not in keeping with the Cringleford Neighbourhood Development Plan (specifically HOU 3 and 4) or the Roundhouse Masterplan.
3. There have been numerous applications to develop this site (see comments from 67 Colney Lane for details), all of which have been refused to date, and some of which have been more benign than the current application.
4. There remain privacy issues due to the density, the height and positioning of the housing that overlooks three existing properties along its southern border.

###### Objections to current planning application

1. The revised application has changed little from the previous version, they have merely replaced 6 small houses with three bungalows to the southern end of the development.
2. The application does not address the overarching consideration of the effect of the development on the amenity value of the neighbourhood as cited in the unanimous decision of the Development Management Committee on 15 November 2018. This parcel should be of low-density housing (15du/ha) and low impact, comprising 1- 1.5 storey houses to act as a transition between the main Roundhouse development and the character of Colney Lane. Such a low impact development is also in keeping with the Cringleford Neighbourhood Development Plan as stated in our previous objections to this development.
3. Apart from the three bungalows, the style, density (house by house) and footprint of the properties in this application are similar to such houses on the bulk of Roundhouse. This demonstrates further the lack of adherence to the concept it is a transition zone. It is thus out of character with and will be detrimental to the remainder of Colney Lane.
4. There is a privacy issue with the existing houses along the southern boundary of the development as one property in Stratford Crescent is overlooked by 4 properties and one on Colney Lane is adjacent to 7 properties. This also creates a potential noise issue with so many houses surrounding a single property. Furthermore, the boundary against the Stratford Crescent house is incorrect.
5. We wish to request that as a condition of any planning consent for this area that the buffer zone is reinstated to 10m as per the original plan for Roundhouse and that it be planted with the required shrubbery and trees before work starts on site and further

that it be inaccessible from the LEAP and other properties, not open as currently shown. In addition to fencing, this will ensure the buffer is established by the time properties are occupied and it really acts as a green buffer and not someone's garden.

6. We are still concerned about the parking arrangements. The narrow roads means that visitor parking is provided at a rate of one per 8 properties. It means that it likely that the adjacent amenity area parking will be taken up by R1 residents or their visitors. This parking is very heavily used currently and will be diminished if the R1 site does not have adequate parking.

7. As pointed out previously, the garages are not big enough to accommodate modern cars. In addition, the building line alongside Colney Lane has been breached by garage Dg2.

8. An area of land at the southern end of the plot is still omitted from the red line defining the area to which the application applies, and no suggestions have been brought forward for its use by Bovis/Kier. Without a positive commitment, there is a risk of this land becoming an unadopted dumping ground.

Consultation 2:

Objects

Reiterates previous points.

Additional points regarding level of new dwelling deliver through local plan and lack of bungalows in Cringleford.

#### 4.2 District Councillors

Consultation 1:

Cllr. William Kemp

can this application be determined by the Committee please?

The reasons are:

1. This application seeks to address the reasons that DMC refused an earlier application in 2018. Therefore, for the purposes of democratic accountability, it should be for the same body to determine if those objections still remain or have been overcome.

2. To consider if the application is in keeping with the Cringleford Neighbourhood Development Plan (specifically policies HOU 3 and 4) and also to consider it in respect of the Roundhouse Masterplan.

3. To consider the amenity implications of this application arising from the density, the height and positioning of the housing that overlooks three existing properties along the southern border of the application site.

Cllr Daniel Elmer

No Comments Received

Consultation 2:

No Comments Received

#### 4.3 SNC Landscape Architect

No comments received

#### 4.4 Anglian Water Services Ltd

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It

should be noted that the diversion works should normally be completed before development can commence.

Foul sewage connected to Whitlingham Water Treatment Works  
Request for informative to be added to the decision with regard to existing assets  
Prefer surface water drainage to follow SuDS hierarchy; but this area is out of AW control

4.5 SNC Senior Heritage & Design Officer

No comments received

4.6 NCC Ecologist

Consultation 1:

The ecological report has confused the status of SSSIs on several occasions, including them within non-statutorily designated sites (CWS, and RNRs). SSSIs, are designated under the Wildlife and Countryside Act 1981 (as amended) and are therefore statutory designated sites. It is recommended that this be addressed throughout the report as there is a statutory designated site within 2km. Please note that Easton Chalk Pit was designated for its bat interest (citation) as it is an important hibernation site – the description in Table 2 does not refer to this.

The PEA was undertaken in 2017. CIEEM guidelines suggest that, where surveys are between 18 months and 3 years old a professional ecologist will need to undertake a site visit and review the validity of the report. Given the age of the survey (and errors) it is recommended that an updated PEA is submitted in support of the application. Aerial photos of the site suggest all hedgerows are recent (less than 30 years old) but we would request that this is confirmed as part of the PEA. If hedgerows appear older they should be assessed against the Hedgerow Regulations 2017. The ecologist may also wish to refer to adjacent planning applications which will inform the assessment and recommendations.

The ecologist is also advised that dormice are not present in Norfolk, and can therefore be excluded from the PEA. Paragraph 4.13 of the PEA, recommended that reptile surveys are undertaken. It is therefore recommended that reptile surveys are undertaken, and the results submitted in support of the application. If the SUDS pond is found to contain water, it will also need to be surveyed for great crested newts. Please note we encourage the use of eDNA surveys.

Consultation 2:

No comments received

4.7 SNC Community Services - Environmental Quality Team

No objection  
Conditions requested

4.8 NCC Highways

Consultation 1:

Holding Objection:

1. The application boundary does not appear to be correct along the Colney lane frontage, leaving a 6.0m - 7.0m wide gap between the red line and the existing highway boundary.

2. The highway verge & shared use cycle path must be continued from Roundhouse Way across the entire site frontage, which is also likely to require the removal of the frontage hedge. It should not stop at the site access.

3. A Traffic Regulation Order to extend the existing waiting restrictions into the site access will also be required.
4. Following development of this site, a small parcel of land would remain to the south. What is proposed for this remaining parcel, as it would not have any access from this development and access would not be permitted from Roundhouse Way. No access to this land is shown on the layout.
5. The raised table / block paving adjacent to the open space is not required and should be removed.

I would further comment, as a result of reducing the number of dwellings, the proposed shared surface road serving plots 11 - 17 does not provide access to sufficient dwellings to be considered for adoption and should be designed as a shared surface road. Additionally, if the black dots are indicating bollards adjacent to the open space, they will need to be removed from the footway.

The tracking plan also shows a refuse vehicle overrunning the footway and does not show a refuse vehicle can turn within the proposed turning head (adjacent to plots 18 & 19).

Consultation 2:

See consultation 1

Consultation 3:

With reference to the re-consultation dated 6th March 2020 and the amended layout shown on drawing CRIG-001 rev P, I note the red application boundary has been amended and the cycle path continued across the site frontage as requested. Although a small additional section of cycle path will be required to ensure it joins the existing in the northeast corner of the site.

Additionally, you will recall I stated that a TRO to extend the existing waiting restrictions on Colney Lane into the site access will be required, secured by an appropriate condition on any future planning permission.

However, it is still unclear what the remaining undeveloped land to the south will be used for and how it will be accessed in the future, if it is not provided by this phase of development. Also, the applicant has still not demonstrated a refuse vehicle can turn in the turning head at the end of the adopted road adjacent to plots 18 & 19, without overrunning the footway.

Consultation 4:

I have no objection a small amount of the vehicle overhanging the footway, as long as the wheels stay in the carriageway. There shouldn't be any overhang of gardens and other private areas.

Consultation 5:

Re-iterate consultation 3 response.

Concerns raised with the new drainage strategy

Consultation 6:

Objections removed

Conditions requested

#### 4.9 NHS England

No comments received

#### 4.10 NHSCCG

No comments received

## 4.11 Cringleford Surgey

No comments received

## 4.12 NCC Lead Local Flood Authority

Consultation 1:

Objection:

- No FRA provided
- The submitted drainage strategy does not provide enough information to make a comprehensive review of the proposed scheme. It appears to show a gravity surface water sewer system that, we assume, connects to the existing surface water sewer network. We have been unable to determine if the SuDS discharge location hierarchy has been followed. We do not know if roof and driveway/road runoff have been separated or what water quality measures are in place.

Consultation 2:

Objection

- See consultation 1

Consultation 3:

Objection

- absence of enough information within the FRA and Drainage Strategy.
- Updated request provided

Consultation 4:

Objection

- absence of enough information within the FRA and Drainage Strategy.
- Updated request provided

Consultation 5:

Objection

- absence of enough information within the FRA and Drainage Strategy.
- Updated request provided

Consultation 6:

Objection

- absence of enough information within the FRA and Drainage Strategy.
- Updated request provided

Consultation 7:

We have no objection to this planning application with the provision of the revised drawing demonstrating that an appropriate freeboard is achieved against garage slab level (SL) of surrounding dwellings.

## 4.13 Police Architectural Liaison Officer

There is no objection with regard to orientation and surveillance over the development. My main concern involves the 5m wide landscape buffer running alongside the eastern boundary (to protect the amenity of existing houses at 65 & 67 Colney Lane). Further clarification is sought regarding this zone.

Advice Given with regard to how the 5m buffer is planted to minimise risk of crime and access.

## 4.14 South Norfolk Clinical Commissioning Group

No comments received

## 4.15 NCC Public Health

No comments received

## 4.16 SNC Water Management Officer

Note LLFA responses

## 4.17 Historic Environment Service

No comments received

## 4.18 NCC Minerals and Waste Planning Officer

The site is partially underlain by mineral deposits however, Norfolk County Council raises no objection to the application 2019/2227 on the grounds of mineral resource safeguarding, provided that the condition above is included within any grant of planning permission on this site. This is in our capacity as the Statutory Authority for mineral planning in Norfolk.

## 4.19 Norfolk Fire Service

No objection

## 4.20 SNC Housing Enabling &amp; Strategy Manager

Comments received through 2018/0281 regarding the level of affordable housing required and associated mix of property types.

## 4.21 NCC Planning Obligations Co Ordinator

Consultation 1:

Advice regarding education, fire and green infrastructure needs.  
Education mitigation to be done through CIL.

Consultation 2:

No Comments Received.

4.22 Other Representations

15 Objections:

- Proposal reduces density but only provides 3 bungalows which is not enough
- The proposal should remain as per the masterplan
- There should be more bungalows as previously approved
- The access from Colney Lane is inadequate and will cause safety issues for those using the parking area on that road
- Insufficient parking provided
- The original 10m buffer zone has not been re-instated
- The proposed houses along Colney Lane do not follow the building line, especially the detached garages.
- the issue of overlooking 67 Colney Lane has been resolved by bungalows on one boundary but potential still remains from two storey houses on the rear boundary.
- There is risk of sewer flooding and the plans are not adequate
- Plans should show how the development addresses surface water flooding
- The proposal has not addressed all of the previous reasons for refusal
- Many previous plans have been refused
- The site does not accord with the masterplan on multiple counts such as number of dwellings, design and density



- Privacy/overlooking concerns on neighbouring properties (65 and 67 Colney Lane)
- Noise concerns from the addition of 5 residential boundaries on a neighbouring boundary
- Considerable demand for bungalows - this site only provides 3
- Plot boundary for plots 14-17 is incorrect
- The garage on plot 1 is to the front which is not in keeping

## 5. Assessment

### Key considerations

- 5.1 The key considerations are principle of development, the appropriateness of the design solution, in terms of its scale, form and relationship with other buildings, access, parking, amenity and landscape/open space. The level to which the reasons for refusal of 2018/1280 are also a key consideration. The principle of allowing market and affordable housing on different parcels of land is addressed in 2018/0281.

### Principle

- 5.2 As the outline application has lapsed, this full application must be considered on its own merits, having regard to National Planning Policy Framework (2021 update) (NPPF) and the current development plan which comprised of the Joint Core Strategy for South Norfolk, Broadland and Norwich (JCS 2014) and the South Norfolk Local Plan (2015) (SNLP) and the Cringleford Neighbourhood Development Plan (CNDP).
- 5.3 Some weight can be attributed to the outline permission insofar as establishing the principle of development through the CNDP which includes this site. However, it is considered that limited weight, if any, can be attributed to the lapsed masterplan for Round House Park given that there is no precedent to do this where circumstances have changed.
- 5.4 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 otherwise. Material considerations include the National Planning Policy Framework (NPPF).
- 5.5 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 5.6 Policy DM1.3 of the SNLP requires that all new development should be sustainably located on allocated sites or within defined development boundaries and should be of a scale proportionate to the level of growth planning within that location. The site is within the development boundary defined in the CNDP and it is considered that this proposal for 32 dwellings would be small in scale in relation to the growth achieved in the development of both Roundhouse Park and the combined developments to the west of Colney Lane and north and south of the A11 both of which are currently under construction. The proposal therefore accords with policy DM1.3.
- 5.7 Paragraph 130 of the NPPF requires that planning decisions should aim to ensure that development should, amongst other things;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and;

optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

- 5.8 In this respect, this proposal would have a density of approximately 18.6 dwellings per hectare (a reduction compared to the just over 20pHA in 2018/1280 due to the removal of 3 dwellings).
- 5.9 As a result of the above, the application is considered acceptable in principle and the following assessment takes into account other relevant policy considerations as summarised in paragraph 5.1.

