

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, 22 November 2023 at 10.00 am.

Committee Members Present: Councillors: V Thomson (Chairman), D Thompson (Vice-Chair), T Graham, K Murphy, J Overton, G Race and D Roberts

Apologies for Absence: Councillors: G Blundell and J Eddy

Substitute: Councillors: J McCloskey (In place of J Eddy) and J Webber (In place of G Blundell)

Officers in Attendance: T Lincoln (Development Manager), H Mellors (Assistant Director of Planning), E Hodds (Chief of Staff), C Raine (Area Team Manager (Majors Team)), C Watts (the Area Planning Manager), P Kerrison (Principal Planning Officer), S Everard (Area Team Manager), R Smith (Principal Planning Officer) and L Arthurton (Democratic Services Officer)

Also in Attendance: Cllrs: J Cook, G Minshull, L Overton-Neal and 19 members of the public

703. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs: Blundell (with Cllr J Webber appointed substitute) and Eddy (with Cllr J McCloskey appointed substitute)

704. DECLARATIONS OF INTEREST

Declarations of interest were received from the following members:

Agenda Item	Councillor	Declaration
	All	Local Planning Code of Practice Lobbied by objectors.
Item four 2021/2782	Cllr K Murphy	Pre-determined and left the room when the application was discussed.

Item five 2022/1773	V Thomson	Other Interest Local Member
Item six 2022/2116	All J Cook	Local Planning Code of Practice Lobbied by the Local Member Non-registrable interest Spoke at the meeting as a Local Member but was not present for the rest of the item.
Item eight 2023/1530	J McCloskey	Other interest Attended a Parish Council meeting where the item was discussed but did not take part in any discussions.

705. MINUTES

The minutes of the meeting held on 25 October 2023 were confirmed as a correct record.

706. 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
2021/2784	Newton Flotman	J Wells– Applicant
2018/2787	Cringleford	N Perryman– Agent
2018/2788	Cringleford	N Perryman– Agent
2021/2782	Diss & Roydon	M Bardwell– Objector J Hutton – Objector J Ferro – Objector R Martin –Applicant A Davis – Agent Cllr G Minshull – Local Member
2022/1773	Rockland St Mary	S Chapman– Objector P Boulton– Applicant
2022/2116	Saxlingham Nethergate	D Swayne – Applicant C Chapman – Supporter

		J Lee-Smith – Supporter Cllr J Cook – Local Member
2023/1530	Costessey	N Perryman – Agent

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.

708. PLANNING APPEALS (FOR INFORMATION)

The Committee noted the planning appeals.

(The meeting concluded at 1.47 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.

Application Referred Back to Committee

1. **Appl. No** : **2021/2784/F**
Parish : **NEWTON FLOTMAN**
 Applicant's Name : Mr Julian Wells
 Site Address : Land south west of Alan Avenue Newton Flotman Norfolk
 Proposal : Construction of 31 new dwellings (Class C3) with associated landscaping, drainage and highway works.
- Decision : Members voted unanimously to Authorise the Director of Place to approve with conditions subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality and matters relating to ecology and a S106 for affordable housing and open space related contributions
- 1 Time limit
 - 2 Approved plans
 - 3 External materials
 - 4 Foul water to mains
 - 5 Surface water drainage details
 - 6 Surface water drainage verification
 - 7 Water efficiency
 - 8 Unexpected contamination
 - 9 Construction management plan
 - 10 Archaeology
 - 11 Boundary treatments
 - 12 Ecology
 - 13 Landscaping
 - 14 Water efficiency
 - 15 10% renewable energy contribution
 - 16 Details of roads, footways etc
 - 17 Implementation of roads, footways etc
 - 18 Binder course
 - 19 Construction Traffic Management Plan
 - 20 Compliance with Construction Traffic Management Plan
 - 21 Off site highway works
 - 22 Implementation of off site highway works

Major Applications

2. **Appl. No** : **2018/2787/D**
Parish : **CRINGLEFORD**
Applicant's Name : Big Sky Developments Ltd
Site Address : Area BS5 south of Newmarket Road Cringleford Norfolk
Proposal : Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-5 comprising 22 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)

Decision : Members voted unanimously to Authorise the Assistant Director of Planning to approve subject to satisfactorily addressing the requirements under the Habitats and Species Regulations 2017 regarding nutrient neutrality and GIRAMS.

