

# Planning Committee Agenda

## Members of the Planning Committee:

Cllr J M Ward (Chairman)  
Cllr K Vincent (Vice-Chairman)  
Cllr A D Adams  
Cllr S C Beadle  
Cllr N J Brennan  
Cllr J F Fisher

Cllr R R Foulger  
Cllr C Karimi-Ghovanlou  
Cllr K Leggett  
Cllr S M Prutton  
Cllr S Riley

## Date & Time:

Wednesday 30 November 2022  
**9:30 am**

## Place:

Council Chamber, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU

## Contact:

Dawn Matthews      tel (01603) 430404  
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## PUBLIC ATTENDANCE:

This meeting will be live streamed for public viewing via the following link: [Broadland YouTube Channel](#)

You may register to speak by emailing us at  
[committee.bdc@southnorfolkandbroadland.gov.uk](mailto:committee.bdc@southnorfolkandbroadland.gov.uk) no later than 5pm on Friday 25  
November 2022

## 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.

# **AGENDA**

- 1. To receive declarations of interest from members;**  
(guidance and flow chart attached – page 3)
- 2. To report apologies for absence and to identify substitute members;**
- 3. To confirm the minutes of the meeting held on 2 November 2022;**  
(minutes attached – page 5)
- 4. Matters arising from the minutes;**
- 5. Applications for planning permission to be considered by the Committee in the order shown on the attached schedule**  
(schedule attached – page 10)
- 6. Planning Appeals (for information);**  
(table attached – page 40)

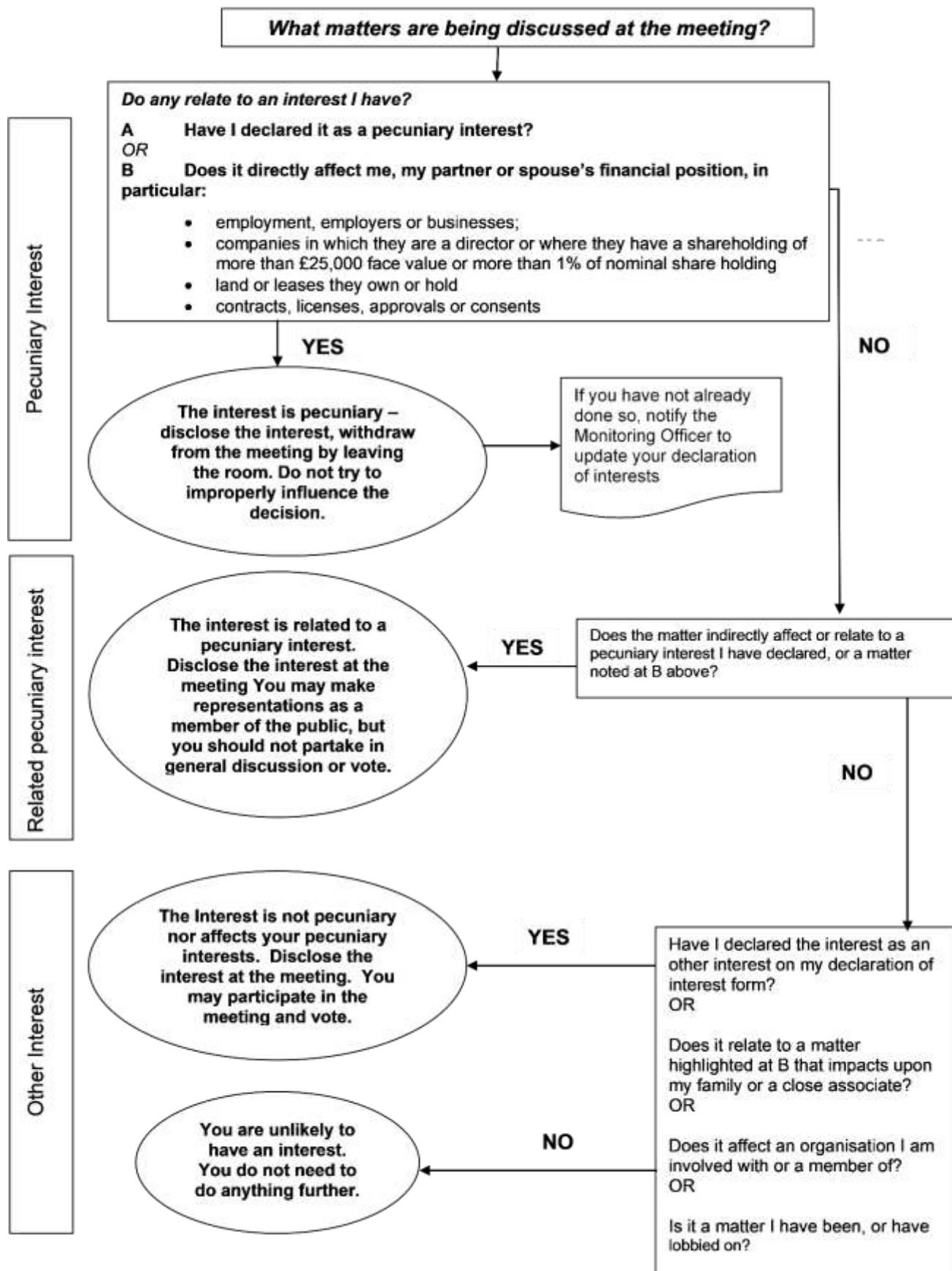
## DECLARATIONS OF INTEREST AT MEETINGS

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 in</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 COMMITTEE

**Minutes of a meeting of the Planning Committee of Broadland District Council, held on 2 November 2022 at 9:30 am at the Council Offices.**

**Committee Members Present:** Councillors: J Ward (Chairman), S Beadle, C Karimi-Ghovanlou, K Leggett, G Nurden (for N Brennan), S Prutton, S Riley and K Vincent

**Officers in Attendance:** The Assistant Director Planning (HM), the Area Team Manager (CC), the Principal Planning Officer (TB) the Senior Planning Officer (CR), the Area Planning Manager (GB) and the Democratic Services Officer (DM)

### 31 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
20220923	Freethorpe	G Nurden	Member of the parish council – had not taken part in any meetings considering the application
20212306	Horsford	All Members	Lobbied by interested party

### 32 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors N Brennan, J Fisher and R Foulger.

### 33 MINUTES

The minutes of the meeting held on 5 October 2022 were confirmed as a correct record and signed by the Chairman.

### 34 MATTERS ARISING

No matters were raised.

### 35 PLANNING APPLICATIONS

The Committee considered the reports circulated with the agenda, which were presented by the officers.

In relation to application no 3 at Foulsham, it was noted that an updated layout plan had been received and would be subject to consultation.

The following speakers addressed the meeting on the applications listed below.

