

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, 30 August 2023 at 10.00 am.

Committee Members Present: Councillors: V Thomson (Chairman), D Thompson (Vice-Chair), G Blundell and G Race

Apologies for Absence: Councillors: J Eddy, T Graham, K Murphy, J Overton and D Roberts

Substitute: Councillors: G Minshull (In place of T Graham) and L Neal (In place of J Overton)

Officers in Attendance: T Lincoln (Development Manager), T Barker (Principal Planning Officer), G Beaumont (Area Team Manager (Major Applications)), C Curtis (Area Team Manager), S Everard (Area Team Manager), R Smith (Principal Planning Officer), Whitehead (Heritage Officer), Brownhill (Heritage Officer) and L Arthurton (Democratic Services Officer)

Also in Attendance: Cllrs: K Mason Billig, J Rowe, J Webber and 14 members of the public.

688. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs: J Eddy, T Graham (with G Minshull appointed substitute), K Murphy, J Overton (with L Neal appointed substitute) and D Roberts.

689. DECLARATIONS OF INTEREST

Declarations of interest were received from the following members:

Agenda Item	Councillor	Declaration
Item one 2022/1976 ROYDON	Cllr G Minshull	Other interest Local Member and also known to the applicant.

Item three 2022/0873 PULHAM ST MARY	All	Local Planning Code of Practice Lobbied by Objectors
	Cllr D Thompson	Local Planning code of Practice Lobbied by the Applicant
	Cllr D Thompson	Other interest Local member
Item four 2022/1265 CHEDGRAVE	All	Local Planning code of Practice Lobbied by a supporter
Items eight & Nine 2023/1751 2023/1752 FRAMINGHAM PIGOT	Cllr L Neal	Other interest Local Member

690. MINUTES

The minutes of the meeting held on 2 August 2023 were confirmed as a correct record.

691. 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
2022/1976	ROYDON	R Wells – Agent
2023/0617	STOKE HOLY CROSS	J Gordon – Agent
2022/0873	PULHAM ST MARY	C Hudson – Objector (written representation) K Carruthers – Objector (written representation) L Brewer – Agent
2022/1265	CHEDGRAVE	A Ball – Applicant Cllr K Mason Billig – Local Member Cllr J Rowe – Local Member
2023/0841	HETHEL	N Legg – on behalf of the Parish

2023/0842		Council N Dyer – Applicant Cllr J Webber – Local Member
2023/1290	BERGH APTON	A Lake – Agent
2023/1751 2023/1752	FRAMINGHAM PIGOT	S Munson – 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.

692. PLANNING APPEALS (FOR INFORMATION)

The Committee noted the planning appeals.

(The meeting concluded at 2.54 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.

Major Applications

- 1. Appl. No** : **2022/1976/F**
Parish : **ROYDON**
 Applicant's Name : Inside Land Ltd
 Site Address : Land west of Denmark Lane Roydon Norfolk
 Proposal : Residential development with associated access, parking, landscaping and associated infrastructure.
- Decision : Members voted unanimously Authorise the Assistant Director (Planning) to approve subject to a section 106 agreement to secure affordable housing, open space and GIRAMS
- 1 Time limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Details of roads and footways
 - 4 Construction of roads and footways
 - 5 Visibility splays
 - 6 Details of parking for construction workers
 - 7 Arboricultural Method Statement to include details of construction of footway within root protection areas
 - 8 Planting plans
 - 9 Landscape and Ecological Management Plans
 - 10 Biodiversity Enhancement Plan
 - 11 Lighting Design Strategy
 - 12 Renewable energy
 - 13 Surface water drainage
 - 14 Foul water drainage
 - 15 Water efficiency
 - 16 External materials
 - 17 Construction Management Plan
 - 18 Implementation of approved noise remediation scheme
 - 19 Archaeology
 - 20 First floor windows in Plot 29 to be obscure glazed

2. **Appl. No** : **2023/0617**
Parish : **STOKE HOLY CROSS**
Applicant's Name : Mr Martin Cole - EDF- Renewables
Site Address : Land north of Hickling Lane, Swainsthorpe, Norfolk
Proposal : Construction and operation of a battery storage facility, underground cabling, fencing, drainage infrastructure, landscape planting and site access road on land to the north of Hickling Lane and up towards the Norwich National Grid Substation.
- Decision : Members voted unanimously to authorise the Assistant Director (Place) to approve subject to conditions.
- 1 Full Permission - 3yrs time limit
 - 2 In accordance with submitted drawings
 - 3 Vehicular access construction
 - 4 HGV delivery area for parking
 - 5 Scheme for on-site construction workers parking
 - 6 Construction Traffic Management Plan including scheme of works / signage for temporary closure / diversion of Public Rights of Way
 - 7 Site preparation – supervision by Ecological Clerk of Works
 - 8 Installation of bird and bat boxes
 - 9 Landscaping scheme (with retention / replacement of landscaping where necessary)
 - 10 Landscape and Ecological Management Plan
 - 11 No external lighting (unless agreed with LPA)
 - 12 Work in accordance with Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement
 - 13 Submission of Archaeological Written Scheme of Investigation
 - 14 Submission of detailed scheme of security measures
 - 15 Drainage strategy
 - 16 Decommissioning plan / strategy
 - 17 materials / colour of infrastructure and fencing agreement

