

## **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, 31 July 2024 at 10.00 am.**

**Committee Members Present:** Councillors: V Thomson (Chairman), G Blundell, J Eddy and T Graham

**Apologies for Absence:** Councillors: K Murphy (Vice-Chair), J Overton, G Race, D Roberts and D Thompson

**Substitute:** Councillors: M Hooton (In place of J Overton), G Minshull (In place of D Thompson) and D Sacks (In place of G Race)

**Officers in Attendance:** T Lincoln (Development Manager), H Bowman (Principal Planning Officer), S Everard (Area Team Manager), P Kerrison (Principal Planning Officer), A Parnell (Senior Planning Officer), A Pritty (Planning Officer), C Raine (Area Team Manager (Majors Team)), C Watts (the Area Planning Manager), R Smith (Principal Planning Officer), P Whitehead (Heritage Officer) and L Arthurton (Democratic Services Officer)

**Also in Attendance:** Cllrs K Kiddie, B McClenning and L Overton-Neal and 58 members of the public.

### **739. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs: J Overton (with Cllr Hooton appointed substitute), D Thompson (with Cllr Minshull appointed substitute), G Race (with Cllr Sacks appointed substitute), D Roberts and K Murphy.

### **740. DECLARATIONS OF INTEREST**

Declarations of interest were received from the following members:

<b>Agenda Item</b>	<b>Councillor</b>	<b>Declaration</b>
<b>Items 6&amp;7 Diss 2023/3662/ 2023/3663</b>	G Minshull	Local Planning Code of Practice Lobbied by Objectors.  Cllr Minshull stated that he had

		conversations with the objectors and chose to stand down from the Committee and left the room for the duration of the items.
<b>Item 11 Diss 2024/0855</b>	G Minshull	Cllr Minshull declared that he was a member of Cabinet and stood down from the committee for the duration of the item.

#### 741. MINUTES

The minutes of the meeting held on 5 June 2024 were confirmed as a correct record.

#### 742. 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>2021/2784</b>	<b>NEWTON FLOTMAN</b>	J Wells – Applicant Cllr J Cook – Local Member
<b>2022/1773</b>	<b>ROCKLAND ST MARY</b>	P Boulton – Applicant
<b>2021/2579</b>	<b>BRACON ASH</b>	C Rudd – Parish Council S Horton – Objector I Fox – Applicant Cllr B McClenning – Local Member
<b>2023/3506</b>	<b>LODDON</b>	P Farnsworth – Applicant Cllr K Mason Billig – Local Member (written submission)
<b>2023/0413</b>	<b>BAWBURGH</b>	H Doble -- Agent
<b>2023/3662 2023/3663</b>	<b>DISS</b>	S Nevitt – Objector C Tollett – Objector Cllr K Kiddie – Local Member
<b>2024/0237</b>	<b>BROOKE</b>	G Gilliatt – Objector J Brent – Agent The Lord Fuller – Local Member (written submission)
<b>2024/0725</b>	<b>SHOTESHAM</b>	M Collins – Objector G Robinson Hodges – Planning Consultant

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.

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

The Committee noted the planning appeals.

(The meeting concluded at 3.19 pm)

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Chairman

**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.

**Applications Referred Back to Committee**

1. **Appl. No** : **2021/2784/F**  
**Parish** : **NEWTON FLOTMAN**  
 Applicant's Name : Mr Julian Wells  
 Site Address : Land southwest of Alan Avenue Newton Flotman Norfolk  
 Proposal : Construction of 31 new dwellings (Class C3) with associated landscaping, drainage and highway works.

- Decision : Members voted 5 – 2 to delegated authority to approve the application with 2 affordable units if the UK House Price Index does not increase when published in August or if necessary to reach agreement with CP viability without the need to report it back to Development Management Committee and subject to conditions, nutrient credits being purchased and a S106 for open space related contributions and affordable housing

- 1 Time limit
- 2 Approved plans
- 3 External materials
- 4 Foul water to mains
- 5 Surface water drainage details
- 6 Surface water drainage verification
- 7 Water efficiency
- 8 Unexpected contamination
- 9 Construction management plan
- 10 Archaeology
- 11 Boundary treatments
- 12 Ecology
- 13 Landscaping
- 14 Water efficiency
- 15 10% renewable energy contribution
- 16 Details of roads, footways etc
- 17 Implementation of roads, footways etc
- 18 Binder course
- 19 Construction Traffic Management Plan
- 20 Compliance with Construction Traffic Management Plan
- 21 Off site highway works
- 22 Implementation of off site highway works

2. **Appl. No** : **2022/1773/F**  
**Parish** : **ROCKLAND ST MARY**  
Applicant : Mrs Patricia Boulton  
Site Address : 72 The Street Rockland St Mary, Norfolk, NR14 7AH  
Proposal : Conversion and extension of existing brick building on site to establish a 3-bedroomed house. Demolition of all remaining buildings used in association with the wood yard and erection of one 3-bedroomed bungalow. Associated parking, garages, and landscaping.