Application	Parish	Speakers
20212094	Acle	Jason Parker – agent Jason Barber – agent
20221213	Cawston	Jon Gwynn – objecting John Cummins – objecting Mark Thompson – agent Russell Eggleton – applicant
20220923	Freethorpe	Kori Moore – agent
20212306	Horsford	Graham Bloomfield – agent

The Committee made the decisions indicated in the attached appendix, 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.

### 36 PLANNING APPEALS

The Committee noted the appeals lodged.

(The meeting concluded at 12 noon)

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Chairman

<b>1</b>	<b>Appl. No</b>	<b>: 20212094</b>
	<b>Parish</b>	<b>: ACLE</b>
	Applicant's Name	: L Newman, M & J Copsey
	Site Address	: Land north of Damgate Lane, Acle
	Proposal	: 4 no self-build dwellings (Outline)
	Decision	: Members voted (unanimously) to Authorise the Assistant Director (Planning) to Approve with conditions and unilateral undertaking relating to self-build and GIRAMS contribution:
		<ol style="list-style-type: none"> <li>1. Outline time limit (1-year)</li> <li>2. In accordance with submitted documents</li> <li>3. Reserved matters to be submitted</li> <li>4. Details of foul drainage</li> <li>5. Details of surface water drainage</li> <li>6. Vehicular access</li> <li>7. Visibility splays</li> <li>8. Provision of on-site car parking</li> <li>9. Provision of footway link</li> <li>10. Off-site highway improvement</li> <li>11. Retention and maintenance of hedgerow along Damgate Lane</li> </ol>

2	Appl. No	:	20221213
	Parish	:	<b>CAWSTON</b>
	Applicant's Name	:	Eggleton, Eggleton & Berry
	Site Address	:	Land at Brandiston Road, Cawston
	Proposal	:	Five three bedroomed single storey dwellings, comprising three self-build and 2 build-to-rent
	Decision	:	Members voted (6 - 0 (2 abstentions)) for Refusal

1. The proposal is contrary to Policy GC2 of the Development Management DPD 2015 as the site falls outside of the settlement limit for Cawston and Policy GC2 does not permit new development outside of the settlement limits unless the proposal complies with a specific allocation and / or policy of the development plan. The proposal does not comply with a specific allocation and does not comply with any housing policies in the development plan.

2. In accordance with submitted drawings Brandiston Road serving the site is considered to be inadequate to serve the development proposed, by reason of its poor alignment, restricted width, lack of passing provision and restricted visibility at adjacent road junctions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety contrary to Policy 6 of the Joint Core Strategy and policy TS3 of the Development Management DPD 2015.
3. Due to the absence of any pedestrian facilities along Brandiston Road, the proposal is not well located to encourage walking, cycling, use of public transport and to reduce the reliance on the private car as represented in national and local policy as set out in section 9 of the National Planning Policy Framework and Policy 6 of the Joint Core Strategy, nor do they adequately provide access for people with disabilities.
4. Insufficient information has been provided to demonstrate that the proposal would not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads. The proposal is therefore considered contrary to The Conservation of Habitats and Species Regulations (2017).

<b>3</b>	<b>Appl. No</b>	:	20220923
	<b>Parish</b>	:	<b>FREETHORPE</b>
	Applicant's Name	:	Paul Robinson Partnership
	Site Address	:	75 The Green, Freethorpe, NR13 3NY
	Proposal	:	Deed of Variation of the Section 106 Agreement from 20200261 to remove the need to provide affordable housing
	Decision	:	Members voted (unanimously) to Approve the variation of S106 to reduce affordable housing from 5 affordable units to 3 and include a review mechanism within the S106.
<b>4</b>	<b>Appl. No</b>	:	20211071
	<b>Parish</b>	:	<b>FOULSHAM</b>
	Applicant's Name	:	Mr M Olby, East Anglia Construction Training Ltd
	Site Address	:	Land north of Bintree Road, Foulsham
	Proposal	:	Change of use of land to create plant training area with associated parking and three portable offices
	Decision	:	Members voted (7 - 1) to authorise the Assistant Director (Planning) to approve subject to no adverse



comments being received from the Highway Authority and the following conditions::

1. Time limit – full permission
2. In accordance with submitted drawings
3. Confirmation of ecological mitigation and enhancement measures to be submitted for approval
4. No external lighting to be installed unless details first submitted for approval and is for purposes of site security and safety
5. Piles of spoil to not exceed 1m in height above ground level
6. Hours of operation
7. Any reasonable conditions recommended by the Highway Authority
8. Submission of Noise assessment
9. Implementation of any necessary remedial noise measures if required

<b>5</b>	<b>Appl. No</b>	<b>: 20212306</b>
	<b>Parish</b>	<b>: HORSFORD</b>
	Applicant's Name	: Mr G Watts and Ms S Simpson
	Site Address	: Firbank, Green Lane, Horsford, NR10 3ED
	Proposal	: Outline planning application with all matters reserved for the part demolition of the existing workshop block and erection of up to 1no. new home and associated works
	Decision	: Members voted (unanimously) to authorise the Assistant Director (Planning) to grant outline planning permission subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality and subject to the following conditions:

1. Time Limit – Outline Permission
2. Standard outline condition requiring approval of reserved matters
3. Landscaping scheme
4. Tree protection and retention
5. Upto one and half storey
6. New access
7. Visibility splay
8. Provision of parking and turning
9. Highway improvement details
10. Highway improvement implementation
11. Surface Water
12. Foul drainage
13. New water efficiency
14. Contaminated land during construction

	Application No	Location	Officer Recommendation	Page No
1	20220488	Land Near Car Park, Buxton Mill, The Street, Lamas, NR10 5AF	<b>APPROVE</b> subject to conditions	12
2	20220802	Glenone House, 23 School Road, Frettenham, NR12 7LL	<b>Authorise to APPROVE</b> subject to conditions	24
3	20221511	Broadland Food Innovation Centre, Enterprise Way, Honingham, NR9 5FX	<b>APPROVE</b> subject to conditions	35

Application 1



 <p><b>Broadland</b> District Council <i>Community at heart</i></p>	<p><b>Application No: 20220488</b></p> <p><b>Land Nr Car Park, Buxton Mill, The Street, Lamas, NR10 5AF</b></p>	<p><b>Scale:</b> 1:2500</p> <p><b>Date:</b> 18-Nov-22</p>	<p><b>N</b></p> 
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1.     **Application No:**     **20220488**  
       **Parish:**            **BUXTON WITH LAMMAS**

Applicant's Name: Mark Wilkinson  
Site Address:       Land near Car Park, Buxton Mill, The Street, Lamas,  
                          NR10 5AF  
Proposal:            Change of use for storage of plastic canoes - laying on  
                          their side on the ground.

Reason for reporting to committee

The Local Member has requested that the application be determined by the Planning Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary:

Approval with Conditions

1     Proposal and site context

- 1.1    The application is solely for a change of use for the storage of canoes for 'The Canoe Man' and for no operational works, there would be no buildings on the site and no hard standings or areas constructed for cars etc. The land owner (separate from the applicant) also stores some canoes for personal use on the site. There would be 12 for The Canoe Man and 3 for the land owner making a proposed total of 15 at present.
- 1.2    The application is being considered with regard to the storage of canoes only following an enforcement investigation and legal advice sought by the Council in relation to other activities raised in the consultation process. For the avoidance of doubt therefore I can confirm that the acts of paddling a canoe on the river, entering/exiting the river in a canoe does not require planning permission in the scale and context of the issues raised within this application at this time. As such, this application and any subsequent decision does not provide any overriding judgement on these matters which are controlled by other relevant legislation outside of the planning system. The decision will relate to the use of land within the red line boundary only.
- 1.3    The site is located in the village of Buxton. It is on a promontory of land pointing in a south westerly direction opposite Buxton Mill and formed one side of the original Lock. It is between the Mill Car park and pumping station to the east and the Mill Pool to the west.
- 1.4    There is no vehicular access to the site and pedestrian access is an existing gate from the verge beside Mill Street.

- 1.5 The site is currently also used by the site owners to store their own canoes for personal use (approximately 3 in number at present).

2 Relevant planning history

- 2.1 None

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02: Achieving sustainable development

NPPF 04: Decision-making

NPPF 06: Building a strong economy

NPPF 09: Promoting sustainable transport

NPPF 14: Meeting the challenge of climate change, flooding and coastal change

3.2 Joint Core Strategy (JCS)

Policy 1: Addressing climate change and protecting environmental assets

Policy 5: The economy

Policy 6: Access and Transportation

Policy 8: Culture, leisure and entertainment

Policy 15: Service Villages

Policy 17: Smaller rural communities and the countryside

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC1: Presumption in favour of sustainable development

Policy GC2: Location of new development

Policy EN1: Biodiversity and habitats

Policy TS3: Highway safety

Policy TS4: Parking guidelines

3.4 Neighbourhood Plan

Buxton with Lamas Parish Council has appointed a steering group to produce a Neighbourhood Plan and the neighbourhood area was defined in 2018.

3.5 Supplementary Planning Documents (SPD)

Parking Standards SPD

**Statutory duties relating to the setting of Listed Buildings:**

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of

State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4 Consultations

4.1 Parish Council

Objects. Highway concerns: There is limited visibility on the bridge that would be accentuated with people accessing the area.

4.2 District Member: Cllr Karen Lawrence

The site currently is used to store canoes and has done so over a number of years, three canoes are usually stored, owned by the landowners and their friends. The site is covered at the road end with trees and scrub. The entrance to the site is on a bend from highways land. In terms of the application, I note that the number of canoes being sort to for storage has not been specified. It is therefore not clear whether we are talking 5, 10, 15 or 20 or more. The number does have an implication on the scale of operations at this site. The duration of the storage period is also not clear. Is this for 12 months or 6 months or something in between.

If you are of a mind to approve this application, I have been requested but the parish council to seek a call in on the grounds of 1. Limited access for vehicles on a blind bend, and the increase of traffic on the corner 2.

Unsuitability of parking. As a number of vehicles using the river are parking on the highways triangle and are assumed to be clients. This cause blockage of the lock house drive way and the secondary car park for mill residents.

4.3 NCC Highway Authority

Original consultation:

Request for further information on where canoes will be hired from; number of canoes to be stored and whether there will be car park provision on site.

Further consultation:

The Highway Authority have strong concerns (and evidenced from local information) that a business is being operated from this site. The business (which appears to not have its own car parking facilities) involving vehicles stopping, parking, picking up and dropping off customers on a poorly aligned and narrow section of highway. We have also been informed that customers park remotely and then have to walk to, and possibly from, the site back to their vehicles on this and adjacent sections of highway without benefit of footways or adequate refuge.

4.4 Water Management Alliance

Thank you for your consultation on planning application 20220488. Having screened the application, whilst the site in question lies within the Internal Drainage District of the Norfolk Rivers Internal Drainage Board the proposed application does not meet our threshold for commenting as per our Planning and Byelaw Strategy. Therefore, the Board has no comments to make. You may however wish to consult the Environment Agency as the proposal appears to be in close proximity to a Main River.

4.5 Environment Agency

No objection. Informative to add - In accordance with The Environmental Permitting (England and Wales) (Amendment) (No.2) Regulations 2016, Schedule 25, Part 1, these works may require a Flood Risk Activity Permit. The applicant should apply for a Flood Risk Activity Permit.

4.6 Other Representations

22 individual objections have been received (some from the same addresses) from local residents. The issues raised are summarised as follows;

- the use began without planning permission, it should be a retrospective application
- the site is too large for this use
- there is no launching slip way or safe means of entering water
- there is no access and it has been improvised in the highway safety barrier
- it will affect road safety as the site is on a tight 'S' bend
- there is no parking provided and the small area adjacent should not be used for this purpose. Vehicles keep blocking our access and this will make it worse
- there are no facilities, toilets etc. already customers have urinated in our garden
- the application form states that the applicant is applying to change the use of the land to a commercial operation
- there are plenty of better locations for this use
- the detrimental visual impact of plastic canoes stored here
- the loss of privacy adjacent to the communal garden of the Mill residents which is adjacent
- there will be an environmental impact encouraging this use on the river and increasing access to the river, damage to the river bank, litter
- impact on ecology, wildlife use this land, particularly an otter's holt
- it would result in traffic disturbance and noise
- there will be noise and disturbance from people using the site to launch
- it is an historical site and should be enjoyed by the many not the few

- impact on the Mill building and its setting
- it does not bring any benefits to the village or the local economy - no employment, no money spent in local businesses
- if he gets permission he will want to scale up his operation, where will it stop?

## 5 Assessment

### 5.1 **Key Considerations**

- Principle of development
- Impact on the character and appearance of the area
- Impact on neighbour amenity
- Impact on highway safety
- Impact on ecology
- Flood risk

#### **The principle of the development**

- 5.2 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. This point is reinforced by the NPPF, which itself is a material consideration.
- 5.3 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 that accord with the development plan should be approved without delay.
- 5.4 Buxton with Lammas is identified under 'Service Villages' in the Joint Core Strategy Policy 15. The site is located in a cluster of buildings associated with the Mill outside the defined settlement limit for the built-up area of the village and is defined as countryside.
- 5.5 Paragraph 84 of the NPPF promotes sustainable tourism initiatives as does Policy 8 of the JCS. Policy 17 of the JCS makes provision for tourist facilities where a rural location can be justified and Policy 5 supports the provision of jobs in urban and rural locations. The Council is committed to improving the quality and range of tourist attractions throughout the district and has identified a lack of a year-round tourism offer under its Priority 1: Growth and Investment within the recently adopted Economic Growth Strategic Plan 2022-2027. Visitor attractions will therefore be supported in principle and will be approved where it has been adequately demonstrated and it will not give rise



to any significant adverse impact, in accordance with Policy GC2 of this DPD. Therefore, the impacts of the proposal must be considered as set out below.