- 1 In Accordance with Outline Consent
- 2 In accordance with submitted drawings
- 3 Materials to in accordance with submitted details
- 4 Lighting Design Strategy
- 5 Ecology Mitigation (including bird/bat boxes and hedgehog holes)

3. **Appl. No** : **2018/2788/D**
Parish : **CRINGLEFORD**
Applicant's Name : Big Sky Developments Ltd
Site Address : Area BS6 south of Newmarket Road Cringleford Norfolk
Proposal : Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-6 comprising 29 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement))

Decision : Members voted unanimously to Authorise the Assistant Director of Planning to approve subject to satisfactorily addressing the requirements under the Habitats and Species Regulations 2017 regarding nutrient neutrality and GIRAMS.

- 1 In accordance with outline consent
- 2 In accordance with submitted drawings
- 3 Materials
- 4 Lighting Design Strategy
- 5 Ecology Mitigation (including bird/bat boxes and hedgehog holes)
- 6 No PD for roof additions on selected Plots

4. **Appl. No** : **2021/2782/O**
Parish : **DISS AND ROYDON**
Applicant's Name : Mr Richard Martin
Site Address : Land east of Shelfanger Road and west of Heywood Road
Diss Norfolk

Proposal : Outline planning permission for the erection of up to 179 dwellings, 0.64ha of land for the future extension of Diss Cemetery, a new road linking Shelfanger Road and Heywood Road/Burston Road, public open space and associated infrastructure and landscaping.

Decision : Members voted 7-0 with one abstention to defer the application to obtain further clarity from the Highways authority and the Town Council on Highway matters. (Contrary to the officer's recommendation for approval which was lost 2-5 with one abstention)

Other Applications

5. **Appl. No** : **2022/1773/F**
Parish : **ROCKLAND ST MARY**
Applicant's Name : Mrs Patricia Boulton
Site Address : 72 The Street, Rockland St Mary, Norfolk, NR14 7AH
Proposal : Conversion and extension of existing brick building on site to establish a 3-bedroomed house. Demolition of all remaining buildings used in association with the wood yard and erection of one 3-bedroomed bungalow with associated parking, garages and landscaping.
- Decision : Members voted unanimously to authorise the Director of Place to grant planning permission subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality, delegate to the Assistant Director of Planning to seek amendments to reduce the garage roof height and subject to the following conditions and subject to the following conditions:
- 1 Time limit
 - 2 In accordance with submitted details
 - 3 Details of materials (incl. windows)
 - 4 Visibility Splay
 - 5 Provision of parking
 - 6 Surface Water Drainage
 - 7 New Water Efficiency
 - 8 Removal of Permitted Development Rights
 - 9 Obscure glazing
 - 10 Landscaping
 - 11 Contamination (Preliminary Risk Assessment) (PC)
 - 12 Contamination (Site Investigation Report) (PC)
 - 13 Contamination (Remediation) (PC)
 - 14 Contamination (Remediation Scheme carried out – prior to groundworks)
 - 15 Contamination (Notification to LPA of commencement of remediation works)
 - 16 Construction Management Plan (PC)
 - 17 Hours of construction activity

6. **Appl. No** : **2022/2116/H**
Parish : **SAXLINGHAM NETHERGATE**
Applicant : Mr Darren Swayne
Site Address : Hill House The Green Saxlingham Nethergate Norfolk NR15 1TE
Proposal : Retrospective application for retention of new fence, decking, basketball posts and hoops and astro turf area.
Decision : Members voted 7-0 with two abstentions for Approval with no Conditions (as retrospective).

7. **Appl. No** : **2023/0752/F**
Parish : **SWARDESTON**
Applicant : Mr Maurice Robinson
Site Address : Almond Villa Intwood Lane Swardeston Norfolk NR14 8EA
Proposal : Demolish existing bungalow and outbuildings and construct two storey house and double garage.
Decision : **Deferred prior to the meeting.**

Application Submitted by South Norfolk Council

8. **Appl. No** : **2023/1530/R3**
Parish : **COSTESSEY**
Applicant : South Norfolk Council
Site Address : Kestrel House Roundwell Road Costessey Norfolk NR5 0PA
Proposal : Proposed installation of PV solar panels, and installation of a communal ground source heat pump system
Decision : Members voted unanimously to delegate authority to the Assistant Director of Planning to approve subject to no significant comments being raised in the re-consultation process which expires on 27th November.

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Acoustic Insulation of GSHP
- 4 Removal when no longer required