

# Planning (Regulatory) Committee

Date: **Friday 24 September 2021**

Time: **11am**

Venue: **Council Chamber, County Hall, Martineau Lane,  
Norwich. NR1 2UA**

## **Advice for members of the public:**

This meeting will be held in public and in person.

It will be live streamed on YouTube and, in view of Covid-19 guidelines, we would encourage members of the public to watch remotely by clicking on the following link:

<https://youtu.be/L3uZg1yZ0Nw>

However, if you wish to attend in person it would be most helpful if, on this occasion, you could indicate in advance that it is your intention to do so. This can be done by emailing [committees@norfolk.gov.uk](mailto:committees@norfolk.gov.uk) where we will ask you to provide your name, address and details of how we can contact you (in the event of a Covid-19 outbreak). Please note that public seating will be limited.

Members of the public wishing to speak about an application on the agenda, must register to do so at least 48 hours in advance of the meeting. Further information about how to do this is given [below](#). Anyone who has registered to speak on an application will be required to attend the meeting in person and will be allocated a seat for this purpose.

**Persons attending the meeting are requested to turn off mobile phones**

## **Membership**

Cllr Brian Long (Chair)

Cllr Eric Vardy (Vice-Chair)

Cllr Stephen Askew

Cllr Graham Carpenter

Cllr Christopher Dawson

Cllr Barry Duffin

Cllr Paul Neale

Cllr Matt Reilly

Cllr William Richmond

Cllr Steve Riley

Cllr Mike Sands

Cllr Martin Storey

Cllr Tony White

**Registering to speak:**

At meetings of this Committee, members of the public are entitled to speak before decisions are made on planning applications. There is a set order in which the public or local members can speak on items at this Committee, as follows:

- Those objecting to the application
- District/Parish/Town Council representatives
- Those supporting the application (the applicant or their agent.)
- The Local Member for the area.

Anyone wishing to speak regarding one of the items going to the Committee must give written notice to the Committee Officer ([committees@norfolk.gov.uk](mailto:committees@norfolk.gov.uk)) at least 48 hours before the start of the meeting. The Committee Officer will ask which item you would like to speak about and in what respect you will be speaking. Further information can be found in [Appendix 26 of the Constitution](#).

**For further details and general enquiries about this Agenda please contact the  
Committee Officer:**

Hollie Adams on 01603 223029 or email [committees@norfolk.gov.uk](mailto:committees@norfolk.gov.uk)

**Under the Council's protocol on the use of media equipment at meetings held in public, this meeting may be filmed, recorded or photographed. Anyone who wishes to do so must inform the Chairman and ensure that it is done in a manner clearly visible to anyone present. The wishes of any individual not to be recorded or filmed must be appropriately respected**

When the County Council have received letters of objection in respect of any application, these are summarised in the report. If you wish to read them in full, Members can request a copy from [committees@norfolk.gov.uk](mailto:committees@norfolk.gov.uk)

## A g e n d a

1. **To receive apologies and details of any substitute members attending**

2. **Minutes**

To confirm the minutes from the Planning (Regulatory) Committee meetings held on 30 July 2021

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3. **Declarations of Interest**

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is on your Register of Interests you must not speak or vote on the matter.

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is not on your Register of Interests you must declare that interest at the meeting and not speak or vote on the matter

In either case you may remain in the room where the meeting is taking place. If you consider that it would be inappropriate in the circumstances to remain in the room, you may leave the room while the matter is dealt with.

If you do not have a Disclosable Pecuniary Interest you may nevertheless have an **Other Interest** in a matter to be discussed if it affects, to a greater extent than others in your division

- Your wellbeing or financial position, or
- that of your family or close friends
- Any body -
  - Exercising functions of a public nature.
  - Directed to charitable purposes; or
  - One of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union);

Of which you are in a position of general control or management.

If that is the case then you must declare such an interest but can speak and vote on the matter.

4. **Any items of business the Chair decides should be considered as a matter of urgency**

**5. FUL/2021/0018 Old Catton C of E Junior School, Church Street,  
Old Catton, Norwich, Norfolk NR6 7DS**  
Report by the Executive Director of Community and Environmental  
Services

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**Tom McCabe**  
**Head of Paid Service**  
County Hall  
Martineau Lane  
Norwich  
NR1 2DH

Date Agenda Published: 16 September 2021



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## **STANDING DUTIES**

**In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.**

### **Equality Act 2010**

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the Council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

### **Crime and Disorder Act, 1998 (S17)**

Without prejudice to any other obligation imposed on it, it shall be the duty of the County Council to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

### **Human Rights Act 1998**

The requirements of the Human Rights Act 1998 must be considered.

The human rights of the adjoining residents under Article 8, the right to respect for private and family life, and Article 1 of the First Protocol, the right of enjoyment of property are engaged. A grant of planning permission may infringe those rights but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity.

The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. A refusal of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

**Planning (Regulatory) Committee  
Minutes of the Meeting Held on Friday 30 July 2021  
at 11am in the Council Chamber, County Hall**

**Present:**

Cllr Brian Long (Chair)  
Cllr Eric Vardy (Vice-Chair)

Cllr Stephen Askew	Cllr William Richmond
Cllr Graham Carpenter	Cllr Mike Sands
Cllr Paul Neale	Cllr Martin Storey
Cllr Matthew Reilly	Cllr Tony White

**Also Present**

Hollie Adams	Committee Officer
Ralph Cox	Principal Planner
Rachel Garwood	Lawyer, nplaw
Alan Everard	Tarmac
Cllr Michael de Whalley	Borough Council of King's Lynn and West Norfolk
Jon Hanner	Principal Engineer (Developer Services)
Cllr Geoffrey Hipperson	Borough Council of King's Lynn and West Norfolk
Nick Johnson	Head of Planning
Andrew Sierakowski	Consultant Planner
Lewis Williams	Sibelco

**1 Apologies and Substitutions**

Apologies were received from Cllr Chris Dawson. Cllr Barry Duffin and Cllr Steve Riley were absent.

**2 Minutes**

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 18 June 2021 were agreed as an accurate record and signed by the Chair.

**3 Declarations of Interest**

No declarations of interest were made.

## **4 Urgent Business**

There was no urgent business.

### **Applications referred to the Committee for determination.**

## **5 Point of Order**

- 5.1 The Committee resolved to take item 7, “FUL/2020/0021 - Land East and West of Station Road, Leziate, King's Lynn, Norfolk, PE32 1EJ” first, and then return to the running order of the agenda.

## **6. FUL/2020/0021 - Land East and West of Station Road, Leziate, King's Lynn, Norfolk, PE32 1EJ**

- 6.1 The Committee received the report setting out an application for the extraction of industrial sand and associated works with progressive restoration to wildlife habitat, geological exposures and a lake on Land East and West of Station Road, Leziate, King's Lynn. The site has an estimated mineral resource 1.1 million tonnes of silica sand. Silica sand is white sand with a higher silica content than normal sand and is predominantly used in industrial processes, notably the production of glass, rather than construction. The planning application boundary totals 56.1 hectares of which the proposed extraction area extends across approximately 15.3 hectares on the western side of the site.

