

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 6 April 2022 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, B Duffin, F Ellis, J Halls, G Minshull (Items 2-7) and L Neal (Items 2-7).

Apologies: Councillors: T Holden and T Laidlaw.

Other Members in Attendance: Councillor: F Curson

Officers in Attendance: The Development Manager (T Lincoln), the Area Team Manager (N Harriss) and the Principal Planning Officers (P Kerrison & S Everard)

11 members of the public were also in attendance

603 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
2018/2786/D (Item 1)	CRINGLEFORD	L Neal & G Minshull	Local Planning Code of Practice As Cabinet Members, Cllrs Minshull and Neal left the room while this application was considered
2021/0785/O (Item 3)	HETHERSETT	D Bills	Local Planning Code of Practice Lobbied by Objectors and Applicant

		D Bills	Other Interest Local Member for the area
2021/2275/F (Item 7)	BRAMERTON	V Thomson	Local Planning Code of Practice Lobbied by Objectors
		V Thomson	Other Interest Local Member for the area

604 MINUTES

The minutes of the meeting of the Development Management Committee held on 9 March 2022 were confirmed as a correct record.

605 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
2018/2786/D (Item 1)	CRINGLEFORD	N Perryman – Agent
2021/1647/F (Item 4)	MULBARTON	D Aldous – Parish Council Mrs Jones – Objector Cllr N Legg – Local Member
2021/1658/F (Item 5)	LODDON	P Rose – Applicant Cllr K Mason Billig – Local Member
2021/1765/LB (Item 6)	LODDON	P Rose – Applicant Cllr K Mason Billig – Local Member
2021/2275/F (Item 7)	BRAMERTON	W Glover – Objector J Platt – Planning Consultant Cllr V Thomson – 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.

606 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:40pm)

A handwritten signature in dark ink, appearing to read 'VJTL', is written above a horizontal line. A vertical line is positioned to the right of the signature.

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 6 April 2022

Item	Updates	Page No
1	Amended planning compliance document submitted and uploaded to the file	22
2	This item has been deferred	40
3	<p><u>Cllr Adrian Dearnley</u></p> <p>Unfortunately I cannot make the DMC meeting but wish to confirm my ongoing concerns about this Planning Application, which has attracted a huge amount of public concern within the village. I accept that this is only an outline application, so some of the concerns expressed in the call-in to the committee can be addressed at a later stage.</p> <p>According to the report to the DMC under item 5.3 the plan is permitted under the JCS as an additional small-scale development of houses within the development boundary. However, this does not mean it is desirable given the large number of houses being built in a village with an established lack of facilities, and the benefits of retaining the site as a green space. In this context I would refer to the comment of the Parish Council in relation to overall development strategy for the village. Also I would question under DM 3.1 whether these 7 properties are required to meet housing requirements and needs, given the large volumes of housing already under construction.</p> <p>I also have additional concerns following recent comments from nearby residents. Access and turning spaces for bin lorries (and other large vehicles) give rise to safety concerns and water supply issues may need further clarification from Anglian Water.</p> <p>Given these concerns I cannot at this stage support this development.</p> <p><u>Public Representations</u></p>	52