**Design and layout:**

- 5.10 Policy 12 of the NPPF, JCS Policy, Policy DM3.8 and Policies HOU2 of the Cringleford Neighbourhood Development Plan require development to be of good quality design.
- 5.11 The NPPF also requires the planning decisions make the most effective use of land. Acknowledging the reasons for refusal of 2018/0280, the density has reduced by virtue of addressing the overlooking concerns and introduction of bungalows while maintaining a level that accords with the aims of the NPPF. Given the nature of the surrounding development, and proximity of services, it is considered that the density of the development is an appropriate solution in this location to make effective use of land relative to the scale of development in the area.
- 5.12 The proposed development consists of larger dwellings to the northern side, and areas fronting or adjacent to Colney Lane and Roundhouse Way. Smaller dwellings are located close to the central area of open space and the southern part of the mid-section contains a mix of 3 bungalows and two two-storey dwellings. The central section has altered significantly from the previous plan with 6 smaller semi-detached dwellings being replaced with 3 bungalows which by their very nature requires more land per dwelling. Overall, the pattern of development, including the position of roads and open space remains largely intact in the layout previously agreed by the Senior Heritage and Design Officer under the last application despite the slight reduction in density.
- 5.13 Concern has been expressed that the proposed layout does not accord with the masterplan that was approved as part of the outline 2008/2347. The masterplan identified this site as a transitional area which would relate to existing Cringleford development to the east and suitable for bungalow and chalet forms. Reserved matters were not submitted for this site and the outline consent and masterplan have subsequently lapsed some time ago. Since then, outline, followed by reserved matters has been granted for Newfoundland Farm, and Land to the North and South of the A11 (including land along Roundhosue Way) for a significant level of development. This has started construction and as such already has a considerable material impact on the character and appearance of the immediate area. This significant change to the local landscape since the masterplan justifies the consideration that the proposal being considered here would acceptably integrate with the character of the surrounding area.
- 5.14 In direct relation to the reasons for refusal of 2018/0280, there are a number of factors which affect the assessment of the proposal. Firstly, the mix of dwellings has increased with the introduction of bungalows to the housing mix (the development still accords with policy DM3.1 in this regard) and the density has reduced as a result. More detail is apparent with regard to the newer neighbouring developments through the approval of reserved matters and the start of construction and as such the baseline consideration of local character and built form. The combination of these factors is considered significant enough to overcome the design/layout related reasons for refusal and as such it is considered that the proposal is acceptable and accords with Policy DM3.8 of the Local Plan, Policies HOU2 and HOU4 of the Cringleford Neighbourhood Plan and policy 2 of the JCS.

**Residential Amenity:**

- 5.15 Policy DM3.13 of the Local Plan relates to residential amenity and considers impacts such as overlooking, overshadowing and loss of privacy.
- 5.16 The application site bounds existing residential properties to the east, with properties on Colney lane and Stratford Crescent directly bordering the application site. Most of these are large, detached properties with generous gardens. It is noted that reason for refusal 2 on application 2018/0280 related to residential amenity, particularly affecting the property bordering the central eastern boundary of the site, accessed from Colney Lane. Previously this had a number of two storey dwellings along its boundary, some of which had window positions that were considered to overlook to a level that warranted reasons to refuse the application. This proposal has removed 6 of those dwellings and replaced them with bungalows which removes the overlooking potential; although it is considered necessary to remove permitted development rights for roof alterations and additions on these properties to ensure any upwards extension gains the full scrutiny of the planning process to avoid an adverse situation arising later on. This would be on plots 9, 11 and 12. Furthermore, while other dwellings have remained the same, there is no further significant overlooking from the remaining two-storey properties on this boundary due to their orientation. Given the concern in the previous application, a further condition has been added to selected plots (10, 13 and 14) to prevent new first floor windows from being added without first submitting a planning application to further safeguard this area. With this in place, it is considered that the reason for refusal on the previous application has been overcome and this element now meets the requirements of policy DM3.13.
- 5.17 With regard to the remainder of the site, concern has also been expressed that the dwellings at the southern end of the site would harm privacy for dwellings on Stratford Crescent and would appear overbearing to the bordering dwelling on Colney Lane. It is considered that the orientation of these dwellings along with the separation distances from the existing dwellings would result in an acceptable layout which would not result in an unacceptable level of overlooking to existing dwellings. Furthermore, plot 14 is a significant distance from the property fronting Colney Lane so its presence would not be considered to result in an overbearing impact as it would be seen in a much wider context at that distance.
- 5.18 Concern has also been raised on several counts with regard to the buffer zone. It is acknowledged that the masterplan had a wider zone, however with that expired (as previously explained) this application is assessed on its own merits. In the context of the scheme proposed, the buffer zone represents a satisfactory separation between existing and proposed development.
- 5.19 Overall, the proposed scheme, along with the conditions highlighted, are considered to accord with the aims of policy DM3.13 in this instance

**Landscape:**

- 5.20 Policy DM4.5 requires all development to respect, conserve and where possible, enhance the landscape character of surrounding development. The application includes a landscape plan which would retain the existing boundary planting and key trees and proposes a planted buffer zone along the eastern site boundary along with an area of open space. While some SuDS drainage features have been introduced to meet modern surface water drainage standards, the scheme remains similar to the one agreed with the landscape architect under application 2018/0280. As such, it is considered acceptable subject to approval of a detailed landscape scheme.
- 5.21 It is noted that as part of this scheme considerations including allowing wildlife to use the buffer zone as a corridor but preventing public access for the purposes of crime prevention as per the Police Liaison response will be balanced in the final planting scheme.

- 5.22 The application site excludes a strip of land along the edge of Colney Lane and Roundhouse Way adjacent to the southern end of the site which has attracted some queries during the application. This is part of the structural landscaping of Roundhouse Park and subject to its own legal agreements. It is therefore not considered further in this application.

**Highways:**

- 5.23 The Highway Authority has carried out an assessment of the proposed access arrangements and the site layout and, following revisions and clarifications, consider that the proposal is acceptable subject to standards highway conditions, which include the extension of the along the Colney Lane Frontage and a Traffic Regulation Order to extend the existing waiting conditions.
- 5.24 It is noted there was some back and forth as seen on the application file as some of the potential drainage solutions affected the highway layout and design, however, in the end, a lower impact solution was achieved leaving little change to the highway design.
- 5.25 In relation to car parking provision, the combination of on plot parking and garages proposed ensures that the street scenes are not overly dominated by car parking. The proposals meet the number of car parking spaces required in Norfolk County Council's Parking Standards for Norfolk. This layout is accepted by the highway authority. The layout of the development in respect of parking is therefore considered acceptable
- 5.26 Overall, the proposal is considered to accord with policies DM3.11 and DM3.12 of the SNLP and policy HOU8 of the Cringleford Neighbourhood Plan.