- 6.2.1 The Consultant Planner gave a presentation to the Committee:
- An issue had been raised about the development as an area on the south west of the site was owned by an adjoining farmer with a private agreement in place with sibelco.
  - The proposed development would not give rise to any additional traffic as there would be no overall change in footprint of the plant.
  - Objections raised by the parish council were related to concerns about anti-social behaviour on the site and the impact on people who lived in the area.
  - This was an allocated site in the local minerals plan.

- 6.2.2 Members asked questions about the presentation
- Natural England noted that there would be a biodiversity net gain and habitat compensation; a Committee Member asked if re-landscaping by the applicant would be covered by a section 106 agreement. The Consultant Planner confirmed that there would not be a 106 agreement in place; if the application was approved, a planning condition would cover the restoration scheme to provide habitat and a standard 5yr aftercare period. Natural England had suggested that there could be longer aftercare period but there was a legal limit on the length of aftercare period that the local authority could enforce without it being agreed by the operator; Sibelco UK were happy with the proposal in place

for 5 years of aftercare, which met the requirements.

- The Consultant Planner confirmed there was no conveyor on the site at that time, but one was proposed to be put in place on site and through a tunnel under the road. Assessments looking at noise and dust had been carried out and additional mitigations built into the design of the conveyor. Noise limits were also built into the planning conditions.
- The area on the south west of the site, owned by a farmer, was the only part of the site which was agricultural use. A third of this area was proposed to be lost to the new lake.
- The Consultant Planner confirmed that depth of extraction was set out in report; the depth of the lake would be around 10m but would vary across the year according to changing water levels.

6.3.1 The Chair read comments to the Committee from an objector, Mr Large, attached at appendix A.

6.3.2 The Committee heard from Cllr Geoffrey Hipperson of Borough Council of King's Lynn and West Norfolk;

- Cllr Hipperson was speaking to support Mr Barratt, a farmer who had bought 5 hectares of land on the site from the previous site owners with a verbal assurance it would not be needed for sand extraction and had subsequently built up a business with a herd of cattle and rare breed pigs.
- The site was a haven for wildlife and headquarters for Mr Barratt's business
- Although other pieces of land were hired for summer grazing, winter forage was stored at and animals were over-wintered at this site
- Cllr Hipperson felt was difficult to see how the site could be restored to its present condition post extraction, where animals could be accommodated and how the business could survive the disruption
- Cllr Hipperson realised that his comments were a mixture of planning, environmental and social considerations but asked for the land owned by Mr Barratt not to be excavated

6.3.3 The Committee heard from Cllr Michael de Whalley of Borough Council of King's Lynn and West Norfolk;

- Cllr de Whalley was one of 2 Borough Councillors for the ward in which this application fell. He reported that much of his time was taken responding to issues for residents living near this site related to antisocial behaviour and rubbish and planning applications for schemes.
- Cllr de Whalley felt that loss of amenity and worry for failure of aftercare outweighed the benefit of the aftercare process.
- Cllr de Whalley felt that initial restoration of depleted quarry sites was generally of high standard but once sold on they often deteriorated, and covenants put in place were ineffective. Public footpaths could make remote sites such as this open to unwanted visitors and fly-tippers.
- Cllr de Whalley knew of a former quarry landowner who had resorted to contaminating land to deter trespassing; biodiversity net-gain was lost in such circumstances.
- Cllr de Whalley commented that the applicant omitted details of the third-party



agricultural holding on the land holding form, noting that it was an offence to complete a false and misleading certificate under schedule 2 of the Town and Country Planning (Development Management Procedure)

- Once quarried, land would not be able to be restored to the quality required for wintering of high status cattle and rare breed pigs as per the agreement of sale of the land to the third party landowner and the lake could not be divided between applicant and the third party landowner. For this reason, Cllr de Whalley believed that the third-party landowner was owed compensation and consideration for the portion of his land that would be flooded.
- Cllr de Whalley felt that planning permission should not be granted.

6.3.4 The Committee heard from Mr Lewis Williams of Sibelco, the applicant:

- The silica mineral extracted at this site was exported by rail and HGV across the UK for use in the glass industry. Although sand deposits were widely found, only some had the characteristics to be silica sand, which had low impurities making it suitable for a range of industrial uses. Colourless silica sand was even rarer and only found in 6 locations in the UK
- It was proposed to extract 1.1m tonnes of silica sand and transfer this to the existing site for processing by conveyor.
- The site was allocated for extraction in the County Council's Minerals Site Specific Allocations Development Plan Document.
- The economic benefits of the development would be significant, providing raw materials to provide to the glass industry.
- The NPPF (National Planning Policy Framework) stated that weight should be given to applications for mineral extraction.
- Biodiversity enhancements would be carried out following extraction and for up to 5 years creating acid grassland, geological exposures and a new lake. This would result in a 13% net gain in biodiversity in excess of government targets for new developments
- The raw materials that would be extracted from the development were necessary in everyday life such as for container and medical glass.
- A range of mitigation measures would be put in place such as formalising restoration of the site and amenity of the surrounding area;
- The development complied with the development plan and NPPF.
- The significant benefits would outweigh the perceived impacts.

6.4 The Committee moved on to debate on the application:

- The concerns between the applicant and third-party landowner were raised and discussed. The Head of Planning clarified that conflicts between 2 parties on how land should be used were primarily a private matter and not a relevant planning consideration. However, in some cases private matters could also be matters of public interest. In this case the issue was whether the loss of agricultural land outweighed the benefit of winning the mineral. The local plan identified a need for the mineral and this site as a suitable location for its extraction. With regards to the after-use the Committee had a duty to determine the application that had been put before them.
- The Chair read out an email from Cllr Jim Moriarty stating that he had not been

aware about the application and asking that the application be deferred. The Chair explained that the Cllr could not ask for the application to be deferred and this was a decision that could only be made by the Committee. The Head of Planning explained that all Councillors were advised after the election to familiarise themselves with applications which were underway in their constituency area; this was an application which was already underway when Cllr Moriarty was elected.

- The Consultant Planner confirmed that the Conveyor tunnel ran under Station Road and some houses were located on this road. Screening would be provided around the conveyor. A formal noise assessment had been carried out and the environmental health officer was content with what had been proposed.
- The update report circulated to Committee Members had included information about the reviewed NPPF. No changes which had been made were relevant to this application.
- The Consultant Planner was not aware of any other use for the conveyor tunnel such as use by pedestrians.
- The Consultant Planner clarified that planning permission would not override any agreement already in place between the third-party landowner and the applicant.
- The restricted byway through the site would have a crossing point in place with gates to protect pedestrians from plant movements when activated.
- Cllr Mike Sands, seconded by Cllr Tony White, made a proposal to defer the application subject to re-examining the land restoration and lake restoration. With 3 votes for, 6 votes against and 1 abstention the proposal was **lost**.
- Cllr Tony White was unhappy with the restoration proposed in the application.

