

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 24 August 2022 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, J Halls, T Holden ,C Hudson (Items 1,3 & 4), T Laidlaw and L Neal (Items 1-3).

Apologies: Councillors: F Ellis (with J Easter appointed substitute) and G Minshull.

Officers in Attendance: The Development Manager (T Lincoln) and the Area Team Manager (G Beaumont), the Principal Planning Officer (S Everard) and the Senior Planning Officer (C Rickman)

13 members of the public were also in attendance

625 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
2021/1721/F (Item 2)	PULHAM MARKET	C Hudson	Other Interest As Local Member, Cllr Hudson chose to step down from the Committee and speak solely as Local Member on the application
2022/0767/A (Item 4)	WYMONDHAM	T Holden & J Halls	Other interest Member of Wymondham Town Council
		L Neal	Local Planning Code of Practice As a Cabinet Member,

			Cllr Neal left the room while this application was considered
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626 MINUTES

The minutes of the meeting of the Development Management Committee held on 27 July 2022 were confirmed as a correct record.

627 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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

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

Application	Parish	Speakers
2021/2645/F	STOKE HOLY CROSS	C Bussey – Parish Council M Robins – Objector N Miller – Objector C Fagg – Agent Cllr N Legg – Local Member
2021/1721/F	PULHAM MARKET	Cllr M Wilby – Local Member (written submission) Cllr C Hudson – Local Member
2022/0316/F	LANGLEY WITH HARDLEY	M Pitt – Applicant

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.

628 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:28pm)

Chairman

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"> • 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 • A condition requirements details management and maintenance of the site. <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"> • Response received from Highway Authority following a visit to the site to check visibility splays: <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"> • 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. 	
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 16th 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 6th 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.

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

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| 1. | Appl. No | : | 2021/2645/F |
| | Parish | : | STOKE HOLY CROSS |
| | Applicant's Name | : | FPC (Electric Land) Ltd |
| | Site Address | : | Land North Of Stoke Lane Dunston Norfolk |
| | Proposal | : | The installation and operation of a Battery Energy Storage System to provide standby emergency electricity for National Grid in times of high electricity demand or when renewable energy projects are unable to fulfil demand. This would be for the installation of 130MW of modular battery units with ancillary equipment, including power conversion units, 132kV transformer compound, metering cabinet, switch room, DNO control room and welfare container. |
| | Decision | : | Members voted unanimously for approval |

Approved with Conditions

1. Time Limit
2. Submitted Drawings
3. Construction Traffic Management Plan (PC)
4. On-site parking for construction workers (PC)
5. Scheme of archaeological investigation (PC)
6. Tree Protection Plan (PC)
7. Landscaping scheme
8. Lighting
9. Management and maintenance of the site

Other applications

2. **Appl. No** : **2021/1721/F**
 Parish : **PULHAM MARKET**
 Applicant's Name : Mr & Mrs Jay
 Site Address : Land west of Bungalow Farm Wood Lane Pulham Market
 Norfolk
 Proposal : Change of use of land to Gypsy/Traveller site with
 associated storage of forestry equipment, including siting of
 1 no. static caravan, 2 no. touring caravans, erection of day
 room and refurbishment of existing hard standing
 (retrospective)
 Decision : Members voted 7-0 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 and the submission of satisfactory Unilateral
 Undertaking relating to payment of GIRAMS
- 1 In accordance with submitted drawings
2 Gypsy and Traveller accommodation
3 No more than one pitch
4 Details of foul drainage
5 Details of materials
6 Visibility splays
7 No commercial activities on site
8 Details of any replacement hedge along front boundary

3. **Appl. No** : **2022/0316/F**
Parish : **LANGLEY WITH HARDLEY**
Applicant's Name : Mr Matthew Pitt
Site Address : Langley Cottage, Langley Street Langley NR14 6AD
Proposal : Change of use for part of site and garage to dual use as residential and used car sales (retrospective)
Decision : Members voted unanimously for Refusal

Refused

- 1) The application does not propose to re-use redundant rural buildings or hardstanding, the application site is not particularly well related to a rural town or village and the proposal would not create accessible jobs and business opportunities in the rural area. The application is considered to fail to comply with Policy DM2.1 of the South Norfolk Local Plan 2015.
- 2) The application also fails to demonstrate any overriding benefits in terms of economic, social and environment dimensions and therefore fails to accord with Policies 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk and with either criteria 2 (c) or 2 (d) of Policy DM1.3 and DM1.1 of the South Norfolk Local Plan 2015.

During discussion Members of the Committee agreed that officers delayed enforcement on the site for 18 months subject to the principles laid out in the report.

Application submitted by South Norfolk Council

4. **Appl. No** : **2022/0767/A**
Parish : **WYMONDHAM**
Applicant's Name : Mr Rob Adams
Site Address : Wymondham Leisure Centre, Norwich Road, Wymondham, Norfolk, NR18 0NT
Proposal : 3 x fascia signs and lighting bar above
Decision : Members voted 6-2 for Approval

Approved with Conditions

- 1 Time Limit – Adverts, and condition 4 to Hours of Use
- 2 In accordance with submitted drawings
- 3 Illumination limits
- 4 Time Limits
- 5-9 Standard Advertisement Conditions