**The design and impact on the character and appearance of the area**

- 5.6 The site is adjacent to the river and is an undeveloped piece of grass with no buildings. The application is for a change of use only, which means that it does not include any buildings or physical alteration. A timber fence has been recently erected this is permitted development which does not require planning permission. The site is well covered by surrounding trees and vegetation and both the applicants and landowners already store canoes here. As such the storage proposal is limited to canoes sat on the ground. For these reasons the visual impact will be limited in the local landscape.
- 5.7 The Mill is a grade II listed building, a former watermill which was converted into residential units. Policy 16 of the NPPF and Policy GC4 of the DM DPD requires Local Planning Authorities to assess the impact of any development on the significance of heritage assets and Sections 16 and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that local planning authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This land is separate from the Mill and is well screened. Given that there will be no physical alterations and the use will not be intense, it is not considered that the use of this piece of land will significantly detract from the historic importance of the Mill or its setting. Taking into consideration the significance of the listed building and its setting the proposal would not have a detrimental impact on the significance of the listed building or its setting separation and limits extent of the changes As such, it is considered that the proposal would accord with Policy 16 of the NPPF, Policy GC4 of the DM DPD and Sections 16 and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.8 There are no structures or hard standing that would compromise the trees or generate increase visual impact and this would not change in the event planning permission is granted.
- 5.9 For these reasons it is not considered that the proposal would be out of character with the surrounding area sufficient to warrant refusal on the grounds raised. The application, as amended, is therefore considered to comply with Policy GC4 of the DM DPD and Policy 2 of the JCS.

**The impact on neighbour amenity**

- 5.10 The River is used for recreation and this part of Buxton, in proximity to the Mill, is a picturesque focal point. There are residential properties opposite in the converted Mill building. These are separated from the site by a road and intervening vegetation and the storage of the canoes would have no significant impact on the amenity of any property. The actions of people visiting the area, including the site is their own social responsibility and not a matter for a planning application. It is understood from the considerations of the enforcement team running alongside this application that there is a wide range of issues that are not solely limited to these associated with the application site. It is therefore important to separate the material planning considerations relating to this application specifically, from the wider recreational uses taking place in the river and surrounding area.
- 5.11 Concerns have been raised by residents at the Mill regarding overlooking. This is because the residents of the Mill have a private parking area and their own communal garden adjacent to the site. Whilst it is acknowledged that visitors to the site before they leave with the canoes may be able to gain passing views into the garden it would not be for a prolonged period and would not be a constant situation. Given some views are also possible through the gates from the public highway and verge, any addition would not be significant enough to warrant refusal of the planning application on amenity grounds.
- 5.12 In terms of loss of amenity due to noise and disturbance, it is noted that the use will mean that there may be some noise for short periods while canoes are loaded and unloaded. This is considered in the context of other recreational uses on the river and the presence of a highway between the application site and nearby dwellings. While the nature of the activity is such that these activities are unlikely to occur during unsociable hours, it is possible to place a condition on an approval to prevent such activities taking place overnight for the avoidance of doubt.
- 5.13 It is not considered that the proposal would give rise to a situation so detrimental to the amenities of neighbouring residential properties to warrant refusal on the grounds raised. The application is therefore considered to accord with Policy GC4 of the DM DPD.

**The impact on highway safety**

- 5.14 The application is for a change of use and does not include a vehicular access. The primary highway impact will be the drop off and pick up of the canoes with visitors also being present at times to access the river. No parking is proposed at the site. There is sufficient space on highway verges

for a limited number of vehicles to fully exit the highway to stop, especially for the dropping off of canoes. There will be visitors to the site and the applicant has explained that they will be instructed not to park at the site. This will deal with the majority of potential cars away from the site and if the occasional car does park on the area adjacent this would be no different to the current situation.

- 5.15 The highway past the site is limited to 20mph and narrows significantly as it rounds two tight bends to cross the river at the Mill. Vehicles are already travelling less than 20mph as a result of the single lane on the crossing and the need to let vehicles past. The site is on the outside of the bend so gives good visibility to traffic from both directions (when considering the slow speed) when stood at the site access point.
- 5.16 Concerns have been raised by NCC Highway Authority regarding the operation of a business from the site; however, there is a misunderstanding in the comments (since clarified by the case officer) regarding the material considerations in this application. Notwithstanding this they have requested their comments to stand. These contain concerns relating to parking and pedestrian access, but no formal objection or recommendation of conditions in the event of an approval. In the absence of further guidance, and mindful of these concerns, I have included a condition limiting the use the site to storage and associated delivery/collection of canoes (which may be by the road or river) so that any visitor to the site is not on the site for any other purpose.
- 5.17 It has been noted that a pedestrian access has been made in the highway barrier, however this is a highway matter and not for consideration in this application. This is not currently used as the primary access to the site.
- 5.18 Given the nature of the proposal and the limits provided by potential conditions, despite there being no parking provision on the site and acknowledging the 'concern' but no formal objection from NCC Highway Authority, I do not consider the impact on highway safety or parking to be significant enough to refuse the application. This is particularly guided by the NPPF which explicitly states that planning proposals should only be refused on highway grounds if the impact is "severe". I do not consider that the scale of the use proposed here meets this very high threshold and the Local Highway Authority have not raised any evidence that would contradict this assessment. The application is therefore considered to comply with Policies TS3 and TS4 of the DM DPD.

### **The impact on Ecology**

- 5.19 The site is adjacent to the river and within a Flood Zone. As such there is potential for impacts on protected species and habitats. However, as no

physical works are required to the site any disturbance will be limited to the movement of people and canoes. Separate legislation provides detailed protection of protected species, and this application has the opportunity to implement conditions that improve on-site protection from its current levels. I therefore propose conditions to prevent any removal of trees without an application first being made to the Council and a condition limiting external lighting.

- 5.20 Mindful of the considerations above, it is not considered that the proposal would give rise to a situation so detrimental to the ecology of the immediate area to warrant refusal on the grounds raised. The application is therefore considered to accord with Policy EN1 of the DM DPD.

### **Drainage and Flood Risk**

- 5.21 The application site is in an area at risk of flooding, being next to the river. However, the proposal is a water compatible operation and the canoes are secured so in the event of a flood would likely remain on the site, but by their very nature would not suffer damage. In line with standing advice, it is recommended that the applicant creates a flood plan and subscribe to the Environment Agency flood risk alerts so that risk to people on site is minimised in the event of a flood.

### **Other Issues**

- 5.22 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).

