

# 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 Kieran Murphy

Cllr Delme Thompson (Vice-Chair)  
Cllr John Overton  
Cllr Georgina Race  
Cllr Dave Roberts

### **Date & Time:**

Wednesday, 22 November 2023  
10.00 am

### **Place:**

Conference Centre - Horizon Centre, Peachman Way, Norwich, NR7 0WF

### **Contact:**

Leah Arthurton, tel 01508533610  
Email: [committee.snc@southnorfolkandbroadland.gov.uk](mailto:committee.snc@southnorfolkandbroadland.gov.uk)  
Website: [www.southnorfolkandbroadland.gov.uk](http://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](mailto:committee.snc@southnorfolkandbroadland.gov.uk), no later than 5.00pm Friday, 17 November 2023.

### **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 5 - 7)  
To receive Declarations of Interest from Members (guidance attached)
  
4. **Minutes** (Pages 8 - 12)  
To confirm the minutes from the meeting of the Development Management Committee held on 25 October 2023.
  
5. **Planning Applications and Other Development Control Matters**

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2021/2784	Newton Flotman	Land south west of Alan Avenue Newton Flotman Norfolk	14
2	2018/2787	Cringleford	Area BS5 south of Newmarket Road Cringleford Norfolk	33
3	2018/2788	Cringleford	Area BS6 south of Newmarket Road Cringleford Norfolk	57
4	2021/2782	Diss & Roydon	Land east of Shelfanger Road and west of Heywood Road Diss Norfolk	81
5	2022/1773	Rockland St Mary	72 The Street, Rockland St Mary, Norfolk, NR14 7AH	109
6	2022/2116	Saxlingham Nethergate	Hill House The Green Saxlingham Nethergate Norfolk NR15 1TE	121
7	2023/0752	Swardeston	Almond Villa Intwood Lane Swardeston Norfolk	127

			NR14 8EA	
8	2023/1530	Costessey	Kestrel House Roundwell Road Costessey Norfolk NR5 0PA	138

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)**

## 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**

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

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