Other Applications

3. **Appl. No** : **2022/0873/F**
Parish : **PULHAM ST MARY**
Applicant's Name : Mr & Mrs N Blakey
Site Address : The Country Store, The Street Pulham St Mary Norfolk IP21 4RD
Proposal : Change of use to residential with new extensions and part demolition of an existing building.
Decision : Members voted 4 – 3 (the Chairman used his casting vote) for Approval with Conditions
1. Time Limit - Full Permission
 2. Archaeological Scheme of Investigation
 3. External materials to be agreed
 4. In accordance with submitted drawings
 5. Provision of parking
 6. Water efficiency

4. **Appl. No** : **2022/1265/F**
Parish : **CHEDGRAVE**
Applicant's Name : Rev. Alison Ball
Site Address : Church of All Saints, Hardley Road, Chedgrave, Norfolk
Proposal : Installation of solar voltaic array on roof
Decision : Members voted 5 – 1 to approve (contrary to the officer's recommendation for refusal which was lost 1 – 5)

Reasons for overturning officer's decision

Members acknowledged and accepted that there was less than substantial harm to the significance of the heritage asset but found this to be less than identified by officers. Members gave further weight to the public benefits of the proposals in terms of energy generation and the optimum/viable use of the building.

Subsequent to the meeting Officers have further reviewed the "Arrangements for handling heritage applications: notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021" where the direction relates to Listed Building Consent applications only and not planning applications which affect Grade I and II Listed Buildings. Accordingly the notification to the Secretary of State is not necessary under this or any other direction and the LPA may proceed to determine the application.

5. **Appl. No** : **2023/0841/H**
Parish : **BRACON ASH & HETHEL**
Applicant's Name : Mr Neil Dyer
Site Address : Brunel House Potash Lane Hethel Norfolk NR14 8EY
Proposal : Installation of solar panels to the west side of the roof

Decision : Members voted 5 -1 for refusal

Refused

1 Harm to the significance of a designated heritage asset

6. **Appl. No** : **2023/0842/LB**
Parish : **BRACON ASH & HETHEL**
Applicant's Name : Mr Neil Dyer
Site Address : Brunel House Potash Lane Hethel Norfolk NR14 8EY
Proposal : Installation of solar panels to the west side of the roof

Decision : Members voted 5 – 1 for refusal

Refused

1. Unacceptable level of harm to the significance of the Listed Building

7. **Appl. No** : **2023/1290**
Parish : **BERGH APTON**
Applicant's Name : Alwyn, Rita and Michelle Evans
Site Address : Land North East Of The Bungalow, Mill Road, Bergh Apton NR15 1BQ

Proposal : Outline planning for two new residential dwellings with matters relating to appearance and landscaping reserved.

Decision : Members voted 4 – 3 (the chairman used his casting vote) for approval (contrary to officer's recommendation of refusal)

Approved with Conditions

In accordance with conditions considered necessary / appropriate by Officers further to technical consultations.

Reasons for overturning the officer's decision:

Members gave further consideration to the issues of the 5-year land supply and gave significant weight to housing delivery in that context. Weight was also given to the temporary matters around nutrient neutrality and the proximity to bus services/local amenities. Members considered these benefits outweigh the harm identified in terms of the loss of hedgerow.

8. **Appl. No** : **2023/1751**
Parish : **FRAMINGHAM PIGOT**
Applicant's Name : Mr Steve Munson
Site Address : Land North East Of The Bungalow, Mill Road, Bergh Apton
NR15 1BQ
Proposal : Retention of terrace canopy, first floor extension and bifold doors
Decision : Members voted unanimously for refusal

Refused

1 By virtue of its scale, form, position and material appearance, the canopy is considered harmful to the special character of the listed building and harmful to the setting of the listed building. By virtue of its material appearance and position the first-floor bar/WC extension is considered harmful to the setting of the listed building. The harm caused by the development is not outweighed by public benefit and is thus contrary to policy 2 of the JCS 2014 and policies DM3.8 & DM4.10 of the SNLP.

9. **Appl. No** : **2023/1752/LB**
Parish : **FRAMINGHAM PIGOT**
Applicant's Name : Mr Steve Munson
Site Address : The Gull Inn Loddon Road Framingham Pigot NR14 7PL
Proposal : Retention of terrace canopy, first floor extension and bifold doors
Decision : Members voted unanimously for refusal

Refused

1 The proposal results in an unacceptable level of harm to the significance of the listed building by virtue of its scale, mass, and material palette. This less than substantial harm does not secure optimal viable use or result in sufficient public benefit to outweigh said harm. The proposal does not accord with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF