

Planning Regulatory Committee

Date: **Friday 19 September 2014**

Time: **10am**

Venue: **Edwards Room, County Hall, Norwich**

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

Membership

Mr D Collis - Chairman

Mr S Agnew

Mr S Askew

Mr M Baker

Mr B Bremner

Mr A Dearnley

Mr C Foulger

Mr A Grey – Vice-Chairman

Mr J Law

Mr B Long

Mr W Northam

Mr M Sands

Mr E Seward

Mr M Storey

Mr J Ward

Mr B Watkins

Mr A White

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.

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

on 01603 223055

or email committees@norfolk.gov.uk

Where 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 do so either at the meeting itself or beforehand in the Department of Environment, Transport and Development on the 3rd Floor, County Hall, Martineau Lane, Norwich.

A g e n d a

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

- 2 Minutes:** (Page 5)

To receive and agree the Minutes of the meeting held on 11 July 2014.

- 3 Members to Declare any Interests**

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

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

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

- 4 To receive any items of business which the Chairman decides should be considered as a matter of urgency**

Applications referred to the Committee for Determination

Reports by the Interim Director of Environment, Transport and Development.

- 5 Broadland District: C/5/2013/5013: Reepham Road, Attlebridge: Variation of conditions 1, 3 and 10 of planning permission ref. C/5/2008/5016 to extend working and restoration until 31 December 2017, amend the timing of the phased extraction, and amend the arrangements for re-spreading of topsoil and subsoil: Cemex UK Operations Ltd** (Page 10)

- | | | |
|---|---|------------------|
| 6 | Development by the County Council. Applications Referred to Committee for Determination. Great Yarmouth Borough Council: Application C/6/2014/6003: Caister-on-Sea: Use of land for processing, storage and sales of inert highway materials: Director of Environment, Transport and Development | (Page 29) |
| 7 | South Norfolk District Council. Y/7/2014/7004. Installation of solar panels on roof of existing building at Harford Park and Ride. Interim Director of Environment, Transport and Development | (Page 44) |
| 8 | South Norfolk District Council: Y/7/2014/7003. Installation of solar panels on roof of existing building at Thickthorn Park and Ride. Interim Director of Environment, Transport and Development | (Page 53) |

Chris Walton
Head of Democratic Services
County Hall
Martineau Lane
Norwich
NR1 2DH

Date Agenda Published: 11 September 2014



If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 or Textphone 0344 8008011 and we will do our best to help.

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 11 July 2014
at 10am in the Edwards Room, County Hall**

Present:

Mr S Askew	Mr B Long
Mr M Baker	Mr W Northam
Mr B Bremner	Mr M Sands
Mr D Collis (Chairman)	Mr E Seward
Mr A Dearnley	Mr M Storey
Mr N Dixon	Mr J Ward
Mr A Grey (Vice-Chairman)	Mr B Watkins
Mr J Law	Mr A White

In attendance:

Mr N Johnson	Planning Services Manager
Mr R Cox	Principal Planner
Ms A Lambert	Principal Planner
Mr J Shaw	Senior Engineer - Highways Development Management
Mr J Hanner	Engineer - Highways Development Management
Mrs F Croxen	Senior Solicitor, NPLaw
Mrs J Mortimer	Committee Officer

1 Apologies and Substitutions

Apologies for absence were received from Mr C Foulger (Mr N Dixon substituted); Mr S Agnew and Mr B Watkins.

1 Minutes from the meeting held on 6 June 2014

The minutes from the Planning (Regulatory) Committee meeting held on 6 June 2014 were agreed as a correct record by the Committee and signed by the Chairman.

3 Declarations of Interest

There were no declarations of interest.

4 Urgent Business

The Chairman asked the Planning Services Manager to update the Committee about the outcome of the Public Inquiry into the Haddiscoe application which had been refused by the Committee in January 2013 against officer advice. The Planning Services Manager

advised that the Public Inquiry had found in favour of the County Council with the appeal being dismissed. The claim for costs by the appellant had been dismissed. Norfolk County Council was responsible for its own costs.

5 Applications Referred to Committee for determination: North Norfolk District: C/1/2013/1012: East Beckham: Holt Road, East Beckham, Sheringham: Excavation, processing, bagging and sale of sand and gravel: Gresham Gravel Ltd.

- 5.1 The Committee received a report by the Interim Director of Environment, Transport and Development setting out the planning application following the resolution at the Planning (Regulatory) Committee meeting on 25 April 2014 to defer the application to allow further consideration of the highway issues.
- 5.2 During the presentation of the report, the following key points were noted:
- An email had been received from Matlaske and Barningham Parish Council reiterating their objection to the application on the grounds of road safety and water usage.
 - The Stage 1 Safety Audit had approved the visibility splays included within the scheme as they exceeded the requirements for the 50mph speed limit in force along the A148. Therefore, it was the professional view of highways officers and the safety audit team that the scheme would not impede visibility of traffic turning onto the A148.
 - The Committee was informed that it would not be reasonable to request the applicant to submit a new scheme to provide a site access via Gibbett Lane as the entrance proposed in the application had been deemed safe by the Highways Authority and the Safety Audit Team. The Committee was also advised that the width of Gibbett Lane was insufficient to accommodate HGV vehicles and that a significant number of trees would need to be removed to provide safe access.
 - The Planning Services Manager advised that Norfolk County Council could incur significant costs if the application was refused on the grounds of road safety and access if any subsequent appeal against the decision was successful.
- 5.3 In response to a question from the Committee, it was noted that there was insufficient land within the ownership of the applicant to allow for an acceptable visibility splay to be provided into the site to the south of the reservoir.
- 5.4 Mr Brian Hannah, Member for Sheringham Division addressed the Committee in objection to the application on the grounds of road safety and showed a short video to the Committee. Mr Hannah stressed that he had no objection to the site being used for the excavation of sand and gravel but felt that the access and egress at the site should be reconsidered.

The Highways Officer confirmed that the site access had been designed to a standard over and above the Design Manual for Roads and Bridges (DMRB) guidance. The

proposed right hand turn included visibility splays in excess of 215m and both the Highways Authority and the Safety Audit Team had deemed this to be a safe distance. A traffic count which had been conducted to the east of the proposed site had shown that there were approximately 5100 vehicle movements per day and it was confirmed that the assessment carried out by the Safety Audit Team had taken into account seasonal fluctuations in traffic movements.

- 5.5 Mr Mark Thompson (Smallfish), Mr Mark Allen (Create Consulting Engineers), and Mr Robert Batt (Gresham Estate) attended the meeting and gave a presentation, outlining that the minerals operation would not take place at weekends, apart from limited amounts of maintenance works.

The Committee noted that the applicant had given serious consideration to providing a site access onto Gibbett Lane, but it had not been possible to agree a mutually acceptable scheme.

- 5.6 The following points were noted in response to questions from the Committee:

- As part of the application process, the applicant would need to demonstrate that the access was suitable for the purpose, which had been done.
- The provision of a roundabout was considered feasible in principle, although it was not possible to justify a roundabout in the context of this application.
- The application had been designed with a 4.5m visibility setback and met with the DMRB guidance to allow slow moving vehicles to turn right out of the site. The Highways Officer confirmed that he was not aware of any scheme to introduce speed reduction measures on the A148 and again reiterated that the scheme in the application had been designed in accordance with the DMRB manual for trunk roads.

- 5.7 Cllr Michael Baker, Member for Holt Division which included the parish of East Beckham, addressed the Committee as the Local Member. Mr Baker said that he had met officers at the site and listened carefully to the highway officer advice and the presentation from the applicants before making up his mind. He again reiterated that his objection centred around the road safety aspect of the site entrance and that he had no objection to the extraction of sand and gravel at the site.

- 5.8 The following points were confirmed in response to questions from the Committee:

- The visibility splays would not be affected by the undulation along the A148.
- The Committee suggested that appropriate road signs could be installed to warn traffic about slow moving traffic pulling out onto the highway. Mr Thompson, on behalf of the applicant, confirmed that the applicant was prepared to fund appropriate signs and discussions would take place with the Highways Authority to agree the appropriate signage designs after the meeting. It was agreed that a scheme for highways signs

could be incorporated into a wider scheme for off site highways works.

- The Committee received a brief explanation about the Safety Audit process.

The meeting adjourned at 11.30am and reconvened at 11.40am.

- The Committee was advised that it could not ask for a condition to be included about reducing the speed limit on the A148. The Highways Officer confirmed that the speed limit could only be reduced if there was a proven need; however he agreed to discuss the issue with the Traffic Analysis team.
- The site would be open on Saturdays for maintenance purposes, but not for excavation works.
- Mr Long asked for it to be noted that he had concerns about the safety at the junction due to his first hand knowledge, although he had every confidence in officer assurance that the scheme was suitable. .

5.10 With 13 votes in favour, 1 vote against and 0 abstentions, the Committee:

5.11 **RESOLVED** that the Director of Environment, Transport and Development be authorised to:

- i) Grant planning permission subject to the conditions outlined in section 12 of the original committee report.
- ii) Discharge conditions where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
- iii) Delegate powers to officers (in consultation with the Chairman and Vice-Chairman) to deal with any non-material amendments.

6 Development by the County Council. Great Yarmouth Borough Council: Application Y/6/2013/6008: Caister-on-Sea: Erection of modular building for office/welfare purposes: Director of Environment, Transport and Development.

- 6.1 The Committee received a report by the Interim Director of Environment, Transport and Development setting out the planning application which related to the provision of a single storey modular administration building at a County Council Highways Depot at Pump Lane, Caister-on-Sea.
- 6.2 During the presentation of the report, it was noted that no objections to the application had been received and that all pedestrian movements would be managed through the site management plan.

- 6.3 Following a question from the Committee, it was confirmed that the building would be a modular building, built elsewhere and constructed at the site. The applicant had identified that no disabled access was required at present, although the Planning Services Manager said that this may be a requirement under Building Regulations. He urged the Committee to consider the application as it has been submitted.

The Committee requested that the Planning Services Manager bring the lack of disabled access to the attention of the applicant, although it would be up to the applicant if they decided to proceed without disabled access.

- 6.4 The range of opening hours between 7am to 6pm, including Sundays and Bank Holidays, were the standard opening hours for highways depots.
- 6.5 The Committee **RESOLVED** unanimously that the Director of Environment, Transport and Development be authorised to:
- i) Grant planning permission subject to the conditions outlined in section 11 of the committee report.
 - ii) Discharge conditions where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
 - iii) Delegate powers to officers (in consultation with the Chairman and Vice-Chairman) to deal with any non-material amendments to the application that may be submitted.

The meeting ended at 12.05 pm

CHAIRMAN



If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 or Textphone 0344 8008011 and we will do our best to help.

Applications Referred to Committee for Determination:

Broadland District:

**C/5/2013/5013: Reephams Road, Attlebridge,
Variation of conditions 1, 3 and 10 of planning permission
ref. C/5/2008/5016 to extend working and restoration until
31 December 2017, amend the timing of the phased
extraction, and amend the arrangements for re-spreading
of topsoil and subsoil:
Cemex UK Operations Ltd**

Report by the Interim Director of Environment, Transport and Development

Summary

Planning permission is sought to vary 3 conditions of planning permission reference C/5/2008/5016 to allow a further period of time until 31 December 2017 to complete working and restoration, amend the timing of the phased extraction, and amend the arrangements for re-spreading of topsoil and subsoil as part of the restoration arrangements.

No objections have been received from statutory or non-statutory consultees, or from any other third parties.

In accordance with the Council's Constitution, the application is being reported to the Planning (Regulatory) Committee because it was submitted with an Environmental Statement and assessed in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

The application would enable sand and gravel extraction to continue at a site that forms part of the County's existing landbank for sand and gravel. The proposal conforms with development plan policies and national guidance, and there are no material considerations that application should be refused.

Recommendation

It is recommended that the Director of Environment, Transport and Development be authorised to:

- (i) Grant planning permission subject to a Section 106 Legal Agreement in respect of the management and public access of the site post restoration, and the conditions outlined in section 12.
- (ii) To discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) 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 (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

1. The Proposal

- | | | |
|------|-------------------------------|--|
| 1.1 | Location | : Reepham Road, Attlebridge. |
| 1.2 | Type of development | : Extraction of sand and gravel. |
| 1.3 | Extraction area | : Total site area 32.3 hectares (extraction area is 17.3 hectares). |
| 1.4 | Total tonnage | : It is estimated that 545,000 tonnes remain (of an original yield of 1 million tonnes). |
| 1.5 | Annual tonnage | : 140,000 tonnes per annum. |
| 1.6 | Market served | : Circa 15 mile radius of the site. |
| 1.7 | Duration | : Four further years production with restoration by December 2017. |
| 1.8 | Plant | : 360 hydraulic excavator, wheeled loading shovel to soil strip and extract mineral. Dumper trucks to remove mineral from site (no processing of mineral to take place on site). |
| 1.9 | Hours of working | : 07.00 – 18.00 Monday – Friday.
07.00 – 13.00 Saturday. |
| 1.10 | Vehicle movements and numbers | : 76 HGV Movements (38 in and 38 out).
10 LGV movements (5 in and 5 out). |
| 1.11 | Access | : Via an existing internal haul road and junction onto Reepham Road. |
| 1.12 | Landscaping | : Existing landscaping provided by Mile Plantation and other surrounding woodland. |
| 1.13 | Restoration and after-use | : Heathland with management of the surrounding woodland. |

2. Constraints

- 2.1 The following constraints apply to the application site:
- Mileplain Plantation 'Ancient Replanted Woodland' lies adjacent to the north of the extraction area;
 - Site is approximately 1.2km to the north of the River Wensum Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI);
 - Site is within 1km of Swannington Upgate Common SSSI and 1.7 kilometres of Aldferford Common SSSI;
 - Marriott's Way footpath, bridleway, and Sustrans National Cycle Route 90 metres to the north.