- 5.23 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.
- 5.24 This application is not liable for Community Infrastructure Levy (CIL).
- 5.25 The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework

### **Conclusion**

- 5.26 The application site is located outside of the settlement limit but in an area appropriate to the proposed use and in having regard to those matters raised by this application it is considered that there will be no significant adverse impacts on the character and appearance of the area, residential amenity and highway safety. The application is therefore an acceptable form of development and is recommended for approval. In order to be reasonable and enable effective monitoring of the site, I have proposed the number of canoes at 18, which is slightly higher than the combined proposal (3+12) so as to avoid accidental breaches of condition from usual site use.
- 5.27 Overall, I therefore consider that the proposal accords with policy GC2 (along with relevant policies of the JCS) in relation to the principle of the use with acceptable impacts in relation to Policy GC4 (design and amenity), policy TS3 (Highway Safety), TS4 (Parking) and EN1 (ecology/trees). The proposal is therefore recommended for approval with the conditions listed below.

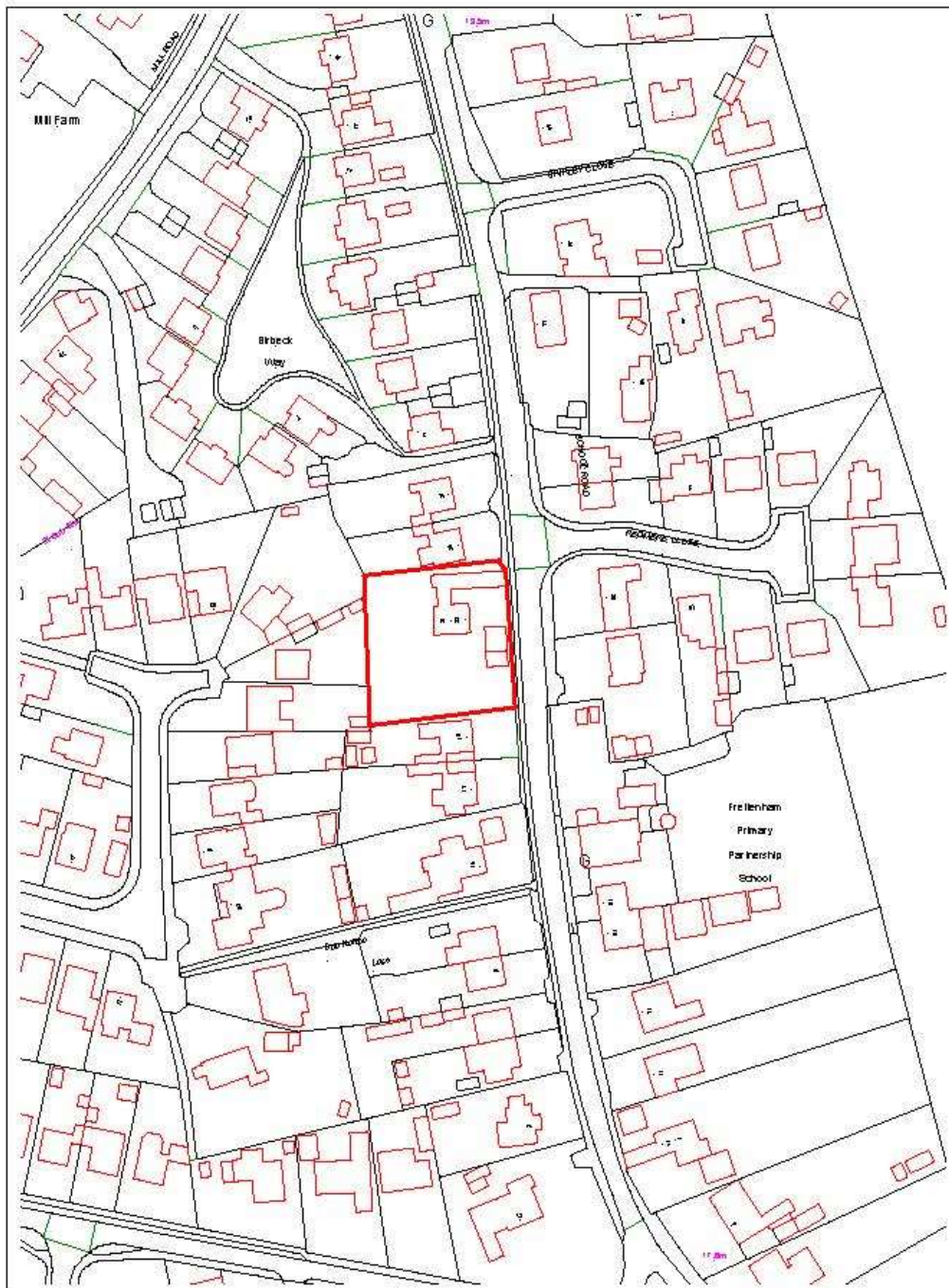
Recommendation: Full Approval, subject to the following conditions:



1. 3-year time limit
2. Development shall be carried out in accordance with approved plans as amended and documents
3. Site use for the storage of canoes only
4. Maximum number of canoes

5. No trees to be removed
6. External lighting to be approved

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Application 2



 <b>Broadland</b> District Council <i>Community at heart</i>	<b>Application No: 20220802</b>	<b>Scale:</b> 1:1250	<b>N</b> 
	<b>Glenone House, 23 School Road, Frettenham, NR12 7LL</b>	<b>Date:</b> 17-Nov-22	
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- 2. Application No: 20220802**  
**Parish: FRETtenham**

Applicant's Name: Mr P Roberts  
Site Address: Glenone House, 23 School Road, Frettenham, NR12 7LL  
Proposal: Subdivision of existing garden. Erection of new dwelling and garage and erection of new garage to existing dwelling. Creation of new vehicle access.

Reason for reporting to committee

The Local Member has requested that the application be determined by the Planning Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary:

To authorise the Assistant Director of Planning to approve subject to Nutrient Neutrality mitigation and a Unilateral Undertaking being entered into that secures contributions towards GIRAMS, and subject to conditions.

**1 Proposal and site context**

- 1.1 The application seeks full planning permission for the sub-division of the existing garden of 23 School Road to form a new plot to the south for the construction of a two storey dwelling and garage. The application includes the formation of a new vehicular access for the dwelling with the current access remaining for the existing dwelling.
- 1.2 The site is located in the village of Frettenham in an established residential area to the west of School Road. To the north is the existing house which is orientated at right angles to the road, with a single storey range of outbuildings wrapping round to the north now incorporated into the dwelling. Adjacent to the south boundary is 19 School Road, to the west (rear) the site shares a boundary with 29 and 31 Mayton Avenue. The village primary school is to the south east of the site on School Road.
- 1.3 The proposed dwelling is a detached, two storey four-bed house which fronts the road. The roof is asymmetric, two storey at the front sloping down to single storey at the rear. It has a two storey porch built to the front with a bedroom above. To the rear is a gable end for the sitting room also with a bedroom above. The materials shown are a red facing brick with painted render coloured boarding and dark grey clay pantiles.
- 1.4 There are currently some outbuildings along the road frontage, a brick built single garage with a wood store attached and a timber shed. The proposal



removes these in order to gain access to a new garage for the existing house to the rear. A double garage is shown to the front for the new dwelling.