	<p>Three additional public representations have been received. These have set out the following comments:</p> <ul style="list-style-type: none"> • Concern that during construction and afterwards people may try to access the site from Great Melton Close which is a not through road, following the removal of the sign. • Concern raised regarding increased footfall and parking problems around Great Melton Close which will increase with new houses. • Plots 2 and 3 would overlook adjacent property including front and rear gardens and potentially side windows of the house. • Height of the properties would overshadow adjacent gardens • Road safety could be adversely affected. Park Green is narrow/tight and the access is currently used as parking for visitors. In addition the Park Green is also a buy pedestrian route • Disturbance from the new development will be huge both during the construction process and once occupied. • The refuse lorry is required to reverse into Park Green as there is not sufficient parking space • The water supply has needed a number of repairs in recent years and cannot be considered to be secure. • There is 150 children waiting to join the football club. This land would be better used for the wellbeing of the residents of Hethersett and not more properties. <p><u>Officer Assessment</u></p> <p>The concerns raised within the additional representations are understood and predominantly focus around issues of amenity and access.</p> <p>In relation to amenity, and in particular issues of overlooking and overshadowing, the application is currently in outline form only with details of scale and appearance to be</p>	
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	<p>determined at the reserved matters stage. Notwithstanding this it is considered that there is sufficient separation distances between the existing and proposed dwellings to ensure an acceptable level of amenity is maintained. In relation to noise and disturbance during the construction period, it is recommended that an additional condition is included to require a construction management plan. This would then require further details regarding noise and dust, and can also include construction workers parking.</p> <p>In relation to access the proposal has been reviewed by the Highways Authority. The access is proposed to come from the existing turning head on Park Green. The Highways Authority have not objected to the proposal.</p> <p>On the basis of the above, it is recommended that application is authorised for approval subject to satisfactorily address the Habitat Regulations regarding nutrient neutrality.</p>	
4	<p>Highways: Response from Highways – The proposed access clarifications are now acceptable.</p> <p>Description: Amendment to description agreed with agent to read “New Dwelling” to reflect the removal of the garage</p> <p>Comment: Further comment received with regard to:</p> <ul style="list-style-type: none"> - Tree constraints/assessment - Replanting - Plan accuracy 	6
5		7
6		7
7	<p>Officer Comment: The matter of Ecology was not addressed in the Officers Report and this is assessed below -</p> <p>Policy 1 of the JCS requires the development to both have regard to and protect the biodiversity and ecological interests of the site and contribute to providing a multi-functional green infrastructure network. Policy DM4.4 looks for new development sites to safeguard the ecological interests of the site and to</p>	84

	<p>contribute to ecological and Biodiversity enhancements. Section 15 of the NPPF indicates that planning policies and decisions should contribute to and enhance the natural and local environment.</p> <p>The planning application is supported by a Preliminary Ecological Appraisal, and both a Bat Survey and Great Crested Newt Survey.</p> <p>The Bat Survey confirmed the use of the existing dwelling as a non-breeding day roost by a low number of soprano and common pipistrelles. Both species are common and widespread, and the destruction of the roost is classed as low impact on the local bat population. In order to be able to proceed with the demolition works and to ensure that no detrimental impacts will result on the species a European Protected Species [EPS] mitigation licence from Natural England will be required as well as on-site mitigation measures as set out in the submitted Bat Survey Report Section 5 relating to demolition; installation of both integrated and standalone bat boxes; roof construction; external lighting and soft landscaping. These can be covered by both planning condition and an Informative relating to the EPS.</p> <p>In terms of the Great Crested Newt [GCN] Survey this confirmed that there are no GCN in pond 1 on the application site; smooth newts were present in all ponds and pond 4 off-site to the south-west indicated results that it is used by GCN.</p> <p>The proposed works involve removal of the concrete lined pond on the application site [aquatic habitat] and removal of vegetation within the site [terrestrial habitat]. Taking the results of the survey into account, the risk assessment calculation set out in the GCN method statement template provided by Natural England indicates that in order to proceed with the proposed development and to ensure that no detrimental impacts will result on the species, the applicant will need to apply and join a District Level Licencing Scheme, which involves a series of financial</p>	
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	<p>contributions to offset the loss of habitats on site. Once accepted onto the scheme, the GCN Survey Report recommends mitigation in section 5.3 to avoid impacts on GCN from the proposed development and these can be covered by planning condition.</p> <p>In respect of the GCN District Level Licensing – it is material to the determination of the planning application that the applicant has had issued an Impact Assessment & Conservation Payment Certificate by Natural England [complete and effective as of 03/08/2021]. This details the impacts, level of compensation habitat and associated financial payment required to be paid to Natural England should the development proceed.</p> <p>Therefore, subject to the imposition of conditions and Informative as discussed above the proposal accords with DM4.4 of the Development Management Policies document, Policy 1 of the JCS and Section 15 of the NPPF.</p>	
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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.

