



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, 8 May 2024 at 10.00 am.

Committee Members Present: Councillors: V Thomson (Chairman), J Eddy, K Murphy, J Overton and D Roberts

Apologies for Absence: Councillors: D Thompson (Vice-Chair), G Blundell, T Graham and G Race

Substitute: Councillors: M Hooton (In place of D Thompson), J McCloskey (In place of G Race) and G Minshull (In place of T Graham)

Cabinet Member in Attendance: Councillor: L Overton-Neal

Officers in Attendance: B Burgess (Assistant Director for Planning), T Lincoln (Development Manager), C Raine (Area Team Manager (Majors Team)), P Kerrison (Principal Planning Officer), B Skipper (Senior Planning Officer), E Yarham (Senior Planning Officer) H Kensington (Graduate Town Planner) and L Arthurton (Democratic Services Officer)

Also in Attendance: Cllrs: C Brown, K Kiddie and J Webber, Two officers from Highways and 18 Members of the public.

729. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs: Blundell, D Thompson (with Cllr Hooton appointed substitute), Graham (with Cllr Minshull appointed substitute) and Race (with Cllr McCloskey appointed substitute).

730. DECLARATIONS OF INTEREST

Declarations of interest were received from the following members:

Agenda Item	Councillor	Declaration
Item 3 2023/2213 Diss	Cllrs K Murphy and G Minshull	Other Interest Ward members for Diss
Item 6 2023/1505 Harleston	Cllr J Eddy	Other Interest Ward Member who called the application in but was not predetermined. Cllr Eddy also declared that the Applicant for the

		item had also made but no conversations on the application had taken place.
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731. MINUTES

The minutes of the meeting held on 10 April 2024 were confirmed as a correct record.

732. 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
2023/2037	Hethel	C Rudd – Parish Council N Marshall– Applicant Cllr J Webber– Local Member
2023/2213	Diss	R Peaty – Town Council L Short – Agent Cllr K Kiddie – Local Member
2023/1505	Harleston	P Mba – Town Council J Stokes – Applicant C Malinowski – Objector
2023/3458	Ditchingham	C Greene – Agent Cllr C Brown – Local Member
2024/0514	Ditchingham	B Holloway – Objector M Gray – Objector S Marfleet – Objector M Pointing – Objector Cllr C Brown – Local Member

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.

733. PLANNING APPEALS (FOR INFORMATION)

The Committee noted the planning appeals.

(The meeting concluded at 1.45 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** : **2023/2037/O**
Parish : **BRACON ASH AND HETHEL**
 Applicant's Name : Mr Nigel Marshall
 Site Address : Land West Of Hethel Engineering Centre Chapman Way
 Hethel Norfolk
 Proposal : Hybrid Application: 1) Outline planning application (including access and scale) for the development of modern facilities to support Lotus' production requirements. Proposals include new manufacturing (B2), production (B2), logistics (B8) and office (E(g)) buildings. (Note: Logistics B8 is purely for Lotus requirements only). 2) Full application for new road infrastructure to facilitate masterplan and improve access by mitigating width restrictions to Potash Lane.
- Decision : Members voted unanimously to authorise the Assistant Director of Planning to approve subject to the satisfactory conclusion of a strategy for dealing with ecology and subject to conditions and a S106 to secure bus contributions and pending no new planning issues being raised during the remainder of the ongoing consultation process and the need to address the groundwater pollution matter identified by the Environment Agency identified in the update sheet.
- Full permission
1. Time limit – full permission
 2. Approved plans
 3. Archaeology
 4. Replanting scheme
 5. Construction management plan
 6. Construction impacts
 7. Unknown contamination
 8. Imported material
 9. Adhere to noise management plan
 10. Submission of construction management plan
 11. Detailed surface water drainage scheme to be submitted
 12. Implementation, maintenance and management details of remediation plan to be agreed (drainage)
 13. Ecological mitigation