- 1.5 The external materials as described within the application form are painted render, coloured boarding and red facing brick for the walls and dark grey clay pantiles for the roof.

2 Relevant planning history

- 2.1 None

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 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
- 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 6: Access and Transportation  
Policy 16: Other Villages
- 3.3 Development Management Development Plan Document (DM DPD) 2015  
Policy GC1: Presumption in favour of sustainable development  
Policy GC2: Location of new development  
Policy GC4: Design  
Policy EN1: Biodiversity and habitats  
Policy TS3: Highway safety  
Policy TS4: Parking guidelines  
Policy CSU5: Surface water drainage
- 3.4 Supplementary Planning Documents (SPD)  
Parking Standards SPD

4 Consultations

4.1 Parish Council

No comments received

4.2 Ward Member (Cllr Karen Lawrence)

This is creating a new property and because this location is in the Bure valley, it is subject to the requirement for a nutrient neutrality assessment and mitigation plan. So there has been insufficient assessment in this application.

I would also have to object on the grounds that the neighbour at no 19 has a dormer and would suffer a material difference in a lack of light if this tall and large house were to be built next door. There are two mature trees in the garden that have not been taken account of the plans. There would be a significant reduction in the well-being of the neighbours whose light and amenity value of their house would be reduced with this design. There is no barrier between neighbours at the moment, so the position of the house could enable a fair allocation of light and amenity value. The building should not be taller than the average height along this row to ensure fairness, the diagram only compares it with the tallest building. The plans for three garages is excessive for a 4 bedroom house. It's suggested a 3 bedroom house may be more in keeping with the area and reduce the impact on the neighbours.

*Further comments received:*

I am questioning whether this application should proceed on the basis that there is no nutrient neutrality assessment been conducted. If you are of a mind to approve it then yes I am calling it in due to its material impact it would have on its neighbours property. A different building may not had such an impact nor a different location, I.e further back still or further forward or next door to those that are building it.

4.3 NCC Highway Authority

Original comments:

We don't count garages/cart sheds towards parking provision, there needs to be 3 car spaces per dwelling plus turning space.

NB for this road we need visibility of 2.4m x 43m in both directions. Please can this be shown on the plan.

Visibility from the extant site access is extremely restricted and blind in the direction of opposing traffic. Given that the new site access will be shared, there is scope to close the extant site access to vehicles.

Your authority may also wish to consider cycle parking for both dwellings (2 spaces per dwelling)

Revised comments received following amended plans:

Thank you for consulting the highway authority and facilitating dialogue with the applicant to secure an improved layout.

The extant dwelling has an access with substandard visibility, and it would be preferred if that access was permanently closed to vehicles and the new access shared by both properties. However it would be difficult to substantiate an objection as the use of the extant access is not being intensified by the proposed development.

Therefore given that proposed dwelling is within the village boundary and has adequate access to the highway with suitable visibility being achieved, it would also be difficult to substantiate an objection.

Should your Authority be minded to approve the application I would be grateful for the inclusion of conditions and informative notes to be placed on any consent notice issued. (Officer Note: conditions listed within the recommendation section of this report)

#### 4.4 Other Representations

Objections have been received from the three adjoining properties. The issues raised are summarised as follows;

- the building is out of character with other properties and the street
- the height of the building is out of keeping with the dwellings in the area
- the cart shed building is close to the road and in front of the building line
- it would result in overlooking to 19 School Road, 29 & 31 Mayton Avenue
- it would result in overshadowing of 31 Mayton Avenue
- it will affect road safety as the new entrance driveway is close to a school
- the building is too close to the existing house on the site
- the building would result in traffic disturbance and noise
- it will devalue our property

5 Assessment

5.1 **Key Considerations**

- Principle of the development
- Design and impact on the character and appearance of the area
- Impact on neighbour amenity
- Impact on highway safety

**Principle of the development**

- 5.2 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. This point is reinforced by the NPPF, which itself is a material consideration.
- 5.3 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 that accord with the development plan should be approved without delay.
- 5.4 The site is located within the defined settlement limit for Frettenham which is identified under 'Other Villages' in the Joint Core Strategy Policy 16. This states that these villages could accommodate small scale housing developments within settlement limits subject to form and character considerations. Therefore, the principle is acceptable and the impacts of the proposal are considered below.

**The design and impact on the character and appearance of the area**

- 5.5 Objections have been raised that the building is out of character with other properties in the street, and that the height of the building is out of keeping with others. The site is located within a residential street which is characterised by 1960s chalet bungalows that are one and a half storeys with steep pitches and a variety of dormer windows. However, the street is not uniform and there are houses in-between, both modern and traditional, and some with gable ends onto the road. Most notable is the host property which is an attractive two storey house, built of red brick and orange pantiles and is very different in character. It pre-dates the chalet bungalows and would have been one of the first built in the street probably around the same time as the village school, No.30 opposite and No.8 to the south.

- 5.6 The proposed dwelling fronts the street mirroring the dwellings opposite and it is detached as are the majority of the properties. It is acknowledged that it is a substantial size however it is slightly lower than the host dwelling and the height has been reduced by having dormers in the front with an asymmetric roof and velux to the rear. The effect in the street scene is that it steps down from 23 School to 19 School Road and acts as a transition in heights within the street scene itself.
- 5.7 It was considered that the garage to the front was too large in the street scene and in relation to No.19. This has been reduced in total height to match the new garage which will serve the existing property and therefore will be seen as an improvement within the street scene.
- 5.8 For these reasons it is not considered that the proposed dwelling would be out of character with the surrounding area to warrant refusal on the grounds raised. The application, as amended, is therefore considered to comply with Policy GC4 of the DM DPD and Policy 2 of the JCS.

#### **The impact on neighbour amenity**

- 5.9 Concerns have been raised by neighbouring properties regarding overlooking. At first floor it has two velux windows in the rear elevation for the landing and bathroom facing west and a bedroom dormer facing north, there is also a bathroom window facing south.
- 5.10 The closest neighbour lies to the south. It is a chalet bungalow, gable onto the road with a flat-roof dormer with a bedroom window in the roof slope facing the site. This window would be facing the gable end of the proposed dwelling. In terms of overlooking the only first floor windows on the side of the proposed dwelling, is a bathroom window which will be obscured and this can be secured by condition with no additional openings in the future to ensure no direct overlooking.
- 5.11 In terms of overlooking to the west, because of the asymmetric roof-slope, there are only two velux windows at first floor and these are an adequate distance (approximately 25 metres) from the neighbours to the rear to ensure there is no significant loss of privacy from overlooking.
- 5.12 In addition, overlooking of the proposed dwelling must be considered as there are existing first floor windows in the host property which, due to its orientation, face the north side gable. However, the position of the new garage to serve the existing property will limit direct overlooking which would in any case only be to the garden and not to any windows. Similarly, because the properties are off-set and due to the position of the new garage, direct

overlooking from the bedroom dormer in the north elevation of the proposed dwelling will be limited which again would only be to the garden and not to any windows.