6.5 With 7 votes for and 3 against the Committee **RESOLVED** That the Executive Director of Community and Environmental Services be authorised to:

- I. Grant planning permission subject to the conditions outlined in section 11.
- II. Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
- III. Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.

## **7 FUL/2020/0085: Stanninghall Quarry, Norwich Road, Horstead**

7.1 The Committee received the report setting out an application for planning permission sought by Tarmac Limited to extend the existing Stanninghall Quarry northwards in order to extract a further 3.75 million tonnes of sand and gravel and extend the working life of the site by 17 years.

7.2.1 The Principal Planner gave a presentation to the Committee

- A third-party representation had been received related to wind shadow, however there was no evidence that there would be disturbed wind flow to the site.
- The site would be progressively restored to grassland, woodland and agricultural land and included a proposal to plant 61,500 new trees and hedgerow.
- A landscape bund and standoff of 50m would be in place between the property

on the western border of the site.

- There were 4 veteran trees on site of which three would be retained; this had been reviewed from the original proposal to retain one of the veteran trees. The tree that was proposed to be lost was suffering from ash die back and its loss was therefore considered acceptable due to health of the tree.
- There were overhead powerlines on site and UK power networks had been consulted and made no comments.

#### 7.2.2 Committee Members asked questions about the presentation:

- The Principal Planner was asked about the types of hedgerow to be planted and if they would be chosen to encourage food for wildlife; the Principal Planner confirmed that there was a condition that the landscaping scheme would detail the trees and hedges to be planted which would be reviewed by the Council's biodiversity team.
- the Principal Planner confirmed that UK Power Network and Anglian Water had been consulted but no response had been received.
- Cllr Paul Neale thanked officers and the applicant for saving the additional veteran trees on the site.

#### 7.3 The Committee heard from Alan Everard of Tarmac, the applicant:

- Mr Everard was pleased that the application was recommended for approval and that no objections had been received from local residents or the parish council.
- Since the quarry opened in 2014, Tarmac had endeavoured to play a full part in the local community, engage and provide support. There was a quarry liaison group which met quarterly chaired by Cllr Fran Whymark with representatives from local councils and residents. This asset allowed the community and quarry to maintain steady communication and address concerns, ensuring that Tarmac could contribute to the community and take part in community events.
- The application was prepared during the Covid-19 pandemic and Tarmac made opportunities for people to understand the proposals by setting up a virtual exhibition, allowing people to ask questions and provide feedback.
- Tarmac had liaised with council officers to resolve issues which arose, for example moving the working boundaries to retain more veteran trees.
- The proposed restoration scheme was considered an improvement on the previously approved scheme, protecting the agricultural value of the site and providing a biodiverse site.
- Approval of the application would provide security of valuable construction materials for Norfolk, securing 17 years of supply of such materials and employment for those employed directly and indirectly by the quarry.

#### 7.4 The Committee moved on to debate the application:

- A Committee Member referred to Paragraph 3.62 on page 27 of the report, discussing that nothing had been proposed for the application to secure "at least 10% of a site's energy requirements from renewable energy created on site from micro-renewables (such as PV panels)". The Principal Planner responded that this was not grounds to withhold planning permission. Mr Everard added that electrification was part of Tarmac's sustainability policy including using suppliers with renewable contracts. It was not possible to can't generate enough energy

required to operate a quarry with renewable energy at that time.

- Cllr Paul Neale proposed that a condition for the applicant to meet adopted NMWDF policy CS13 be included in the planning permission. There was no seconder, so this proposal was not taken forward.

7.5 With 9 votes for and 1 vote against, the Committee **RESOLVED** that the Executive Director of Community and Environmental Services be authorised to:

- I. Grant planning permission subject to the conditions outlined in section 11.
- II. Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
- III. Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.

The Committee took a break from 12:38 until 12:45. Cllr Storey left the meeting.

## **8 FUL/2020/0044 - Land at Mill Drove, Mill Drove, Blackborough End, PE32 1SW**

8.1 The Committee received the report setting out the application for a change of use of a former quarry to an inert waste recycling facility with associated access and ancillary infrastructure including a workshop, hardstanding, car parking, storage areas, office, and weighbridge, within the area of a restored former mineral extraction site at Mill Drove, Blackborough End.

8.2 The Consultant Planner gave a presentation to the Committee

- The site was a former quarry where production had ceased in 2006 following which the site had been restored.
- The proposal was for recycling of inert waste from construction, demolition and excavation.
- It was proposed to create a new access ramp onto the site, and part of this construction had already been started by the applicant.
- An estimated 160-170 thousand tonnes of material were proposed to be processed per year on site
- A site of special scientific interest joined the south end of the site
- Key issues were that the site was policy compliant in overall terms however not readily accessible from the main road network; objection had been raised by the highway authority as the site was located 1.5 miles from East Winch and reached on substandard roads for HGV use. This proposal was for a built waste management facility and there was therefore no reason why it must be located on this site.
- comments had been received from the district council and Environmental Health Officer querying the noise assessment submitted with the application and adequacy of information provided in it.
- Ninety-four objections had been received from local residents and from the parish council.

The Committee moved on to debate about the application:

- Committee Members queried whether any action would be taken about the work by the applicant to start building the ramp. The Head of Planning confirmed that if the application was refused, officers would review whether any action would be taken with regard to this.

The Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services be authorised to:

- I. Refuse planning permission for the reasons set out in section 11.

The meeting ended at 13.01

### Chairman



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## **Planning (Regulatory) Committee**

**Item No: 5**

**Decision making report title: FUL/2021/0018 Old Catton C of E Junior School, Church Street, Old Catton, Norwich, Norfolk NR6 7DS**

**Date of meeting: 24 September 2021**

**Responsible Cabinet Member: N/A**

**Responsible Director: Tom McCabe, Executive Director of Community and Environmental Services**

**Is this a key decision? No**

**Proposal & Applicant: Retention of Replacement Windows, Director of Children's Services**

### **Executive Summary**

The application at Old Catton C of E Junior School is retrospective in nature being completed on 22<sup>nd</sup> February 2021 and relates to the replacement of the original Victorian timber windows on the 1874 Victorian School Building with uPVC alternatives to all elevations.

The application is being reported to the Planning (Regulatory) Committee in accordance with the Council's Constitution as it has passed the threshold of three objections to allow the decision to be made under delegated powers.

There were three objections received from the general public and one objection was received from the Parish Council.

