

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 14 December 2022 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, J Easter (for items 1,2,4,5,6,7,8,10&11), J Halls, T Holden , C Hudson, T Laidlaw, L Neal (Items 1,2,3,4,5,6,7,8,9&10) and G Minshull (Items 1,2,3,4,5,6,7,8,9&10).

Apologies for Absence: Councillor: F Ellis (with Cllr J Easter appointed substitute)

Officers in Attendance: The Development Manager (T Lincoln) and the Area Planning Managers (C Curtis, C Raine & C Watts), the Principal Planning Officers (A Martin, S Jones, P Kerrison & T Barker) and the Democratic Services Officer (L Arthurton)

29 members of the public were also in attendance

641 APOLOGIES

Apologies were received from Cllr F Ellis (with Cllr J Easter appointed substitute).

642 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
2021/1034 2021/1035 2021/1036 2021/1037/D (Items: 1, 2 3,4 & 5)	KESWICK AND INTWOOD	All	Local Planning Code of Practice Lobbied by an Objector
		D Bills	Other Interest County Councillor Covering Keswick and Intwood and was

			present at discussions regarding road provisions.
2022/0067/F (Item 7)	REDENHALL WITH HARLESTON	All	Local Planning Code of Practice Lobbied by the Applicant
2022/1435/F (Item 8)	BRAMERTON	V Thomson	Other interest Local Member for Bramerton
2022/1108/F (Item 9)	BRESSINGHAM	All J Easter	Local Planning Code of Practice Lobbied by the Objectors Other Interest As Local Member, Cllr Easter chose to step down from the Committee and speak solely as Local Member on the application
2022/0803/F (Item 10)	REDENHALL WITH HARLESTON	C Hudson	Other interest Known to the applicant.
2022/1532/F (Item 11)	CRINGLEFORD	L Neal & G Minshull	Local Planning Code of Practice As a Cabinet Members, Cllr Neal and Minshull left the room while this application was considered

643 MINUTES

The minutes of the meeting of the Development Management Committee held on 16 November 2022 were confirmed as a correct record.

644 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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

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

Application	Parish	Speakers
2021/1034 2021/1035 2021/1036 2021/1037/D	KESWICK AND INTWOOD	N Perryman – Agent Cllr W Kemp – Local Member
2022/0276/O	CHEDGRAVE	C Gould – Parish Council C Boyd – Objector M Rooke – Agent
2022/0067/F	REDENHALL WITH HARLESTON	Redenhall with Harleston Town Council (written representation) R Martin – Applicant J Bootman – Applicant
2022/1435/F	BRAMERTON	S Meadows – Objector
2022/1108/F	BRESSINGHAM	A McMurray – Parish Council S Butler – Objector Cllr J Easter – Local Member
2022/0803/F	REDENHALL WITH HARLESTON	J Venning – Agent R Vincent – Applicant

The Committee made the decisions indicated in Appendix B of the minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

645 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 15:16pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 14 December 2022

Item	Updates	Page No
Item 1 : 2020/8033	ITEM DEFERRED	20
Items - 2, 3, 4 and 5: 2021/1034, 2021/1035, 2021/1036 and 2021/1037	<p>Lobbying letter which has been circulated to all members.</p> <p>An additional letter of objection:</p> <ul style="list-style-type: none"> • Note that these applications will again be returned to committee next week and feel it necessary to again raise the concerns shared by the residents of Keswick around the nature of this development and its likely impact on the safety of Low Road for pedestrians, cyclists and horse riders. • Consider it necessary to highlight that the world has changed significantly since 2017. • Can understand that any approved planning application made at that time would need to be honoured, it is appropriate that all new applications (or in this case radical changes to the old applications), must be reviewed in the context of how the public live, work and express their leisure time in 2022. • Today South Norfolk residents, whose interests you represent, work from home, they want to be able to walk their children to school in safety and enjoy the South Norfolk countryside on foot or by bicycle. • Despite the conclusions of the recent committee meeting, I would suggest that these “new” applications, as now being considered, no longer accord with the original planning application. • As a resident of Keswick the safety of Low Road is paramount. Whilst I understand that there is a requirement for a “traffic management system” as part of the conditions, it is hard for us to trust in a system which has allowed for such a radical change in the nature of this development to occur iteratively 	34, 55, 75, 94