3. Planning History

- 3.1 Mineral extraction has taken place in the vicinity of the site since the 1970s however the application site itself obtained planning permission in March 1996

(ref. C/5/1991/0068) as an extension to a previous sand and gravel working with extraction proposed to take place over a 5 year period with restoration at a lower level to heathland and woodland.

- 3.2 Subsequent permissions were granted in December 2003 (ref. C/5/2003/5005) for the variation of the time limit for a further 5 years, and in December 2008 (ref. C/5/2008/5016) again for a further period of five years and with a revision of the phasing details.
- 3.3 The site has now been mothballed for several years with no extraction having taken place since circa June/July 2009 due to what has been cited as a downturn in the regional market.
- 3.4 The application was originally lodged in June 2013 however on receipt of the application the CPA adopted a Screening Opinion that Environmental Impact Assessment is required for the remaining development. This has subsequently been undertaken, and an Environmental Statement submitted with application documentation.

4. Planning Policy

Norfolk Minerals and Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2016 (2011)	:	CS1	Minerals extraction
		CS2	General locations for mineral extraction and associated facilities
		CS13	Climate change and renewable energy generation
		CS14	Environmental protection
		CS15	Transport
		DM1	Nature conservation
		DM3	Groundwater and surface water
		DM4	Flood risk
		DM8	Design, local landscape and townscape character
		DM9	Archaeological sites
		DM10	Transport
		DM11	Sustainable construction and operations
			Amenity
		DM12	Air quality
		DM13	Progressive working, restoration and
		DM14	after-use
Joint Core Strategy for Broadland, Norwich and South Norfolk (2014)	:	DM15	Cumulative impacts
		DM16	Soils
Broadland District Local Plan (Replacement) 2006 (saved policies)	:	1	Addressing climate change, and protecting environmental assets
		GS3	General considerations relating to new development
		ENV3	Landscaping of Development
		ENV4	Protection of habitats and species
		ENV5	Management of natural features and provision of compensating features for

	ENV7	those lost through development. Areas of local nature conservation importance, County wildlife sites, ancient woodlands and regionally important geological/geomorphical sites.
The National Planning Policy Framework (2012)	: 6 11 13	Building a strong, competitive economy Conserving and enhancing the natural environment Facilitating the sustainable use of minerals
National Planning Practice Guidance Notes (2014)	:	Minerals

5. Consultations

- | | | | |
|------|--|---|--|
| 5.1 | Broadland District Council | : | No objections or comments to make. |
| 5.2 | Attlebridge Parish Council | : | No response received. |
| 5.3 | Taverham Parish Council
Parish Council | : | No objection. |
| 5.4 | Felthorpe Parish Council | : | No response received. |
| 5.5 | Environmental Health Officer (Broadland) | : | No objections raised concerning any possible nuisance for the proposal. |
| 5.6 | Swannington with Alderford & Little Witchingham Parish Council | : | No response received. |
| 5.7 | Norfolk Historic Environment Service | : | The proposal does not have any implications for the historic environment and we would not make any recommendations for archaeological work. |
| 5.8 | Environment Agency | : | No objection subject to compliance with the site's Environmental Permit. |
| 5.9 | Natural England | : | No objection to the proposed variation of conditions and is supportive of the changes to condition 10 as this should make the restoration to healthland more effective as the topsoil will be placed at the surface. |
| 5.10 | Highway Authority (NCC) | : | No objection on the basis all existing highway conditions remain. |
| 5.12 | National Planning Casework Unit | : | No response received. |

- 5.13 National Grid : No response received.
- 5.14 Norwich International Airport : No safeguarding objection. Initially queried references to pools of water within the application site with regards to the restoration and aftercare arrangements. Was satisfied with the applicant's response after clarification was provided.
- 5.15 Local residents : No representations received.
- 5.16 County Councillor (James Joyce) : No response received.

6. Assessment

Proposal

- 6.1 The application is to vary conditions 1, 3 and 10 of planning permission reference C/5/2013/5013 under section 73 of the Town and Country Planning Act 1990 to allow a further period of time until 31 December 2017 to complete working and restoration, amend the timing of the phased extraction, and amend the arrangements for re-spreading of topsoil and subsoil as part of the restoration arrangements.
- 6.2 Permission was initially granted in 1996 for the extraction of sand and gravel over a period of 5 years with restoration due by March 2001. Since then there has been two further section 73 planning applications prolonging operations for a further period of time with the latter of these requiring restoration of the site by 31 December 2013.
- 6.3 The application site has been mothballed for a number of years with no extraction currently taking place. The applicant has cited reduced sales with the economic downturn having had an impact on the regional market resulting in the applicant's reluctance to recommence extraction yet. Consequently significant reserves of some 545,000 tonnes remain in situ to be worked.
- 6.4 Accordingly the applicant has applied to vary condition 1 of the previous consent to enable working of the remainder of the reserve and final restoration of the site to heathland to be achieved by 31 December 2017.
- 6.5 Condition number 3 of the previous permission related to the phasing arrangements for extraction and restoration. The original proposals split the quarry into five phases with these worked and restored in a clockwise direction. Given the revised timescale proposed, the applicant has proposed an updated schedule of phasing and restoration for the remaining four phases to ensure the site is worked and restored progressively (the first phase was worked before the site was mothballed).
- 6.6 Condition 10 relates to the restoration and aftercare of the site. The objectives of the previously approved restoration scheme are to establish and manage heathland and deciduous woodland habitats, comprising native vegetation for the benefit of nature conservation and forestry.

- 6.7 Condition 10 currently stipulates that an even layer of retained topsoil shall be re-spread on the final level of excavation to an even depth of at least 300mm. However in order to achieve the proposed heathland restoration, the applicant seeks to amend this to enable the retained subsoil (and topsoil below) to be re-spread on the final excavation to an even depth of 300-400mm which would be more conducive to achieving heathland restoration.
- 6.8 The proposal only relates to the extraction of the mineral. No processing of mineral is permitted to take place on site and this current application does not propose to change this arrangement. Because of the proposed restoration to heathland at a lower level, the scheme does not include any proposals to import waste as part of the restoration proposals.

Site

- 6.9 The application site is located 1 kilometre to the east of Attlebridge village some 10 kilometres to the north east of Norwich. The site is accessed via a haul road from Reepham Road which lies 110 metres to the north of the site. The A1067 (Fakenham Road) runs 1 kilometre to the south of the site. The nearest residential properties are Felthorpe Manor which is some 90 metres north, and 'Kirkwood' approximately 120 metres north west of the permitted extraction area beyond woodland planting and Felthorpe Road (which branches off from Reepham Road). Also to the north, between the site and Reepham Road, is the Marriott's Way footpath, bridleway, and Sustrans National Cycle Route which is some 90 metres away.
- 6.10 The site itself comprises 32.3 hectares of what was originally all woodland. The quarry is split into five phases which it was proposed would be worked in a clockwise direction. Extraction has only taken place in phase 1 which has also been partly restored. Phase 2 has also been clear felled ahead of mineral extraction. Immediately to the north of the site and occupying 22.17 hectares is the Mile Plantation which is designated as 'Ancient Replanted Woodland'.

Principle of development

- 6.11 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".*
- 6.12 In terms of the development plan, the County Planning Authority considers the relevant documents in relation to this application are the Norfolk Minerals and Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2016 (the "NMWDF Core Strategy"), The Joint Core Strategy for Broadland, Norwich and South Norfolk (2014). Whilst not part of the development plan, policies within the National Planning Policy Framework are also a further material consideration of significant weight.
- 6.13 The principle of mineral extraction at the site was deemed acceptable when permission was originally granted for the working in 1996. Nevertheless, policy and circumstances have changed so it is necessary to undertake a re-

assessment and ensure that the principle of allowing this to continue for a further period of time is acceptable and complies with policy.

- 6.14 NMWDF Core Strategy policy CS1 states that the landbank for sand and gravel will be maintained at between 7 and 10 years' supply. NMWDF Policy CS2 explains that although sand and gravel resources are located widely throughout the county, 'there will be a clear preference for sites which are close and/or particularly well related via appropriate transport infrastructure, to the Norwich Policy Area...'. As of September 2014, the landbank for sand and gravel stands at 9.28 years. This takes into account the reserves permitted previously under the original permission, reference C/5/1991/0068, and the subsequent variations and is based on the applicant's figures for what they estimate the remaining mineral reserve to be. Whilst the proposal would not extend the site in terms of area, it would extend the site in terms of duration and the amount of material extracted and enable the landbank to be maintained at this level. Conversely, refusing this application would lead to the loss of a proportion of the landbank. It is therefore considered that both policies CS1 and CS2 support the development in principle.
- 6.15 Para.144 of the NPPF underlines that planning authorities should give great weight to the benefits of mineral extraction, including to the economy.
- 6.16 Whilst the extension of this permission is clearly supported in principle, it is also important to ensure the proposal accords with other development plan policies in terms of the impacts and characteristics of the quarry.

Amenity

- 6.17 The protection of amenity for people living in close proximity of mineral workings is a key consideration and NMWDF policy DM12 which states that development will only be permitted where "...unacceptable impact to local amenity will not arise from the operation of the facility." This echoes the ethos of policy NMWDF CS13 which also seeks to avoid unacceptable impacts on amenity. This Government's Planning Practice Guidance for Minerals outlines a number of different environmental impacts associated with mineral working including those that relate to amenity. It states that 'mineral operators should look to agree a programme of work with the MPA which takes into account as far as practicable the potential impacts on the local community...and proximity to occupied properties'.
- 6.18 The original and subsequent planning permissions that have since been granted have been subject to comprehensive schedule of conditions including a number to control impact on amenity including working hours and removal of permitted development rights.
- 6.19 Whilst the nearest residential properties to the north are in relatively close proximity to the red line application boundary, they are some 90-120 metres from the extent of the previously permitted extraction area. Within this buffer, the 'Mileplain Plantation', a heavily wooded area affords the working a significant level of screening in terms of visual amenity as well as providing a degree of attenuation from dust and noise that would be generated by the continuation of the working. Whilst the site was mothballed in the summer of

2009 the County Council did not receive any complaints up to this date.

- 6.20 Both a noise report and air quality report were submitted as part of the Environmental Statement submitted. The noise report stated that noise surveys taken in the vicinity of the site and concluded that the site can 'continue to be worked while keeping noise emissions to environmentally acceptable limits'. With regards to air quality, this element of the Environmental Statement made reference to the aforementioned extensive tree screening which acts as a windbreak and therefore the site has a very low potential for dust emission dispersal. It concluded that the site has not recorded any significant dust problems to date and that the continuation of sand and gravel extraction should not have an adverse impact on surrounding receptors. A dust mitigation scheme was also lodged as part of the application documentation which will be conditioned in the event that planning permission is granted.
- 6.21 Broadland District Council's EHO had no comments to raise concerning any possible nuisance, and subject to the above mentioned conditions, it is considered that the proposal complies with both NMWDF Policies CS14 and DM12 which both seek to ensure there are no unacceptable adverse amenity impacts created.
- Landscape / Design etc**
- 6.22 NMWDF Policies CS14: *Environmental Protection* and DM8: *Design, local landscape and townscape character* both seek to only permit development that does not have unacceptable impacts on the character and quality of the landscape.
- 6.23 The application site is situated within an area of woodland called the Mileplain Plantation which consists of a mixture of coniferous and broadleaved tree species. Some 22 hectares of this plantation adjacent to the north of the application site is classified by Defra as 'Ancient Replanted Woodland'. The majority of the application site is also wooded too with silver birch, the predominant species interspersed with sweet chestnut oak and ash. The first two phases are located in unwooded land (phase 1 has already been worked for mineral and phase 2 has been cleared ahead of extraction) which is characterised by extensive bracken growth along with grasses. The first phase has been partly restored with indigenous soil placed on the regraded quarry floor. The application site is not the subject of any landscape designations.
- 6.24 No processing of mineral is proposed to take place on site with the sand and gravel transported off site for necessary washing and grading required. Therefore, this would limit the plant and machinery which itself can have a visual impact and require screening due to its height.
- 6.25 The closest residential properties is situated some 90 metres away from the final phase of the working (phase 5) on Felthorpe Road. However the existing woodland and vegetation coupled with the distance from the working means that views from the properties are very limited. Whilst the Marriott's Way footpath, bridleway and National Cycle Network Route runs to the north of the site adjacent to Reepham Road, this is within an old railway line and is largely set down lower than the elevation of the site to the south. Therefore not only are views towards the site very well screened by intervening vegetation, but also by landform. There are no other footpaths in the vicinity that would be affected in terms of

visual amenity.

- 6.26 The Environmental Statement included a detailed Landscape and Visual Impact Assessment (LVIA) which stated that the continuation of this working would result in the removal and permanent loss of a further 9 hectares of woodland. However this is considered relatively low value woodland and it is recognized that these works have already been previously permitted. The LVIA states that the impacts from the additional time required would not be significant. The County Planning Authority also concurs with the conclusion which states that due to the lack of visual receptors in the vicinity and the existing woodland screen around the site periphery, impacts on visual amenity would be very minor, temporary and not significant. Following restoration to heathland, the site would assimilate well with surrounding retained Ancient Replanted Woodland offering benefits for both landscape character and biodiversity.
- 6.27 It is considered that there are no landscaping issues with extending the time period to 31 December 2017, and accordingly the proposal would not undermine the said development plan policies outlined above, namely, NMWDF policies CS14 and DM8.

