

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE**  
**– 24 AUGUST 2022**

Item	Updates	Page No
1 2021/2645	<p>Further planning conditions are proposed in relation to lighting and management/maintenance</p> <ul style="list-style-type: none"> <li>• Lighting – This requires lighting to be limited and designed in accordance with Obtrusive Light Limitations of The Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2021, and the Institution of Lighting Professionals Guidance Note 08/18 Bats and Artificial Lighting</li> <li>• A condition requirements details management and maintenance of the site.</li> </ul> <p>A Further written response received from Swainsthorpe Parish Council attached at appendix 1</p>	13
2 2021/1721	<ul style="list-style-type: none"> <li>• Response received from Highway Authority following a visit to the site to check visibility splays:</li> </ul> <p><i>The hedge along the frontage has been well cut and visibility in the direction of the A140 is currently about 60 metres. The 70 metres should be achievable with some cutting back, but the 80 metres is unlikely to be achieved without quite severe cutting back, including the front hedge to the front of the cottage on the western side of the site.</i></p> <p><i>In the context of the location and the traffic movements on Wood Lane I am fine with 70 metres.</i></p> <p>Conditions recommended related to the provision of visibility splays and the position of access gates 8m from the near edge of the adjacent carriageway. These two conditions will replace</p>	30

	<p>condition 5 in the Committee report, which in light of the Highway Authority's comments, is no longer required.</p> <ul style="list-style-type: none"> <li>• A further planning condition is also proposed to prevent commercial activities at the site. This is considered to be necessary when having regard to the impact on neighbouring residential properties and the character and appearance of the area.</li> </ul>	
3 2022/0316	<p>As the application is retrospective, the Local Planning Authority are also seeking confirmation from the committee to take the necessary enforcement action.</p> <p>Secondly, some additional information in relation to flood risk. The front part of the site is within Flood Zone 2 and the access to the site is within Flood Zone 3. Having considered the table within the Technical Guidance to the NPPF sets out that the proposed use is classified as a 'less vulnerable' use it is considered that this doesn't cause any flood risk concerns.</p>	41
4 2022/0767	<p>Wymondham Town Council commented further following the amended plans suggesting that the application be approved.</p> <p>35 Norwich Road commented further following the amended plans. The revision has not alleviated their initial concerns.</p> <p>Clarification on condition number 4 listed within the Committee report. This relates to the hours that the sign can be illuminated for.</p>	20

## **Swainsthorpe Parish Council**

### **Planning Application 2021/2645**

The following comments are made in addition to those previously submitted by the Council in relation to the original planning application and the second report issued by the SNDC Planning Officer.

1. We note that the second report provided by the planning team was published on the council's website on the 16<sup>th</sup> August 2022, which, considering the impact of this report on the recommendation made by the planning officer in the original report leaves a bare minimum of time for consideration and due process on the part of the Parish Council. Given that the original deferment was determined on 6<sup>th</sup> April 2022 we consider the late timing of the officer's second report to be unacceptable,
2. We regard the additional information and consultation between the applicant and the planning officer referred to in the second report is not supported by evidence of significant attention being given to the critical issues of the environmental impact of this application and the health and safety risks of the development. We cannot see any evidence within the file of an Environmental Impact Assessment, or a clear plan for management of the fire and emission risks associated with a large BESS development such the one proposed.
3. The Council notes that no evidence is provided relating to how the BESS site will connect to the National Grid site at Dunston. This is particularly concerning that the route will necessitate a route over / under the A140 and the main Norwich to London railway line.
4. The Parish Council notes and approves of the many points made by Mr Nick Miller in relation to the omissions from the updated application. We are particularly concerned about the reference to the environmental impact of the emergency at a much smaller BESS site in Liverpool and in particular support his call for a public enquiry in BESS project developments.
5. The Council would wish to re-iterate its concern that, yet again good agricultural land is being sacrificed to industrial development. In addition the lack of evidence of any strategic approach by SNDC to the increasing number of 'renewable; energy projects impacting on South Norfolk.

The Council strongly recommends that this application is refused/ deferred until further evidence is provided in relation to the many concerns.