

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, 10 April 2024 at 10.00 am.

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

Apologies for Absence: Councillors: J Overton and D Roberts

Substitute: Councillors: G Minshull (In place of J Overton) and J Webber (In place of D Roberts)

Cabinet Member in Attendance: Councillor: L Overton-Neal

Officers in Attendance: B Burgess (Assistant Director for Planning), T Lincoln (Development Manager), L Arthurton (Democratic Services Officer), G Beaumont (Area Team Manager (Major Applications)), P Kerrison (Principal Planning Officer), C Watts (the Area Planning Manager), C Rickman (Senior Planning Officer) and J Bessey (Post Graduate Planner)

Also in Attendance: Cllr K Kiddie and 12 members of the public.

724. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs: J Overton (with Cllr G Minshull appointed substitute) and D Roberts (with Cllr J Webber appointed substitute).

725. DECLARATIONS OF INTEREST

Declarations of interest were received from the following members:

Agenda Item	Councillor	Declaration
2022/2424 Diss	Cllr K Murphy	Cllr Murphy declared that he had taken part in discussions regarding the application at a Town Council meeting and was predetermined. Cllr Murphy stepped down from Committee for the duration of

	Cllr Minshull	the Item. Local Planning Code of Practice Lobbied by Supporters and Objectors Other Interest Local Member for Diss
2023/2939 Dickleburgh	Cllr D Thompson Cllrs: Thomson, Murphy, Blundell, Eddy, Graham, Race, Minshull and Webber	Cllr Thompson declared a DPI as owner of the property and stood down as a member of the Committee while the Item was being heard. Local Planning code of Practice Lobbied by Local Member.
2023/3125 Tivetshall St Margaret	Cllr D Thompson All	Other Interest Local Member covering Tivetshall St Margaret Local Planning code of Practice Lobbied by Local Member.

726. MINUTES

The minutes of the meeting held on 13 March 2024 were confirmed as a correct record.

727. 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
2022/2424	Diss	E Taylor – Town Council R Scadding – Agent Cllr K Kiddie – Local Member
2023/2939	Dickleburgh	A Goodman – Parish Council P Reekie – Objector D Thompson – Applicant Cllr C Hudson – Local Member (Written representation)

2023/3125	Tivetshall St Margaret	A Arber – Parish Council A Garrett – Applicant J Parker – Agent Cllr C Hudson – Local Member (Written representation)
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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.

728. PLANNING APPEALS (FOR INFORMATION)

The Committee noted the planning appeals.

(The meeting concluded at 12.28 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	:	2022/2424/F
Parish	:	DISS
Applicant's Name	:	Aldi Stores Ltd
Site Address	:	The Feather Mills, Park Road, Diss, Norfolk, IP22 4AS
Proposal	:	Demolition of existing buildings on site. Redevelopment of site to provide a retail food store (Class E) and associated car park, access, servicing and landscaping. Creation of new access road off Park Road to serve food store and land to the west.
Decision	:	

Members voted unanimously for Approval subject to the following conditions:

1. Time limit – full permission
2. In accordance with submitted drawings and documents
3. Demolition of existing buildings
4. External materials
5. Restrict to use class E(a) – retail
6. Restrict floor space use
7. No subdivision or separate operation to convenience floor space
8. Store opening hours
9. Delivery hours
10. Construction management plan
11. Imported material
12. Noise and future monitoring' scheme and validation
13. External lighting
14. Tree protection
15. No dig footway to front
16. Bat and bird boxes
17. Landscaping
18. Drainage
19. Submission of detailed plans of roads, footways, cycleways, lighting and drainage
20. Construction of access, footways, cycleways
21. Closing of existing access
22. Provision of parking for construction workers
23. Submission of Construction Traffic Management Plan (CMTP)
24. Compliance with CMTP
25. Provision of visibility splays
26. Provision of parking, turning and servicing area