Biodiversity and geodiversity

- 6.28 As stated in section 6.10 above, immediately to the north of the site and occupying 22.17 hectares is an area of woodland (part of the Mileplain Plantation) which is designated as 'Ancient Replanted Woodland' by Defra. Within the Ancient Woodland Inventory (AWI), this would be classified as a Plantation on Ancient Woodland Site (PAWS).
- 6.29 Paragraph 118 of the NPPF states that 'planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland...unless the need for, and benefits of, the development in that location clearly outweigh the loss...'.
- 6.30 In this instance, the extraction area is adjacent rather than within the habitats. Natural England commented that the proposed variation does not have implications for these habitats and is satisfied therefore that they do not represent a constraint in deciding the application.

6.31 Habitats Regulation Assessment

The site is located approximately 1.2 kilometres to the north of the River Wensum Special Area of Conservation (SAC), a European site which is notified at a national level as a Site of Special Scientific Interest (SSSI). On commenting on this constraint in respect of Regulations 61 and 62 of The Conservation of Habitats and Species Regulations 2010, and specifically a Habitats Regulations Assessment, Natural England advised that the proposal is unlikely to have a significant effect on any European site, and can then therefore be screened out from any requirement for further assessment. This would be on the basis that the proposal would not appear to alter the impact pathways to the River Wensum in terms of changed quantities or qualities of run off to the site, or changes to the quantities and qualities of water in underlying groundwater.

- 6.32 The site is also within 1 kilometre of Swannington Upgate Common Site of Special Scientific Interest (SSSI) and 1.7 kilometres of Alderford Common

SSSI. Natural England has confirmed that subject to the application being carried out in accordance with the details submitted, the proposal would not damage or destroy the interest features for which the sites have been notified.

- 6.33 Therefore it is considered that the proposal complies with NMWDF policy *CS14: Environmental Protection*, which seeks the avoidance of unacceptable adverse impacts on geodiversity and biodiversity, including nationally designated sites, NMWDF DM1: *Nature Conservation*, Policy 1: *Addressing climate change and protecting environmental assets* of the JCS and Section 11 of the NPPF: *Conserving and enhancing the natural environment*.

Transport

- 6.34 No change is proposed to the access/egress arrangements, which are via an existing internal haul road and junction onto Reepham Road. As stated in 1.10 above, the continuation of quarry operations at this site would result in a total of an average of 76 daily HGV movements and a further 10 LGV movements. The Transport Statement submitted as part of the Environmental Statement assessed whether the local highway network remained suitable in capacity terms to accommodate a continuation of quarrying activities to 2017. The ES concluded that current access arrangements are suitable and that the local highway network will remain suitable in highway safety and capacity terms for a continued use by quarry traffic.
- 6.35 The Highway Authority raised no objections to the proposals on the basis the volume of traffic from the site would not increase but be dispersed over a longer period of time. It is therefore considered that the proposal complies with NMWDF Policy *CS15: Transport*, which considers proposals acceptable in terms of access where anticipated HGV movements do not generate unacceptable risks or impacts.

Sustainability

- 6.36 One area of planning policy where there has been a new emphasis since the last grant of permission in 2008 concerns the on site generation of renewable energy. NMWDF policy *CS13: Climate change and renewable energy generation*. Where possible, applicants should aim for the incorporation of renewable or low carbon energy to generate a minimum of 10 per cent of their energy needs. Where this is not considered practicable, appropriate evidence should be provided.
- 6.37 The applicant has submitted a Sustainability Statement to address this which concludes that it is not considered practical for the quarry to contribute to the production of renewable energy. This is because the quarry has very little static plant or equipment (this is limited to a container only) and therefore not only would there not be anything to fix apparatus to, the actual energy usage within the quarry is likely to be comparatively lower than other quarries where there is more operational plant. The applicant has underlined their commitment to continue to review on site efficiencies and introduce improvements to reduce energy usage where possible. On this basis it is considered the proposal does not undermine Policy *CS13*.

Groundwater/surface water & Flood risk

- 6.38 The application site lies within Flood Zone 1 and therefore the site is not located within an area at risk of flooding. However because the site area is greater than 1 hectare in size a Flood Risk Assessment (FRA) was required in accordance with NMWDF Policy DM4. The FRA stated that floodrisk is negligible and that provided basic water management measures are in place the development would not increase flood risk off site. The Environment Agency raised no issue with the FRA. It is therefore considered that the proposal complies with NMWDF policy DM4: *Flood Risk*, which seeks to permit mineral extraction at sites that do not increase the risk of flooding.
- 6.39 A Hydrological Impact Assessment was also submitted as part of the Environmental Statement which underlines that the site has been / would continue to be worked above the water table, to a maximum depth of 4.5 metres below ground level. This would mean that impacts to groundwater would be avoided and it was a condition of the previous consents that no detwatering would be permitted to be carried out. This concluded that the potential hydrogeological impacts of the development are very limited and relate to the potential risk to groundwater from spills associated with plant operating the site. This can be addressed through standard planning conditions (which would again be carried across to the new consent if permission is granted) and best practice. It is considered the proposal is compliant with NMWDF policy DM3: *Groundwater and surface water* and JCS Policy 1: *Addressing climate change and protecting environmental assets* which seeks to protect groundwater sources.

Protection of best and most versatile agricultural land

- 6.40 NMWDF Policy DM16 cites a preference that, where mineral extraction is proposed on agricultural land, it is land of agricultural grades 3b, 4 and 5. The land so far undisturbed on the site is classified as Grade 3 and Grade 4 agricultural land. The entirety of the site is identified as 'non-agricultural land' hence the proposal is consistent with this policy.

Progressive working, restoration and after-use

- 6.41 The site would be progressively worked and restored in five phases with the final phases restored by 31 December 2017. The original application proposed the site be progressively restored at a lower level to broadleaf woodland and heathland use and condition 12 of that planning permission stated that an aftercare scheme be lodged setting out steps necessary to bring the land to the required standard for forestry and nature conservation. A scheme was lodged for restoration solely to heathland with no forestry which was agreed by the County Council. The original planning permission was also subject a S106 Legal Agreement concerning management of the restored site and afteruse, and public access to the site. Part of this management plan also required the management of the surrounding woodland (where extraction isn't proposed to take place).
- 6.42 In their consultation response, Natural England commented that the proposed changes to condition 10 should make the restoration to heathland more effective as subsoil would be placed at the surface.

- 6.43 It is considered that the proposed restoration and after-use is appropriate, and acceptable in landscape terms. In the event planning permission is granted again, the applicant would be required to sign a new Section 106 Agreement concerning the management of the site post-restoration which is being progressed. The proposal complies with NMWDF Policy DM14: Progressive working, restoration and after-use, which seeks the most appropriate after-use for sites.

Public Rights of Way

- 6.44 No public rights of way cross the application site.

Cumulative impacts

- 6.45 The geology of this area means that this particular area of Norfolk has a reasonably long history of sand and gravel extraction and associated working: the site itself was an extension of a former site which has now been landfilled. However, this site which has now been mothballed for a number of years remains the sole site in the vicinity. As explained above, no unacceptable impacts would arise provided appropriate conditions are included on the planning permission with regards to issues such as impact on amenity and transport.
- 6.46 It is therefore considered that the proposal complies with NMWDF Core Strategy policy DM15: *Cumulative Impacts*, which seeks the avoidance of unacceptable cumulative impacts.

Land stability

- 6.47 No issues have been raised by third parties, consultees or during the operation of the quarry to date with regards to land stability.

Archaeology

- 6.48 Policy DM9: *Archaeology* of the Minerals and Waste Core Strategy seeks the submission of a desk based assessment, and where necessary a field evaluation to support applications. Development will only be permitted where it can be demonstrated that it would not adversely affect the significance of heritage assets (and their settings) of national/regional importance.
- 6.49 The original and subsequent planning consents have not been subject to requirements concerning archaeology however as part of part of the Environmental Statement, an Archaeological Desk Based Assessment was submitted.
- 6.50 The County Council's Historic Environment Officer commented that based on the information submitted the proposal does not have any implications for the historic environment and no recommendations for archaeological work. It is therefore considered that the proposal complies with NMWDF DM9: *Archaeological Sites*.

Responses to the representations received

- 6.51 The application was advertised by means of neighbour notification letters, site notices, and an advertisement in the Eastern Daily Press newspaper. No objections or other representations were raised by third parties.

7. Resource Implications

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

8. Other Implications

8.1 Human rights

- 8.2 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.
- 8.3 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.
- 8.4 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.
- 8.5 **Equality Impact Assessment (EqIA)**
- 8.6 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.
- 8.7 **Legal Implications:** There are no legal implications from the Planning Regulatory perspective.
- 8.8 **Communications:** There are no communication issues from a planning perspective.
- 8.9 **Health and Safety Implications:** There are no health and safety implications from a planning perspective.
- 8.10 **Any other implications:** Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.

9. Section 17 – Crime and Disorder Act

- 9.1 It is not considered that the implementation of the proposal would generate any issues of crime and disorder, and there have been no such matters raised during the consideration of the application.

10. Risk Implications/Assessment

- 10.1 There are no risk issues from a planning perspective.

11. Conclusion and Reasons for Grant of Planning Permission

- 11.1 Planning permission is sought to vary 3 conditions of planning permission reference C/5/2008/5016 to allow a further period of time until 31 December 2017 to complete working and restoration, amend the timing of the phased extraction, and amend the arrangements for re-spreading of topsoil and subsoil as part of the restoration arrangements.
- 11.2 The application would enable mineral extraction to recommence at a site that forms part of the County's existing landbank for sand and gravel.
- 11.3 No objections have been received from statutory or non-statutory consultees, or from any other third parties.
- 11.4 The proposed development is considered acceptable, accords with the development plan, and there are no other material considerations why it should not be permitted. Accordingly, full conditional planning permission is recommended.

12. Conditions

- 12.1 The development to which this permission relates shall cease and the site shall be restored by 31 December 2017 in accordance with the approved restoration scheme.
- Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.
- 12.2 Excavations shall be restricted to the area shown edged red on Plan A, dated 24 March 1995 approved pursuant to planning permission C/5/1991/0068.
- Reason: To ensure orderly working in the interest of the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.
- 12.3 No operation shall take place except in accordance with the scheme of working shown on Plan No. P2/975/11/2 dated 7 January 1991 approved pursuant to planning permission C/5/1991/0068 and in accordance with the timing of the phased mineral extraction, as detailed in the planning statement dated November 2013, and the details and recommendations contained in the Environmental Statement dated November 2013.
- Reason: To ensure orderly working in the interest of the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.4 No operation authorised or required under this permission shall take place on Sundays or public holidays, or other than during the following periods:
- | | |
|---------------|--------------------|
| 07.00 - 18.00 | Mondays to Fridays |
| 07.00 - 13.00 | Saturdays |
- Reason: To protect the amenities of neighbouring properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.
- 12.5 Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any Order revoking or re-enacting that order), no further buildings, plant or machinery, nor structures of the nature of plant or machinery other than that permitted under this planning permission, shall be erected on the site, except with permission granted on an application under Part III of the Town and Country Planning Act 1990.
- Reason: To protect the amenities of neighbouring properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.
- 12.6 No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced in accordance with the manufacturer's specification.
- Reason: To protect the amenities of neighbouring properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.
- 12.7 The development shall not be carried out except in accordance with the Dust Mitigation Scheme dated 2013.
- Reason: To protect the amenities of neighbouring properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.
- 12.8 No excavations shall be carried out at a depth greater than 4.5 metres from original surrounding ground level.
- Reason: To ensure orderly working in the interest of the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.
- 12.9 No topsoil shall be removed from the site.
- Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.
- 12.10 An even layer of retained subsoil (and topsoil below) shall be re-spread on the final level of excavation to an even depth of between least 300-400mm.
- Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.11 The approved aftercare scheme for the site shall be implemented over a period of five years following the completion of restoration or in the case of phased restoration in stages each of five years duration dating from each completed restoration phase.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.12 Measures shall be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.

Reason: In the interests of highway safety in accordance with policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.13 There shall be no vehicular access to the area except as shown in the applicant's plan P2/975/11/2 dated 7 January 1991, approved pursuant to planning permission C/5/1991/0068.

Reason: In the interests of highway safety in accordance with policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.14 Any oil storage tanks on the site shall be sited on impervious bases and surrounded by oil tight bund walls; the bunded areas shall be capable of containing 110% of the tank volume and shall enclose all fill and draw pipes.

Reason: To safeguard hydrological interests, in accordance with Policy DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.15 No dewatering of excavations shall be carried out.

Reason: To safeguard hydrological interests, in accordance with Policy DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Recommendation

It is recommended that the Director of Environment, Transport and Development be authorised to:

- (i) Grant planning permission subject to a Section 106 Legal Agreement in respect of the restoration and aftercare management of the site and the conditions outlined in section 12 above.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) 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 (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application

that may be submitted.

Background Papers

Norfolk Minerals and Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2016 (2011)

<http://www.norfolk.gov.uk/view/NCC089104>

Joint Core Strategy for Broadland, Norwich and South Norfolk (2014)

http://www.gndp.org.uk/content/wp-content/uploads/2014/04/JCS_adopted_doc_2014.pdf

Broadland District Local Plan (Replacement) 2006

http://www.broadland.gov.uk/housing_and_planning/561.asp

The National Planning Policy Framework (NPPF) (2012)

http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Planning Practice Guidance (2014)

<http://planningguidance.planningportal.gov.uk/>

Application references: C/5/2013/5013, C/5/2008/5016, C/5/2003/5005, C/5/1991/0068

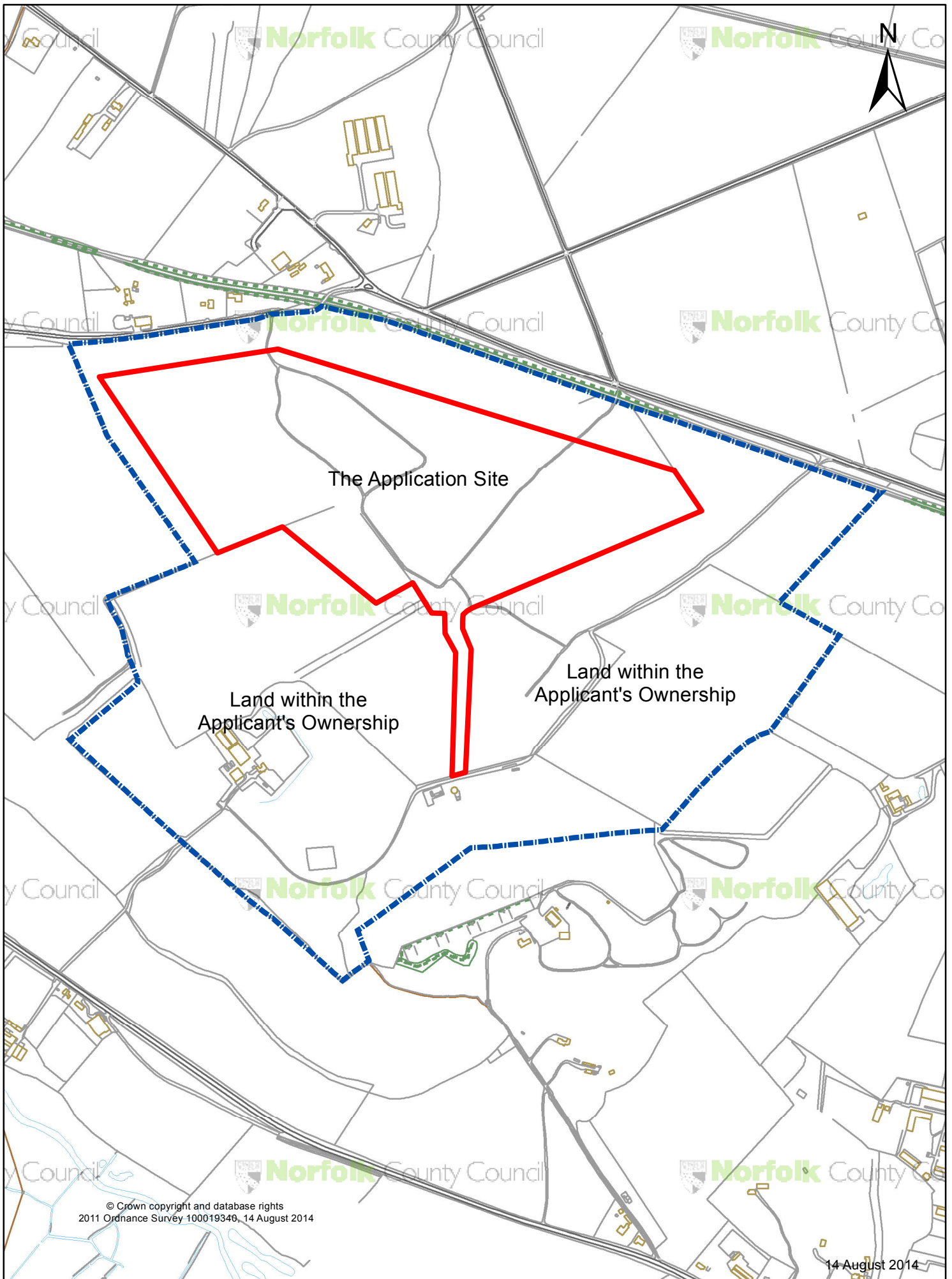
Officer Contact

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

Name	Telephone Number	Email address
Ralph Cox	01603 223318	ralph.cox@norfolk.gov.uk



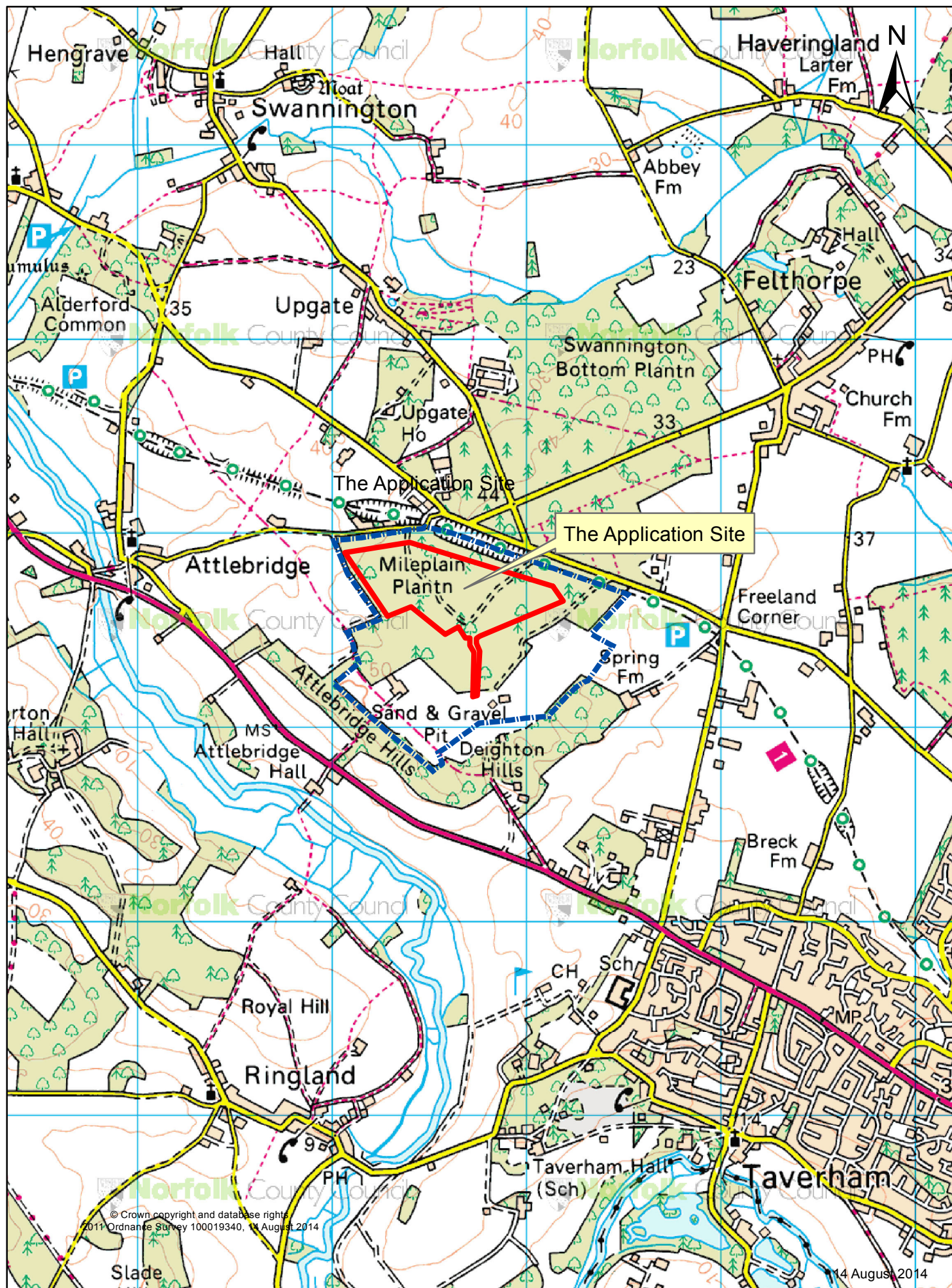
If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 and ask for Ralph Cox or textphone 0344 800 8011 and we will do our best to help.



C/5/2013/5013
Attlebridge

0 50 100 200 300 400 500
Metres

 **Norfolk** County Council
Scale 1: 9000 Centred on 014767 316401



© Crown copyright and database rights
2011 Ordnance Survey 100019340, 14 August 2014

14 August 2014

C/5/2013/5013

Attlebridge

0 500 1,000
Metres



Norfolk County Council

Scale 1: 25000

Centred on 511667 316401

**Development by the County Council
Applications Referred to Committee for Determination
Great Yarmouth Borough Council:
Application C/6/2014/6003: Caister-on-Sea:
Use of land for processing, storage and sales of inert highway
materials: Director of Environment, Transport and Development**

Report by the Interim Director of Environment, Transport and Development

Summary

The application proposes the use of land for the processing, storage and sale of inert highway materials within an existing highways depot. The site has been used for this purpose under a temporary permission since 2002. The proposal now seeks to secure this as the permanent use.

In accordance with the County Council's Constitution, the application needs to be reported to this committee because the application has been made by the Director of Environment, Transport and Development.

No objections have been raised, the site is within an established highway depot, located within an industrial area and the proposal is in accordance with planning policy. Accordingly, it is recommended that planning permission is granted.

Recommendation

It is recommended that the Director of Environment, Transport and Development be authorised to subject to no overriding objection from statutory consultees:

- (i) Grant planning permission subject to the conditions outlined in section 12 of this report.
- (ii) To discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) 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 (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

1. The Proposal

- 1.1 Location : The application site forms part of a County Council Highways Depot on Pump Lane, Caister-on-Sea. The site is Situated to the south of Caister-on-Sea. There is a waste transfer station and salt dome to the south of the site, sewage works to the east and open fields to the west.
- 1.2 Type of development : The continued use of the land on a permanent basis for the processing, storage and sale of inert

- highway material.
- 1.3 Vehicle numbers and parking : Up to ten 20 tonne Lorries will move to and from the site daily.
- 1.4 Access : Access would be taken from Pump Lane, which leads directly onto the Caister bypass.
- 1.5 Hours of operation : Site Hours
07:00 – 18:00 Monday to Friday
07:00 – 14:00 Saturdays
Closed - Sundays & Bank Holidays
- Crushing and Screening Hours
07:30 – 18:00 Monday to Friday
08:00 – 14:00 Saturdays

2. Constraints

- 2.1 The site is not within the Broads Authority area and there are no Scheduled Ancient Monuments, Conservation Areas, Local Nature Reserves or County Wildlife Sites in the vicinity of the application site and none of the buildings on or adjacent to the application site are identified as listed buildings.
- 2.3 The site is identified in the Great Yarmouth Borough Wide Local Plan (2001) Saved Policies as a Landscape Important to the Setting of Settlements, Landscape Important to the Broadland Scene and a Landscape Enhancement Area. Great Yarmouth North Denes SSSI is situated 970m to the east of the site.
- 2.4 The proposed development is situated in open countryside within flood zone 3.

3. Planning History

- 3.1 Planning permission was granted under application C/6/2001/6005 for a ten year period in 2002 to allow the use of the site for the storage, sale and processing of inert materials.
- 3.2 Planning permission Y/6/2013/6008 has recently been granted in 2014 for a modular building to provide additional office/welfare facilities at this site.

4. Planning Policy

- 4.1 The National Planning Policy Framework (NPPF) : Achieving Sustainable Development
7. Requiring good design
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment

4.2	Planning Policy Statement 10	:	Planning for sustainable waste development
4.3	Norfolk Minerals and Waste Core Strategy 2010-2026		<div>CS3 Waste management capacity to be provided.</div> <div>CS5 General location of waste management facilities.</div> <div>CS6 General waste management considerations.</div> <div>CS7 Recycling, composting, anaerobic digestion and waste transfer stations</div> <div>CS14 Environmental Protection</div> <div>CS15 Transport</div> <div>CS16 Safeguarding mineral and waste sites and mineral resources.</div> <div>DM3 Groundwater and surface water</div> <div>DM4 Flood risk</div> <div>DM8 Design, local landscape character</div> <div>DM10 Transport</div> <div>DM12 Amenity</div>
4.4	Local Plan, Great Yarmouth Borough Council (2001) Saved Policies	:	<div>Policy BNV14: Urban and Rural Design</div> <div>Policy NNV5: Landscape Important to the Setting of Settlements</div> <div>Policy TCM13: Highway Safety</div>
4.5	<p>The Great Yarmouth Borough Council Draft Core Strategy Local Plan is currently in course of adoption and will replace the saved policies contained within the Great Yarmouth Borough Wide Local Plan (2001). The Draft Core Strategy will establish the spatial vision and objectives of how the Borough will grow in the future setting out a series of strategic policies and site allocations.</p> <p>Consultation on the Draft Core Strategy, for the period 2014 – 2029 ended in November 2013 and was subsequently submitted to the Secretary of State for examination in April 2014. The policies of the Core Strategy are therefore a significant material consideration in this application.</p> <div> Great Yarmouth Borough Council Draft Core Strategy Local Plan (September 2013) <div> <div>CS11 Enhancing the Natural Environment</div> <div>CS16 Improving Accessibility & Transport</div> </div> </div>		

5. Consultations

5.1	Great Yarmouth Borough Council: Planning Services, Development Control.	:	No comments received.
-----	---	---	-----------------------

- | | | |
|-----|---|---|
| 5.2 | Great Yarmouth Borough Council: Environmental Health Officer. | <p>A Permit to operate the crusher is required under the Environmental Permitting Regulations (England & Wales) 2010.</p> <p>The Permit is issued by Great Yarmouth Borough Council.</p> |
| 5.3 | Broads Authority. | <p>: The site lies directly to the east of the Broads Authority Executive Area.</p> <p>The boundaries of the site have been previously landscaped. It is not considered that continuing the existing use of this site would have any significant additional adverse impacts on the Broads Authority area and the Authority therefore does not wish to raise an objection.</p> |
| 5.4 | West Caister Parish Council | <p>: No response received.</p> |
| 5.5 | Highway Authority | <p>: No objection.</p> |
| 5.6 | Environment Agency – Planning and Groundwater & Contaminated Land | <p>: The proposed development is appropriate within this Flood Zone. The flood hazard to people represents an actual risk but has the potential to be managed through prior evacuation of the site.</p> <p>Provided that you are satisfied with the level of information provided to inform you of how people will be managed/evacuated in the event of a breach in the defences, and that the emergency planner deems evacuation acceptable we have no objection to make.</p> <p>An Environmental Permit is required for the storage and treatment of waste.</p> |
| 5.7 | Local Flood Authority (NCC) | <p>: No response received.</p> |
| 5.8 | County Councillor: Mr P Hacon | <p>: No objections.</p> |
| 5.9 | Local Residents | <p>: No responses received.</p> |
| 6. | Assessment | |
| 6.1 | Proposal | |
| 6.2 | The application site is within a County Council Highways Depot situated on Pump Lane, West Caister. The wider depot contains a salt dome, storage areas | |

and office/welfare buildings.