It is considered that the proposal would be partially in accordance with Policy 1 and Policy 2 of the Joint Core Strategy DPD (2011) updated 2014 and Policy EN2 of the Broadland District Council Development Management DPD (2015). The proposal is also partially compliant with Policy GC4 of the Broadland District Council Development Management DPD (2015) and is not in accordance with the Old Catton Conservation Area Character Statement (2008), which states that the use of uPVC windows is inappropriate where wide frames replace the traditional wood windows with refined mouldings. However, it is not considered a departure from the development plan and there are significant material considerations that outweigh the

harm to the setting of the conservation area and to a non-designated heritage asset of Old Catton C of E Junior School.

## **Recommendations**

That the Executive Director of Community and Environmental Services be authorised to:

- I. Grant planning permission subject to the conditions outlined in section 11.**
- II. Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.**
- III. Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.**

## **1. Background**

- 1.1. The application is retrospective in nature and the development has not been reported to this committee previously. The site lies solely within the parish of Old Catton and falls within the northern edge of its Conservation Area.

The history of the application originates from verbal advice provided to the applicant by the District Council in relation to the proposal and the Town and Country Planning General Permitted Development (Order) 2015 as amended. This related to the replacement of existing timber windows under the aforementioned order to which the applicant was originally informed that planning permission was not required. The District Council have subsequently advised the applicant that permission should be sought as the works did not comply with the GPDO (2015) as amended. This was stated by the applicant to be in relation to the use of materials that were not consistent with the existing within a conservation area as required by the GPDO (2015) as amended.

## **2. Proposals**

### **2.1. SITE**

- 2.2 The application site is situated in Old Catton, north east of Norwich City Centre. The school site is situated to the northern fringe of the Old Catton Conservation Area. The school is accessed off Church Street which lies to the south of the school site. There is a separate flat roofed extension to the main school site to the east with a pitched roof edition stretching further east. The site is bounded to the north by Old Catton Recreation Ground and modern residential properties immediately west

of the site and the access to the Recreation Ground immediately east of the site. Across Church Street to the south are residential dwellings and the grounds of Catton Hall (Grade II\*) beyond Park Close. There are 11 listed properties within 200m of the centre of the non-designated heritage asset of Old Catton C of E School which the application relates.

## 2.3 **RELEVANT CONSTRAINTS**

2.4 Gates and Gate piers to Holiday House (Grade II) listed building is located roughly 33m south east of the application site.

Holiday House (Grade II) listed building is located roughly 25m south-east of the application site.

Including Garden Railings to South (Grade II) listed building is located roughly 53m west of the application site.

Hall Farm Barn, Outbuilding and Coach House (Grade II) listed building is located roughly 60m south west of the application site.

Village Hall and Hall Farm House Forecourt is located roughly 62m south west of the application site.

The application site is located within Norwich Airport Safeguarding Zone.

Catton Hall Historic Parks and Gardens (Grade II\*) is located roughly 10m south of the application site.

The application site is situated within Norwich, Anglian Flood Risk Area for surface water and in an area at Medium Risk of Surface Water Flooding.

Broadland Ramsar is located 4.8km north of the application site to its nearest point.

The Broads SAC is located roughly 4.8km north of the application site.

The River Wensum SAC is located roughly 3.6km west of the application site.

Broadland SPA is located roughly 4.8km north of the application site.

The application site is situated within Catton Conservation Area.

## 2.5 **PROPOSAL**

2.6 The proposal relates to a retrospective application for the retention of uPVC windows that have been installed on the original Victorian building on all elevations associated with Old Catton Junior School to



the south west of the wider school site that replace existing original timber windows with period mouldings.

### **3. Impact of the Proposal**

#### **3.1. DEVELOPMENT PLAN POLICIES**

The following policies of the Joint Core Strategy for Broadland Norwich and South Norfolk (adopted 2014) (JCS), Broadland District Council Development Management DPD (2015), Old Catton Conservation Area Character Statement (2008) and the Adopted Neighbourhood Plan for Old Catton Parish provide the development plan framework for this planning application. The following policies are of relevance to this application:

##### Joint Core Strategy DPD (2011) amended 2014

Policy 1: Addressing climate change and protecting environmental assets

Policy 2: Promoting good design

Policy 3: Energy and water

Policy 7: Supporting communities

Policy 12: The remainder of the Norwich urban area, including fringe parishes

##### Broadland District Council Development Management DPD (2015)

Policy GC1: Presumption in favour of sustainable development

Policy GC4: Design

Policy EN2: Landscape

Policy CSU5: Surface water drainage

##### Old Catton Neighbourhood Plan (2016)

Policy 7: Design & Housing

#### **3.2 OTHER MATERIAL CONSIDERATIONS**

The Revised National Planning Policy Framework (NPPF) was published in July 2021 and sets out the Government's planning policies for England and how these should be applied. Whilst not part of the development plan, policies within the NPPF are also a further material consideration capable of carrying significant weight. The NPPF places a presumption in favour of sustainable development. Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 3.3 Paragraph 48 of the NPPF states, in summary, that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the NPPF.
- 3.4 Emerging Greater Norwich Local Plan  
On 30 July 2021 the Emerging Greater Norwich Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government for independent examination by the Planning Inspectorate. Therefore, limited weight can be given to the document because the policies have yet to be examined and there is the potential for modifications to be made to the plan following examination.
- Policy 1 – The Sustainable Growth Strategy  
Policy 3 – Environmental Protection and Enhancement
- 3.5 Old Catton Conservation Area Character Statement (2008)
- 3.6 Broadland District Council Landscape Character Assessment SPD (2013)
- 3.7 MHCLG Planning for schools development: Policy statement
- 3.8 National Planning Policy Framework (2021)  
2. Achieving sustainable development  
8. Promoting healthy and safe communities  
12. Achieving well-designed places  
14. Meeting the challenge of climate change, flooding and coastal change  
16. Conserving and enhancing the historic environment
- 3.9 MHCLG National Design Guide (2019)  
C2 – Value heritage, local history and culture  
I1 – Respond to existing local character and identity
- 3.10 Furthermore, because this is a planning application for the County Council's own development, whilst not itself a planning policy, Norfolk County Council's Environmental Policy adopted in November 2019 is also material to the decision.
- 3.11 **CONSULTATIONS**  
BROADLAND DISTRICT COUNCIL – *No objection. Some benefit to insulation and the building is not listed but in a conservation area.*

BROADLAND SENIOR HERITAGE & DESIGN ADVISOR – *Made comments in relation to the quality of the non-designated heritage asset and the reasons for its designation by Broadland including specific features and relevant local listing guidance to consider.*

COUNTY COUNCIL'S HISTORIC ENVIRONMENT OFFICER - *Proposal will not have any significant impact on the historic environment and no recommendations of archaeology works.*

