

## Agenda Item 4

# DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 27 July 2022 at 10am.

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

**Officers in Attendance:** The Development Manager (T Lincoln) and the Area Team Managers (G Beaumont & C Curtis), the Principal Planning Officer (T Barker) and the Heritage Officer (P Whitehead)

12 members of the public were also in attendance

## 621 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
2020/0903/D (Item 2)	KESWICK AND INTWOOD	D Bills	Other Interest County Councillor covering Keswick and Intwood
2021/0740/F 2021/1741/LB (Items 3 & 4)	COSTESSEY	T Laidlaw	Other interest Local Member for the area and Vice Chairman of the Parish Council but did not take part in any discussions regarding the application.

## 622 MINUTES

The minutes of the meetings of the Development Management Committee held on 29 June 2022 and 6 July 2022 were confirmed as a correct record.

## 623 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

<b>Application</b>	<b>Parish</b>	<b>Speakers</b>
<b>2021/0743/F</b>	<b>EAST CARLETON</b>	Cllr N Legg – Local Member
<b>2020/0903/D</b>	<b>KESWICK AND INTWOOD</b>	D Vail – Parish Council I Lowey – Objector N Perryman – Agent Cllr D Elmer – Local Member
<b>2021/0740/F</b> <b>2021/1741/LB</b>	<b>COSTESSEY</b>	A Moore – Objector

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

## 624 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:06pm)

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Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE**  
**– 27 JULY 2022**

<b>Item</b>	<b>Updates</b>	<b>Page No</b>
1-2021/0743	NCC Highways - No objections subject to conditions as previously requested	40
2-2020/0903	Environment Agency - We have reviewed the latest version of the Create Consulting Engineers Limited Site Wide Surface Water Drainage Strategy of March 2022 (ref: BA/VL/P14-731/59) and are able to recommend the discharge of condition 20. - This version of the strategy covers issues previously raised in our consultation letter and therefore this version of the strategy is accepted, and we have no further comments to make. Officer – - The applicant has confirmed their agreement to the recommendation for an Ecological Clerk of Works to be present during the construction period for higher risk site clearance works and to oversee key points in the installation of the proposed enhancements.	55
3 & 4- 2021/0740 & 0741	No Updates	80

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

**NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place's final determination.

**Application Referred back to Committee**

1. **Appl. No** : **2021/0743/F**  
**Parish** : **EAST CARLETON**  
Applicant's Name : Mr Ben Jourdan  
Site Address : Carleton House Rectory Road East Carleton NR14 8HT  
Proposal : Proposed alterations and extensions to create 14 new bedrooms in building to rear.
- Decision : Members voted unanimously to authorise Assistant Director of Planning to grant planning permission 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 Visibility splays
  - 4 Provision of parking area
  - 5 Biodiversity mitigation and enhancement
  - 6 Surface water drainage
  - 7 Tree Protection
  - 8 Contaminated land during construction
  - 9 Construction Management Plan
  - 10 Materials
  - 11 Details of windows and doors
  - 12 Windows to be obscure glazed

## Major application

2. **Appl. No** : **2020/0903/D**  
**Parish** : **KESWICK AND INTWOOD**  
Applicant's Name : Norwich Apex Limited  
Site Address : Land West of Ipswich Road Keswick Norfolk  
Proposal : Reserved matters for the details of appearance, layout, scale and landscaping of the first phase (Phase 1) of the development comprising the construction of Unit 1 (Use Class B2) and ancillary development in addition to site-wide development including road and drainage infrastructure, earthworks, strategic landscaping and associated development, of the scheme granted outline consent under application reference 2017/2794. In addition, discharge of Condition 4, Condition 8 (Unit 1 only), Condition 9 (Unit 1 only), Condition 18, Condition 22 and Condition 23 (Unit 1 only) of the outline planning permission.
- Decision : Members voted 7-1 with one abstention to authorise the Assistant Director of Planning to approve subject to highway clarification regarding surface water drainage; completion of a Unilateral Undertaking for offsite mitigation for skylarks plots; and confirmation of supervision of site clearance and installation of enhancements by an ecological clerk of works
- 1 In accordance with outline consent
  - 2 In accordance with submitted plans
  - 3 Materials to accord with submitted details
  - 4 Lighting design strategy for biodiversity
  5. Restriction of use as a bedroom

## Other Applications

**3. Appl. No** : **2021/0740/F**  
**Parish** : **COSTESSEY**  
Applicant's Name : Mr & Mrs Trivedi  
Site Address : Church Barn, The Street, Costessey, Norfolk NR8 5DG  
Proposal : New boundary treatment between Church Barn and the Church of St Edmund comprising proposed Cedar horizontal boarding attached to existing red brick wall and retention of railway sleeper retaining wall and boarded fence at rear of barn.

Decision : Members voted 8-1 for Approval

Approved with Conditions

1 In accordance with submitted details

2 Sleeper wall metal posts to be reduced in height within three months of the date of the decision

**4. Appl. No** : **2021/0741/LB**  
**Parish** : **COSTESSEY**  
Applicant's Name : Mr & Mrs Trivedi  
Site Address : Church Barn, The Street, Costessey, Norfolk NR8 5DG  
Proposal : Edmund comprising proposed Cedar horizontal boarding attached to existing red brick wall and retention of railway sleeper retaining wall and boarded fence at rear of barn.

Decision : Members voted 8-1 for Approval

Approved with Conditions

1 In accordance with submitted details

2 Cedar boarded finish to be submitted for approval