



SOUTH NORFOLK DEVELOPMENT MANAGEMENT (PLANNING) COMMITTEE

Minutes of a meeting of the South Norfolk Development Management (Planning) Committee of South Norfolk Council, held on Wednesday, 15 March 2023 at 10.00 am.

Committee Members Present:	Councillors: L Neal (Vice-Chair, in the Chair), D Bills, F Ellis, J Halls, C Hudson, T Laidlaw and G Minshull
Apologies for Absence:	Councillors: V Thomson and T Holden
Substitute:	Councillors: J Overton (In place of V Thomson)
Officers in Attendance:	H Mellors (Assistant Director of Planning), T Lincoln (Development Manager), L Arthurton (Democratic Services Officer) and C Watts (the Area Planning Manager)
Also in Attendance:	Two officers from Norfolk County Council - Highways and 15 members of the public.

665. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs: V Thomson (with J Overton appointed substitute) and T Holden.

666. DECLARATIONS OF INTEREST

No Declarations of interest were received.

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

Application	Parish	Speakers
(Items 1 & 2) 2018/0111/O	LONG STRATTON	M Haslam – Objector A Presslee – Agent D Allfrey & R Kelly -- Norfolk County Council
2018/0112/O	LONG STRATTON & THARSTON	Cllr A Thomas – County Council Member for Long Stratton Cllr B Duffin – Local Member for Tharston.

The Committee made the decisions indicated in Appendix A 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.

(The meeting concluded at 11.38 am)

Chairman

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** : **2018/0111/O**
Parish : **LONG STRATTON**
Applicant's Name : Norfolk Land Ltd
Site Address : Land east of the A140 Long Stratton Norfolk
Proposal : Land east of the A140: Hybrid Application on 131.7 hectares of land to the east of the A140 seeking outline planning permission for 1275 no. dwellings, 8 hectares of employment land for uses within Classes B1, B2 and B8, 2-hectare primary school site, community facilities site, associated infrastructure and public open space. Together with application for full permission for a bypass including roundabouts and junctions.
Decision : Members voted unanimously to authorise the Assistant Director of Planning to approve subject resolution of outstanding planning matters; to the satisfactory completion of a S106 legal agreement; and the imposition of conditions necessary to make the development acceptable as set out in the report and any further necessary at the discretion of officers in completing any decision.

Outstanding matters

Nutrient Neutrality - Consideration of the revised Nutrient Neutrality mitigation and shadow Appropriate Assessment received from the applicant, consultation with Natural England relating to Habitats Regulations in respect of Nutrient Neutrality to inform the Council as Competent Authority and the Council being satisfied as Competent Authority that the likely significant effects of the development on the integrity of the site and its conservation objectives together with mitigation for the adverse effect on the integrity of the site are adequately addressed and secured.

Surface water drainage - Resolution of final matters relating to surface water drainage and receiving no substantive objection from the Lead Local Flood Authority and the imposition of any further conditions necessary.

Re-consultation with the Integrated Care Board (ICB) in

respect of the identified impacts on health and in particular the impact on Long Stratton Medical Practice

Satisfactory completion of a S106 legal agreement to cover:

- Contributions towards delivery of the bypass
- Travel plan contribution
- A contribution towards enhanced cycle/pedestrian routes along the A140
- Contributions for skylark mitigation
- Affordable housing at 14.13%
- A review mechanism for affordable housing by phase
- Serviced land for the school site
- Serviced community land
- Off site hedging to mitigate the loss of habitat for the yellowhammer
- Open space and green infrastructure (quantum and phasing)
- Self build dwellings
- GIRAMS contribution regarding recreational pressure on Protected Sites
- Monitoring fees

Noting substantively the main elements are agreed however final detailed considerations to be delegated to officers to enable the S106 to be concluded

Suggested conditions:

Time Limit for outline and full permission

Time limit for reserved matters

Submission of reserved matters

In accordance with submitted drawings

Design Code

Surface water drainage scheme

Detailed design of the long-term wetland mitigation strategy

Foul water drainage scheme

Detailed highway plans

Compliance with highway details

Roads constructed to binder course surfacing level

Details of on-site parking for construction workers

Construction Traffic Management Plan and Access route

Details for the Long Stratton Bypass and completed prior to the 250th occupation of the development

Detail of off-site highway improvement works and implementation

No direct vehicular or pedestrian access from or onto Hall

Lane, Star Lane or Edges Lane until details approved
Travel Plan
Infrastructure Phasing Plan
Marketing and delivery of the employment land
Housing with Care scheme
Self-build housing
Lighting Design Strategy
Construction Environment Management Plan for
Biodiversity
Landscape and Ecological Management Plans
Biodiversity mitigation and enhancement measures
Biodiversity Method Statement
Biodiversity Net Gain Audit
Dark Corridors
Lighting design strategy for biodiversity
Further ecological surveys
Submission of a copy of the Protected Species licence
Contamination investigation and risk assessment
Unidentified contamination
Noise Assessment
Implementation of noise remediation scheme and
validation
Odour Assessment
Implementation of changes to the masterplan or approved
odour remediation scheme and validation
Lighting for residential amenity
Construction impacts and Management Plan
Contamination
Imported topsoil and subsoil evaluation
Archaeological written scheme of investigation and
mitigation
Renewable energy
Water efficiency
Materials
Landscaping scheme, including boundary treatments and
site levels
Landscaping scheme implementation
Soft and Hard Landscaping Strategy
Compliance with AIA, including TPP and AMS
Fire hydrants
Nutrient Neutrality
Bypass related conditions