	<p>and “by stealth”, and which has continued to fail to advise what such a traffic management system for Low Road might look like.</p> <ul style="list-style-type: none"> • However the bigger picture here still must remain; do we need a development of this nature at all? • What does it contribute to the local environment, to society or to the economy? (I would suggest not) • Does it bring employment on the scale previously implied by the developer? • (certainly not) • Does it help conserve natural habitat or support economic prosperity for local firms? (sadly not) • The ongoing changes requested by this developer continue to make this development irrelevant in 2022. • It fails to offer present a raison d’etre and as such I would argue that those councillors reviewing the case need to look up and consider the bigger picture. • This is not an argument about the finer details of whether or not reserved matters have been discharged or whether the changes requested are legal, but rather a more important argument about whether the plans being considered at this time are what South Norfolk wants or needs. 	
<p>Item - 6 2022/0276</p>	<p>Natural England have provided comments and have raised no objection subject to the appropriate mitigation measures.</p> <p>Following the comments received from NHS in relation to health care provision as referenced in paragraph 4.8 and 5.42 of the committee report, further discussions have taken place with the applicant and it is agreed that a development management based argument can be made that a health related impact would occur and thereby they will pay the health care contribution as stated in the NHS consultation response and that this will be secured as part of the Section 106 Agreement.</p> <p>Note that the applicant is ESCO Developments and M, A and D Hutton, C/O Brown and Co</p>	<p>114</p>

	It has been noted that the NPPF quotes provided at paragraphs 5.4, 5.14, 5.16 and 5.57 of the committee report are not from the most recent, 2021 iteration of the NPPF. Notwithstanding this, the quotations remain consistent with the general spirit of the current NPPF, and as such their reference does not alter or effect the assessment or change the officers recommendation.	
Item - 7 2022/0067	It has been noted that the NPPF quotes provided at paragraphs 5.3, 5.13, 5.15, and 5.98 of the committee report are not from the most recent, 2021 iteration of the NPPF. Notwithstanding this, the quotations remain consistent with the general spirit of the current NPPF, and as such their reference does not alter or effect the assessment or change the officers recommendation.	138
Item - 8 2022/1435	No Updates	172
Item - 9 2022/1108	<p>Update to report:</p> <p>Paragraphs 5.8 and 5.98 should include reference to the proposed carbon capture and storage facility which will enable capture of carbon dioxide from the process and its liquefaction which will enable it be to be used in industries such as the food and drink industry which is another benefit of the scheme. However, the conclusion in paragraph 5.101 that the adverse impacts identified outweigh the benefits remains the same.</p> <p>Additional comments from Natural England:</p> <p>Advise that the Technical Addendum submitted addresses the issues previously raised as it indicates that use of an annual mass of waste types of 23,950 tonnes per annum results in process contribution values of less than 1% at statutory designated wildlife sites.</p> <p>Officer comments: Noted and therefore we are not proposing any further reasons for refusal relating to impacts on air quality in the recommendation</p> <p>2 additional representations objecting to the application:</p>	186

	Further comments relating to the unsuitability of the local highway network to accommodate the development.	
Item - 10 2022/0803	Additional Conditions (carried over from previous permission as still unresolved) : 1) external lighting - due to rural area / Amenity 2) Surface Water 3) Foul Water 4) Contamination during construction – site visit this week highlighted this is still relevant as building is unfinished.	226
Item - 11 2022/1532	Response from LLFA requires additional information. Recommendation still stands to allow for resolution of this matter. Additional plan showing tree protection has been submitted– the relevant condition will now be implementation only and will no longer need to require details to be submitted.	234

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.

Enforcement Report

1. **Appl. No** : **2020/8033**
Parish : **SUTON**
Site Address : Land at: Plots 1-8 south east side of London Road (Hollyoaks)
Breach : Non-compliance with Enforcement Notice (material change of use)
Developers : Occupiers of the site represented by TMA
Decision : **DEFERRED PRIOR TO COMMITTEE**

Major Applications

2. **Appl. No** : **2021/1034**
Parish : **KESWICK AND INTWOOD**
Applicant's Name : Norwich Apex Limited
Site Address : Land West of Ipswich Road Keswick Norfolk
Proposal : Reserved matters for the details of appearance, layout, scale and landscaping of the second phase (Phase 2) of the development comprising the construction of Units 5-7 (Use Classes B2/B8) and ancillary development of the scheme granted outline consent under application reference 2017/2794. In addition, discharge of Condition 8 (Units 5-7 only), Condition 9 (Units 5-7 only) and Condition 23 (Units 5-7 only) of the outline planning permission.
Decision : Members voted unanimously for approval

Approved with conditions

1 In accordance with outline consent
2 In accordance with submitted plans
3 Materials to accord with submitted details
4 Lighting design strategy for biodiversity