- 5.13 Potential overshadowing and loss of light must also be considered. In terms of the closest property to the south, given the proposed dwelling will sit north of the existing dwelling and there is approximately 5 metres between, the sun will move from east to west behind No.19 and therefore there will be no significant overshadowing to No.19. There will be no overshadowing to any other property due to the distances to the west and north.
- 5.14 It is not considered that the proposed dwelling would give rise to a situation so detrimental to the amenities of neighbouring residential properties to warrant refusal on the grounds raised. The application is therefore considered to accord with Policy GC4 of the DM DPD.

#### **The impact on highway safety**

- 5.15 A new access and garage is shown for the dwelling to the front with the existing driveway extended along the frontage to a new garage for 23 School Road.
- 5.16 Concerns have been raised that the access and increased cars will be a danger so close to the school. The school pedestrian access is approximately 55 metres to the south of the proposed new access. There is a footpath along the west side of School Road and children have to cross further down to get to school and they also cross in the area of the site. However, even with a new access there will be areas of path and this situation is typical of the surrounding area where all the existing properties driveways cross the footpath. A condition is recommended to ensure that the front fence is dropped to the same height as the fence in front of 19 School Road to allow any emerging driver to see pedestrians approaching. This can be required across the entire frontage of both dwellings which will represent an improvement on the existing arrangement where visibility to the south is very poor because of the height of the fence. In addition, there is adequate space at the front of both dwellings to park and turn and leave the site in forward gear which is not the case for all the surrounding houses.
- 5.17 The Highway Authority has stated that it has no objection to the proposal subject to standard conditions relating to the vehicular access and on-site parking.
- 5.18 There is room for parking and manoeuvring on site and given that the Highway Authority are supportive of the proposals, the application is not considered to result in any detrimental impact on highway safety. The

application is therefore considered to comply with Policies TS3 and TS4 of the DM DPD.

### **Nutrient Neutrality and GIRAMS**

- 5.19 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.
- 5.20 The application does not include any supporting information and assessment that has demonstrated nutrient neutrality with regard to its nitrate and phosphate impact on The Broads SAC will not occur. As such, the proposal does not currently meet the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended), the aims of Policy 1 of the Joint Core Strategy and Policy EN1 of the Broadland Development Management DPD and paragraphs 180, 181 and 182 of the NPPF. Therefore it is requested that delegated authority is given to the Assistant Director of Planning to grant planning permission subject to suitable mitigation requirements.
- 5.21 Furthermore, delegated authority is sought to grant planning permission subject to a unilateral undertaking for the payment of the GIRAMS tariff at £185.93 per unit of relevant development and subject to full consideration by Officers of the issue of nutrient pollution and its impacts on the integrity of Special Areas of Conservation.
- 5.22 The applicant has already provided a unilateral undertaking for the payment of GIRAMS.

### Other Issues

- 5.23 Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. The Council has taken a proactive approach to this through the allocation of a range small and medium sized sites and through defining Development Boundaries for over 80 settlements to facilitate suitable windfall development. Point (c) of NPPF para 69 states that local planning authorities should 'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'.
- 5.24 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.
- 5.25 This application is liable for Community Infrastructure Levy (CIL).
- 5.26 The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework
- 5.27 It is considered necessary to remove permitted development for extensions and alterations to the proposed dwelling which includes additional roof lights / velux style windows to avoid overlooking to the detriment of neighbouring amenity.

### Conclusion

- 5.28 The application is located inside of the settlement limit and in having regard to those matters raised by this application it is considered that there will be no significant adverse impacts on the character and appearance of the area, residential amenity and highway safety. The application is therefore an acceptable form of development in accordance with Policies GC1, GC2, GC4, TS3, TS4 and CSU5 of the DMDPD and Policies 2, 3, 4, 6 and 16 of the JCS and is therefore recommended for approval.

Recommendation: To authorise the Assistant Director of Planning to approve subject to Nutrient Neutrality mitigation and a Unilateral Undertaking being entered into that secures contributions towards GIRAMS, and subject to the following conditions:

1. 3 year time limit



2. Development shall be carried out in accordance with approved plans as amended and documents
3. Full details of boundary treatments and access gates to be submitted to and approved by LPA. The front boundary to be no higher than 1 metre and retained as such.
4. The bathroom window in the south elevation shall be formed with obscure glazing. No further openings shall be added at first floor in this elevation.
5. Remove pd
6. Vehicular access to be constructed as shown
7. No obstruction of access within 5 metres of highway and any gates to be hung to open inwards
8. Access and on-site parking to be laid out in accordance with plans

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Application 3



**3. Application No : 20221511**  
**Parish : HONINGHAM**

Applicant's Name: Miss Emily Larter

Site Address: Broadland Food Innovation Centre, Enterprise Way,  
Honingham, NR9 5FX

Proposal 1 x building logo, 1 x funding plaque, 1 x post mounted  
totem sign, 2 x directional signs with branding

Reason for reporting to committee

The applicant is Broadland District Council.

Recommendation summary:

Approval with Conditions

**1 Proposal and site context**

- 1.1 The proposed site is the Broadland Food Innovation Centre located to the west of Easton village and south of the A47. The centre is located in the south-western corner of the Food Enterprise Park which forms part of the wider Greater Norwich Food Enterprise Zone (GNFEZ).
- 1.2 The wider Enterprise Park is accessed from Broom Lane and the proposed site is accessed from Enterprise Way, the main internal spine road of the development.
- 1.3 The site is largely surrounded by open agricultural land to the west and south, with one dwelling to the southwest. Otherwise, the existing building is well established within the enterprise park. Trees and hedgerows line the adjacent Blind Lane to the west and Red Barn Lane to the south, effectively screening the site from these highways. Further screening is supplied via woodland belts proposed under the strategic landscaping scheme as approved under application 20190446.
- 1.4 The proposal is to erect non-illuminated signage comprising of one wall mounted logo sign on the northern elevation, one plaque sign mounted beside the entrance, two directional signs mounted on the gate and a totem sign erected to the northwest of the gate. The signage has partially been erected prior to formal advertisement consent, with exception to the totem.

