

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held remotely on Thursday, 16 July 2020 at 10.00 am.

Committee Members Present: **Councillors:** V Thomson (Chairman), D Bills, T Laidlaw, G Minshull and L Neal

Officers in Attendance: The Assistant Director, Planning (H Mellors), The Development Manager (T Lincoln) and the Area Planning Manager (C Raine)

504. DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

Application	Parish	Councillor	Declaration
2020/0478/F (item 2)	DISS	All	Local Planning Code of Practice Lobbied by Agent's Architect
2020/0919/O (item 4)	CRINGLEFORD	G Minshull	Local Planning Code of Practice Lobbied by the Agent to the Applicant
		D Bills	Local Planning Code of Practice Lobbied by the Applicant
		D Bills	Other Interest County Councillor for Cringleford

505. MINUTES

The minutes of the Development Management Committee meeting dated 1 July 2020 were confirmed as a correct record and signed by the Chairman.

506. 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
2020/0469/F (item 1)	STOKE HOLY CROSS	C Bussey – Parish Council M Haslam – Objector I Sinha – Applicant Cllr V Clifford-Jackson – Local Member Cllr N Legg – Local Member
2020/0478/F (item 2)	DISS	R Morton – Agent for the Applicant
2020/0889/F (item 3)	COLNEY	J Stone – Agent for the Applicant Cllr W Kemp – Local Member
2020/0919/O (item 4)	CRINGLEFORD	M Blackie – Objector J Crichton – Agent for the Applicant Cllr W Kemp – Local Member

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.

507. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting closed at 12.55pm)



Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
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Item	Updates	Page No
Item 1	<p>The second activity survey as referred to in paragraph 5.20 of the assessment has now been completed and a formal bat survey report submitted. This report concludes that bats are not roosting in the building and the works do not require protected species licensing.</p> <p>The report highlights that during demolition the roof tiles should be carefully removed by hand. In the unlikely event of bats being found then works should cease and advice obtained. With this in mind it is considered appropriate to condition that the tiles are removed by hand.</p> <p>Furthermore, the report highlights that ecological enhancements eg bat boxes erected on trees within the surrounding tree belt could be provided. Again, these can be secured through suitably worded condition.</p>	12
Item 2	<p>LLFA Comments on amended drainage information - Maintain objection</p> <p>Some of the issues raised previously have been addressed. However, the LLFA still have concerns associated with the proposed surface water discharge strategy regarding permissions of the privately-owned surface water sewer. The documents and emails provided suggest the applicant has the right to use the sewer system, however there has been no specific agreement from the private owner to consent the proposed connection. We have further concerns about the future management of the system as it appears that the sewer system has not been adopted by Anglian Water. We also still have concerns regarding the MicroDrainage calculations for the site and the absence of impermeable areas such as patios in the proposed strategy.</p> <p>Issues can be addressed through further evidence of permission to connect to the surface water sewer and information regarding future maintenance of that sewer. In addition submission of all final MicroDrainage calculations.</p> <p>Officer Note – Whilst not removing their objection, the LLFA comments have recommended a way forward for the applicants to provide further evidence to address the outstanding issue, rather than indicating that there is no prospect the issue can be solved. Therefore, the recommendation of delegated authority to approve the application subject to the completion of a S106 and resolution of drainage issues remains an acceptable one.</p>	22
Item 3	No updates	34
Item 4	No updates	46

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.

Other Applications

1. **Appl. No** : **2020/0469/F**
Parish : **STOKE HOLY CROSS**

Applicant's Name : Mr & Mrs Sinha
 Site Address : 133 Norwich Road Stoke Holy Cross NR14 8QJ
 Proposal : Demolition of existing dwelling and garage. Erection of replacement dwelling with detached garage, outbuildings & associated landscape work, including extension to curtilage.

Decision : Members voted 3-2 for **Approval**

Approved with conditions

- 1 Full Planning permission time limit
- 2 In accordance with submitted drawings
- 3 No PD rights for new outbuildings
- 4 Boundary treatment to be agreed
- 5 No PD for boundary treatment
- 6 Tree protection
- 7 Drainage
- 8 Water efficiency
- 9 No trees to be removed
- 10 No PD for extensions
- 11 Ecological enhancements e.g. bat boxes, to be erected on trees within the surrounding tree belt

2. Appl. No : 2020/0478/F
Parish : DISS

Applicant's Name : EACH Retirement Housing Limited
Site Address : Land north of Nelson Road Diss Norfolk
Proposal : Demolition of existing bungalow and erection of an extra care building containing 77 apartments and communal facilities.

Decision : Members voted unanimously to delegate authority to approve the application, subject to the completion of an S106 to secure the extra care package and confirmation from the LLFA that the proposed drainage strategy is acceptable.

1. Time Limit
2. In accordance with submitted plans
3. New Access
4. Visibility Splay
5. Parking and turning
6. Highways Improvements Offsite (part A)
7. Highways Improvements Offsite (part B)
8. Parking for construction workers
9. Stopping Up Order
10. Traffic Regulation Order
11. Construction Management Plan
12. Landscaping
13. Biodiversity enhancement plan
14. Lighting
15. Further contamination investigation
16. Remediation if required
17. Unexpected contamination
18. Fire Hydrant

3. Appl. No : 2020/0889/F
Parish : COLNEY

Applicant's Name : Mr Nigel Willgrass
Site Address : Land west of The Old Hall Watton Road, Colney, Norfolk
Proposal : Erection of dwelling

Decision : Members voted unanimously for **Refusal**

Refused

- 1 Overriding benefits not demonstrated

4. Appl. No : 2020/0919/O
Parish : CRINGLEFORD

Applicant's Name : Mr Ben Kemp
Site Address : Land south of Meadow Farm Drive Cringleford Norfolk
Proposal : Erection of 1no. dwelling with access and layout. All other matters reserved.

Decision : Members voted 4-1 for **Refusal**

Refused

- 1 Accessibility of site
- 2 Harm to appearance of area
- 3 No overriding benefits