- 6.3 Planning permission is sought for the continued use of an area of land for the processing, storage and sales of inert highways materials. The development seeks to reduce the amount of waste going to landfill by recycling inert highway waste material, and any income raised from the sales would benefit NCC in contributing towards future works.
- 6.4 The site has been used for this purpose since 2002, however the permission has now expired. It is proposed to retain the use by seeking to make this the permanent use on this part of the depot.
- 6.5 The site is divided into three storage areas one for topsoil and one for capping material (spoil from concrete crushing). A third smaller area is used for the storage of miscellaneous highways items such as road signs and drain covers.
- 6.6 No plant or machinery would be installed on the site. Crushing and screening operations will be carried out using portable plant or machinery, brought onto the site as and when required.
- 6.7 There has been a delay in receiving this application, in relation to the time at which the previous permission expired. This is because the County Council's highways contracts and partnerships have changed and at the time of the previous permission expiring it had not been finalised what the future use of this part of the site would need to be. This has now been established as a continuation of the existing use, hence the submission of this application.
- 6.8 **Site**
- 6.9 The application site is an existing highways depot at Pump Lane, Caister, which is accessed off the Caister bypass. Views of the site are limited as there is an existing bund to the north and west of the site, a salt dome to the south and a recently approved office/welfare modular building to the east. In addition to this the boundaries benefit from some landscape planting. The site is divided into three areas of storage which are capping material (spoil from concrete crushing), topsoil and a general storage area (road signs, kerbs etc).
- 6.10 The highways depot site occupies a position on the south west side of the Caister bypass which is detached from any residential properties.
- 6.11 **Principle of Development**
- 6.12 The site forms part of an established County Council Highways depot within an existing industrial area, located within the open countryside.
- 6.13 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”.

- 6.14 In terms of the development plan, the County Planning Authority considers the relevant documents, in relation to this application are the Norfolk Minerals and Waste Local Development Framework 2010-2026 (NMWLDF), the Great Yarmouth Borough Council Local Plan (2001) (GYBCLP) Saved Policies and Great Yarmouth Borough Council Draft Core Strategy. In addition, national planning policy in the form of the National Planning Policy Framework (NPPF) (2012) and Planning Policy Statement 10 – Planning for Sustainable Waste Management (PPS10) are material considerations and need to be considered in determining this planning application.
- 6.15 The need for the development is a result of the applicant seeking to minimise the amount of waste being disposed of at landfill, through recycling inert highways material whenever possible. NMWLDF Policy CS3 seeks to ensure that appropriate capacity is provided for inert waste recycling and disposal. In this respect the proposals would seek to contribute towards achieving this aim.
- 6.16 NMWLDF Policy CS6 supports the development of waste sites providing they would not cause unacceptable environmental impacts and are sited on existing industrial land, land already in waste management use, contaminated land or previously developed land. As the site forms part of an existing highways depot it is considered that it would comply with the aims of this policy.
- 6.17 Furthermore Policy CS7 of the NMWLDF advises that inert recycling facilities will be considered favourably so long as they would not cause unacceptable environmental, amenity or highways impacts. This policy is therefore regarded as supporting these proposals subject to an assessment of the potential impacts.
- 6.18 PPS10 promotes the general principles of sustainability. Given that the application under consideration would result in the continuation of waste up the waste hierarchy, the proposal is considered to comply with this policy objective.
- 6.19 Development in this location should be in accordance with saved Policy NNV 5 of the GYBCLP which only permits development if there is an essential need or if the development would not impinge on the physical separation between the settlements of Great Yarmouth and Caister or give rise to any other significant impact. The development would not extend the boundaries of the existing highways depot and therefore would not impinge on the physical separation between the settlements of Great Yarmouth and Caister and as such accords with policy CS11 of the emerging Core Strategy Local Plan. The existing screening of the site would prevent any other significant impacts and the proposals would therefore accord with policies NNV 5 and CS11.
- 6.20 **Visual Amenity**
- 6.21 The NPPF part 7 sets out the Government's objectives for requiring good design through new development. It requires new development to reflect the identity of local surroundings and materials. Policy DM8 of the Norfolk Minerals and Waste Core Strategy seeks to ensure that only development which will not harm the key characteristics of the developments surroundings or character of landscape

and townscape in which it is situated is permitted.

- 6.22 Given the development proposed is situated within the boundary of a wider highways depot and in a broader context is located within an existing industrial area, the proposals would be commensurate with the appearance of the site and wider setting. There is existing planting around the perimeter of the site which was carried out under the previous permission; in addition to this the north and western boundaries of the site are screened by 2-3m high bunds. Views into the site are therefore largely limited to the entrance. The height of material within the site would be limited by condition to a maximum of 3m so that they do not cause any unacceptable visual impact when viewed from outside of the site.
- 6.23 The proposals are therefore considered to accord with the aims of the NPPF and Norfolk Core Strategy policy DM8 in protecting the character and appearance of the area.
- 6.24 Saved Policy NNV2 of the GYBCLP only permits development that would not have a significant adverse impact on the landscape character or destroy or damage features of landscape importance which contribute to the area.
- 6.25 The proposed development is situated within the boundary of an existing highway depot site and in a broader context is located within an existing industrial area. It is unlikely that there would be any potential for significant visual impact upon the wider locality given the extent of the existing landscaping around the site. The Borough Council's Planning Services and The Broads Authority have not raised any objections. It is therefore considered that the proposal is compliant with policy NNV2 of the Great Yarmouth Borough Council Local Plan (2001).
- 6.26 **Highway Safety**
- 6.27 Policy CS15 of Norfolk Minerals and Waste Core Strategy seeks to ensure that waste management facilities do not generate unacceptable impacts on the capacity and/or efficiency of the highway network; safety of road users; air quality; natural and historic environment and physical impacts upon the highway network. Saved Policy TCM13 of the GYBCLP will not permit development where it would endanger highway safety or the satisfactory functioning of the local highway network.
- 6.28 The existing access arrangements would continue to be used. Access to the site is via Pump Lane, which leads directly onto the A149 Caister bypass. The application advises that there would be a maximum of ten 20 tonne lorries which would move to and from the site each day. The application advises that measures will be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or loose material on the public highway, which can be controlled by way of condition.
- 6.29 Given that the site has good links to the major road network and that operations have been carried out at this site since 2002, the highways officer has raised no objections to the proposals. It is considered the proposals are acceptable and would accord with the principles of policy CS15 of the Norfolk Minerals and

Waste Core Strategy and policy TCM13 of the GYBCLP.

6.30 Residential Amenity

6.31 Policy DM12 of the NMWLDF Core Strategy, seeks to only permit development where it can be demonstrated that the scale and design of a proposal is appropriate and that unacceptable impact upon amenity will not arise from the construction and/or operation of the facility.

6.32 The nearest residential properties are located approximately 730m north east of the application site. The site itself is surrounded by other industrial uses. The main sources of noise at the site would be the crushing and screening of material along with the collection and depositing of this material.

6.33 The use of plant and machinery would be restricted to slightly shorter hours than that of the wider depot site so that any impact is limited. The EA would continue to regulate the site through their permitting regime, and the EHO at Great Yarmouth Borough Council have advised that a permit for the operation of the crusher is also required from them.

6.34 It is considered that subject to the development and plant/machinery being controlled under permitting regimes, combined with the separation distances to residential properties, the proposed development would not have any unacceptable impact on the amenity of nearby residential occupiers. It is therefore considered that the proposals would be in accordance with the aims of the NMWLDF: Core Strategy Policy DM12.

6.35 Flood Risk

6.36 Section 10 of the NPPF: Meeting the challenge of climate change, flooding and coastal change, encourages new development to seek opportunities to reduce the causes and impact of flooding. Policy DM4 of the NMWLDF requires developments to be accompanied with a flood risk assessment when in Flood Zone 3.

6.37 A Flood risk assessment has been submitted with the application. The Environment Agency have advised that their flood zone maps, show the application site as being situated within Flood Zone 3. This indicates that there is a high probability of flooding (a 1 in 200 chance of tidal flooding in a given year). The Environment Agency have advised that this type of 'less vulnerable' development is appropriate within this flood zone. And that the flood hazard to people represents an actual risk but has the potential to be managed through prior evacuation of the site.

6.38 Emergency evacuation plans can be required by condition so that they are in place should flooding occur in the future at this site. Other areas of the depot and buildings are subject to similar evacuation plans, so it would be logical that this site is also required to adhere to and provide a similar evacuation plan.

6.39 It is therefore considered that the flood risk of this site has been considered to be an issue, but one which can be adequately managed through agreeing an evacuation plan for the site. No objections have been received from statutory

consultees and the development is considered to comply satisfactorily with the guidance contained in Section 10 of the NPPF: Meeting the challenge of climate change, flooding and coastal change and the Planning Practice Guidance.

6.40 **Biodiversity**

6.41 Habitats Regulation Assessment

The NPPF recognises the weight of protection afforded to international, national and local conservation sites, individual species and the importance of conserving and enhancing biodiversity. The application is for recycling, storage and sale of inert highway materials within the confines of an existing highway depot. It is considered that given the nature of the application there would be no conflict with the NMWLDF: Core Strategy policy DM1, or the government objectives of the NPPF. The Great Yarmouth North Denes SSSI and SPA is situated 890m to the east of the site. In accordance with Article 61 of The Conservation of Habitats and Species Regulations 2010, an Appropriate Assessment is not considered necessary because the proposal is considered very unlikely to have a significant effect on a European designated site or species.

6.42 **Response to the representation received**

6.43 The application was advertised by means of neighbour notification letters, site notice and an advertisement in the local newspaper. No objections have been received.

7. **Resource Implications**

7.1 **Finance** : The development has no financial implications from the Planning Regulatory perspective

7.2 **Staff** : The development has no staffing implications from the Planning Regulatory perspective

7.3 **Property** : The development has no property implication from the Planning Regulatory perspective.

7.4 **IT** : The development has no IT implications from the Planning Regulatory perspective.

8. **Other Implications**

8.1 **Human Rights**

8.2 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.

8.3 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.

- 8.4 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.

8.5 **Equality Impact Assessment (EqIA)**

- 8.6 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.

- 8.7 **Legal Implications:** There are no legal implications from the Planning Regulatory perspective.

- 8.8 **Communications:** There are no communication issues from a planning perspective.

- 8.9 **Health and Safety Implications:** There are no health and safety implications from a planning perspective.

- 8.10 **Any other implications:** Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.

9. **Section 17 – Crime and Disorder Act**

- 9.1 It is not considered that the implementation of the proposal would generate any issues of crime and disorder, and there have been no such matters raised during the consideration of the application.

10. **Risk Implications/Assessment**

- 10.1 There are no risk issues from a planning perspective.

11. **Conclusion and Reasons for Grant of Planning Permission**

- 11.1 The proposal would provide an inert highway material storage, processing and sales facility on the site where the principle of development has already been established.

- 11.2 There are no immediate residential properties close to the site and the issue of noise and dust from the site will continue to be addressed through an environmental permit. No objections have been received to the application and the proposed development is considered acceptable and in accordance with national and local planning policy, therefore conditional full permission is

recommended.

12. Conditions

- 12.1 The development must be carried out in strict accordance with the application form, plans and documents as submitted.

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

- 12.2 No material other than stated in the application shall be brought onto the site.

Reason: To protect the amenities of neighbouring properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.3 No operation authorised or required under this permission shall take place on Sundays or public holidays, or other than during the following periods:-

Monday to Friday:	07.00 - 18.00
Saturday:	07.00 - 14.00

with the exception of crushing and screening operations which shall not take place other than during the following periods:-

Monday to Friday :	07.30 - 18.00
Saturday:	08.00 - 14.00

Reason: To protect the amenities of neighbouring properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.4 No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced.

Reason: To protect the amenities of neighbouring properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.5 Measures shall be taken to minimise dust nuisance and sand blow caused by the operations, including spraying of road surfaces, plant area and stockpiles as necessary.

Reason: To protect the amenities of neighbouring properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.6 No external lighting shall be installed on the site unless it is maintained such that it will not cause glare beyond the site boundaries.

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.7 Measures shall be taken to ensure that vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.

Reason: In the interests of highway safety in accordance with policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.8 Any drums and small containers used for oil and other chemicals on the site shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaways and all oil or chemical storage tanks, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the total stored capacity.

Reason: To safeguard hydrological interests in accordance with policy CS14 and DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.9 Material shall not be stacked or deposited to a height exceeding 3 metres.

Reason: Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.10 Within 2 months of the date of this permission a flood emergency response and evacuation plan shall be submitted to and approved in writing with the County Planning Authority. The agreed plan shall then be adhered to at the site.