- 27. EV parking
- 28. Provision of detail of off-site highway works
- 29. Implementation of off-site highway works
- 30. Previously unidentified contamination during construction

Other Applications

2. **Appl. No** : **2023/2939/F**
Parish : **DICKLEBURGH AND RUSHALL**
Applicant : Mr & Mrs Thompson
Site Address : Land North Of Kings House, The Street, Dickleburgh, Norfolk
Proposal : Erection of two bungalows with alteration to existing access, part demolition and reduction in height of existing boundary wall.
Decision : Members voted 5-1 with two abstentions to delegate authority to the Director of Place to APPROVE the application subject to overcoming the objection raised by Norfolk County Council Public Rights of Way Officer, satisfactory completion of Unilateral Undertaking and subject to conditions

- 1. Time limit (3 years)
- 2. In accordance with approved plans and documents
- 3. External materials
- 4. Slab levels to be agreed
- 5. Highways – access and on-site parking
- 6. Tree Protection Plan
- 7. Landscaping - scheme to be submitted
- 8. Surface water drainage
- 9. Foul water drainage
- 10. Ecological enhancements
- 11. Construction management plan
- 12. Unknown contamination

Informative note to be added that if archaeological finds occurred, work should stop and applicant to immediately inform archaeological services.

3. **Appl. No** : **2023/3125/F**
Parish : **TIVETSHALL**
Applicant : Miss A Garrett & Mr T Bloomfield
Site Address : Land North Of Thistle Barn, Lodge Road, Tivetshall St
Margaret, Norfolk
Proposal : Erection of 1 no self-build dwelling and new garage
Decision : Members voted 5-4 for refusal.

Refused

1. Outside settlement limit

The site is located outside of any defined development limit and for the purposes of housing supply 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 residential development 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 Policy DM1.3 of the South Norfolk Local Plan Development Management Policies Document 2015 and Paragraph 11 of the National Planning Policy Framework. The application would also fail to comply with Policies 1 and 7.5 of the Greater Norwich Local Plan.

2. Unsustainable location

The site is over a kilometre from the settlements of Tivetshall St Margaret and Tivetshall St Mary, neither of which has a development boundary. The site is located in the countryside where the nearest bus stop is over 1 kilometre away and therefore not reasonably accessible. The location of the site is such that it is not considered to be in a sustainable location in terms of accessibility to services or well-connected in terms of nearby services and facilities and it is therefore contrary to Policies DM1.1 and DM3.10 of the South Norfolk Local Plan Development Management Policies Document 2015 and the aims of the National Planning Policy Framework which all seek to locate new development close to services which can be safely accessed by walking, cycling or use of public transport. The application would also fail to comply with Policy 2 of the Greater Norwich Local Plan.

3. Harm to the character of the area

The design proposed is a suburban type of development which does not reflect the agricultural nature of the site as a whole. The design of the property and layout proposed would be at odds with the overriding character of Lodge Road, would have an unacceptable relationship with the adjoining properties and would appear incongruous with its surroundings. In addition, the proposed dormer windows to the front elevation, the central massing, side gables and front porch are considered to be incongruous features that are not considered to reflect local context and would not reinforce local distinctiveness. The proposal is considered to be detrimental to the character and appearance of the street scene and the rural character of the area. The proposal does not comply with Policy DM3.8 (4) of the South Norfolk Local Plan Development Management Policies 2015 Document, and Policies TIV1 and TIV3 of the Tivetshall's Neighbourhood Plan and primarily by reason of the scale, form and general appearance proposed.

4. **Appl. No** : **2024/0342/F**
Parish : **HETHERSETT**
Applicant : Mrs Ruth Codling
Site Address : Dispensing Optician 23 Buckingham Drive Hethersett
Norfolk NR9 3HT
Proposal : Change of use from dispensing opticians consulting room
to residential hobby room.
Decision : Members voted unanimously for approval with conditions:
1 - Time Limit - Full Permission
2 - In accordance with submitted drawings
3 - Incidental Use