Decision : Members voted unanimously to authorise the Assistant Director (Planning) to grant planning permission subject to conditions and subject to satisfactorily addressing the requirements under the Habitats Regulations regarding nutrient neutrality and GIRAMS HRA being secured.

- 1 Time limit – Full Permission
- 2 In accordance with submitted details
- 3 Details of materials (incl. windows)
- 4 Visibility Splay
- 5 Provision of parking
- 6 Surface Water Drainage
- 7 Water Efficiency
- 8 Removal of Permitted Development Rights
- 9 Obscure Glazing
- 10 Landscaping
- 11 Contamination (Preliminary Risk Assessment)
- 12 Contamination (Remediation)
- 13 Unknown Contamination
- 14 Imported Material
- 15 Installation of Air Source Heat Pumps
- 16 Construction Management Plan
- 17 External Lighting
- 18 Nutrient Neutrality

## Major Applications

3. **Appl. No** : **2021/2579/F**  
**Parish** : **BRACON ASH AND HETHEL**  
Applicant : Mr Ian Fox  
Site Address : Land to east of Norwich Road Bracon Ash Norfolk  
Proposal : Residential development of 23 dwellings, comprising open market and affordable housing, together with associated highway access, public open space and landscaping on land to the east of Norwich Road, Bracon Ash.
- Decision : Members voted 5 – 0 with two abstentions to authorise the Assistant Director of Planning to approve with conditions subject to securing sufficient information on the trees relating to the drainage strategy, sufficient nutrient mitigation and S106 on affordable housing, GIRAMS and open space.
1. Time Limit - Full Permission
  2. In accordance with submitted drawings
  3. External materials to be agreed
  4. Standard Estate Road
  5. Standard Estate Road
  6. Standard Estate Road
  7. Visibility splay, approved plan
  8. Construction Traffic (Parking)
  9. Construction Traffic Management
  10. Construction Traffic Management
  11. Highway Improvements Offsite
  12. Highway Improvements Offsite
  13. Traffic Regulation Orders
  14. Surface water drainage
  15. Construction Ecological Management Plan Biodiversity
  16. Landscape and Ecological Management Plan
  17. Ecological Design Strategy
  18. Lighting strategy
  19. Landscaping
  20. Details of air source heat pumps
  21. Contamination during construction
  22. Contamination conformation of imported material
  23. Construction Environmental management Plan (Noise and Dust)
  24. Fire hydrant
  25. Archaeology
  26. Foul to main sewer
  27. Nutrient conditions

4. **Appl. No** : **2023/3506**  
**Parish** : **LODDON**  
Applicant : M Scott Properties Ltd  
Site Address : Land north of Beccles Road, Loddon  
Proposal : Outline planning permission for up to 85 dwellings, creation of new vehicle access, public open space, associated infrastructure and landscaping with all matters reserved except for access
- Decision : Members voted unanimously to authorise the Assistant Director (Planning) to approve, subject to conditions together with the completion of a Section 106 Agreement. The Section 106 Agreement shall secure affordable housing, provision of self-build housing (5%), open space, East of England Ambulance Contribution and Green Infrastructure Recreation Avoidance and Mitigation (GIRAMs) contribution.
- 1 Time limit – Reserved Matters
  - 2 Reserved Matters
  - 3 In accordance with submitted drawings
  - 4 Detailed plans of roads, footways, cycleways, foul and surface water drainage
  - 5 Works of roads, footways, cycleways, foul and surface water drainage provided prior to occupation of final dwelling (to satisfaction of LPA)
  - 6 Roads, footways, cycleways constructed to binder course (before any dwelling first occupied)
  - 7 Footways and cycleways to be fully surfaced in accordance with phasing plan
  - 8 Visibility splays provided and maintained
  - 9 Construction workers parking
  - 10 Construction Traffic Management Plan (including compliance with Plan)
  - 11 Off-site highway improvement works drawings approved (prior to works above slab level)
  - 12 Off-site highway improvement works completed to written satisfaction of LPA
  - 13 Submission and approval of Travel Plan
  - 14 Submission and approval of Archaeological Written Scheme of Investigation
  - 15 Submission and approval of Phase 2 Site Investigation
  - 16 Submission and approval of any Gas Monitoring if identified through condition 15)
  - 17 Implementation of Remediation Scheme (if identified through condition 15)
  - 18 Testing of any imported soil
  - 19 Further badger survey (if development does not commence within 12 months of existing report (27/03/24)
  - 20 Submission and approval of Ecological Design Strategy
  - 21 Submission and approval of Construction Environmental