Confirmation of partial discharge of conditions 8, 9 and 23

3. **Appl. No** : **2021/1035**
Parish : **KESWICK AND INTWOOD**
Applicant's Name : Norwich Apex Limited
Site Address : Land West of Ipswich Road Keswick Norfolk
Proposal : Reserved matters for the details of appearance, layout, scale and landscaping of the third phase (Phase 3) of the development comprising the construction of Unit 2 - builders merchant (Use Class B8 plus ancillary trade counter) and associated development of the scheme granted outline consent under application reference 2017/2794. In addition, discharge of Condition 8 (Unit 2 only), Condition 9 (Unit 2 only) and Condition 23 (Unit 2 only) of the outline planning permission.
- Decision : Members voted unanimously for approval
- Approved with conditions
- 1 In accordance with outline consent
2 In accordance with submitted plans
3 Materials to accord with submitted details
4 Lighting design strategy for biodiversity
- Confirmation of partial discharge of conditions 8, 9 and 23.
4. **Appl. No** : **2021/1036**
Parish : **KESWICK AND INTWOOD**
Applicant's Name : Norwich Apex Limited
Site Address : Land West of Ipswich Road Keswick Norfolk
Proposal : Reserved matters for the details of appearance, layout, scale and landscaping of the fourth phase (Phase 4) of the development comprising the construction of Units 8-10 (Use Classes B2/B8) and associated development of the scheme granted outline consent under application reference 2017/2794. In addition, discharge of Condition 8 (Units 8-10 only), Condition 9 (Units 8-10 only) and Condition 23 (Units 8-10 only) of the outline planning permission
- Decision : Members voted unanimously for approval
- Approved with conditions
- 1 In accordance with outline consent
2 In accordance with submitted plans
3 Materials to accord with submitted details
4 Lighting design strategy for biodiversity
- Confirmation of partial discharge of conditions 8, 9 and 23

5. **Appl. No** : **2021/1037/D**
 Parish : **KESWICK AND INTWOOD**
 Applicant's Name : Norwich Apex Limited
 Site Address : Land West of Ipswich Road Keswick Norfolk
 Proposal : Reserved matters for the details of appearance, layout,
 scale and landscaping of the fifth phase (Phase 5) of the
 development comprising the construction of Units 3-4 (Use
 Classes B2/B8) and associated development of the
 scheme granted outline consent under application
 reference 2017/2794. In addition, discharge of Condition 8
 (Units 3-4 only), Condition 9 (Units 3-4 only) and Condition
 23 (Units 3-4 only) of the outline planning permission.

Decision : Members voted unanimously for approval

Approved with conditions

- 1 In accordance with outline consent
- 2 In accordance with submitted plans
- 3 Materials to accord with submitted details
- 4 Lighting design strategy for biodiversity

Confirmation of partial discharge of conditions 8, 9 and 23

6. **Appl. No** : **2022/0276/O**
Parish : **CHEDGRAVE**
Applicant's Name : Ms Amber Slater
Site Address : Land East Of Langley Road Chedgrave Norfolk
Proposal : Outline planning permission for 76 dwellings, with all matters reserved except for access
- Decision : .
- Members voted 8-0 with one abstention to Authorise the Assistant Director (Planning) to approve with conditions subject to Section 106 and there being no objection received from Natural England
1. Time Limit - Outline
 2. In accordance with submitted drawings
 3. Submission of reserved matters
 4. SHC 01- detailed plans of the roads, footways, foul and surface water drainage
 5. SHC 02 -compliance
 6. SHC 03A – compliance
 7. SHC 17 – visibility splays
 8. SHC 23 - provision for on-site parking for construction workers
 9. SHC 24A - Construction Traffic Management Plan
 10. SHC 33A - off-site highway improvement
 11. SHC 33B – compliance
 12. Construction Environmental Management Plan
 13. Lighting for biodiversity
 14. Ecological design strategy
 15. Tree protection
 16. Details of Landscaping
 17. Landscape management plan
 18. Surface water drainage
 19. Finished floor levels
 20. Water efficiency
 21. Foul drainage to mains
 22. Contamination during construction
 23. Renewable energy
 24. Site levels to be agreed at reserved matters stage

