



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, 14 December 2022 at 10.00 am.

Committee Members Present: Councillors: V Thomson (Chairman), L Neal (Vice-Chair), D Bills, J Halls, T Holden, C Hudson, T Laidlaw and G Minshull

Apologies for Councillors: Ellis
Absence:

Substitute: Councillors: J Easter (In place of Ellis)

Officers in Attendance: T Lincoln (Development Manager), L Artherton (Democratic Services Officer), T Barker (Principal Planning Officer), C Curtis (Area Team Manager (Central)), S Jones (Principal Planning Officer), P Kerrison (Principal Planning Officer), C Raine (Area Team Manager (Majors Team)), C Watts (the Area Planning Manager) and Martin (Principal Planning Officer)

Also in Attendance: 29 members of the public

646. APOLOGIES

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

647. DECLARATIONS OF INTEREST

Declarations of interest were received from the following members:

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

			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.

648. MINUTES

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

649. 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
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 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.

650. PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 3.16 pm)

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.

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.

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** : **2022/1108/F**
Parish : **BRESSINGHAM**
Applicant's Name : Balmforth
Site Address : Deal Farm, Kenninghall Road, Bressingham
Proposal : 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.

Decision : 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

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