Reason: To ensure the safe management and evacuation of the site should flooding occur in accordance with policy DM4 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Recommendation

It is recommended that the Director of Environment, Transport and Development be authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) 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 (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

Background Papers

Norfolk Minerals and Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies DPD 2010-2016 (2011)

<http://www.norfolk.gov.uk/view/ncc094912>

Local Plan, Great Yarmouth Borough Council (2001) Saved Policies
<http://www.great-yarmouth.gov.uk/strategic-planning/local-plan/index.htm>

National Planning Policy Framework (2012)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Planning Policy Statement 10

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11443/1876202.pdf

Application references: C/6/2001/6005 and Y/6/2013/6008

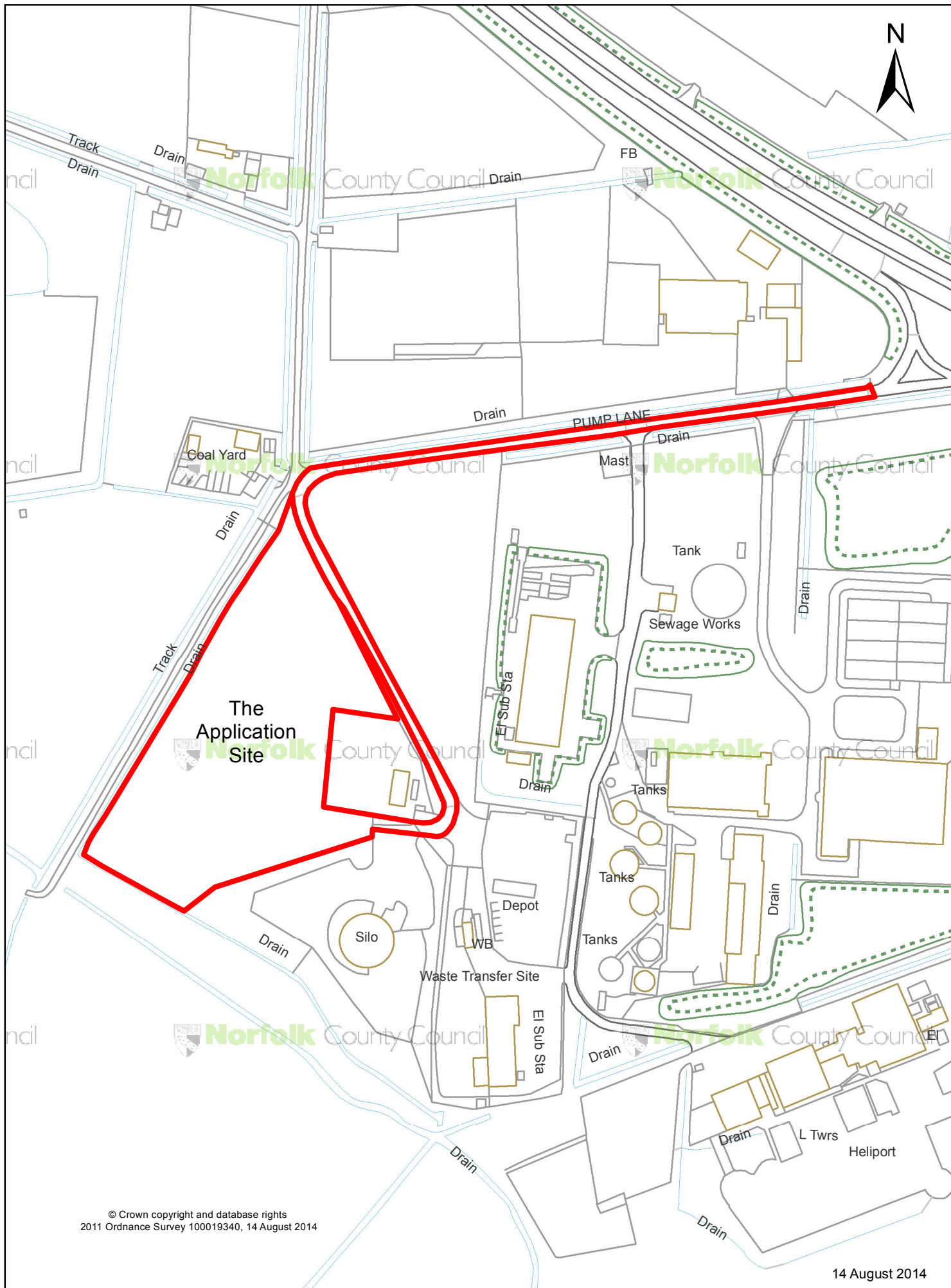
Officer Contact

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

Name	Telephone Number	Email address
Charles Colling	01603 222708	charles.colling@norfolk.gov.uk



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



© Crown copyright and database rights
2011 Ordnance Survey 100019340, 14 August 2014

14 August 2014

C/6/2014/6003
West Caister

0 25 50 100
Metres



Norfolk County Council

Scale 1: 2500

Centred on 55° 7' 31.1067



C/6/2014/6003

West Caister

0 250 500 1,000
Metres

 Norfolk County Council

Scale 1: 25000

Centred on 53° 7' 31" N 1° 06' 43" W

Applications Referred to Committee for Determination:

South Norfolk District Council

Y/7/2014/7004

Installation of solar panels on roof of existing building at

Harford Park and Ride

**Interim Director of Environment, Transport and
Development**

Report by the Interim Director of Environment, Transport and Development

Summary

Planning permission is sought for the installation of 14 photovoltaic panels on the roof of the existing single storey storage/ticket office building at Harford Park and Ride site.

The PV panel array will be located on the south west facing elevation of the existing pitched roof. Each PV panel when installed will be 1664mm by 994mm and will be fixed parallel to, and no higher than 100mm above the existing roof.

The proposed array does not fall within Part 43 Installation of Non-Domestic Microgeneration Equipment, of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and therefore requires the benefit of planning permission.

The deadline for consultation responses has passed and no objections have been received from consultees or members of the public.

The application is submitted on behalf of the Interim Director of Environment, Transport and Development, such an application is not covered by the Committee's Delegation Agreement, and the decision cannot be delegated to an Officer for determination.

Recommendation

It is recommended that the Director of Environment, Transport and Development be authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12 of this report.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) 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 (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

1. The Proposal

- 1.1 Location : The proposal is situated wholly within the Harford Park and Ride site, Ipswich Road, Norwich.
- 1.2 Type of development : The installation of 14 photovoltaic panels on the roof of the existing ticket office building at Harford Park and Ride site, which will generate 3308 kilowatt hours/units of energy per annum. The electricity produced will be used on site; any surplus energy will be fed back to the grid.

2. Constraints

- 2.1 The site is not within the Broads Authority area and there are no Scheduled Ancient Monuments, Sites of Special Scientific Interest, Special Areas of Conservation, Conservation Areas, Local Nature Reserves or County Wildlife Sites in the vicinity of the application site and none of the buildings on or adjacent to the application site are identified as listed buildings

3. Planning History

- 3.1 Planning permission Y/7/2000/2045 to develop land adjoining the A140 and B1113 as a Park and Ride site was approved on 24/04/2001.
- 3.2 There is no further relevant County Planning application history to this application.

4. Planning Policy

- 4.1 Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014) : Policy 1 Addressing climate change and protecting environmental assets
Policy 3 Energy and Water
- 4.2 The National Planning Policy Framework (2012) : 10 Meeting the challenge of climate change, flooding and coastal change

5. Consultations

- 5.1 South Norfolk District Council : The deadline for consultation responses has passed; no response received at the time of writing this report.
- 5.2 Caister St Edmund Parish Council. : The deadline for consultation responses has passed; no response received at the time of writing this report.
- 5.3 Keswick and Intwood Parish Council. : Keswick and Intwood Parish Council has no views or comments about this application.
- 5.4 NCC Sustainability Team, Sustainability Manager. : No objection to the solar panel installation. As stated in the planning statement, schemes such as this contribute to reducing energy cost and supporting the national government's stated obligations for the development of renewable energy schemes within the UK, which recognises

- the importance of roof mounted solar schemes.
- 5.5 County Councillor Miss J Virgo : The deadline for consultation responses has passed; no response received at the time of writing this report.
- 5.6 County Councillor Mr R Smith The deadline for consultation responses has passed; no response received at the time of writing this report.

6. Assessment

6.1 Proposal

- 6.2 The application is before the Planning (Regulatory) Committee, in accordance with the County Council's Scheme of Delegation, because the applicant is the Director of Environment, Transport and Development.
- 6.3 The application is to install 14 PV panels on the roof of the existing storage/ticket office building which is wholly within the park and ride site.
- 6.4 The existing storage/ticket office building is a brick built single storey building with white window frames and green timber doors, at each gable end, above eaves level there is timber cladding painted white. The roof is a pitched roof with dark grey tiles.
- 6.5 The PV panel array will be located on the south west facing elevation of the existing pitched roof. Each PV panel when installed will be 1664mm by 994mm and will be fixed parallel to, and no higher than 100mm above the existing roof.
- 6.6 The appearance of the PV panel array will therefore be slightly higher than the existing roof, but the existing roof profile and overall dark colour will remain.
- 6.7 It is considered that there will be no detriment to the overall appearance of the existing single storage/ticketing office building.

6.8 Principle of development

- 6.9 The application site is an established County Council Park and Ride site.
- 6.10 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".

- 6.11 It is considered that the relevant planning policy document in relation to this application is the Joint Core Strategy for Broadland, Norwich and South Norfolk. (JCS). Whilst not part of the development plan, policies within the National Planning Policy Framework (NPPF) are also a further material consideration of significant weight.

6.12 Amenity

- 6.13 The proposed PV panel array is entirely passive during operation with no emissions and zero noise levels, and will therefore not be detrimental to the users of the park and ride site.

6.14 **Landscape**

6.15 The location of the proposed development is an existing roof, there are no landscape issues associated with this development.

6.16 **Biodiversity**

6.17 Appropriate Assessment

The application site is within 10km of the River Wensum, Norfolk Valley Fens and the Broads Special Areas of Conservation, all of which are European Protected Habitats. The application has been assessed in accordance with Regulation 64 of the Habitats Regulations and based on the information submitted to the County Planning Authority (CPA) it is considered that the development, as proposed, will not have a significant impact on the integrity of any protected habitat. Accordingly, there is no requirement for the CPA to undertake an Appropriate Assessment of the development.

6.18 **Sustainability**

6.19 Policy 1 of the Joint Core Strategy (JCS) Addressing climate change and protecting environmental assets, requires development to be located and designed to use resources efficiently, minimise greenhouse gas emissions and be adapted to a changing climate and more extreme weather.

6.20 Policy 3 of the JCS Energy and Water, seeks to minimise reliance on non-renewable high-carbon energy sources and maximise the use of decentralised and renewable or low carbon energy sources and sustainable construction technologies.

6.21 The National Planning Policy Framework (NPPF) promotes a presumption in favour of sustainable development and clearly states that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

6.22 The submitted Planning Statement states that the purpose of the PV panels is to create a sustainable source of renewable energy and that the applicant recognises the environmental impact of the use of fossil fuels on the climate and wishes to reduce fossil fuel electricity consumption.

6.23 Additional information accompanying the application submission states the PV panels will generate 3308 kilowatt hours/units of energy per annum, with a CO² saving of 1423 kilograms per annum. The PV panels will benefit from the feed-in tariff scheme. The electricity produced will be used on site; any surplus energy will be fed back to the grid. It is estimated that a saving of £93 per annum will be made.

6.24 Consultation with the Council's Sustainability Team, Sustainability Manager reveals support for the solar panel installation. The scheme will contribute to reducing energy costs and supports the national government's stated obligations for the development of renewable energy schemes within the UK, which recognises the importance of roof mounted solar schemes.

6.25 As the proposal is designed to harness solar power to create renewable energy and as a consequence minimises reliance on non-renewable energy sources the proposed development is sustainable development.

6.26 It is considered that the proposed development is in accordance with JCS Policy 1 Addressing climate change and protecting environmental assets, Policy 3. Energy and Water, and, NPPF Chapter 10 Meeting the challenge of climate change, flooding and coastal change.

6.27 **Responses to the representations received**

6.28 The application was advertised by means of a site notice, and no objections have been received, and no issues raised.

7. Resource Implications

7.1 **Finance:** The development has no financial implications from the Planning Regulatory perspective.

7.2 **Staff:** The development has no staffing implications from the Planning Regulatory perspective.

7.3 **Property:** The development has no property implication from the Planning Regulatory perspective.

7.4 **IT:** The development has no IT implications from the Planning Regulatory perspective.

8. Other Implications

8.1 **Human rights**

8.2 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.

8.3 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.

8.4 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.

8.5 **Equality Impact Assessment (EqIA)**

8.6 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.

8.7 **Legal Implications:** There are no legal implications from the Planning Regulatory perspective.

8.8 **Communications:** There are no communication issues from a planning

perspective.

8.9 **Health and Safety Implications:** There are no health and safety implications from a planning perspective.

8.10 **Any other implications:** Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.

9. Section 17 – Crime and Disorder Act

9.1 It is not considered that the implementation of the proposal would generate any issues of crime and disorder, and there have been no such matters raised during the consideration of the application.

10. Risk Implications/Assessment

10.1 There are no risk issues from a planning perspective.

11. Conclusion and Reasons for Grant of Planning Permission

11.1 The proposal the subject of this application is for the installation of 14 photovoltaic (PV) panels on the roof of the existing storage/ticket office building at Harford Park and Ride site, where the principle of development has already been established.

11.2 It is considered that the proposal is sustainable development which would have no detrimental impact on the appearance of the existing building, users of the park and ride site, trees, landscape or biodiversity and as such is in accordance with the development plan policies identified and national policy.

