



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, 28 August 2024 at 10.00 am.

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

Apologies for Absence: Councillors: J Eddy, J Overton and G Race

Substitute: Councillors: G Minshull (In place of J Overton), J McCloskey (In place of J Eddy) and D Sacks

Officers in Attendance: B Burgess (Assistant Director for Planning), R Smith (Principal Planning Officer), C Rickman (Principal Planning Officer), B Fraga Da Costa (Senior Planning Officer), P Kerrison (Principal Planning Officer) and L Palmer (Democratic Services Officer)

Also in Attendance: Fifteen members of the public

749. APOLOGIES FOR ABSENCE

Apologies were received from Cllr J Eddy (with Cllr J McCloskey as substitute) Cllr J Overton (with Cllr G Minshull as substitute) and Cllr G Race (with Cllr D Sacks as substitute)

750. DECLARATIONS OF INTEREST

No declarations of interest were received.

751. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Assistant Director of Planning, which was presented by the officers.

The following speakers addressed the meeting with regard to the applications listed below.

Application	Parish	Speakers
2024/1336	DUNSTON	A Chanter – On behalf of applicant
2023/1386	WOODTON	F McCrostie – Parish Council M Rooke – Planning Agent
2022/2419	WRAMPLINGHAM	S Betts – Parish Council T Copping - Objector
2023/3108	ALDEBY	R Thomas – Agent W Purdom - Applicant

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.

752. SITES SUB-COMMITTEE

No Sites Sub-Committee was held

753. PLANNING APPEALS (FOR INFORMATION)

The Committee noted the planning appeals.

(The meeting concluded at 12.36 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.

Other applications

1. **Appl. No** : **2024/0426**
Parish : **SAXLINGHAM NETHERGATE**
 Applicant's Name : Mr Darren Swayne
 Site Address : Hill House, the Green, Saxlingham Nethergate, NR15 1TE
 Proposal : 1.Change of use of Hill House for use as holiday let and for events (retrospective) 2. Change of use of agricultural field for large scale outdoor events (retrospective) 3. Change of use of former stables and siting of containers for storage use (retrospective) 4. Extension of existing parking area and siting of 2no EV charging points. 5. Widening of existing access point. 6. Laying of grass reinforcement mesh
- Decision : The applicant withdrew the application prior to the Development Management Committee

Major applications

2. **Appl. No** : **2024/1336**
Parish : **STOKE HOLY CROSS**
 Site Address : Norwich Main Substation, Mangreen Hall Lane, Dunston, NR14 8PG
 Proposal : Extension of the existing Norwich Main 400kV Substation to the west and includes associated temporary access roads
- Decision : Members voted unanimously in favour, to authorise the Assistant Director of Planning to approve, subject to conditions (including in respect of drainage matters to address comments of the Lead local Flood Authority) completion of a Unilateral Undertaking for the monitoring of Biodiversity Net Gain and further to evidence of an Impact Assessment Conservation Payment Certificate (in respect of Great Crested Newts).

1 Time limit – Full Permission (3 year)

- 2 In accordance with submitted drawings
- 3 Soil Management Plan
- 4 Hours of construction (08:00 to 18:00 Monday to Friday, 08:00 to 13:00 Saturdays)
- 5 Restriction on use of external lighting
- 6 Reporting of unexpected / unknown contamination
- 7 Drainage Strategy to be approved within set timescale of any decision notice
- 8 Implementation of Landscaping Mitigation Scheme
- 9 Habitat Management and Monitoring plan
- 10 Lighting Design Strategy (light sensitive for biodiversity)
- 11 Work in accordance with Arboricultural Impact Assessment, tree protection Plan and Arboricultural method Statement
- 12 Work in accordance with Construction and Environmental Management Plan
- 13 Compliance with Working Method Statement (including updated walkover survey of the entire site and 30m buffer for badgers no sooner than 48 hours in advance of works)
- 14 Ecological Design Strategy
- 15 Full details of landscape planting
- 16 Landscape management Plan

