

## **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 October 2023 at 10.00 am.**

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

**Apologies for Absence:** Councillors: G Blundell

**Officers in Attendance:** H Mellors (Assistant Director of Planning), T Lincoln (Development Manager), T Barker (Principal Planning Officer), G Beaumont (Area Team Manager (Major Applications)), S Everard (Area Team Manager), A Pritty (Planning Officer), R Smith (Principal Planning Officer), A Sommazzi (Clean Growth and Sustainability Manager) and L Arthurton (Democratic Services Officer)

**Also in Attendance:** L Overton-Neal and five members of the public

### **698. APOLOGIES FOR ABSENCE**

An apology for was received from Cllr Blundell.

### **699. 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</b> 2022/0949	All  Cllr D Thompson	Local Planning Code of Practice Lobbied by an Objector  Other Interest Local Member
<b>Item four</b> 2023/1959/F	Cllr K Murphy	Other Interest Local Member

**700. MINUTES**

The minutes of the meeting held on 27 September 2023 were confirmed as a correct record.

**701. 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>2022/0949/F</b>	<b>PULHAM MARKET</b>	K Bowden– Objector M Ellis – Applicant Rep Cllr C Hudson – Local Member (written representation)
<b>2023/1959/F</b>	<b>DISS</b>	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.

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

The Committee noted the planning appeals.

(The meeting concluded at 11.36 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** : **2022/0949**  
**Parish** : **PULHAM MARKET**  
Applicant's Name : Mrs Annelise Easton  
Site Address : Land north of Ashleigh Farm, Wood Lane, Pulham Market  
Proposal : Farm diversification project for 16 acre field to maize maze, cut flowers and play area with new parking area. Seasonal opening to school holidays
- Decision : Members voted unanimously for approval subject to the following conditions
- 1 Time limit – full permission
  - 2 In accordance with submitted drawings
  - 3 Toilet block – serviced out of Nutrient Neutrality catchment
  - 4 Vehicle crossing construction to highway specification
  - 5 Visibility splays to highway specification
  - 6 Submission and approval of surface details of car park
  - 7 Submission and implementation of agreed emergency flood plan
  - 8 Provision of biodiversity / landscape enhancement / mitigation measures
  - 9 Provision of Landscape Management Plan
  - 10 Submission and approval of final detailed design of structures relating to administration, food and toilet facilities
  - 11 Hours of opening - 10.00 – 16.30, School Holidays only
  - 12 No external lighting (unless otherwise agreed with LPA)
  - 13 Details of scheme to agree signage to strengthen against any unauthorised visitor access of the private road (beyond the crossover point).
  - 14 Fire management plan
  - 15 Submission of maintenance plan for the shared private road at the cross over point

## Other Applications

2. **Appl. No** : **2022/0899/O**  
**Parish** : **WICKLEWOOD**  
Applicant's Name : Wicklewood Nurseries Ltd  
Site Address : Land at Wicklewood Nurseries, High Street, Wicklewood  
Proposal : Demolition of existing nursery buildings following re-  
location and erection of up to five new single storey  
dwellings
- Decision : Members voted unanimously to authorise the Assistant  
Director (Place) to approve subject to satisfactorily  
addressing the requirements under the Habitats  
Regulations regarding GIRAMS and nutrient neutrality  
and the conditions below:
- 1 Time Limit - outline permission
  - 2 Submission of reserved matters
  - 3 In accordance with submitted drawings
  - 4 Demolition of glasshouses
  - 5 Contamination investigation
  - 6 Contaminated land during construction
  - 7 Archaeological WSI
  - 8 Construction Management Plan
  - 9 Lighting plan to be submitted
  - 10 Ecological mitigation
  - 11 Ecological enhancements
  - 12 Upgrade access
  - 13 Updated Arboricultural Impact Assessment to be  
Submitted with reserved matters application
  - 14 Water efficiency
3. **Appl. No** : **2023/2004/F**  
**Parish** : **WYMONDHAM**  
Applicant's Name : Mr Joginder Bains & Mr Satbir Bains  
Site Address : 12 Norwich Road, Wymondham, Norfolk, NR18 0NS  
Proposal : Change of use of flat and shop to dwelling house
- Decision : Members voted unanimously for approval subject to the  
following conditions:
- 1 Time Limit - Full Permission
  - 2 In accordance with submitted drawings
  - 3 Provision of parking, service
  - 3 In accordance with submitted drawings
  - 4 submission of boundary details

4. **Appl. No** : **2023/1959/F**  
**Parish** : **Diss**  
Applicant's Name : South Norfolk and Broadland Council  
Site Address : Diss Leisure Centre Victoria Road Diss Norfolk IP22 4JG  
Proposal : Installation of 5 no. air source heat pumps, GRP cabinet, substation, PV solar array, and replacement of existing external roof and wall cladding with insulated cladding.
- Decision : Members voted unanimously for approval subject to the following conditions:
- 1 Time Limit - Full Permission
  - 2 In accordance with submitted drawings
  - 3 Validation of noise remediation scheme
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5. **Appl. No** : **N/A**  
**Parish** : **CAISTOR ST EDMUND AND BIXLEY**  
Site Address : Land at Markshall Farm, Markshall Lane, Markshall, Norwich, Norfolk NR14 8QP  
Proposal : S106 agreement to secure mitigation scheme for purposes of Nutrient Neutrality
- Decision : Members voted 6-0 with two abstentions Delegate authority to the Assistant Director (planning) for the Local Planning Authority to enter into an agreement under Section 106 of the Town and Country Planning Act 1990 to secure Nutrient Neutrality mitigation substantively inline with the S106 heads of terms set out in the report for the benefit of development sites (subject to the sale of credits) within the Yare Catchment and sites which drain to the Whitlingham Waste Water treatment works.
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