Major Applications

1. **Appl. No** : **2018/2786/D**
 Parish : **CRINGLEFORD**
 Applicant's Name : Big Sky Developments Ltd
 Site Address : Area BS4 South of Newmarket Road Cringleford Norfolk
- Proposal : Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-4 comprising 55 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement).
- Decision : Members voted 5-0 to authorise the Director of Place to **Approve** with conditions subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality
- Approved with conditions
- 1 In accordance with outline consent
 2 In accordance with submitted drawings
 3 Materials
 4 Lighting Design Strategy
 5 Ecological mitigation

2. **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 : **DEFERRED**

Other Applications

3. **Appl. No** : **2021/0785/O**
Parish : **HETHERSETT**
Applicant's Name : Mr Ken Woodbine
Site Address : Land off Park Green Hethersett Norfolk,
- Proposal : Outline application for the erection of 7 dwellings
- Decision : Members voted 6-1 to Authorise the Director of Place to **Approve** with conditions subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality

Approved with conditions

- 1 Time Limit
- 2 Submitted Drawings
- 3 Parking and turning
- 4 Fire Hydrant
- 5 Surface water drainage
- 6 Foul drainage
- 7 New water efficiency
- 8 Tree Protection
- 9 Ecology Mitigation and enhancement
10. Construction Management Plan
11. Landscape Plan (including boundary treatments)

4. **Appl. No** : **2021/1647/F**
 Parish : **MULBARTON**
 Applicant's Name : Mr Paul Freeman
 Site Address : Land north of Lantana Norwich Road Mulbarton Norfolk
- Proposal : New dwelling with integrated garage
- Decision : Members voted unanimously for **Refusal** (contrary to the officer's recommendation of approval which was lost unanimously)
- Refused
- Reasons for Refusal
- Overdevelopment of site, Poor Design, Impact on Street Scene and Conservation Area
5. **Appl. No** : **2021/1658/F**
 Parish : **LODDON**
 Applicant's Name : Mr Peter Rose
 Site Address : 44 High Street, Loddon Norfolk, NR14 6AH
- Proposal : Change of use from chip shop (A5) to residential use (C3), removal of chip shop sign and extractor flue and conversion of outbuilding to garage
- Decision : Members voted unanimously for **Approval**
- Approved with Conditions
- 1 Time limit
 2 In accordance with plans
 3 Removal of all signage and commercial extraction equipment from the street facing elevation

6. **Appl. No** : **2021/1765/LB**
 Parish : **LODDON**
 Applicant's Name : Mr Peter Rose
 Site Address : 44 High Street, Loddon Norfolk, NR14 6AH
- Proposal : Internal alterations to ground floor facilitating change of use
 from Fish & Chip shop to residential. Removal of shop sign
 and extractor flue. Conversion of outbuilding to garage.
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time limit
 2 In accordance with approved documents
 3 Making good
 4 Details of proposed front door
 5 New studwork and/or partitions shall be scribed around
 any decorative features
 6 Removal of all signage and commercial extraction
 equipment from the street facing elevation

7. **Appl. No** : **2021/2275/F**
Parish : **BRAMERTON**
Applicant's Name : Mr Balmforth
Site Address : The Homestead The Street Bramerton NR14 7DW
- Proposal : Demolition of existing dwelling and replace with 2no dwellings and garages
- Decision : Members voted 6-0 with one abstention Authorise the Director of Place to **Approve** with conditions subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality and satisfactory completion of a S106 legal agreement relating to tariff contribution

Approved with conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 No means of obstruction within the access
- 4 Parking Space
- 5 No PD for fences, walls etc
- 6 No PD for Classes A,B,C,D & E
- 7 Water Efficiency
- 8 Boundary Treatments to be Agreed
- 9 Landscaping scheme – hedgerows/trees
- 10 Visibility splays
- 11 Driveway
- 12 Vehicular Access
- 13 External materials to be agreed
- 14 PD rights removed roof additions/alterations
- 15 Tree protection
- 16 External Lighting
- 17 Ecology Mitigation in accordance with Bat and GCN Survey Recommendations