HISTORIC ENGLAND – *Historic England do not need to be notified of the works.*

OLD CATTON PARISH COUNCIL – *No objection subsequently changed to an objection. Make observations of the impact of the uPVC replacement being thicker, flatter, outward opening and unbalanced.*

LOCAL MEMBER (OLD CATTON) (CLLR KAREN VINCENT) – *No comment received.*

### 3.12

#### **REPRESENTATIONS**

The application was advertised by means of neighbour notification letters, site notices, and an advertisement in the Eastern Daily Press newspaper. Five letters of correspondence were received from the public with three of these explicitly objecting to the planning application and a further two letters of objection from one individual. The grounds of objection and concerns raised are summarised as follows:

- **The location of the school within a conservation area and the impact the uPVC windows will have on the setting.**
- **The impact that allowing the school to use uPVC windows in the conservation area will have on local residents who have been advised they cannot install uPVC windows in the conservation area.**
- **The importance of Church Street within the Old Catton Conservation Area**
- **Impact of uPVC windows on the school building which is a non-designated heritage asset.**
- **Lack of justification as to why the uPVC windows are acceptable on a non-designated heritage asset in a conservation area within submitted documentation and any public benefit provided.**
- **Deliberate harm/damage to a heritage asset.**
- **The importance that the school building is given in the Old Catton Conservation Area Appraisal (2008) stating it is 'remarkably unaltered.'**

- **Lack of a condition report for the original timber windows needing to be removed.**
- **How the school were advised that it was acceptable to replace the original windows with uPVC.**

3.13

### **APPRAISAL**

The key issues for consideration are:

- A. Principle of Development & Need
- B. Landscape & Visual Impact / Design
- C. Amenity
- D. Ecology
- E. Impact of Heritage Assets
- F. Transport
- G. Sustainability
- H. Flood Risk
- I. Surface water

3.14

### **A - PRINCIPLE OF DEVELOPMENT**

A basic principle when assessing planning applications is outlined in Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004 which states:

*“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”.*

3.15

The principle of the retrospective replacement of original timber windows with uPVC windows on a non-designated heritage asset (Old Catton C of E Junior School) must be considered through balanced judgement, taking regard of the scale of harm or loss to the non-designated heritage asset and its significance locally. Considered in light of the Chief Planner’s Letter of 31 August 2015 the fact that the development is retrospective is now considered a material consideration.

3.16

The site is long established for educational use being originally built in 1874 and extended on numerous occasions since with other buildings situated on the school site with limited architectural merit.

3.17

The need for the retrospective application is noted by the applicant to be down to the poor repair of the original Victorian timber windows noting in their Planning Statement (April 2021, v1) that the original timber windows were rotten and were painted closed so no ventilation could be provided. Whilst no condition report was submitted with the application, unfortunately the windows have already been removed and thus the application must be considered on this basis with the

information available taking account of any material considerations that are relevant.

- 3.18 With the Old Catton Conservation Area Character Assessment (2008) (OCCACA) being a material consideration in this application and noting the school as being 'remarkably unaltered' and the emphasis on inappropriate replacement windows in uPVC with wide frames replacing traditional mouldings, it is not considered that the application is in accordance with this document. It is also not considered that the proposal is fully in accordance with Policy EN2 or GC4 of the Broadland Development Management DPD (2015) stating development will only be permitted where it does not result in any significant detrimental impact upon the character, scenic quality or visual benefit of the area and specifically notes conservation areas. However, based on the great weight that planning authorities should give to educational development outlined in paragraph 95 of the NPPF (2021) and the substantial benefits to the public that outweigh the harm to the setting of the conservation area under paragraphs 202 and 203 of the NPPF (2021) which are summarised below the proposal is considered acceptable.
- 3.19 Therefore, it is considered the proposal is not fully in accordance with policy EN2 and GC4 of the BDCDPD (2015) and contrary to the OCCACA (2008) (which is a material consideration) due to the explicit stance taken on uPVC windows being out of character in Old Catton Conservation Area. Although, there would be a significant impact on the setting of the Old Catton Conservation Area, the proposal is not considered a departure from the development plan. However, great weight is given to educational facilities in paragraph 95 of the NPPF (2021), the MHCLG Ministerial Statement on Planning for School Development and the impact that requesting NCC Children's Services and the school to remove and replace the already installed windows would have on the funds available to other educational facilities run by NCC.
- 3.20 B - LANDSCAPE & VISUAL IMPACT
- 3.21 The application for the retention of uPVC windows in place of the original period timber windows is considered to have a visual impact. With the replacement uPVC windows having a thicker profile, different opening configurations (opening outwards) and loss of timber moulding details the impact on the street scene is visible. This is because although some of the neighbouring properties that the school is seen in relation to have uPVC windows (including additional modern buildings on the school site), these were built much later than the school building and the juxtaposition of the historic and the modern is considered to be a character asset of the area. The colour of the new uPVC windows is considered acceptable as the timber windows removed were also white in appearance. However, it is noted that the school windows used to be black, but on balance the fact that the windows have been painted

white for a considerable period of time, the colour is considered acceptable.

- 3.22 However, on balance the visual impact of the modern uPVC windows on the school building is considered to be acceptable with the school being partially set back from Church Street allowing the thicker profiles and frame details of the uPVC windows to be softened on the street scene to become less intrusive. With the adjacent modern addition to the school site, the use of uPVC is not considered to be out of character for the wider school site with the further school building to the west holding little architectural merit and itself is impacting the street scene adjacent to the Victorian school building and surrounding listed buildings. Therefore, it is considered a negligible increased impact is felt on the street scene from the addition of uPVC windows on the Victorian school building but that it is not out of character for the area as seen from site visits carried out to the school and surrounding neighbourhood.
- 3.23 In relation to policy 1 of the JCS (2011) it encourages high quality maintenance and repair of the built environment and heritage assets. On balance although the windows are not of the same material as the original the provision of doubled glazed units will help in the continued use of a historic building as a school to meet modern standards in relation to energy consumption and ventilation and the OCCACA (2008) notes that this can be a challenge when maintaining heritage buildings.
- 2.24 Therefore, the proposal is not considered fully in accordance with policies 1 and 2 of the JCS (2011) updated 2014, GC4 and EN2 of the BDMDPD (2015), policy 7 of the OCNP (2016) and the emerging policy 3 of the GNLP.
- 3.25 C – AMENITY
- 3.26 It is not considered that the proposal will result in any impact on local amenity for residents as the works have already been carried out and any impact from construction has already occurred. The amenity concerns considered here relation to noise, light, traffic and overlooking. The visual impact has been considered in the section on Landscape and Design.
- 3.27 Therefore, the policies in relation to amenity have not been considered.
- 3.28 D – ECOLOGY
- 3.29 Given the nature of the proposal it is not considered to have an impact on ecology.
- 3.30 Therefore, policies in relation to ecology have not been considered.