Informative notes where needed including attention for the
need for land drainage consent

2. **Appl. No** : **2018/0112/O**
Parish : **LONG STRATTON & THARSTON**
Applicant's Name : Norfolk Homes Ltd
Site Address : Land west of the A140 Long Stratton Norfolk
Proposal : Hybrid Application on 40.8 hectares of land to the west of the A140 seeking outline planning permission for 387 no. dwellings and 1.5 hectares of Class B1 employment land, associated infrastructure and public open space. Together with application for full planning permission for a western relief road (including a roundabout access at the north to the A140 and a priority junction access to Swan Lane at the south) and with phase 1 housing consisting of 213 no. dwellings, associated infrastructure and public open space.
- Decision : Members voted unanimously to authorise the Assistant Director of Planning to approve subject resolution of outstanding planning matters; to the satisfactory completion of a S106 legal agreement; and the imposition of conditions necessary to make the development acceptable as set out in the report and any further necessary at the discretion of officers in completing any decision.

Outstanding matters

Nutrient Neutrality - Consideration of the revised Nutrient Neutrality mitigation and shadow Appropriate Assessment received from the applicant, there being no substantive comments received from Natural England relating to Habitats Regulations in respect of Nutrient Neutrality and the Council being satisfied as Competent Authority that the likely significant effects of the development on the integrity of the site and its conservation objectives together with mitigation for the adverse effect on the integrity of the site are adequately addressed and secured.

Surface water drainage - Resolution of final matters relating to surface water drainage and receiving no substantive objection from the Lead Local Flood Authority and the imposition of any further conditions necessary.

Re-consultation with the Integrated Care Board (ICB) in respect of the identified impacts on health and in particular the impact on Long Stratton Medical Practice.

Satisfactory resolution of noise and odour matters relating to Banham Poultry to enable the Council to satisfactorily condition these impacts on the grant of planning permission.

Satisfactory completion of a S106 legal agreement to cover:

- Contributions towards delivery of the bypass
 - Travel plan contribution
 - A contribution towards enhanced cycle/pedestrian routes along the A140
 - Contributions for skylark mitigation
 - Affordable housing at 14.13%
 - A review mechanism for affordable housing by phase
 - Serviced land for the school site
 - Serviced community land
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- Off site hedging to mitigate the loss of habitat for the yellowhammer
 - Open space and green infrastructure (quantum and phasing)
 - Self build dwellings
 - GIRAMS contribution regarding recreational pressure on Protected Sites
 - Monitoring fees

Noting substantively the main elements are agreed however final detailed considerations to be delegated to officers to enable the S106 to be concluded.

Suggested conditions include:

Time Limit for outline and full permission

Submission of reserved matters for the outline

In accordance with submitted drawings

Design Code

Surface water drainage scheme

Submission of waste water strategy

Detailed design of the long-term wetland mitigation strategy

Foul water drainage scheme

Detailed highway plans

Compliance with highway details

Roads constructed to binder course surfacing level

Details of on-site parking for construction workers

Construction Traffic Management Plan and Access route

Details of off-site highway improvement work for the Swan Lane /

Details for the Long Stratton Bypass and completed prior to the 250th occupation of the development

Western Relief Road junction and implementation

Completion of Western Relief Road (including Public Rights of Way works) from Swan Lane to the A140

Details for the provision of a Pedestrian / Cycle crossing

facility on the A140 and implementation
Pedestrian/cycle link up to the boundary of the site to St Michaels
Road as well as to Trumpeter Rise
Travel Plan
Infrastructure Phasing Plan
Marketing and delivery of the employment land
Housing with Care scheme
Self-build housing
Lighting Design Strategy
Construction Environment Management Plan for Biodiversity
Landscape and Ecological Management Plan
Biodiversity mitigation and enhancement measures
Biodiversity Method Statement
Biodiversity Net Gain Audit
Dark Corridors
Lighting design strategy for biodiversity
Further ecological surveys
Submission of a copy of the Protected Species licence
Contamination investigation and risk assessment
Unidentified contamination
Noise Assessment
Implementation of noise remediation scheme and validation
Odour Assessment
Implementation of changes to the masterplan or approved odour remediation scheme and validation

Lighting for residential amenity
Construction impacts and Management Plan
Contamination
Imported topsoil and subsoil evaluation
Archaeological written scheme of investigation and mitigation
Renewable energy
Water efficiency
Materials
Landscaping scheme, including boundary treatments and site levels
Landscaping scheme implementation
Soft and Hard Landscaping Strategy
Compliance with AIA, including TPP and AMS
Fire hydrants
Nutrient Neutrality Bypass related conditions

Informative notes where needed including attention for the need for land drainage consent