**Drainage and Flood Risk:**

- 5.27 Policy DM4.2 relates to flood risk while JCS policy 1 related to climate change. The site is within flood zone 1 and does not have any significant surface water flood risk areas. However, the proposal is still required to meet sustainable drainage system requirements. These requirements have increased in their provision over time, incorporating buffers for climate change and the proposal had difficulties meeting the standard for its drainage scheme resulting in a long period of back and forth with the Lead Local Flood Authority. However, as amended the site plan is acceptable and has proven that it can accommodate suitable SuDS features and as such is now considered acceptable in this regard.
- 5.28 Subject to the recommended conditions, the proposal is now considered to accord with policy DM4.2 of the SNLP and policy 1 of the JCS.

**Ecology:**

- 5.29 Policy DM4.4 of the Local Plan considers protected species and designated sites. The application has been supported by an ecology report, although due to the timescales associated with this application surveys are now somewhat dated. Given the site and its location and the recommendations for further survey and mitigation measures within the report; it is considered that a set of conditions, firstly requiring the additional surveys and then subsequently, providing details of mitigation measures is sufficient to achieve the aims of Policy DM4.4 in this instance. The conditioning of landscape details and the trigger point for this and the ecology measures have been aligned so that landscape schemes can contain any necessary measures.
- 5.30 The NCC ecologist has noted a few errors in the report and the desire for them to be corrected, however while this would be desirable, they would not affect the outcome of this application so it is not considered to be something that would warrant refusal of the application in this instance.

**Nutrient Neutrality:**

- 5.31 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.
- 5.32 This advice covers all types of overnight accommodation including, new homes, student accommodation, care homes, tourism attractions and tourist accommodation and permitted development (which gives rise to new overnight accommodation) and other types of development such as large-scale commercial.
- 5.33 Mitigation through “nutrient neutrality” offers a potential solution. Nutrient neutrality is an approach which enables the Council to assess and quantify mitigation requirements of new developments. It allows new developments to be approved where there will be no net increase in nutrient loading within the catchments of the affected Habitats Site. The Council is working closely with its neighbouring authorities and Natural England to better understand the implications and identifying possible options for mitigation to ensure sustainable development can proceed. Unfortunately, at present it is not possible to state how long this may take to resolve however we are seeking to expedite this and find solutions at pace to enable development to proceed. Therefore, at this time, the recommendation is to approve subject to satisfactorily overcoming this issue before a decision is issued.

**Open Space/GIRAMS**

- 5.34 Policy DM3.15 of the SNLP along with the open space SPD sets out the policy requirements for open space. Open Space is proposed to be sited centrally along the southeastern boundary with 65 and 67 Colney Lane. A 5-metre-deep environmental buffer zone is proposed along the entire length of this boundary.
- 5.35 The open space SPD document set out different types of open space provision and includes a calculator to determine the amount of each triggered by a development. The proposal, especially taking into account the linked 2018/0281 for parcel NC2, comes in under the total requirement, however it is acknowledged that items such as formal recreation space can only be provided on larger sites. As such, the level provided within the site is considered to accord with the requirements for the scale of development proposed with the remainder being covered via contribution towards offsite provision. Both the on and offsite provision will be secured via S106 so the recommendation also includes delegated authority to only approve once this legal agreement is in place.
- 5.36 In addition, South Norfolk and Broadland Councils have now resolved to adopt the Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMS) and to begin collecting contributions from development in accordance with the JCS. These contributions will be sought from 1 April 2022 and comprise payment of the Recreational Avoidance Mitigation (RAMS) tariff of £185.93 per dwelling, or accommodation unit equivalent, and the provision of on-site or off-site green infrastructure equivalent to 2ha per 1000 population. The collection of these contributions will enable the Council to conclude through a HRA that a development will not have any adverse impact on the integrity of a Habitats Site as a result of increased recreational usage. The GI (Green infrastructure) portion of this consideration is covered through the above open space provision and contribution. The collection of the RAMS payment will be incorporated into the S106 agreement.

**Affordable Housing:**

- 5.37 Policy 4 of the JCS required that 33% of dwellings should be of an affordable tenure, although a subsequent SHMA (Strategic Market Housing Assessment) has proposed 28%. This application proposes no affordable housing (the introduction of bungalows has removed these from the site) however, a linked application at parcel NC2 (reference 2018/0281) provides 14 affordable dwellings which adds up to a policy compliant 28% when calculated across the 50 dwellings in both parcels R1 and NC2. This application was supported by a viability assessment that proposed a reduction to 2 affordable dwellings across both parcels, however the council sought independent advice on this request and concluded that the site is viable at the full amount and the applicants have accepted this decision.
- 5.38 In relation to the location of the affordable dwellings, it is not ideal to have them sited only on one of the two sites, however when considering the wider surrounding development, it is not considered to result in an unsatisfactory distribution of affordable dwellings in the area. Furthermore, in response to the proposal contained within 2018/0281; the housing enabling ad strategy officer considers the mix of housing provided to be acceptable in the context of local need. As such the proposal is considered to accord with relevant policy in this regard.
- 5.39 The provision of this housing will be via the S106 which will be linked to application 2018/0281 which had resolution to approve at committee but had had to wait following the refusal of 2018/0280 as the level of affordable housing would be unviable as a standalone proposal.

**Other Issues**

- 5.40 While the historic Environment Service provided no response on this application it is known from the previous one that no archaeological investigations are required on this site.
- 5.41 As the development is in excess of 10 dwellings, it is required to provide at least 10% of the schemes expected energy requirements via 'decentralised and renewable or low-carbon energy' as set out in policy 3 of the JCS. This can be secured through condition.
- 5.42 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.
- 5.43 This application is liable for Community Infrastructure Levy (CIL)

**Conclusion**

- 5.44 The proposed development is acceptable in principle as the site is within the development boundary for Cringleford. Furthermore, the proposed scheme is of a scale and design that reflects the surrounding area in accordance with policy DM3.8 and HOU2, does not have an unacceptable impact on the local highway network, or neighbouring properties in accordance with policies DM3.11, HOU8 and DM3.13 and provides benefits through the delivery of housing in a sustainable location in accordance with policy DM1.3 and the NPPF.
- 5.45 It is also considered that the three reasons for refusal have been overcome by virtue of the alterations to the housing mix on the development and the material changes to the density and character of the area resulting from neighbouring development.