7. **Appl. No** : **2022/0067/F**
Parish : **REDENHALL WITH HARLESTON**
Applicant's Name : M Scott Properties Ltd and Saffron Housing Trust
Site Address : Land to the east of Mendham Lane Harleston Norfolk
Proposal : Proposed planning application for 354 residential dwellings, 91 extra care apartments, 16 extra care bungalows, public open space, allotments and 1.61ha of land for community use together with associated site infrastructure, demolition of existing agricultural buildings.
- Decision** : Members voted unanimously to authorise the Assistant Director of Planning to approve subject to conditions, a S.106, and there being no substantive comments received from Natural England.
1. Time Limit - Full Permission
 2. In accordance with submitted drawings
 3. Surface water drainage scheme
 4. Foul water drainage scheme
 5. Detailed highway plans
 6. Compliance with highway works approved
 7. Completion of highway works to binder course surfacing prior to first occupation
 8. Compliance with approved access and permanent closure of existing accesses with re-instatement of footpath/highway verge
 9. Scheme for construction parking
 10. Construction Traffic Management Plan
 11. Off-site highway improvement works
 12. Lighting Design Strategy
 13. Construction Environment Management Plan for Biodiversity
 14. Landscape and Ecological Management Plan
 15. Contamination investigation and risk assessment
 16. Unidentified contamination
 17. Contamination – Imported material
 18. Noise mitigation
 19. Reversing alarms
 20. Construction Management Plan
 21. Archaeology WSI (C)
 22. Compliance with WSI
 23. Written Scheme Investigation post investigation assessment
 24. Renewable energy
 25. Water efficiency
 26. Materials
 27. Landscaping scheme, including boundary treatments and site levels
 28. Landscaping scheme implementation
 29. Compliance with AIA, including TPP and AMS

- 30. Removal of PD rights for gates, fences, walls or other means of enclosure
- 31. Biodiversity mitigation and enhancement measures in accordance with submitted PEA and BNG report

Other Application

8. **Appl. No** : **2022/1435/F**
Parish : **BRAMERTON**
 Applicant's Name : Balmforth
 Site Address : The Homestead The Street Bramerton NR14 7DW
 Proposal : Removal of existing dwelling and replacement single storey dwelling.
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 Decision : Members voted unanimously to approve

Approved with Conditions

- 1 Time limit – full permission
- 2 In accordance with submitted drawings
- 3 No means of obstruction within the access
- 4 Parking
- 5 No PD for fences, walls or other means of enclosure
- 6 No PD for Classes A, B, C, D & E
- 7 Water efficiency
- 8 Boundary treatments to be agreed
- 9 Landscaping scheme including tree and hedgerows
- 10 Visibility splays
- 11 Driveway
- 12 Vehicular access
- 13 External materials to be agreed
- 14 PD rights removed for roof additions and alterations
- 15 Development in accordance with AIA and tree protection
- 16 External lighting
- 17 Ecology/Biodiversity mitigation on site in accordance with Great Crested Newt and Bat Survey Report recommendations

Major Application

9.	Appl. No Parish Applicant's Name Site Address Proposal	: 2022/1108/F : BRESSINGHAM : Balmforth : Deal Farm, Kenninghall Road, Bressingham : Construction of an Anaerobic Digestion facility (part retrospective), comprising: 1 no. digester tank and 1 no. secondary digester/digestate storage tank, silage clamps, liquid and dry feed system; digestate separation, handling and pasteurization, biogas upgrading and mains gas-grid connection; carbon capture, CHP, agricultural building; office buildings, weighbridge, 2 no. covered digestate storage lagoons, and associated plant, vehicular accesses, roads and landscaping (including earth bunds). Revised application following withdrawn planning application 2021/2788. . : Members voted 8-0 to refuse Refused 1 Inadequate highway network 2 Insufficient transport information 3 Impact on landscape 4 Thereby contrary to DM4.1
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Other Application

- 10. Appl. No** : **2022/0803/F**
Parish : **REDENHALL WITH HARLESTON**
Applicant's Name : Mr Robert Vincent
Site Address : Halfway Garage, Mendham Lane, Harleston, IP20 9DW
Proposal : Proposed extension and alterations to form holiday let accommodation (Part retrospective)".
- Decision : Members voted unanimously to approve
- Approved with conditions
- 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Holiday use only
 - 4 Ground floor to be ancillary to holiday let
 - 5 SHC20 Parking and turning
 - 6 Access gates to open inward
 - 7 Balcony Screen to be installed and Retained
 - 8 Obscure glazing to first and second floor windows in west elevation
 - 9 Boundary treatments/landscaping
 - 10 External lighting – die to rural area/ Amenity
 - 11 Surface water
 - 12 Foul water
 - 13 Contamination during construction

Application submitted by South Norfolk Council

- 11. Appl. No** : **2022/1532/F**
Parish : **CRINGLEFORD**
Applicant's Name : Big Sky Developments Ltd & CPC
Site Address : Land South Of Newmarket Road And North Of Colney Lane Cringleford Norfolk
Proposal : Erection of a Community Sports Hall, with integrated Children's Nursery, a Groundsman's Store and associated parking
Decision : Members voted 7-0 to Delegated Authority to Approved subject to satisfactory LLFA responses.

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Materials
- 4 Specific Use
- 5 Surface water
- 6 Foul drainage to main sewer
- 7 SHC21 Provision of parking, service
- 8 Landscape
- 9 Cycle Parking
- 10 EV Charging Infrastructure
- 11 No generators/air plant without consent
- 12 Tree protection