11.3 The proposed development is considered acceptable and there are no other material considerations why it should not be permitted. Accordingly, full conditional planning permission is recommended.

12. Conditions

12.1 The development hereby permitted shall commence not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

12.2 The development must be carried out in strict accordance with the submitted application form, plans and documents.

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

12.3 In the event that the solar PV panels hereby approved cease to function or are no longer required for the generation of renewable energy for a continuous period of 6 months or more, they shall be removed from the building within a period of three months from that date.

Reason: In order to ensure that the building is restored to its original appearance should the solar PV panels become surplus to requirements, or no longer contribute towards securing a sustainable form of energy generation, in accordance with Policies 1 and 3 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014).

Recommendation

It is recommended that the Director of Environment, Transport and Development be authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12 above.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) 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 (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

Background Papers

Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014)

http://www.gndp.org.uk/content/wp-content/uploads/2014/04/JCS_adopted_doc_2014.pdf

The National Planning Policy Framework (NPPF) (2012)

http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

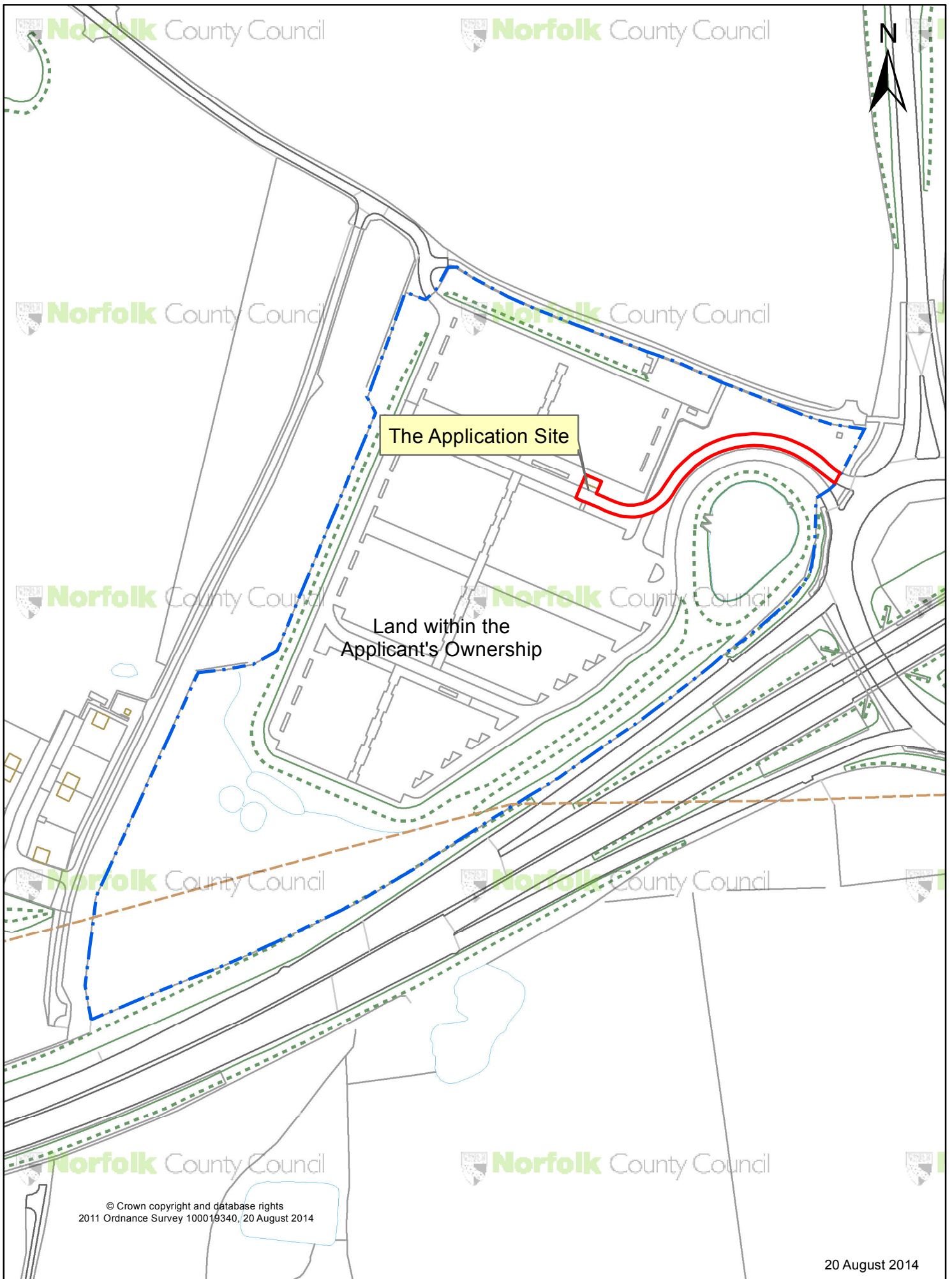
Officer Contact

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

Name	Telephone Number	Email address
Paul Rudkin	01603 223077	paul.rudkin@norfolk.gov.uk



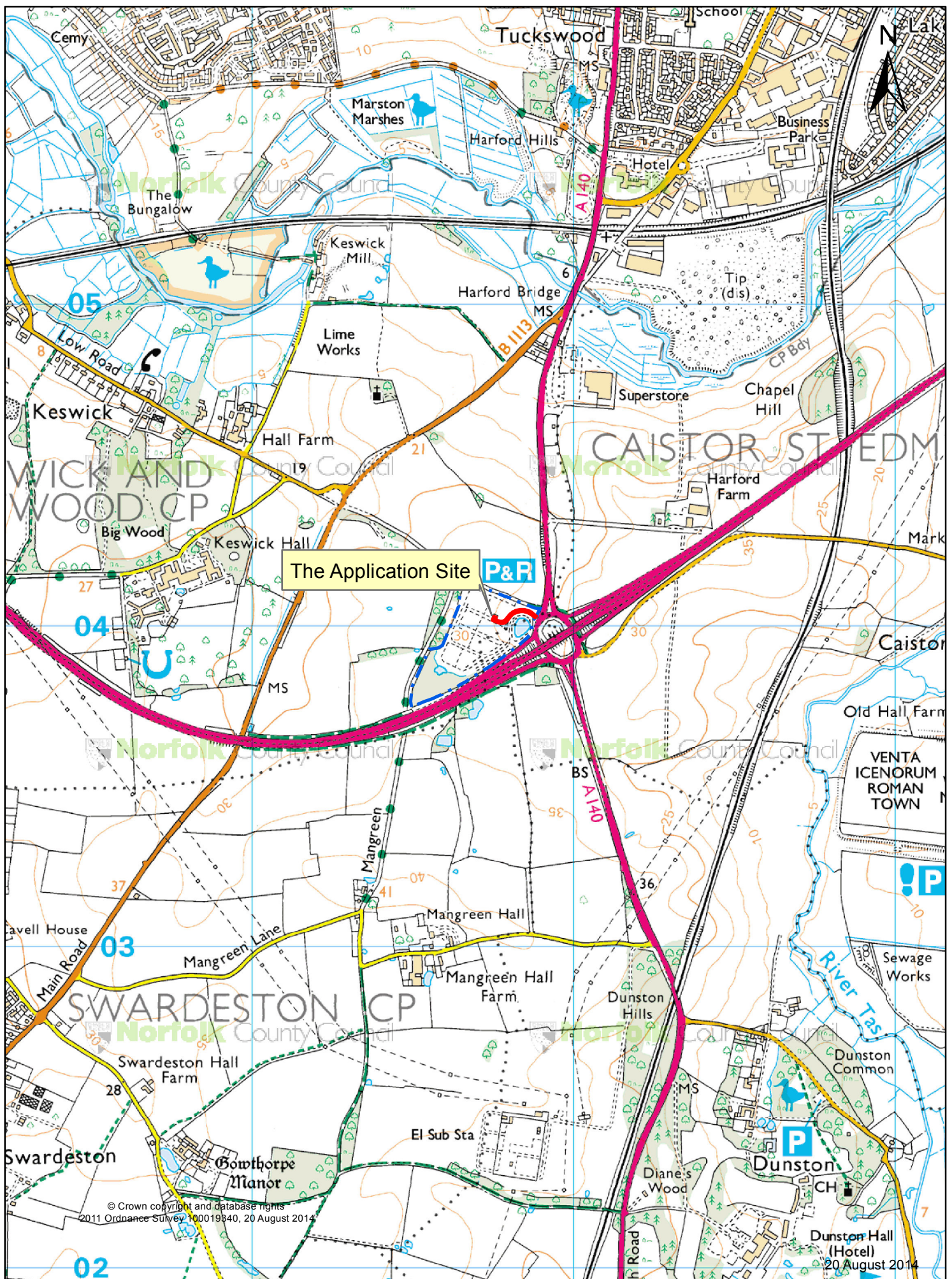
If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 and ask for Paul Rudkin or textphone 0344 800 8011 and we will do our best to help.



Y/7/2014/7004
Keswick and Intwood

0 25 50 100
Metres

Norfolk County Council
Scale 1: 2500 Centred on 521496 303941



Y/7/2014/7004

Keswick and Intwood

0 250 500
Metres

Norfolk County Council

Scale 1: 15000

Centred on 52 96 303941

Applications Referred to Committee for Determination:

South Norfolk District Council

Y/7/2014/7003

Installation of solar panels on roof of existing building at

Thickthorn Park and Ride

**Interim Director of Environment, Transport and
Development**

Report by the Interim Director of Environment, Transport and Development

Summary

Planning permission is sought for the installation of 14 photovoltaic (PV) panels on the roof of the existing single storey storage/ticket office building at Thickthorn Park and Ride site.

The PV panel array will be located on the south east facing elevation of the existing pitched roof. Each PV panel when installed will be 1664mm by 994mm and will be fixed parallel to, and no higher than 100mm above the existing roof.

The proposed array does not fall within Part 43 Installation of Non-Domestic Microgeneration Equipment, of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and therefore requires the benefit of planning permission.

The deadline for consultation responses has passed and no objections have been received from consultees or members of the public.

The application is submitted on behalf of the Interim Director of Environment, Transport and Development, such an application is not covered by the Committee's Delegation Agreement, and the decision cannot be delegated to an Officer for determination.

Recommendation

It is recommended that the Director of Environment, Transport and Development be authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12 of this report.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) 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.
- (ii) Delegate powers to officers (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

1. The Proposal

- 1.1 Location : The proposal is situated wholly within the Thickthorn Park and Ride site, Norwich Road, Hethersett, Norwich.
- 1.2 Type of development : The installation of 14 photovoltaic panels on the roof of the existing ticket office building at Thickthorn Park and Ride site, which will generate 3621 kilowatt hours/units of energy per annum. The electricity produced will be used on site; any surplus energy will be fed back to the grid.

2. Constraints

- 2.1 The site is not within the Broads Authority area and there are no Scheduled Ancient Monuments, Sites of Special Scientific Interest, Special Areas of Conservation, Conservation Areas, Local Nature Reserves or County Wildlife Sites in the vicinity of the application site and none of the buildings on or adjacent to the application site are identified as listed buildings

3. Planning History

- 3.1 Planning permission Y/7/2001/0027 to develop land at Thickthorn Services as a Park and Ride site was approved on 30/03/2001, and the site opened in 2005.
- 3.2 There is no further relevant County Planning application history to this application.

4. Planning Policy

- 4.1 Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014) : Policy 1 Addressing climate change and protecting environmental assets
Policy 3 Energy and Water
- 4.2 The National Planning Policy Framework (2012) : 10 Meeting the challenge of climate change, flooding and coastal change

5. Consultations

- 5.1 South Norfolk District Council : The deadline for consultation responses has passed; no response received at the time of writing this report.
- 5.2 Hethersett Parish Council : The Parish Council Planning Committee decided that, following consideration, the Committee had no views or comments about this application.
- 5.3 NCC Sustainability Team, Sustainability Manager. : No objection to the solar panel installation. As stated in the planning statement, schemes such as this contribute to reducing energy cost and supporting the national government's stated obligations for the development of renewable energy schemes within the UK, which recognises

the importance of roof mounted solar schemes.

- 5.4 County Councillor Miss J Virgo : The deadline for consultation responses has passed; no response received at the time of writing this report.

6. Assessment

6.1 Proposal

- 6.2 The application is before the Planning (Regulatory) Committee, in accordance with the County Council's Scheme of Delegation, because the applicant is the Director of Environment, Transport and Development.
- 6.3 The application is to install 14 PV panels on the roof of the existing storage/ ticket office building which is wholly within the park and ride site.
- 6.4 The existing storage/ticket office building is a brick built single storey building with white window frames and green timber doors, at each gable end, above eaves level there is timber cladding painted white. The roof is a pitched roof with dark grey tiles.
- 6.5 The PV panel array will be located on the south east facing elevation of the existing pitched roof. Each PV panel when installed will be 1664mm by 994mm and will be fixed parallel to, and no higher than 100mm above the existing roof.
- 6.6 The appearance of the PV panel array will therefore be slightly higher than the existing roof, but the existing roof profile and overall dark colour will remain.
- 6.7 It is considered that there will be no detriment to the overall appearance of the existing single storage/ticketing office building.

6.8 Principle of development

- 6.9 The application site is an established County Council Park and Ride site.
- 6.10 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".

- 6.11 It is considered that the relevant planning policy document in relation to this application is the Joint Core Strategy for Broadland, Norwich and South Norfolk.(JCS). Whilst not part of the development plan, policies within the National Planning Policy Framework (NPPF) are also a further material consideration of significant weight.

