

## **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, 2 August 2023 at 10.00 am.**

**Committee Members Present:** Councillors: V Thomson (Chairman), G Blundell, J Eddy, T Graham, K Murphy, G Race and D Roberts

**Apologies for Absence:** Councillors: D Thompson and J Overton

**Substitute:** Councillors: D Bills (In place of D Thompson) and G Minshull (In place of J Overton)

**Officers in Attendance:** H Mellors (Assistant Director of Planning), C Raine (Area Team Manager (Majors Team)), P Kerrison (Principal Planning Officer) and L Arthurton (Democratic Services Officer)

**Also in Attendance:** Cllrs K Mason Billig, L Neal, J Rowe and 11 members of the public

### **683. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs D Thompson (with D Bills appointed substitute) and J Overton (with G Minshull appointed substitute).

### **684. DECLARATIONS OF INTEREST**

Declarations of interest were received from the following members:

<b>Agenda Item</b>	<b>Councillor</b>	<b>Declaration</b>
<b>Item one 2021/2437 LODDON</b>	All	Local Planning Code of Practice Lobbied by the Local Member Cllr K Mason Billig

### **685. MINUTES**

The minutes of the meeting held on 5 July 2023 were confirmed as a correct record.

**686. 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.

<b>Application</b>	<b>Parish</b>	<b>Speakers</b>
<b>2021/2437</b>	<b>LODDON</b>	M Pointer– Town Council V Hardy – Objector J Lieberman – Applicant I Douglass – Agent Cllr K Mason Billig – 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.

**687. PLANNING APPEALS (FOR INFORMATION)**

The Committee noted the planning appeals.

(The meeting concluded at 11.32 am)

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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** : **2021/2437/O**  
**Parish** : **LODDON**  
 Applicant's Name : 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 8 -1 to Authorise the Assistant Director (Planning) to approve subject to relevant conditions and a section 106 to secure affordable housing, open space and RAMS
- 1 Time Limit - Full Permission
  - 2 Construction Environmental Management Plan
  - 3 Biodiversity Enhancement Management Plan
  - 4 Highways conditions – full
  - 5 Landscaping scheme - full
  - 6 Landscape management plan – full
  - 7 Tree protection
  - 8 Surface water - LLFA
  - 9 Foul drainage to mains
  - 10 Water efficiency
  - 11 Finished floor levels
  - 12 Renewable energy
  - 13 Unexpected contamination during construction Outline (self build plots)
  - 14 Time Limit - Outline Permission
  - 15 Submission of reserved matters
  - 16 Construction Environmental Management Plan
  - 17 Biodiversity Enhancement Management Plan
  - 18 Self build plot passport
  - 19 Self build SW drainage
  - 20 Self build phasing plan
  - 21 Highways conditions – outline
  - 22 Landscaping scheme
  - 23 Landscape management plan
  - 24 Tree protection
  - 25 Surface water - LLFA

- 26 Foul drainage to mains
- 27 Water efficiency
- 28 Finished floor levels
- 29 Renewable energy
- 30 Unexpected contamination during construction
- 31 Removal of permitted development rights for any first-floor alterations or additions to plots 58 to 66 which are located along the northern perimeter of the development on the interest of safeguarding neighbour amenity
- 32 full and outline external lighting plan for the scheme in interests of safeguarding ecology

2. **Appl. No** : **2023/0161/F**  
**Parish** : **WOODTON**  
 Applicant's Name : Mr Roger Andrews  
 Site Address : Land north of Beechbank, The Street, Woodton, NR35 2LZ  
 Proposal : Proposed demolition of vehicle workshop and erection of one dwelling

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

- 1 Time Limit - Full Permission
- 2 Plans and documents
- 3 Vehicular access upgrading
- 4 Parking layout
- 5 Contamination Report
- 6 Unknown contamination
- 7 Imported materials
- 8 Tree protection
- 9 Remove PD
- 10 In accordance with FRA
- 11 Water efficiency
- 12 Surface water drainage