- Management Plan (Biodiversity)
- 22 Submission and approval of Lighting Design Strategy
- 23 Submission and approval of Surface Water Management Strategy
- 24 Submission and approval of external materials
- 25 Landscape Implementation
- 26 Submission and approval of Tree Protection measures
- 27 Water Efficiency
- 28 Submission and approval of fire hydrants
- 29 Security fencing/enclosure around Orliit A post

## Other Applications

5. **Appl. No** : **2023/0413/F**  
**Parish** : **BAWBURGH**  
 Applicant : Green Lab Poultry  
 Site Address : Agricultural building north of New Road Bawburgh Norfolk  
 Proposal : Replace existing agricultural building with 2 new dwellings
- Decision : Members voted unanimously to Authorise the Assistant Director (Planning) to approve subject to conditions, a Unilateral Undertaking to secure Green Infrastructure Recreational Avoidance Mitigation Strategy (GIRAMS) payment and required mitigation to ensure there will be no adverse impact in terms of Nutrient Neutrality in accordance with the Habitat Regulations.
1. Time limit
  2. Accordance with plans
  3. Visibility Splays
  4. Parking
  5. Noise assessment
  6. Implementation of noise assessment
  7. Construction management plan
  8. Contamination
  9. Unexpected Contamination
  10. Conditions relevant to GIRAMS & Nutrient Neutrality.
  11. Removal of permitted development rights for extensions and alterations



6. **Appl. No** : **2023/3662/H**  
**Parish** : **DISS**  
Applicant : Mr James Mitchell  
Site Address : 58 Denmark Street Diss Norfolk IP22 4BE  
Proposal : 2 storey rear extension, demolition and replacement of outbuilding/office
- Decision : Members voted unanimously for refusal (contrary to the Officers recommendation for approval was unanimously lost)

Reasons for refusal

In view of the height, bulk, scale and massing of the two-storey rear extension in relation to the neighbouring properties (no.61 and no.57), the proposal represents an overbearing form of development that causes unacceptable harm to the residential amenity of the neighbours. The application is therefore contrary to Policies DM3.4(b) and DM3.13((1) (b) of the South Norfolk Local Plan Development Management Policies Document 2015

7. **Appl. No** : **2023/3663/LB**  
**Parish** : **DISS**  
Applicant : Mr James Mitchell  
Site Address : 58 Denmark Street Diss Norfolk IP22 4BE  
Proposal : 2 storey rear extension, demolition and replacement of outbuilding/office
- Decision : Members voted unanimously for refusal (contrary to the Officers recommendation for approval was lost 1 - 5)

Reasons for refusal

The height, bulk, scale and massing of the proposed extension is not in keeping with the character and appearance of the listed buildings. The proposal is therefore contrary to the requirements of Sections 16 & 66 of the Planning Act (Listed buildings and Conservation Areas) 1990 and is also contrary to the statutory tests in Sections 12 & 16 of the National Planning Policy Framework and Policy DM4.10 of the South Norfolk Local Plan Development Management Policies 2015.

8. **Appl. No** : **2024/0237/H**  
**Parish** : **BROOKE**  
Applicant : Mr Giles Hankinson  
Site Address : 17 The Street, Brooke, Norfolk, NR15 1JW  
Proposal : Refurbishment and extension of existing dwelling, raise roof to create rooms and rear extension.

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

1. Time Limit - Full Permission
2. In accordance with submitted drawings
3. Window sill height
4. External materials to be agreed
5. Boundary treatments to be submitted
6. Retention of hedgerow on front boundary
7. Tree Protection
8. New Access over ditch/watercourse
9. Access Gates – Configuration
10. Visibility splay, approved plan
11. Provision of parking, service
12. Restriction on balcony use of flat roof area

9. **Appl. No** : **2024/0725/H**  
**Parish** : **SHOTESHAM**  
Applicant : Mr and Mrs Read and Royall  
Site Address : 6, The Grove, Shotesham, Norfolk, NR15 1XJ  
Proposal : Two storey extension to rear elevation and a single storey front and side extension with internal alterations.

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

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Matching materials

**10. Appl. No** : **2024/1089/F**  
**Parish** : **REDENHALL WITH HARLESTON**  
Applicant : Mrs Heidi Wooltorton  
Site Address : 15A Wilderness Close, Harleston, Norfolk, IP20 9DB  
Proposal : Change of use from hairdressing salon to one bedroom dwelling & single storey extension

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

- 1 Time limit
- 2 In accordance with submitted details
- 3 Matching materials

### **Application Submitted by South Norfolk Council**

**11. Appl. No** : **2024/0855/F**  
**Parish** : **DISS**  
Applicant : South Norfolk District Council  
Site Address : Clare House, Frenze Road, Diss, Norfolk, IP22 4NZ  
Proposal : Erection of bin Store

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

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Hedge planting