6.12 Amenity

- 6.13 The proposed PV panel array is entirely passive during operation with no emissions and zero noise levels, and will therefore not be detrimental to the users of the park and ride site

6.14 Landscape

- 6.15 The location of the proposed development is an existing roof, there are no

landscape issues associated with this development.

6.16 **Biodiversity**

6.17 Appropriate Assessment

The application site is within 10km of the River Wensum, and Norfolk Valley Fens Special Areas of Conservation, both of which are European Protected Habitats. The application has been assessed in accordance with Regulation 64 of the Habitats Regulations and based on the information submitted to the County Planning Authority (CPA) it is considered that the development, as proposed, will not have a significant impact on the integrity of any protected habitat. Accordingly, there is no requirement for the CPA to undertake an Appropriate Assessment of the development.

6.18 **Sustainability**

6.19 Policy 1 of the Joint Core Strategy (JCS) Addressing climate change and protecting environmental assets, requires development to be located and designed to use resources efficiently, minimise greenhouse gas emissions and be adapted to a changing climate and more extreme weather.

6.20 Policy 3 of the JCS Energy and Water, seeks to minimise reliance on non-renewable high-carbon energy sources and maximise the use of decentralised and renewable or low carbon energy sources and sustainable construction technologies.

6.21 The National Planning Policy Framework (NPPF) promotes a presumption in favour of sustainable development and clearly states that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

6.22 The submitted Planning Statement states that the purpose of the PV panels is to create a sustainable source of renewable energy and that the applicant recognises the environmental impact of the use of fossil fuels on the climate and wishes to reduce fossil fuel electricity consumption.

6.23 Additional information accompanying the application submission states the PV panels will generate 3621 kilowatt hours/units of energy per annum, with a CO₂ saving of 1558 kilograms per annum. The PV panels will benefit from the feed-in tariff scheme. The electricity produced will be used on site; any surplus energy will be fed back to the grid. It is estimated that a saving of £101 per annum will be made.

6.24 Consultation with the Council's Sustainability Team, Sustainability Manager reveals support for the solar panel installation. The scheme will contribute to reducing energy costs and supports the national government's stated obligations for the development of renewable energy schemes within the UK, which recognises the importance of roof mounted solar schemes.

6.25 As the proposal is designed to harness solar power to create renewable energy and as a consequence minimises reliance on non-renewable energy sources the proposed development is sustainable development .

6.26 It is considered that the proposed development is in accordance with JCS Policy 1 Addressing climate change and protecting environmental assets, Policy 3. Energy and Water, and, NPPF Chapter 10 Meeting the challenge of climate

change, flooding and coastal change.

6.27 Responses to the representations received

6.28 The application was advertised by means of a site notice, and no objections have been received, and no issues raised.

7. Resource Implications

7.1 **Finance:** The development has no financial implications from the Planning Regulatory perspective.

7.2 **Staff:** The development has no staffing implications from the Planning Regulatory perspective.

7.3 **Property:** The development has no property implication from the Planning Regulatory perspective.

7.4 **IT:** The development has no IT implications from the Planning Regulatory perspective.

8. Other Implications

8.1 Human rights

8.2 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.

8.3 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.

8.4 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.

8.5 Equality Impact Assessment (EqIA)

8.6 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.

8.7 **Legal Implications:** There are no legal implications from the Planning Regulatory perspective.

8.8 **Communications:** There are no communication issues from a planning perspective.

8.9 **Health and Safety Implications:** There are no health and safety implications from a planning perspective.

- 8.10 **Any other implications:** Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.

9. Section 17 – Crime and Disorder Act

- 9.1 It is not considered that the implementation of the proposal would generate any issues of crime and disorder, and there have been no such matters raised during the consideration of the application.

10. Risk Implications/Assessment

- 10.1 There are no risk issues from a planning perspective.

11. Conclusion and Reasons for Grant of Planning Permission

- 11.1 The proposal the subject of this application is for the installation of 14 photovoltaic (PV) panels on the roof of the existing storage/ticket office building at Thickthorn Park and Ride site, where the principle of development has already been established.
- 11.2 It is considered that the proposal is sustainable development which would have no detrimental impact on the appearance of the existing building, users of the park and ride site, trees, landscape or biodiversity and as such is in accordance with the development plan policies identified and national policy.
- 11.3 The proposed development is considered acceptable and there are no other material considerations why it should not be permitted. Accordingly, full conditional planning permission is recommended

12. Conditions

- 12.1 The development hereby permitted shall commence not later than three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 12.2 The development must be carried out in strict accordance with the submitted application form, plans and documents.
- Reason: For the avoidance of doubt and in the interests of proper planning.
- 12.3 In the event that the solar PV panels hereby approved cease to function or are no longer required for the generation of renewable energy for a continuous period of 6 months or more, they shall be removed from the building within a period of three months from that date.
- Reason: In order to ensure that the building is restored to its original appearance should the solar PV panels become surplus to requirements, or no longer contribute towards securing a sustainable form of energy generation, in accordance with Policies 1 and 3 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014).

Recommendation

| It is recommended that the Director of Environment, Transport and Development be

authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12 above.
- (ii) Discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) 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 (in discussion with the Chairman and Vice Chairman of the committee) to deal with any non-material amendments to the application that may be submitted.

Background Papers

Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014)

http://www.gndp.org.uk/content/wp-content/uploads/2014/04/JCS_adopted_doc_2014.pdf

The National Planning Policy Framework (NPPF) (2012)

http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

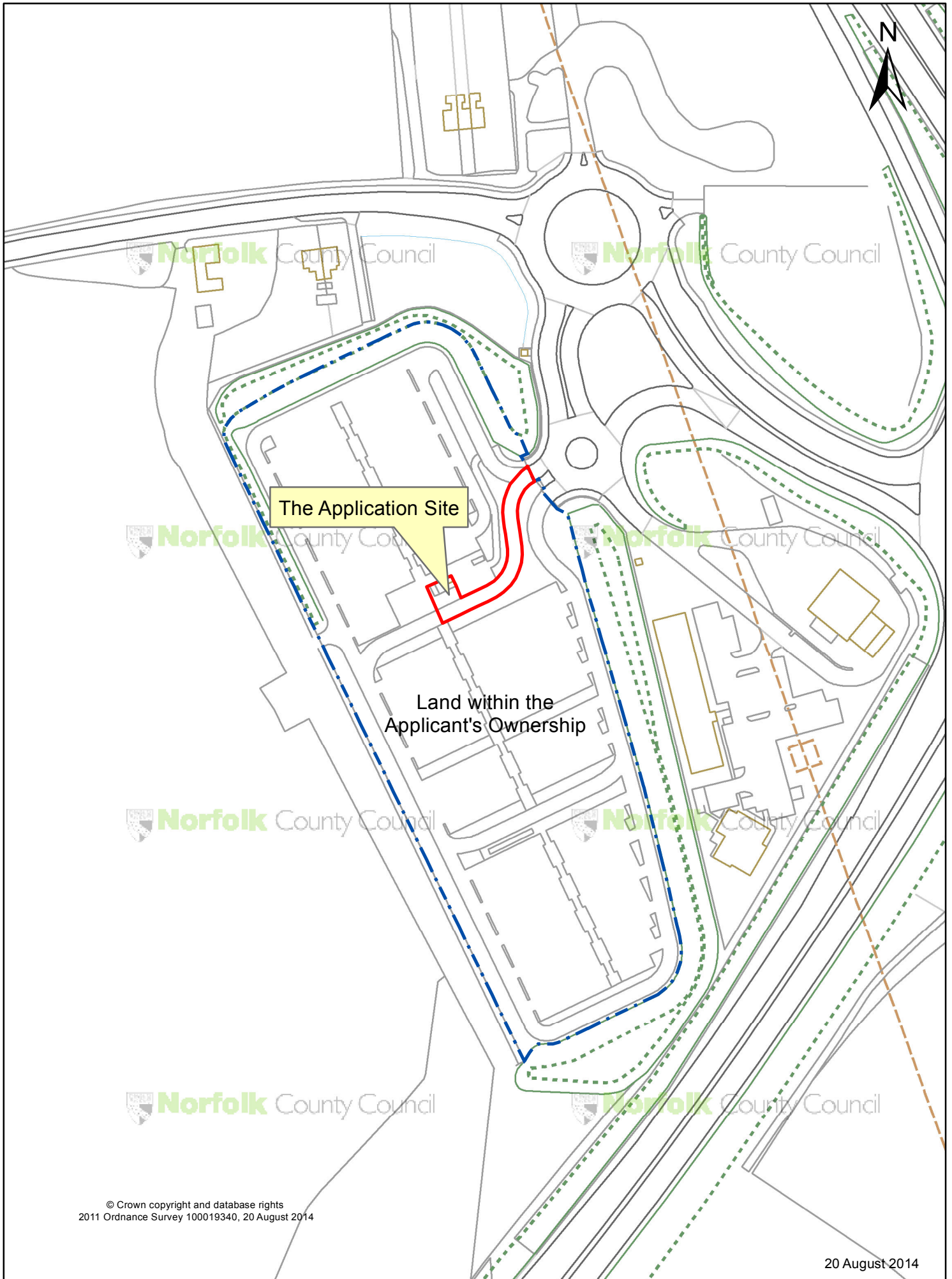
Officer Contact

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

Name	Telephone Number	Email address
Paul Rudkin	01603 223077	paul.rudkin@norfolk.gov.uk



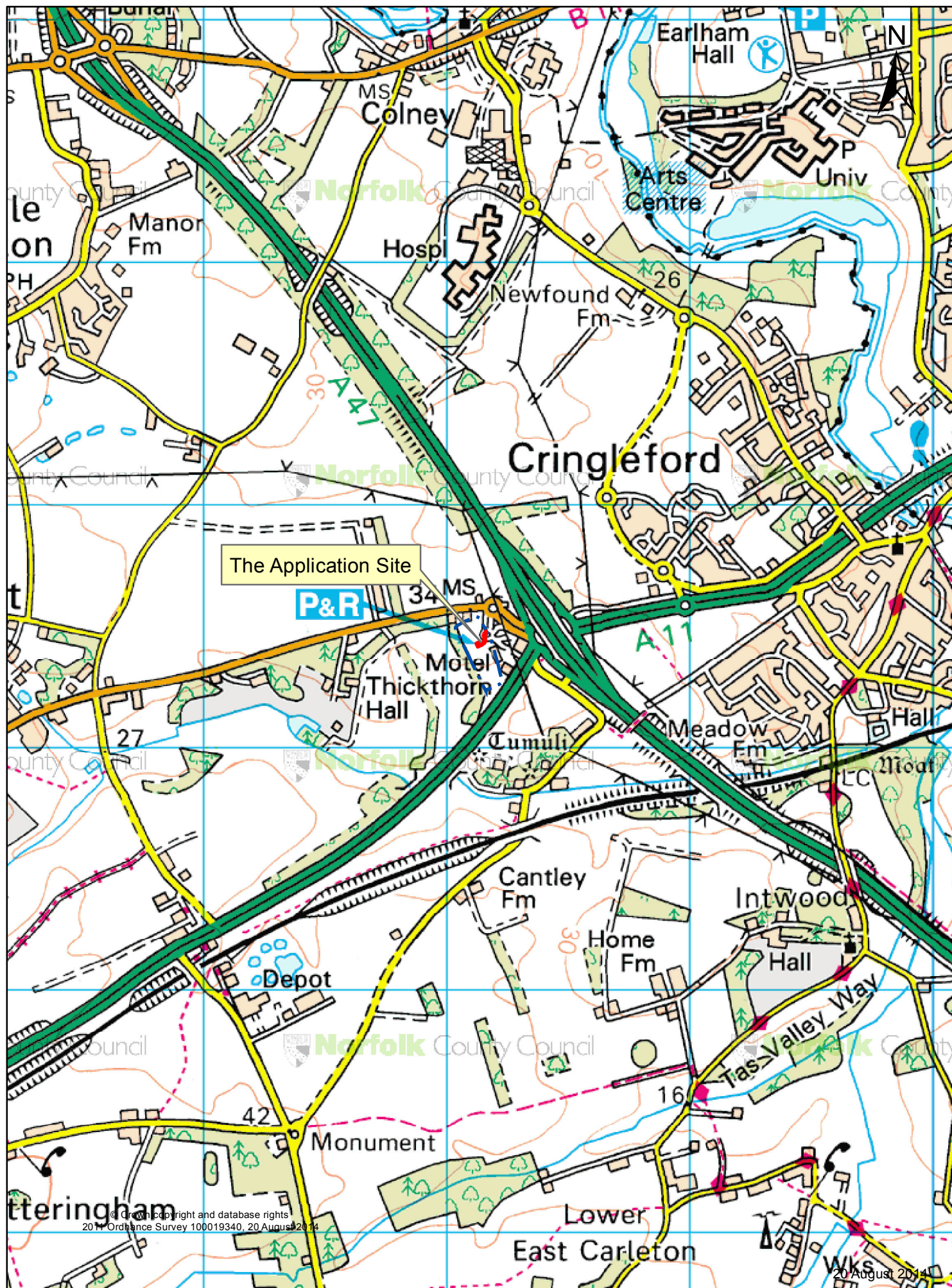
If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 and ask for Paul Rudkin or textphone 0344 800 8011 and we will do our best to help.



Y/7/2014/7003
Hethersett

0 25 50 100
Metres

 **Norfolk** County Council
Scale 1: 2000 Centred on 48 142 305404



© Crown copyright and database rights
2014 Ordnance Survey 100019340, 20 August 2014

Y/7/2014/7003

Hethersett

0 250 500 1,000
Metres



Norfolk County Council

Scale 1: 20000

Centred on 48 42 305404