

South Norfolk Development Management (Planning) Committee

Agenda

Members of the South Norfolk Development Management (Planning) Committee:

Cllr Vic Thomson (Chairman)
Cllr Gary Blundell
Cllr James Eddy
Cllr Trevor Graham
Cllr John Overton

Cllr Kieran Murphy (Vice-Chair)
Cllr Georgina Race
Cllr Dave Roberts
Cllr Delme Thompson

Date & Time:

Wednesday, 21 August 2024
10.00 am

Place:

Upper Yare - Horizon Centre, Peachman Way, Norwich, NR7 0WF

Contact:

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Website: www.southnorfolkandbroadland.gov.uk

Public Attendance:

This meeting will be live streamed for public viewing via the following link:

<https://www.youtube.com/channel/UCZciRgwo84-iPyRImsTCIng>

If a member of the public would like to attend to speak on an agenda item, please email your request to committee.snc@southnorfolkandbroadland.gov.uk, no later than 5.00pm Friday, 16 August 2024.

Large print version can be made available

If you have any special requirements in order to attend this meeting, please let us know in advance.

AGENDA

- 1. Apologies for absence**
To report apologies for absence and to identify substitute members.
- 2. Urgent Items**
Any items of business which the Chairman decides should be considered as a matter of urgency pursuant to section 100B(4)(b) of the Local Government Act, 1972. Urgent business may only be taken if, “by reason of special circumstances” (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.
- 3. Declarations of Interest** (Pages 6 - 8)
To receive Declarations of Interest from Members (guidance attached)
- 4. Minutes** (Pages 9 - 19)
To confirm the minutes from the meeting of the Development Management Committee held on 31 July 2024.
- 5. Planning Applications and Other Development Control Matters** (Pages 20 - 94)
To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2024/0426	SAXLINGHAM NETHERGATE	Hill House, The Green, Saxlingham Nethergate	20
2	2022/0166	EAST CARLETON	Land to west of Scotts Hill, Scotts Hill, East Carleton, Norfolk	60
3	2022/0899	WICKLEWOOD	Land at Wicklewood Nurseries, High Street, Wiklewood	70
4	2024/1408	FORNCETT ST MARY	Land west of Spicers Lane, Forncett St Mary	85

Updates received after publication of this agenda relating to any application to be considered at this meeting will be published on our website:

<https://www.southnorfolkandbroadland.gov.uk/south-norfolk-committee-meetings/south-norfolk-council-development-management-planning-committee>

6. Sites Sub-Committee

Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. Planning Appeals (for information)

(Pages
95 - 98)

GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
- The **town or parish council** - up to 5 minutes for member(s) or clerk;
- **Objector(s)** - any number of speakers, up to 5 minutes **in total**;
- The **applicant, or agent or any supporters** - any number of speakers up to 5 minutes **in total**;
- **Local member**
- Member consideration/decision.

MICROPHONES: The Chairman will invite you to speak. An officer will ensure that you are no longer on mute so that the Committee can hear you speak.

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

A - Advert	G - Proposal by Government Department
AD - Certificate of Alternative Development	H - Householder – Full application relating to residential property
AGF - Agricultural Determination – approval of details	HZ - Hazardous Substance
C - Application to be determined by County Council	LB - Listed Building

CA - Conservation Area	LE - Certificate of Lawful Existing development
CU - Change of Use	LP - Certificate of Lawful Proposed development
D - Reserved Matters (Detail following outline consent)	O - Outline (details reserved for later)
EA - Environmental Impact Assessment –Screening Opinion	RVC - Removal/Variation of Condition
ES - Environmental Impact Assessment –Scoping Opinion	SU - Proposal by Statutory Undertaker
F - Full (details included)	TPO - Tree Preservation Order application

Key to abbreviations used in Recommendations

CNDP - Cringleford Neighbourhood Development Plan

J.C.S - Joint Core Strategy

LSAAP - Long Stratton Area Action Plan – Pre-Submission

N.P.P.F - National Planning Policy Framework

P.D. - Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified)

S.N.L.P - South Norfolk Local Plan 2015

Site Specific Allocations and Policies Document Development Management Policies Document

WAAP - Wymondham Area Action Plan