- 5.46 As a result of the above the recommendation is to delegate authority to approve the application subject to satisfactory resolution of nutrient neutrality matters and the signing of a S106 agreement in relation to open space, GIRAMS and affordable housing as below:

Recommendation: It is requested that delegated authority is given to Officers to grant planning permission subject to receipt of a satisfactory S106 for the payment of the GIRAMS tariff at £185.93 per unit of relevant development, affordable housing and public open space and subject to full consideration by Officers of the issue of nutrient pollution and its impacts on the integrity of Special Areas of Conservation.

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Materials in accordance with Submitted
- 4 Ecology Mitigation
- 5 Landscaping scheme to be submitted
- 6 Landscape Management Plan
- 7 Tree Protection
- 8 Retention of hedges, hedgerows and trees
- 9 Implementation of boundary treatment
- 10 Foul drainage to main sewer
- 11 Surface Water
- 12 Contaminated land - Investigation
- 13 Implementation of remediation scheme
- 14 Contaminated land during construction
- 15 New Water efficiency
- 16 Specific Plots No PD for Classes B and C
- 17 Specific Plots-No new first floor window
- 18 Mineral Safeguarding
- 19 Fire Hydrant
- 20 Traffic Regulation Orders
- 21 Construction Traffic (Parking)
- 22 Standard Estate Road (Drainage etc.)
- 23 New Access
- 24 Provision of parking, service
- 25 Standard Estate Road (Roads/footways to binder course)

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Other applications

Application 3

2022/0281



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



**3. Application No : 2022/0281/H**  
**Parish : COSTESSEY**

Applicant's Name: Miss Iwona Kemp  
 Site Address 26 Silvo Road Costessey Norfolk NR8 5EL  
 Proposal Conversion of garage to residential room (retrospective)

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, subject to conditions

1. Proposal and site context

- 1.1 The proposal seeks to gain retrospective planning approval for a garage conversion into living space. This requires planning permission in this instance, due to the removal of permitted development rights under the original permission for the development. The property is accessed via its principal elevation, which is south-east facing. Before the garage conversion, there was parking provision for two cars (one space on the driveway and one space within the garage). Currently, there is only one off-road car parking space, but the proposal includes another car parking space with submission of the revised plan (seen on block plan). This area of the Queen's Hill development is densely populated. Properties closely border the footpaths and road system in the neighbourhood.

2. Relevant planning history

- 2.1 None

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  
 DM3.4: Residential extensions and conversions within Settlements  
 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
- 3.4 Norfolk County Council Parking Standards SPD

4. Consultations

- 4.1 Costessey Town Council

Parking provision concerns, highways safety concerns, permitted development rights are not intact for this property within Queen's Hill, wood burner emissions and burning plastic smell, could set an unwelcome precedent.

#### 4.2 District Councillors

Cllr Blundell: Object, would like application called in to development management committee under Policy DM3.8 for design and the street scene.

#### 4.3 NCC Highways

Objects to original plans, as the proposal provided one car parking space, and would not conform with the parking standards requiring two. Highway's safety concerns. Acknowledges the potential for an amendment to the scheme, so that a second parking space is accounted for. Does not object to revised plan.

#### 4.4 Other Representations

1 support; properties have long driveways, no major issues, enhancement for the property. 3 objections; loss of parking provision and increase in on-street parking, could lead to traffic problems, notes that garages aren't always used for parking.

#### 5. Assessment

##### Key considerations

5.1 The main considerations are design, impact upon residential amenity and provision of car parking.

5.2 The revised plan provides an additional car parking space to the front of the property (seen on block plan).

##### **Principle**

5.3 The conversion of the attached garage into living space within the dwelling is acceptable in principle.

##### **Design**

5.4 With reference to design, the scale, form, choice of materials and overall design details are all considered appropriate and are in keeping with the existing dwelling and wider neighbourhood. In particular, the conversion maintains the same garage door to the front, as there is a small store area. Therefore, there are no impacts on the street scene. The flue to the rear is not visible from the street scene and does not have a significant detrimental impact on the design. A parking area to the front of the property would not have a significant detrimental impact, as brick weave and 'hard' landscaping methods form a significant part of the neighbourhood design. Therefore, this accords with policy DM3.4, DM3.8 and policy 2 of the Joint Core Strategy.

##### **Amenity**

5.5 With regard to impact upon residential amenity, there is not considered to be an adverse impact on privacy, daylight, direct sunlight or outlook by virtue of the nature of the development, specifically, there has been no extension/increase in floorspace, and so the overall dimensions of the structure appears unaltered from the outside, except for the flue to the rear. Therefore, this accords with policy DM3.13.

### Highways and parking

- 5.6 The primary consideration for the application are the parking arrangements and parking provision. Objections have been raised from both neighbours and the Town Council in this regard. Norfolk County Council Parking Standards for Norfolk stipulate that a three-bed dwelling must be able to accommodate at least two cars off road. The minimum car parking space size is 4.8m x 2.4m. The amended plans (shown on block plan) show the provision of two car parking spaces, which accord with the above requirements. Whilst it is acknowledged that the car parking space is located close to the front door of the dwelling, the design of the parking space is functional. Also, Silvo Road is mostly designed with a shared surface, meaning that highways safety is less compromised in such scenarios. As well as this, 26 Silvo Road and its parking access are located on a private, shared driveway, again lessening highways safety implications. Therefore, it is considered that the development does not have a significant detrimental impact on highways safety, according with policy DM3.11 and DM3.12.
- 5.7 Norfolk County Council Highways have been consulted on the development. Their original objection to the development cited parking provision concerns and highways safety problems. Although, they did suggest that revisions to the design, such as an open car port, or additional frontal space could be acceptable. Therefore, it is considered that the revised plan acknowledges this guidance in providing two spaces. In the re-consultation, NCC Highways have no objection, subject to the inclusion of two conditions; one specifying parking for two vehicles and another restricting the use of the space, so that it does not become a bedroom.
- 5.8 Objections raised by three neighbours and Costessey Town Council have primary concern over the reduced car parking provision. They have also raised concern over highways safety and flow of traffic. Neighbours appreciated that not all garages are exclusively used for car parking. They also commented on the unfairness if this application were to be approved, making reference to previous planning refusals for similar schemes in the area. However, it is noted that each scheme is assessed on its own merit and when compared to other properties on Silvo Road, 26 Silvo Road has an acceptable amount of room to the front of the property to site a car parking space.