3.31 Appropriate Assessment

3.32 The site is situated within 3.6 kilometres of The River Wensum and 4.8 kilometres of The Broads Special Area of Conservation (SAC), and also 4.8 kilometres from the Broadland Special Protection Area (SPA) and RAMSAR. The application has been assessed in accordance with Regulation 63 of The Conservation of Habitats and Species Regulations 2017 and based on the information submitted to the County Planning Authority (CPA), it is considered that, due to both the nature of the development and the distance from the European Sites, the proposal would not have a significant impact on these or any other protected habitat. Accordingly, no Appropriate Assessment of the development is required.

3.33 E – IMPACT ON HERITAGE ASSETS

3.34 The development for the retention of uPVC windows on a non-designated heritage asset of Old Catton C of E Junior School must take regard of the impact the proposal has on the preservation or enhancement of the setting of the Old Catton Conservation Area. Where the proposal is considered to cause substantial harm to the heritage asset, the substantial public benefits that may outweigh any potential harm or loss of both a non-designated heritage asset and of the setting of a conservation area need to be considered.

3.35 The starting point for the assessment of this proposal is the Planning (Listed Buildings and Conservation Areas) Act 1990 and specifically section 72 in regard to the general duty as respects conservation areas in exercise of planning functions. The proposal sees the loss of original period details on a non-designated heritage asset regarding the original timber windows of Old Catton C of E Junior School and in turn will impact on the setting of Old Catton Conservation Area and Church Street.

3.36 The replacement uPVC windows do not retain the original timber mouldings to the window frames, the window frame thicknesses are considerably greater and the window openings differ from the original in that the windows are now outward opening increasing the appearance of the frame thickness to the external elevation. However, it should be noted that the original timber windows no longer opened which had a detrimental impact on ventilation for the school which in the current climate with Covid measures should be given great weight in the planning balance.

3.37 However, there are surrounding properties which form part of Old Catton Conservation Area that utilise uPVC windows and these properties can be seen in relation to Old Catton C of E Junior School

along with other modern properties and the adjacent school building that also utilises uPVC windows to the elevation on Church Street.

- 3.38 The Old Catton Conservation Area Character Appraisal (2008) notes that the school is 'remarkably unaltered' and the document lists it as a non-designated heritage asset for the area. The document also explicitly states that uPVC window replacements are not appropriate and can have a threat on the setting of the conservation area due to mouldings not being reproduced and the visual harmony of the street scene. It is therefore considered that the proposal is not in compliance with the Conservation Area Appraisal. However, great weight is given in the planning balance to policy GC4 – Design of the BDCDPD (2015) which the proposal is partially in accordance with in regards to minimising resource and energy consumption with the uPVC windows helping to reduce the schools energy use through improved insulating properties of the windows and increased cooling and ventilation capabilities in the summer. It is not considered that policy EN2 – Landscape of the BDCDPD (2015) is complied with. However, in the planning balance it is not considered that it is appropriate to ask the school to remove and replace windows that meet some of the historic qualities of the originals, most notably in the colour and arrangement of the transoms.
- 3.39 Overall, it is considered that the proposed retention of the replacement uPVC windows is at the lower end of substantial harm taking account of the setting of the school building within the conservation area with the existing modern extension of the school to the west utilising uPVC windows as well as some surrounding residential properties that also lie within the conservation area. The significant public benefits that outweigh this are considered to be the provision of openable windows to the school that can help in providing ventilation in warmer weather and during the Covid pandemic, helping to provide high quality educational provisions for the local community and the increase in the energy efficiency of the windows providing a reduction in the impact of the school on non-renewable resource consumption benefiting the wider community.
- 3.40 Norfolk County Council Historic Environment Team were consulted on the proposal and raised no objection nor did Broadland District Council in their consultation response. The Conservation Officer at Broadland District Council was contacted separately to clarify the importance of the heritage asset and its qualities and raised comments in relation to the original timber windows and overall quality of the non-designated heritage asset. However, it was also noted that only the best examples of schools from after the 1870 Education Act are selected for statutory listing, but this should not underplay the quality of Old Catton C of E Junior School.



- 3.41 The Emerging Greater Norwich Plan notes in paragraph 207 and Policy 3 – Environmental Protection and Enhancement that in certain cases harm cannot be avoided, but that this must be justified with the benefits outweighing the harm and that retaining the continued use of heritage assets is important and that a level of importance must be given to the heritage asset in its assessment. In this case the status of the school being a non-designated heritage asset and situated on the fringe of the Conservation Area, albeit opposite Catton Park (Grade II\*), does not give weight in the planning balance to require timber windows of a period style in relation to the setting of the wider school sites modern additions, which has little architectural merit in the opinion of the County Planning Authority.
- 3.42 This is particularly the case as the development is associated with an educational building in relation to paragraph 95(a) of the NPPF (2021) and MHCLG Ministerial Statement on planning for school development where great weight should be given to alterations to educational institutions. It should also be noted that the new uPVC windows now provide the school with the ability to open the windows (which with the original timber windows was not the case as over the years they had been painted shut) which is of benefit to the wellbeing of the students and teachers in inclement weather and also in the current global pandemic.
- 3.43 The building has lost period details over time and the window appearance has considerably changed since 1900 with a dramatic change in colour (from black to white) and therefore the fact that the windows remain largely in the same configuration as the originals (albeit with revised opening configurations and thicker profiles) the overall appearance of the building has not been lost with the window design remaining largely intact in its arrangement.
- 3.44 Therefore, the proposal is not complaint with the OCCACA (2008) which is a material consideration for this application and is not considered to be fully compliant with policies 1 and 2 of the JCS (2011) updated 2014, GC4 and EN2 of the BDMDPD (2015), policy 7 of the OCNP (2016) and emerging policy 3 of the GNLP. It is considered compliant with the objectives of section 16 of the NPPF (2021). This is due to the material considerations above outweighing the impact of the lower end of substantial harm caused by the installation of the uPVC windows on a non-designated heritage asset and setting of the conservation area.
- 3.45 F – TRANSPORT
- 3.46 Given the nature of the proposal the construction works have already been completed. In addition, the proposal does not seek to increase

staff or pupil numbers, therefore, the application has not been considered in relation to transport policies.

3.47 G – SUSTAINABILITY

3.48 The application will see a marginal benefit in relation to environmental sustainability for the school in relation to the use of the uPVC double glazed units and the increase in ventilation from the openable windows which had previously been painted shut on the original timber windows and the energy efficiency and resource reduction benefits associated with double glazed units.

3.49 The minor reduction in the energy required to heat the building during the winter provided by the double-glazed units will help in reducing the running costs of the school over the long term compared to the original single glazed timber windows.

3.50 The Environment Policy (2019) outlines the need to maximise resource efficiency and if the now installed uPVC windows were to be removed there would be a waste of resources compared to the development as it stands completed because these windows would no longer be required, and new replacement windows would need to be produced.