Outline

14. Time limit – outline
15. Submission of Reserved Matters
16. In accordance with submitted drawings
17. Time limit – full permission
18. Tree protection
19. Archaeology
20. Replanting scheme
21. Mains sewer connection
22. Construction management plan
23. Construction impacts
24. Lighting
25. Air quality assessment and implementation
26. Implementation of hereby approved noise remediation
27. Boundary noise level
28. No mechanical plant without consent
29. Reversing alarms
30. Unknown contamination
31. Imported material
32. Fire hydrants x 2 to be provided
33. Fire risk strategy to be agreed
34. Detailed surface water drainage scheme to be submitted
35. Construction flood management plan to be submitted
36. Ecological mitigation

Other Applications

2. **Appl. No** : **2021/2437/O**
Parish : **LODDON**
Applicant J Leiberman Hopkins Homes and Michael, Andrew & Nicola Cadge
Site Address : Land east of Beccles Road Loddon Norfolk
Proposal : Hybrid Application: Outline planning permission for a phased development for the erection of 9 self-build dwellings with all matters reserved except access. Full planning permission for the erection of 171 dwellings with access, parking, open space and landscaping.

Decision : Members voted unanimously to note and agree the revised wording within the S106 agreement, as set out in this report.

3. **Appl. No** : **2023/2213**
Parish : **DISS**
Applicant : For-t LLP (Trading As The Charge)
Site Address : Land At The Junction Of Frenze Brook And The River Waveney, Victoria Road, Diss, Norfolk
Proposal : Electric vehicle charging centre (20 bays, 12 with full charging facilities and 8 with infrastructure); 2no class E(b) buildings each with 180m2 floor space (restaurant coffee shop and takeaway) and drive thru facilities; 36 no car parking space; electricity sub station; on site food collection bank space; access off Victoria Road (existing altered); landscaping.
- Decision : Members voted 8-0 with one abstention for refusal.

Refused

1. The site is predominantly located outside of the defined development boundary for Diss and for the most part is classified as being within the 'countryside'. The application does not accord with any other specific development management policy within the Local Plan which allows for such outside of a development boundary, nor does it demonstrate overriding benefits in terms of economic, social and environment dimensions and therefore fails to comply with the relevant criterion of Policies DM1.3 and DM2.1 of the South Norfolk Local Plan Development Management Policies Document 2015.
2. The proposed development includes 'main town centre' uses, which have been termed as being ancillary to the electric vehicle charging stations. It is not considered that sufficient flexibility has been demonstrated or discounted in the format and scale of development proposed to accommodate an appropriate development site in more sequentially preferable locations within Diss including nearer to the designated town centre. The application is considered to be contrary to South Norfolk Local Plan Policy DM 2.4 and guidance set out in the National Planning Policy Framework (2023) (chapter 7).
3. The proposed development is not considered to have passed the sequential approach to site selection in respect of flood risk, contrary to guidance in the National Planning Policy Framework (2023) (chapter 14) and Greater Norwich Local Plan (2024) policy 2 (8) in particular.
4. The proposed development will have an unacceptable and detrimental impact upon ecology and biodiversity interests by virtue of the operations on site and associated noise, lighting and intense activity adjacent to recognised green corridors. The application is contrary to the aims and

objectives of the National Planning Policy Framework (2023) (chapter 15), Greater Norwich Local Plan (2024) Policy 3, South Norfolk Local Plan Policy DM 1.4 and policies 6 and 8 of the Diss and District Neighbourhood Plan (2023).

5. The proposed development will have an unacceptable and detrimental impact on the visual and landscape interests of the Waveney Rural River Valley landscape character area (A5) and in respect of a key view afforded within the Diss and District Neighbourhood Plan. The proposals are therefore considered to be contrary to the aims and objectives of the National Planning Policy Framework (2023) (chapter 15), Greater Norwich Local Plan (2024) Policy 3, South Norfolk Local Plan Policy DM 4.5 and associated Supplementary Planning Document 'South Norfolk Landscape Character Assessment' (2001, updated 2012) and policies 6, 8 and 16 of the Diss and District Neighbourhood Plan (2023).