### Other issues

- 5.9 Costessey Town Council also cite concern over fire safety, as a vehicle parking in front of the house could block the front door, however in this case this would not be a material planning consideration. In their initial comments, they also raised concern with the impacts of emissions and fumes from the wood burner located inside the garage conversion. This is not a material planning consideration within this application and is covered through building regulations, so does not form part of the assessment.
- 5.10 This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. This site is located within the catchment area of one or more of these sites as identified by Natural England and as such the impact of the of the development must be assessed. The development proposed does not involve the creation of additional overnight accommodation and as such it is not likely to lead to a significant effect as it would not involve a net increase in population in the catchment and is not considered a high water use development. This application has been screened, using a precautionary approach, as is not likely to have a significant effect on the conservation objectives either alone or in

combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

- 5.11 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.
- 5.12 This application is not liable for Community Infrastructure Levy (CIL)

### **Conclusion**

- 5.13 It is considered that the design is in keeping with the property and that the proposal will not have an adverse impact on the amenity of either the immediate neighbours or the wider area. As well as this, impacts on car parking provision and highways safety are considered to not be significantly detrimental. As such the proposal accords with the criteria set out within policies DM3.4, DM3.8, DM3.11, DM3.12 and DM3.13 of the local plan and policy 2 of the Joint Core Strategy.

Recommendation: Approval, subject to conditions

1. Time Limit – Full Permission
2. In accordance with submitted drawings
3. Matching materials
4. Parking provision
5. Restriction of use as a bedroom

Contact Officer Tom Piggott  
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Application 4



**4. Application No : 2022/0166/F**  
**Parish : EAST CARLETON**

Applicant's Name: Mr Graham Brown  
 Site Address Land to the west of Scotts Hill, East Carleton, Norfolk  
 Proposal Demolition of existing barns and erection of new single storey replacement dwelling with associated external 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:

To authorise the Director of Place to approve subject to conditions.

**1 Proposal and site context**

- 1.1 This application follows 2021/2432, which granted prior approval to convert the existing building on site into a two-bed dwelling. This application seeks to demolish that and other buildings at the site and to erect a three-bed bungalow.
- 1.2 The site is located on the western side of Scotts Hill to the southeast of the village of East Carleton. It is accessed directly from Scotts Hill and comprises a number of single storey buildings and mown grass.
- 1.3 East Carleton does not have a development boundary and the site is located within the open countryside.

**2. Relevant planning history**

- |     |           |   |                                |
|-----|-----------|---|--------------------------------|
| 2.1 | 2017/2373 | Construction of 1 x new, 3 bedroom residential dwelling. Part demolition of existing stabling and alterations to remaining stables. | Refused<br>Dismissed on appeal |
| 2.2 | 2021/2432 | Conversion of agricultural building to two bedroomed residential dwelling.  | Approved                       |

**3. Planning Policies**

- 3.1 National Planning Policy Framework (NPPF)  
 NPPF 02 : Achieving sustainable development  
 NPPF 04 : Decision-making  
 NPPF 05 : Delivering a sufficient supply of homes  
 NPPF 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

- 3.3 South Norfolk Local Plan Development Management Policies Document (SNLP)  
DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
DM1.3 : The sustainable location of new development  
DM3.8 : Design Principles applying to all development  
DM3.11 : Road safety and the free flow of traffic  
DM3.12 : Provision of vehicle parking  
DM3.13 : Amenity, noise, quality of life  
DM3.14 : Pollution, health and safety  
DM4.2 : Sustainable drainage and water management  
DM4.5 : Landscape Character Areas and River Valleys

4. Consultations

4.1 East Carleton Parish Council

No comments received

4.2 District Councillors

Cllr G Francis:

To Committee as this is controversial and seen as unsuitable by many people.

Cllr N Legg:

To Committee. There are concerns regarding the suitability of the existing building under Class Q regulations and it's replacement the open countryside in "Another Village"

4.3 NCC Highways

Planning condition recommended in relation to the provision of a parking and turning area.

4.4 SNC Water Management Officer

No comments received

4.5 Other representations

Two objections setting out the following issues:

- Site and surrounding land is of ecological interest. Survey that has been submitted is incorrect.
- Site is adjacent to a watercourse, the site is of ecological interest and inhabitants would be wholly dependent on their car to access any services.

One email received supporting the application.

5. Assessment

5.1 Key considerations

- Principle of development
- Impact on the appearance of the area
- Impact on residential amenity
- Parking and highway safety
- Ecology
- Flood risk

**Principle of development**

- 5.2 As referred to above, the site is outside of any defined development boundary. Policy DM1.3 permits new development outside of the countryside where a proposal complies with another policy and/or allocation of the local plan that permits development in such locations or where overriding benefits are demonstrated. However, material to the determination of this application is that there is an extant permission (ref. 2021/2432) granted via the Class Q prior approval process to convert the building into a dwelling. There is a reasonable prospect that this consent can be implemented and so it acts as a viable fallback option and I accept that the principle of constructing a new dwelling instead of converting the building is acceptable subject to consideration being given to other relevant planning matters.
- 5.3 Members will observe from the planning history that application ref. 2017/2373 was refused on dismissed on appeal. The principal reasons for refusal were that the site is not sustainably located in transport terms and that the development could not demonstrate overriding benefits as required by Policy DM1.3 of the SNLP. This decision was supported by the Planning Inspector. Since then however, a Class Q approval has been granted to convert the building on site into a dwelling and as such establishes a “fallback” position which is a material consideration in favour of the application that Members should be mindful of.

**Impact on the appearance of the area**

- 5.4 The existing building is a monopitched blockwork structure divided into separate bays by internal walls. The extant permission means that this building, which has a footprint of approximately 65sqm, can be converted into a two-bed dwelling. The current application seeks to demolish that building and to replace it with a three-bed pitched roof bungalow with a footprint of 109.4sqm in more or less the same position. Whilst recognising that that the proposed dwelling is larger than that which could be converted, it is my view, that it will however result in a more attractive looking modern yet modest dwelling that will still sit appropriately within its surroundings and will not stand out as a discordant feature. Taking account of these factors, I consider that the development will have an acceptable impact on the appearance of the area and complies with Policies 1 and 2 of the JCS and Policies DM3.8 and DM4.5 of the SNLP.

**Impact on residential amenity**

- 5.5 There are no neighbouring residents immediately adjacent to the application site and thus I do not consider that the impact on the living conditions of existing properties will be significant. Within the site itself, the layout is such that residents will benefit from a suitable standard of amenity. Consequently, I am satisfied that the application complies with Policy DM3.13 of the SNLP.

**Parking and highway safety**

- 5.6 It is proposed that the existing vehicular access will be used and sufficient parking is shown as being provided. The Highway Authority has not objected to the application on the grounds of highway safety. The application complies with Policies DM3.11 and DM3.12 of the SNLP.