3.51 The Environment Policy (2019) also states initiatives to reduce pollution which the reduction in energy required to heat the school in the colder months will help in a small way to achieving through County Council owned properties.

3.52 Therefore, the proposal is considered compliant with policy 3 of the JCS (2011), GC1 of the BDCDPD (2015) and the objectives of section 2 of the NPPF (2021).

3.53 H – FLOOD RISK

3.54 The proposed development lies on a site in flood zone 1 for fluvial flooding meaning it is at a low risk from flood from Rivers. However, given the nature of the proposal did not relate to works that would increase the likelihood of fluvial flooding the policies on flood risk have not been considered in relation to this proposal.

3.55 I – SURFACE WATER

3.56 The application site is situated in Norwich, Anglian Flood Risk Area for surface water and in an area at Medium Risk of Surface Water Flooding. However, given the nature of the proposal did not relate to the installation of any surface water drainage goods or increases in hard standing the policies on surface water have not been considered in relation to the proposal.

3.57 **ENVIRONMENTAL IMPACT ASSESSMENT**

3.58 The application was screened on receipt and re-screened at the determination stage and it is not considered that the development would have significant impacts on the environment. No Environmental Impact Assessment is therefore required.

3.59 **RESPONSES TO REPRESENTATIONS RECEIVED**

The application was advertised by means of neighbour notification letters, site notices, and an advertisement in the Eastern Daily Press newspaper in accordance with statutory requirements.

3.60 The issues raised relating to objections from the general public have been addressed above and summarised in section 3.12 Representations. However, further comments related to the application have been addressed below where considered appropriate.

3.61 It is noted that the windows of the school circa 1900 were black in appearance, but at the time the OCCACA was produced in 2008 they were white and therefore the school choosing to replace the windows in white is considered appropriate and demonstrates how non-designated heritage assets change over time. The school has already lost detailing to the roof ridge's that were previously adorned with decorative ridge tiles in 1900, but the general roof material has remained the same.

3.62 **INTENTIONAL UNAUTHORISED DEVELOPMENT**

3.63 Following the Chief Planner's letter of 31 August 2015 to planning authorities, intentional unauthorised development is now a material consideration in the determination of all planning applications received after 31 August 2015. This is therefore capable of being a material consideration in the determination of this application.

3.64 In this instance it is considered that the retrospective nature of the proposal was unavoidable and was not intentional by the applicant due to initially being advised that permission was not required. However, the applicant has understood the change in stance and applied for planning permission to regularise the proposal.

3.65 It is not an offence to carry out development without the benefit of planning permission. However, whilst regrettable, in this instance it is not felt that the retrospective nature of the application would represent grounds for refusing planning permission for this development and little weight is given to this in the planning balance.

**4. Conclusion, Reasons for Decision & Planning Balance**

- 4.1 To conclude, it is considered that the retention of the replacement white uPVC windows on the non-designated heritage asset of Old Catton Junior School is not in accordance with the OCCACA (2008) and partially in accordance with policies EN2 and GC4 of the BDCDPD (2015). However, there are significant public benefits that outweigh the harm in the planning balance on the Old Catton Conservation Area.
- 4.2 Firstly, the uPVC windows that were installed have provided the local community with a Junior School that has improved the education provisions for its children with windows that are now openable to provide ventilation in hot weather and through the Covid Pandemic.
- 4.3 Secondly, the installation of uPVC windows has reduced the maintenance requirements for the school compared to the original period timber windows that needed considerable maintenance to keep them serviceable.
- 4.4 Thirdly, the uPVC windows have improved the energy usage of the school providing better thermal insulation for the colder months thus helping to reduce the energy consumption of the school and the local community.
- 4.5 Finally, if the application were to be refused the uPVC windows would potentially become surplus to requirements and would need to be disposed of before being able to reach their serviceable life and thus incurring material wastage with new replacement timber windows having to be built from further material increasing both material and energy consumption for the window replacement at the school. This would result in a loss of public money due to the project being required to be procured a second time and construction and manufacturing costs having to be paid once more. This in turn would reduce the funds available to help to improve other schools in the county using public money.
- 4.6 Therefore, in this instance it is of significant public benefit to permit the retention of the uPVC windows and grant permission with conditions.
- 4.7 The proposal contributes to the achievement of sustainable development in accordance with the NPPF on the basis of the great weight given to the development of schools and their alterations by both the MHCLG Ministerial Paper and section 95(a) of the NPPF (2021).
- 4.8 The proposed development is considered acceptable and there are no other material considerations that suggest it should not be permitted. Accordingly, full conditional planning permission is recommended.

## **5. Alternative Options**

- 5.1. Members of the Planning (Regulatory) Committee can only resolve to make a decision on the planning application before them whether this is to approve, refuse or defer the decision.

## **6. Financial Implications**

- 6.1. The development has no financial implications from the Planning Regulatory perspective.

## **7. Resource Implications**

- 7.1. **Staff:** The development has no staffing implications from the Planning Regulatory perspective.
- 7.2. **Property:** The development has no property implication from the Planning Regulatory perspective.
- 7.3. **IT:** The development has no IT implications from the Planning Regulatory perspective.

## **8. Other Implications**

### **8.1. Legal Implications**

There are no legal implications from the Planning Regulatory perspective.

### **8.2. Human Rights implications**

The requirements of the Human Rights Act 1998 must be considered. Should permission not be granted Human Rights are not likely to apply on behalf of the applicant.

The human rights of the adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right of enjoyment of property. A grant of planning permission may infringe those rights, but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity. However, in this instance it is not considered that the human rights of adjoining residents would be infringed.

The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. An approval of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

### **8.3. Equality Impact Assessment (EqIA)**

The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. None have been identified in this case.

**8.4. Data Protection Impact Assessments (DPIA)**

The determination of planning applications by the county council is covered by a generic and specific privacy statements which detail how personal data will be processed. The personal data processed as a result of this application has been in accordance with those statements.

**8.5. Health and Safety implications (where appropriate)**

There are no health and safety implications from a planning perspective.

**8.6. Sustainability implications (where appropriate)**

This has been addressed in the sustainability section of the report above.

**8.7. Any other implications**

**9. Risk Implications/Assessment**

9.1. There are no risk issues from a planning perspective.

**10. Select Committee comments**

10.1. Not applicable.

**11. Recommendations**

11.1. That the Executive Director of Community and Environmental Services be authorised to:

- I. **Grant planning permission subject to the conditions outlined below.**
- II. **Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.**
- III. **Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.**

**11.2 CONDITIONS:**

1. The development must be carried out in strict accordance with the application form, plans and documents detailed below:

- a) Location Plan; 01-21-108519 01; NPS Group; April 2021;
- b) Site Plan; 01-21-108519 02; NPS Group; April 2021;

- c) Fitted Estimate; QDT08924; Windows Plus UK Ltd; 23 July 2020;
- d) Window Replacement Locations (marked up on drawing URN121050\_01); URN121050\_01; Department for Education; 05 April 2018; received 04 May 2021.