2. Relevant Planning history

- |     |          |   |          |
|-----|----------|---|----------|
| 2.1 | 20170052 | Greater Norwich Food Enterprise Zone Local Development Order  |          |
| 2.2 | 20181177 | Details of the Vehicular Access to the Site and Proposed Improvements to Church Lane; as Requested by Condition 2.20 of the Local Development Order ref. 20170052 | Approved |
| 2.3 | 20190446 | Details of the Strategic Landscaping Scheme as Requested by Condition 2.27 of the Local Development Order Ref: 20170052   | Approved |

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 Broadland Development Management Policies  
Policy GC4: Design  
Policy EN2: Landscape  
Policy TS3: Highway Safety
- 3.4 Relevant Supplementary Planning Documents  
Landscape Character Assessment – D2 Western Green Tributary Farmland  
The Town and Country Planning (Control of Advertisement) (England) Regulations 2007  
Outdoor advertisements and signs: a guide for advertisers

4. Consultations

- 4.1 Parish Council  
  
No comments received
- 4.2 District Councillor – Cllr Peter Bulman  
  
No comments received

4.3 NCC Highways

Commented with no objections

4.4 Other Representations

None received

5 Assessment

**Key considerations**

5.1 The main consideration are as follows:

- Principle of development
- Design
- Residential amenity
- Public safety

**Principle of development**

5.2 The Broadland District Council Development Management Policies DPD makes no specific reference to advertisements and signs. The NPPF (2021) does however address advertisement and signage within paragraph 136, stating:

*‘The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.’*

5.3 The erection of the proposed signage is considered acceptable in principle. Considering the above, the main deliberations for this proposal are design, residential amenity, and public safety. The relevant policies are listed in section 3 to inform this consideration.

**Design and Amenity**

5.4 The primary wall mounted sign to the north elevation is constructed from Komacel, a rigid PVC. This sign comprises of the core logo of the centre. The plaque is sited beside the main entrance and made using clear acrylic. This sign comprises of the centre’s logo and project funding/delivery information. The approx. 1.4m high totem is situated to the west of the main entrance gate and will provide names of tenants occupying the site. This sign is primarily constructed with aluminium dibond panels with aluminium posts to support. The small (600x300mm) gate signs are also constructed using dibond panels

and offer directional information. The colour palette includes branding colours; ink, ochre (orange) and grey.

- 5.5 With reference to design the scale, form, choice of materials and overall design details including the content of the signage, the proposal is considered appropriate in the given context.
- 5.6 The site and thus proposed signage is well screened from the highways to the west and south by virtue of positioning and natural existing and proposed vegetation. The signage will therefore only be viewed from within the Enterprise Park on Enterprise Way and have no significant impact on the wider open countryside.
- 5.7 The proposed site is relatively isolated, with only one independent neighbouring dwelling to the southeast. By virtue of the siting and level of separation from the dwelling, there are no concerns to the daylight, direct sunlight, or outlook associated with this neighbour.
- 5.8 The proposal is not considered to have a significant accumulative impact by virtue of appropriate and moderate, non-illuminated design.
- 5.9 Considering the points raised, the proposal is considered to accord with Policy GC4 and EN2 of the Local Plan, Policy 2 of the Joint Core strategy and section 12 of the NPPF.

### **Public Safety**

- 5.10 The Highway Authority has assessed the proposal and raised no objections. Having regard to the siting and non-illuminated nature of the signage, the proposals are not considered to create a level of harm in terms of highway safety.
- 5.11 The decision will carry standard advertisement conditions, ensuring the proposed signage is maintained in a safe condition.
- 5.12 Considering the method of construction and required standard advertisement conditioning, I am satisfied that the signage will not pose a risk to public safety and considering the response from the Highway Authority, that the proposal accords with Policy TS3 of the local plan.

### **Other Issues and Considerations**

- 5.13 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. Considering the nature of the proposal, the application can be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

- 5.14 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.
- 5.15 This application is not liable for the Community Infrastructure Levy (CIL).

### **Conclusion**

- 5.16 In conclusion, within the given context of the site, the proposal is considered appropriate in terms of design, and will not adversely harm the amenity value experienced by the immediate neighbours or within the wider open countryside. The proposal is also not considered to cause concern in terms of public safety by virtue of appropriate design and proposed conditioning.
- 5.17 As such the proposal accords with the criteria set out within policies GC4, EN2 and TS3 within the Local Plan, Policy 2 of the Joint Core Strategy and NPPF 12. Thus, the officer recommendation is to approve the application with conditions.

Recommendation	Approval with Conditions
	1 Time Limit – Advertisement
	2 In accordance with submitted drawings
	3-7 Standard Advertisement Conditions:
	- Be kept clean and tidy
	- Be kept in a safe condition
	- Have permission of the site owner
	- Not obscure or hinder transport signs
	- Be removed carefully where so required by the planning authority.

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## Planning Committee

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**Planning Appeals: 24 October 2022 to 18 November**

**2022 Appeal decisions received**

Ref	Site	Proposal	Decision maker	Officer recommendation	Appeal decision
None					

**Appeals Lodged**

Ref	Site	Proposal	Decision Maker	Officer Recommendation
None				



## **PLANNING COMMITTEE**

**2 November 2022**

### **Final Papers**

	<b>Page No</b>
<b>Supplementary Schedule</b>	<b>42</b>

Attached is the Supplementary Schedule showing those representations received since the Agenda was published and other relevant information.

#### **DEMOCRATIC SERVICES**

##### **Broadland District Council**

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[broadland.gov.uk](http://broadland.gov.uk)



## SUPPLEMENTARY SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Update	Page Nos
1	20220488	Buxton	<p>Additional Neighbour Comment:</p> <ul style="list-style-type: none"> <li>- Surprised by the change of position from Highways in relation to site use which appears to contradict the applicant's own website</li> <li>- Provides text from applicants website regarding trips that depart from or pass through Buxton</li> <li>- Notes concern that portage of canoes will involve passage along public highway</li> <li>- Highlights damage to public highway verge from parking</li> <li>- Suggestion of limitation to no other business activity other than storage of canoes by condition</li> </ul> <p>Officer Comment:</p> <p>The Highway Authority comment alteration was in response to clarification of material planning matters by the case officer as a result of enforcement investigation and legal advice.</p> <p>Applicant's business activities are known. The only material planning consideration in this application is the storage of canoes. No other permission is required at this time.</p> <p>Portage of canoes is a common occurrence along the rivers of Norfolk and is undertaken by a wide variety of individuals and businesses due to the presence of mills, weirs and locks impeding passage. The enforcement team has confirmed (following legal advice) that to planning permission is required at this time for the activities highlighted.</p> <p>The highway verge maintenance and repair is a matter for the Local Highway</p>	11

			Authority to address.  At the time of writing the report, given no other matters require planning control, it was not considered necessary (or reasonable) at this time to impose such a condition (mindful of the tests set out for the use of planning conditions).	
<b>2</b>	20220802	Frettenham	No Updates	<b>23</b>
<b>3</b>	20221511	Honingham	Reason for reporting mistake acknowledged and corrected applicant to Broadland District Council.	<b>34</b>