3. **Appl. No** : **2023/1386/F**
Parish : **WOODTON**
 Applicant's Name : Mr Wooltorton
 Site Address : Land South of Church Road, Woodton, Norfolk
 Proposal : Residential development for 50 dwellings with parking, landscaping and open space.
- Decision : Members voted, with eight in favour and one abstention, to authorise the Assistant Director (Planning) to approve, subject to conditions and the resolution of a section 106 agreement to secure affordable housing, open space, GIRAMS, safeguarded land, footpath to the south and custom build homes

- 1 Time limit – Full Permission
- 2 In accordance with submitted plans and documents
- 3 External materials
- 4 Highways -details of roads, footways, drainage etc (PC)
- 5 Highways -roads and footways constructed as approved
- 6 Highways – roads constructed before occupation
- 7 Highways – access visibility splays
- 8 Highways – on site parking for construction workers (PC)
- 9 Highways – details of off site highway works
- 10 Highways – completion of off site highways works
- 11 Details of footpath / gate access to playing field

- 12 LLFA – Finished floor levels (PC)
- 13 LLFA – In accordance with FRA and drainage strategy
- 14 Foul Drainage (PC)
- 15 Works to be in accordance with AIA, AMS and TPP (Trees) (PC)
- 16 Landscaping
- 17 Compliance with ecological design strategy
- 18 Landscape and Ecological management Plan
- 19 Construction management plan (PC)
- 20 External lighting
- 21 Imported material
- 22 Unexpected contamination
- 23 Water efficiency
- 24 Archaeological written scheme of investigation
- 25 Minerals and waste – Materials Management Plan (PC)
- 26 Fire hydrant provision

PC = Pre-Commencement

Other applications

4. **Appl. No** : **2022/2419**
Parish : **WRAMPLINGHAM**
 Applicant's Name : Sam Thain
 Site Address : Field to the south of Watton Road, Wramplingham, Norfolk
 Proposal : Change of use from agricultural land to dog exercise field
- Decision : Members voted unanimously for refusal for the following reason:

The change of use of the land from agricultural to a dog walking field would result in a significant increase in noise and nuisance arising from the activities of the site. The resulting noise exposure and nuisance from the site would represent an unacceptable excessive adverse impact on residential amenity to existing and future properties in the area. The application is therefore contrary to Policy DM 3.13 (criterion 1) of the South Norfolk Local Plan which seeks to avoid incompatible uses in terms of noise and other nuisances, and (criterion 2) which takes account of the character and function of the area and the need to protect areas of rural tranquillity. The application also fails to accord with Policy DM 2.8 of the South Norfolk Local Plan.

5. **Appl. No** : **2023/3108**
Parish : **ALDEBY**
Applicant's Name : Mr W Purdom
Site Address : Land south of Rectory Road, Aldeby
Proposal : Erection of 6 poly tunnels, 2 sheds and new access

Decision : Members voted, with eight in favour and 1 abstention, for refusal for the following reason:

The existing site is an open agricultural field within the C2 Thurlton Tributary Farmland and Parkland character area Landscape Area. It is considered by virtue of the provision of 6 polytunnels and 2 sheds and associated works including formalised hardstanding, that the proposal would result in a harm to the visual open character of the area. Furthermore, by virtue of the size and amount of proposed buildings on the site, it would give rise to a consolidated form of development in this open countryside location. The development therefore not respond to its setting and would not conserve and enhance the character and quality of the built environment and local landscape, not would it enhance local distinctiveness or sense of place. It is also considered that the proposal would have a significant adverse impact on the character and appearance of the surrounding area. Therefore the application is contrary to Policies DM1.3, DM1.4, DM2.7 (c) and (d), DM4.5 of the SNLP and Policies 2 and 3 of the GNLP.

The officer recommended refusal reason 2 (Insufficient information has not been provided to demonstrate that the proposal can provide suitable on-site parking facilities and therefore the proposal is considered to cause a detriment to highway safety contrary to Policies DM3.11 and DM3.12 of the SNLP) was no longer necessary.