Reason: For the avoidance of doubt and in the interests of proper planning.

#### Informative

The applicant is advised that the Old Catton C of E Junior School is a non-designated heritage asset and that all reasonable measures should be taken to ensure its preservation and enhancement. The applicant is advised to therefore seek pre-application advice prior to carrying out any future works on the building to understand the suitability of the proposal in relation to the Town & Country Planning General Permitted Development (Order) 2015 as amended and the up to date local development plan at the time of asking.

## **12. Background Papers**

- 12.1 Planning Application reference: FUL/2021/0018 available here:  
<http://eplanning.norfolk.gov.uk/PlanAppDisp.aspx?AppNo=FUL/2021/0018>
- 12.2 Broadland District Council Development Management DPD (2015)  
<https://www.southnorfolkandbroadland.gov.uk/downloads/download/70/broadland-development-management-dpd>
- 12.3 Joint Core Strategy DPD (2011) amended 2014  
<https://www.southnorfolkandbroadland.gov.uk/downloads/download/103/joint-core-strategy>
- 12.4 Old Catton Neighbourhood Plan (2016)  
<https://www.oldcattonparishcouncil.co.uk/images/Neighbourhood%20Plan/Old-CattonNeighbourhood-Plan-Adopted-Version-v5%200-FINALVERSION.pdf>
- 12.5 Emerging Greater Norwich Local Plan  
<https://www.gnlp.org.uk/>
- 12.6 Old Catton Conservation Area Character Statement (2008)  
<https://www.southnorfolkandbroadland.gov.uk/downloads/file/377/old-catton-conservation-area-appraisal#:~:text=A%20Conservation%20Area%20is%20defined,desirable%20to%20preserve%20or%20enhance%E2%80%9D.&text=The%200Old%20Catton%20Conservation%20Area,Statement%20was%20published%20in%201986.>

- 12.7 Broadland District Council Landscape Character Assessment SPD (2013)  
<https://www.southnorfolkandbroadland.gov.uk/downloads/download/105/landscape-character-assessment-supplementary-planning-document-spd>
- 12.8 MHCLG Planning for schools development: Policy statement  
<https://www.gov.uk/government/publications/planning-for-schools-development-statement>
- 12.9 National Planning Policy Framework (2021)  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- 12.10 National Design Guide (2019)  
<https://www.gov.uk/government/publications/national-design-guide>

## Officer Contact

If you have any questions about matters contained in this paper, please get in touch with:

**Officer name: Michael Zieja**

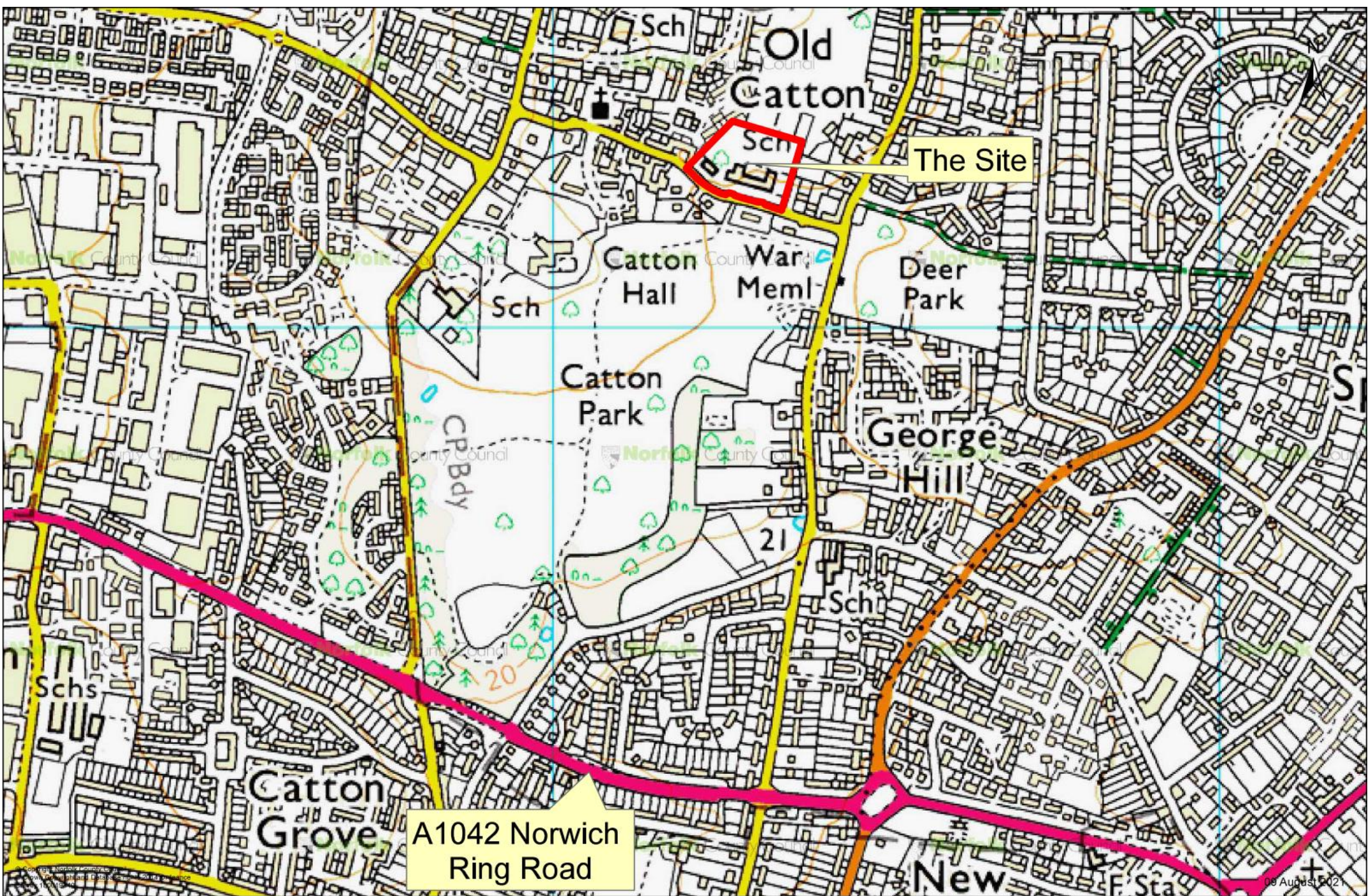
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If you need this report in large print, audio, braille, alternative format or in a different language please contact 0344 800 8020 or 0344 800 8011 (textphone) and we will do our best to help.





Old Catton Junior School  
Location Plan





Church Street

Spixworth Road

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Survey 100019340

09 August 2021