

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE**  
**– 6 July 2022**

Item	Updates	Page No
1 - 2018/0281	No specific updates	9
2- 2019/2227	<p>Additional Comments on the Application:  31 additional comments were received between the 21<sup>st</sup> June and 4<sup>th</sup> July. Some of the earlier ones were captured in the report but a summary is provided of those which arrived after the report was finished/published</p> <ul style="list-style-type: none"> <li>- Does not accord with master plan</li> <li>- Should be more bungalows</li> <li>- Density too high</li> <li>- Not in character with local area</li> <li>- Impacts on highways</li> <li>- Impacts on amenity (overlooking etc.)</li> <li>- Impact on environment (wastewater etc.)</li> <li>- Buffer zone not wide enough</li> </ul> <p>Officer Response:  Above items picked up in original report assessment. Re-emphasise that the outline application and masterplan have expired and that the application is a standalone full proposal assessed on its own merits.</p> <p>Additional Condition:  27 - Renewable Energy - Decentralised source  Requirement from the JCS – missed off the committee report when published.</p> <p>Appendix information for clarification:  I have attached the decision notice for 2018/0280 for reference  Neighbourhood Plan policies HOU3 and HOU4 are located below:</p> <p style="text-align: center;">HOU3</p> <p style="text-align: center;"><i>To preserve the open and green character of the village and its role in the urban/rural transition zone, net building densities should average approximately 25 dwellings per hectare (gross) across the Housing Site Allocation Area.</i></p>	22

	<p>HOU4</p> <p><i>The majority of dwellings proposed for any new development in Cringleford should be detached or semi-detached dwellings, whilst recognising the need for a mix of other property types in accordance with Policy 4 of the Joint Core Strategy. This would be in keeping with the predominant settlement pattern in the pre-2007 village.</i></p> <p>It is noted that the "Housing Site Allocation Area" referred to in HOU3 does not cover this site.</p>	
3- 2022/0281	No updates.	40
4- 2022/0166	Ecology & Biodiversity Officer has reviewed the Preliminary Ecology Appraisal (PEA) and provided verbal comments that the PEA has taken a pragmatic approach and that she does not disagree with the recommendations.	45
5- 2022/0197	<p>Landscape Response from agent submitted to address the points raised by the officers and the photographs taken to demonstrate the impact of building 3 within the landscape.</p> <p><i>The Landscape Response states that the photograph is very misleading, as it appears that the New Cranes Farmhouse has been purposefully lined up with a roadside tree, helping to mask the house from view. The image therefore creates a false impression and misrepresents the prominence of Barn 3 without providing adequate context of existing built development on the wider farm site.</i></p> <p>The report goes on to say that photographs can be taken from different viewpoints to use the existing trees on site to either reduce the prominence of the farmhouse, or the barn within the landscape.</p> <p>It also states that the farmhouse has been extended and the roof height increased by the granting of the 2020 permission which is larger and taller than the footprint of barn 3. In the landscape. A copy of the Landscape Response and the supporting photographs can be displayed if required.</p>	51

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## Applicant

Mr John Dale & Ms Hollie Howe  
The Manor House  
North Ash Road  
New Ash Green  
Longfield  
DA3 8HQ

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Application Type :Full

Ref: 2018/0280

REFUSAL OF PLANNING PERMISSION

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**Location:** 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 35 dwellings (including 2 affordable dwellings), associated infrastructure, landscape, play area and public open space.

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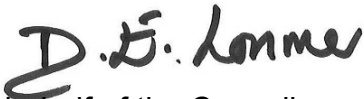
Particulars of decision: The District Council hereby gives notice in pursuance of the Town and Country Planning Act 1990 that full planning permission **has been refused** for the carrying out of development referred to above for the following reasons:

1. Colney Lane and Stratford Crescent comprise of large detached dwellings within spacious plots which collectively form a strong established pattern of development. The proposed layout, with significantly smaller dwelling and plot sizes and the resulting increased density of development, would be out of character with the established pattern and grain of development immediately adjacent to the site and would not successfully integrate with its surroundings, contrary to policy DM3.8 of the South Norfolk Local Plan 2015, policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk and the South Norfolk Place Making Guide.
2. The proposed development would have an adverse impact on the amenity of the occupiers of 67 Colney Lane through disturbance caused by the siting of multiple residential curtilages adjacent to its rear garden boundaries and the resulting unacceptable overlooking of private residential amenity space, contrary to policy DM3.13 of the South Norfolk Local Plan 2015.
3. Notwithstanding the economic and social benefits of the scheme in providing housing in the Norwich Policy Area, acknowledging that the Council does not have an up to date 5 year housing land supply but where the social benefits of housing are diminished by the updated evidence of the SHMA, it is considered that the scheme fails to fulfil the social dimension of sustainable development as set out in the NPPF, and the harms identified in terms of the proposed development being out of character with the established pattern and grain of surrounding development and the unacceptable impact on existing residential amenity, significantly and demonstrably outweigh the identified benefits. On this basis the proposal cannot be considered to represent a sustainable development and is therefore contrary to the aims of the NPPF, including paragraph 11.

1. NOTE : The application is not for a sustainable form of development and does not demonstrate it would improve the economic, social or environmental conditions of the area.

The authority can confirm that it does work in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with planning applications. However due to the conflict of the this particular proposal with adopted policy it is not possible to support the proposed development and seek a solution to the planning issues.

The attached notes also form part of this decision notice.



On behalf of the Council

Date of Application: 7 February 2018

Date of Decision: 15 November 2018

**Please ensure that your expired  
Site Notice is removed**



## **Notes relating to decisions on Applications for Planning Permission or Listed Building Consent under the provisions of the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990**

### **Important**

Any permission granted relates only to that required under the relevant Town and Country Planning or Listed Buildings and Conservation Areas Acts and does not include any other consent or approval required under any other enactment, bylaw, order or requisition.

**Consent under the Building Regulations may be required for the proposal and work should not proceed until any necessary consent has been obtained. Please contact CNC Building Control on (0808 1685041), or [enquiries@cncbuildingcontrol.gov.uk](mailto:enquiries@cncbuildingcontrol.gov.uk) for more information.**

### **1. Demolition of Listed Building**

Attention is drawn to Section 8(1)-(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that total or significant demolition may not be undertaken (despite the terms of any consent granted by the Council) until notice of the proposed demolition has been given to English Heritage, Architectural Investigation Section, Brooklands Avenue, Cambridge CB2 2BU. English Heritage must be given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. The relevant form is available on request from the Council.

### **2. The needs of Disabled People**

The Council must draw your attention to certain requirements for the needs of disabled people. Facilities including the means of access, parking, the provision of toilets and notices indicating such facilities, have to be provided in:

- a. any premises to which the public are to be admitted, whether or not on payment;
- b. office, shop, railway or factory premises in which people are employed;
- c. schools, universities and colleges.

Further information can be obtained by contacting the Council's Building Control section.

For detailed guidance you are also recommended to refer to:

- i) *The Chronically Sick and Disabled Persons Act 1970 (as amended by The Disabled Persons Act 1981, Sections 4, 7, 8 and 8a);*
- ii) *The British Standard Code of Practice on access for the disabled to buildings (BS 5810, 1979);*
- iii) *Design Note 18, 'Access for the Physically Disabled to Educational Buildings' published on behalf of the Secretary of State.*
- iv) *BS 5588, Part 8, 1988 Code of Practice for Means of Escape for Disabled People.*

### **3. Appeals to the Secretary of State**

If you are aggrieved by the decision of the Council to refuse consent, permission or approval for the proposed development or works or to grant it subject to conditions, you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **Time periods to submit appeal**

If the application relates to minor commercial development (as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015) this should be submitted with **12 weeks** of the date of this notice

If the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be submitted within **28 days** of the date of this notice

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

In all other cases the appeal should be submitted within **six months** of the date of this notice.

**Appeals can be made online at <http://www.gov.uk/planning-inspectorate> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel no. 0303 444 5000**

**The Secretary of State can allow a longer period for giving notice of appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.** The Secretary of State need not consider an appeal if it seems to the Secretary of State that permission for the proposed development could not have been given by the Council or could not have been given without the conditions imposed having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order and to any directions given under a development order.

### **4. Purchase Notices**

If permission or Listed Building Consent to develop land or carry out works is refused or granted subject to conditions, whether by the Council or by the Secretary of State for the Environment, the owners of the land may claim that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of either Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **5. Compensation**

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. These are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.