4. **Appl. No** : **2023/2742/F**
Parish : **HECKINGHAM**
Applicant : Mr Julian Wells
Site Address : (Phase 2) Land north of Yarmouth Road Heckingham
Norfolk
Proposal : Residential development consisting of 36no. dwellings with
associated access, parking and open space.
Decision : **DEFERRED PRIOR TO THE MEETING**
5. **Appl. No** : **2023/1332/CU**
Parish : **ASHWELLTHORPE AND FUNDENHALL**
Applicant : Mr A Dring
Site Address : Black Hall Farm, Traice Road, Fundenhall, Norfolk, NR16
1HQ
Proposal : Change of use of utility and store area to office for rental
purposes
(Retrospective)
Decision : **DEFERRED PRIOR TO THE MEETING**

6. **Appl. No** : **2023/1505/O**
Parish : **REDENHALL WITH HARLESTON**
Applicant : Mr John Stokes
Site Address : Land West Of 15 Needham Road Harleston Norfolk
Proposal : Outline planning permission for 2 dwellings and associated garages with all matters reserved except for access
- Decision : Members voted 7-0 with one abstention to authorise the Assistant Director of Planning to approve with conditions subject to the completion of a Unilateral Agreement to secure GIRAMS.
1. Outline planning permission
 2. Reserved matters to be submitted
 3. In accordance with submitted drawings
 4. Vehicular access over the verge
 5. Visibility splays
 6. Access gates, bollards, or other means of enclosure
 7. Unknown Contamination
 8. Surface water (PC)
 9. Foul drainage to main sewer
 10. New Water efficiency
 11. Landscaping scheme - minor applications
 12. Boundary treatment to be agreed
 13. Tree Protection & replacement planting (PC)
 14. Retention of hedges
 15. Ecology mitigation
- (PC) Prior to commencement

7. **Appl. No** : **2023/3458**
Parish : **DITCHINGHAM**
Applicant : Mr S Byard
Site Address : Land West of Town Farm Pound Lane Ditchingham Norfolk
Proposal : Erection of a paragraph 84(e) self-build dwelling, a living swimming pond, a new access, extensive landscaping and biodiversity enhancement.

Decision : Members voted 5 - 3 for refusal.

Refused

1. By virtue of the site being in extremely close proximity to other dwellings, although the site is isolated from the nearest point of the development boundary by approximately a mile, the proposal is not considered to be isolated and fails to meet the definition of 'isolated' under Paragraph 84 of the NPPF.

2. The site is located outside the development boundary that has been defined for Ditchingham and for the purposes of housing supply is classified as a countryside location. Policy DM1.3 of the SNLP sets out that new development in the countryside will be permitted where it complies with another policy and/or allocation of the development plan (criterion 2, c) or otherwise demonstrates overriding benefits in terms of the economic, social and environmental dimensions of sustainable development (criterion 2, d). Therefore the tilted balance applies as part of Paragraph 11(d) of the NPPF. No adverse impacts have been identified in the economic dimension however significant and demonstrable impacts have been identified in the social and environmental dimensions which are considered to outweigh the benefits of the scheme. This proposal does not comply with a specific policy or allocation and the adverse impacts identified significantly outweigh the benefits with reference to the social objective of sustainable development as set out in Paragraph 8 of the NPPF. It is therefore contrary to policy DM1.3 of the SNLP and Paragraph 11 of the NPPF.

8. **Appl. No** : **2024/0514/H**
Parish : **DITCHINGHAM**
Applicant : Mr Sam Oliver
Site Address : Elmwood, 22 Tunneys Lane, Ditchingham, Norfolk, NR35
2RQ
Proposal : Two storey and single storey front and side extensions with
associated alterations
Decision : Members voted 7-1 for approval, subject to the following
conditions
1 - Time Limit - Full Permission
2 - In accordance with submitted drawings
3 - Windows to be obscure glazed and fixed
4 – Retention of Hedge