**Ecology**

- 5.7 Concerns have been raised over the impact of this development on ecology. A Preliminary Ecology Appraisal was submitted in support of the application. This concluded:
- nesting birds were located;
  - that no evidence of roosting bats or barn owls were found at the site. However, bats may forage around the site given green links passing through it;



- that although Great Crested Newts have been recorded in the locality, site conditions are such that the likelihood of them being present within the development footprint is low;
- that although suitable habitat for reptiles is present beyond the site, there is nothing of value within the site to these reptiles.

5.8 No further surveys were recommended but mitigation measures and enhancements were recommended so as to minimise potential impacts and secure biodiversity net gains. To ensure compliance with Policy 1 of the JCS, these measures can be secured by appropriately worded planning conditions.

5.9 By way of confirmation, no trees or boundary features are proposed for removal.

### **Flood risk**

5.10 A very small section of the access drive into the site is at low risk from surface water flooding. This risk appears to originate from the ditch to the south of the site. In view of the small area affected, which does not appear to extend across the width of the drive, I am not persuaded that this forms sufficient reasons on which to refuse this application.

### **Other matters**

#### Nutrient Neutrality

- 5.11 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.
- 5.12 This advice covers all types of overnight accommodation including, new homes, student accommodation, care homes, tourism attractions and tourist accommodation and permitted development (which gives rise to new overnight accommodation) and other types of development such as large-scale commercial.
- 5.13 Mitigation through “nutrient neutrality” offers a potential solution. Nutrient neutrality is an approach which enables the Council to assess and quantify mitigation requirements of new developments. It allows new developments to be approved where there will be no net increase in nutrient loading within the catchments of the affected Habitats Site. The Council is working closely with its neighbouring authorities and Natural England to better understand the implications and identifying possible options for mitigation to ensure sustainable development can proceed. Unfortunately, at present it is not possible to state how long this may take to resolve however we are seeking to expedite this and find solutions at pace to enable development to proceed. Therefore, at this time, the recommendation is to approve subject to satisfactorily overcoming this issue before a decision is issued.

#### Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy

- 5.14 On 1 April 2022, South Norfolk Council adopted the Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMS) and began collecting contributions from development. These contributions comprise payment of the Recreational Avoidance Mitigation (RAMS) tariff of £185.93 per dwelling, or accommodation unit equivalent, and the provision of on-site or off-site green infrastructure equivalent to 2ha per 1000 population. The collection of these contributions will enable the Council to conclude through a Habitat Regulations Assessment that a development will not have any adverse impact on the integrity of a Habitats Site as a result of increased recreational usage. The GI (Green infrastructure) portion of this consideration is covered through the above open

space provision and contribution. This has not yet been pursued pending the outcome of the Committee decision but will be via a Unilateral Undertaking in the event of Members agreeing to the recommendation.

- 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 not liable for the Community Infrastructure Levy.

### **Conclusion**

- 5.17 In having regard to those matters raised, including the recent planning history of the site, the provision of a new dwelling to replace the barn is acceptable in principle and in all other respects, the application represents an acceptable form of development that complies with the remaining relevant policies of the development plan. Subject to matters relating to nutrient neutrality being resolved and a Unilateral Undertaking being submitted to deal with GIRAMS, the recommend is to approve the application.

Recommendation : To authorise the Director of Place to approve subject to conditions

1. Time Limit – Full Permission
2. In accordance with submitted drawings
3. External materials to be agreed
4. Ecological mitigation
5. Ecological enhancements
6. Provision of parking
7. Contaminated land during construction
8. Water efficiency
9. No PD for Class ABCE

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Application 5

2022/0197



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

**5. Application No : 2022/0197/F**  
**Parish : NEWTON FLOTMAN**

Applicant's Name: Mr Hudson  
 Site Address New Cranes Farm, Greenways, Newton Flotman, NR15 1QJ  
 Proposal Retrospective application for replacement agricultural buildings and hard standing.

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.

The applicant is known to be a close relative of a member of South Norfolk Council.

Recommendation summary :

Refusal

1 Proposal and site context

- 1.1 The site is isolated from the main village of Newton Flotman set in open Countryside with a scattering of properties on the opposite side of the road. The site itself comprises a dwelling which has been refurbished and extended and the range of outbuildings. The application is retrospective for the retention of three replaced agricultural buildings at New Cranes Farm.

2. Relevant planning history

- |     |           |   |          |
|-----|-----------|---|----------|
| 2.1 | 2020/0933 | Demolition of existing single storey extension and replaced with a two storey side extension, roof alterations, new front projection and erection of an orangery.   | Approved |
| 2.2 | 2020/1760 | Non material amendment to permission 2020/0933 – orangery skylight size reduced and windows resized and restyled to match existing dwelling. Slight change to positioning of rear wall of building (a thicker wall- no additional floorspace) | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)  
 NPPF 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)  
 Policy 1 : Addressing climate change and protecting environmental assets  
 Policy 2 : Promoting good design  
 Policy 17 : Small rural communities and the countryside
- 3.3 South Norfolk Local Plan Development Management Policies  
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
 DM1.3 : The sustainable location of new development  
 DM1.4 : Environmental quality and local distinctiveness  
 DM2.7 : Agricultural and forestry development

DM3.8 : Design principles applying to all development  
DM4.5 : Landscape character areas and river valleys

4. Consultations

4.1 Newton Flotman Parish Council

Support

4.2 District Councillor

Cllr F Ellis

To Committee if for refusal so that consideration can be given to the replacement buildings.

4.3 NCC Highways

No objections as the buildings are for agricultural purposes.

4.4 Other representations

Support received from occupants of two properties with the following summarised comments:

- The agricultural buildings had been derelict for a number of years, dilapidated and an eyesore. They have now been rebuilt in the same place and in the same design as the old buildings. The exterior finish compliments the main farmhouse residents which makes the whole complex look most attractive.
- The replacement of the buildings and hardstandings has been carried out with careful thought and consideration and I have no hesitation in giving my full support to this application.
- I am happy with the replacement agricultural buildings and hard standing and support the application

5. Assessment

5.1 Key considerations

- Principle of development
- Impact of development on appearance of surrounding area
- Impact on neighbours
- Highways
- Nutrient neutrality

**Principle of development**

- 5.2 By way of background the main dwelling (a 6-bedroom property) was granted permission in 1973 and was subject to an agricultural occupancy condition. Two applications were submitted in 1975 and 1976 for the removal of this condition but both were refused. The occupancy condition remains in place. The current owner (also the occupier and applicant) does not comply with the condition although the submission of a planning application that seeks to remove this condition is anticipated. From the above history, Members will note that in 2020 a planning application was received for the demolition of a single storey extension to the main dwelling, and for a two storey side extension and other works. This has been constructed. The construction of the buildings that are the subject of the current application was carried out at the same time as the works to the main dwelling.

