

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, 25 September 2024 at 10.00 am.

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

Apologies for Absence: Councillors: G Race

Officers in Attendance: T Lincoln (Development Manager), P Kerrison (Principal Planning Officer), S Everard (Area Team Manager), C Watts (the Area Planning Manager), A Parnell (Senior Planning Officer), H Holden (Planning Officer), M Kavyani (Senior Planning Officer) and L Arthurton (Democratic Services Officer)

Also in Attendance: Cllrs L Overton Neal, C Hudson, J Webber and 12 Members of the public

754. APOLOGIES FOR ABSENCE

An Apology was received from Cllr G Race

755. DECLARATIONS OF INTEREST

Declarations of interest were received from the following members:

| Agenda Item | Councillor | Declaration |
|----------------------------------|--------------------|--------------------------------|
| Item two 2024/118/H | Cllr D Thompson | Other Interest Local Member |
| Item four 2023/1607/F | Cllr K Murphy | Other Interest Local Member |

756. MINUTES

The minutes of the meetings held on 21 and 28 August 2024 were confirmed as a correct record.

757. 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 |
|----------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 2023/1055/F | BRACON ASH AND HETHEL | S Horton– Parish Council N Legg– Objector J Ayton – PDC Engineering E Jessamine – IPV Flexgen Cllr J Webber– Local Member |
| 2024/1118/H | BROCKDISH | Parish Council – written representation received S Evans – Agent Cllr C Hudson – Local Member |
| 2024/1677/RVC | SWARDESTON | A Jackson – Objector Cllr J Webber – Local Member |
| 2023/1607/F | DISS | J Western – Architect |

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.

758. PLANNING APPEALS (FOR INFORMATION)

The Committee noted the planning appeals.

(The meeting concluded at 12.55 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 Assistant Director of Planning's final determination.

Major applications

1. **Appl. No** : **2023/1055/F**
Parish : **BRACON ASH AND HETHEL**
 Applicant's Name : Ralos Projects Ltd
 Site Address : Land off Marsh Lane Bracon Ash Norfolk
 Proposal : Ground mounted solar panel array and ancillary equipment

- Decision : Members voted unanimously to Authorise the Assistant Director of Place to approve with conditions subject to securing a S106 agreement to secure mitigatory landscaping outside of the red line of the application site.

- 1 – Time Limit – (Temporary use for 40 years)
- 2 - In accordance with submitted drawings
- 3 - Existing Access, Widen or Improve
- 4 - Visibility splay, approved plan
- 5 - Construction Traffic (Parking)
- 6 - Construction Traffic Management
- 7 - CEMP: Biodiversity
- 8 - Construction Management Plan
- 9 - Glint and Glare Mitigation
- 10 - Ecological Design Strategies
- 11 - External Lighting
- 12 - Archaeology
- 13 - Tree protection
- 14 - Landscaping scheme to be submitted
- 15 - Landscape management plan
- 16 – Fencing details to be submitted
- 17 – Details of Structures to be submitted
- 18 - Surface water
- 19 - Contaminated land during construction
- 20 - Decommissioning
- 21 - Fire Hydrant/Water tank to be provided
- 22 - Fire Safety Plan to be submitted

Other applications

2. **Appl. No** : **2024/1118/H**
Parish : **BROCKDISH**
Applicant's Name : Mr David Palmer
Site Address : Abbots Gate, Grove Road, Brockdish Norfolk IP21 4JP
Proposal : Extension to existing garage
- Decision : Members voted 5-4 (the Chairman used his casting vote) for refusal for the following reasons

- 1 - Design
- 2 - Heritage

Reasons for Refusal

1. By virtue of the increase in height and footprint and alterations to the front roof form, combined with the prominence of the front of the garage in the street scene, the garage would lose its subservience to the dwelling and become a more dominant feature on this site. It is considered therefore that the proposed garage would not be subservient or relate well to the host dwelling and does not represent a good quality design. It is therefore considered to be contrary to Policy DM3.8 of the South Norfolk Local plan, Policy 2 of the GNLP and section 12 of the NPPF.
2. It is considered that the proposal, by virtue of its height, massing and form would cause less than substantial harm to the setting of listed buildings, detracting from its significance without public benefit. Therefore, it would be in conflict with Policy 16 of the NPPF, Policy DM4.10 of the South Norfolk Local Plan, policy 3 of the GNLP and Sections 16 and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regard to the Impact on the Conservation Area, again, harm has been identified by virtue of the increase in size and alterations to form which results in the proposal failing to meet the test of "preserving or enhancing" the Conservation Area as set out under S72 of the Planning (Listed Buildings and Conservation Areas) Act and as such is contrary to the requirements of the act along with Policy DM4.10 of the South Norfolk Local Plan, policy 3 of the GNLP.

3. **Appl. No** : **2024/1677/RVC**
Parish : **SWARDESTON**
Applicant's Name : Mr Maurice Robinson
Site Address : Almond Villa Intwood Lane Swardeston Norfolk
Proposal : Variation of condition 2 of 2023/0752 - changes to design

Decision : Members voted unanimously for approval subject to the following conditions

- 1 Time Limit
- 2 Accordance with plans.
- 3 Materials
- 4 Obscure Glazed windows in North elevation
- 5 No PD for Class A
- 6 Surface Water Drainage
- 7 Contamination During Construction
- 8 Parking/Highways
- 9 Boundary Treatment

4. **Appl. No** : **2023/1607/F**
Parish : **DISS**
Applicant's Name : Mr P Bavin
Site Address : Mike Bavin Motorcycles 101 Victoria Road Diss Norfolk IP22
Proposal : Demolition of an engineering workshop and ancillary buildings and erection of 3 dwellings.
- Decision : Members voted unanimously for approval subject to the following conditions:
1. Time limit
 2. In accordance with submitted drawings
 3. External Materials
 4. Surface water drainage
 5. Foul water
 6. Parking and turning
 7. Water Efficiency
 8. Contamination
 9. No PD rights
 10. No fences, walls, gates
 11. Land Contamination
 12. Pre-occupation land contamination
 13. Monitoring and maintenance related to land contamination
 14. Specific requirement: No drainage systems for the infiltration
 15. Specific requirement: Piling & foundation design
 16. Obscure glazing to first floor bathroom window and ensuite of plot 3
 17. Removal of PD for outbuildings, garages etc within curtilage
 18. Tree protection