- 5.3 Turning to the principle for the replacement of agricultural buildings, Policy DM2.7 of the SNLP permits agricultural and forestry development where:

*(a) The proposed development is necessary for the purposes of agriculture and forestry; and*

*(c) The proposed development is appropriate to the location in terms of use, design and scale, and is sensitively sited to protect the amenity of existing neighbouring uses in the locality; and*

*(d) It is designed to avoid significant adverse impact on the natural and local environment and the appearance of the locality, integrate the proposals with existing features, and respect and enhance the character of the surrounding landscape/area.*

- 5.4 Although the general principle of development is acceptable though, further consideration will need to be given to the other items raised by Policy DM2.7 and this will be done below.

#### **Impact of development on appearance of surrounding area**

- 5.5 Before works started on site, there were four outbuildings. Three have been replaced while the fourth has been demolished. Excluding the residential element, the site has an area of 38 acres. The applicant grows silage for local dairy farmers, contracting some of this work out. There are usually three crops a year. Following a recent site visit I can confirm that the buildings are currently being used for storage of various items of plant and materials associated with agriculture. Therefore, I am satisfied that the use of the buildings accords with criteria (a) of Policy DM2.7.
- 5.6 The scheme as constructed has replaced three of previous buildings, changing the position and size of each of them. Building 1, which is closest to the main dwelling, was formerly a piggery and constructed of typical block work with a corrugated roof. This has been replaced with a building with an increased footprint of 12m<sup>2</sup> and is of profile sheeting with a roof in olive green and roller shutter doors at both ends for ease of access. This is typical of modern agricultural buildings (see appendix 2 for the original building and replacement).
- 5.7 Building 2 sat at a right angle to the main dwelling and had block work walls with a corrugated roof and originally had a garage door at one end and four other stable doors. It was used to accommodate pigs and storage. This has been replaced with a building with an increase of 12m<sup>2</sup> in its footprint. It is a block and render building with a corrugated roof and includes three sets of double oak doors (see appendix 3 for original building and replacement).
- 5.8 Building 3 was previously used as cow stalls and was a combination of a single storey section and a slightly higher section, both of block with a red pantile roof. This has been replaced with a building of a slightly smaller footprint by approximately 1m<sup>2</sup> but the ridge of the building is 2m higher. This building has also moved south by approximately 2.3 metres. (see appendix 4 for original building and replacement).
- 5.9 The last element of the application is the hardstanding which has been constructed around the buildings and also provides a new separate access to the buildings. This comprises brushed concrete and is a very traditional form of hardstanding serving the site. With regard to the surfacing to the front of buildings 1 and 2, this is of a mix of brick weave and shingle. This type of surfacing is not typical for an area that is going to serve an agricultural use but following my site visit and on the basis of the information that has been submitted, I have no evidence to suggest that the buildings are not being used for agricultural purposes and any wear and tear on these surfaces will be for the applicant to address.
- 5.10 Taking account of their use, appearance, position and scale, I am satisfied that buildings 1 and 2 and the areas of hardstanding meet the criteria of Policies 1 and 2 of the JCS and Policies DM2.7, DM1.4, DM3.8 and DM4.5 as they will have acceptable impacts on the appearance of the surrounding area.

- 5.11 However, while the position of building 3 is such that it forms part of a group of buildings, its elevated position relative to the land to the east, size and appearance (including the increased height of the building relative to the previous building) result in it being visible for some distance when approaching it from Greenways. My assessment is that it is too strident a feature within the surrounding landscape and that instead of integrating into the landscape or having neutral impacts, its prominence is not appropriate to the location and does not assimilate successfully into its surroundings. It does not represent good design and this element of the application does not comply with Policies 1 and 2 of the JCS nor Policies DM1.4, DM2.7 (c) and (d), DM3.8 and DM4.5 of the SNLP. In reaching this view, consideration has been given to whether the use of different external materials or planting landscaping around the applicant's land would provide suitable mitigation. For the reasons above, I am not persuaded that this would address the concerns that I have.

### **Impact on neighbours**

- 5.12 The position, scale, design and use of the buildings will not result in loss of residential amenities to the neighbouring properties. As such the scheme accords with policy DM3.13 of the SNLP.

### **Highways**

- 5.13 The Highway Authority has not objected to the application nor requested the imposition of any planning conditions. The application complies with Policies DM3.11 and DM3.12 of the SNLP.

### **Nutrient Neutrality**

- 5.14 This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. This site is located within the catchment area of one or more of these sites as identified by Natural England and as such the impact of the of the development must be assessed. The development does not involve the creation of additional overnight accommodation and as such it is not likely to lead to a significant effect as it would not involve a net increase in population in the catchment and is not considered a high water use development. This application has been screened, using a precautionary approach, as is not likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

### **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.



**Conclusion**

- 5.17 It is accepted that the buildings and hardstanding are being used for the purposes of agriculture and that buildings 1 and 2 and the hardstanding will have acceptable impacts on the appearance of the area and residential amenity. However, building 3 will stand out as a prominent and strident feature when approaching the site for some distance from the northeast and will have an unacceptable impact on the appearance of the surrounding area. It does not accord with Policies 1 and 2 of the JCS and Policies DM1.4, DM2.7 (c) and (d), DM3.8 and DM3.13 of the DM DPD. All elements of the application need to be acceptable for it to be approved and the unacceptable nature of building 3 leads me to conclude that the application is not acceptable as a whole and should be refused.

Recommendation: Refusal

- 1 Unacceptable impact on appearance of surrounding area

**Reason for Refusal**

1. The position of building 3 is such that while it forms part of a group of buildings, its elevated position relative to the land to the east, size and appearance result in it being visible for some distance when approaching it from Greenways. Instead of integrating into the landscape or having neutral impacts, it will appear as a strident and prominent feature that is not appropriate to the location and does not assimilate successfully into its surroundings. It does not represent good design and this element of the application does not comply with Policies 1 and 2 of the Joint Core Strategy nor Policies DM1.4, DM2.7 (c) and (d), DM3.8 and DM4.5 of the South Norfolk Local Plan Development Management Policies Document 2015.

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APPENDIX 2.

Retrospective Application for Replacement Buildings at New Cranes Farm  
Planning, Design and Access Statement

**Appendix A – Photos of Buildings (before and after)**

**Building 1**

Before



After



APPENDIX 3.

Retrospective Application for Replacement Buildings at New Cranes Farm  
Planning, Design and Access Statement

**Building 2**

Before



After





APPENDIX 4.

Retrospective Application for Replacement Buildings at New Cranes Farm  
Planning, Design and Access Statement

**Building 3**

Before



After

