



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

Notice of Meeting

To members of the Public and Press

You are cordially invited to attend a meeting of **Redenhall with Harleston Town Council's Planning and Development Committee** which will be held at the Council Offices, Memorial Leisure Centre on **Monday 26th June 2023 at 10am** to consider the business detailed below.

Signed: *Clare Crane* - Town Clerk

Date: 16th June 2023

Members of the press and public are welcome to attend – there will be an opportunity for public participation agenda item 7.

SELFLESSNESS, INTEGRITY, OBJECTIVITY, ACCOUNTABILITY, OPENNESS, HONESTY & LEADERSHIP

AGENDA

1. To elect
 - a) a Chairman
 - b) a Vice-Chairman
2. Welcome
3. To receive and consider accepting apologies from members unable to attend
4. To receive and note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.¹
5. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 20th March 2023 (copy herewith)
6. To note progress on decisions made at the last meeting of the Planning and Development Committee (copy herewith)
7. To consider a resolution under Standing Orders 3e to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (the period of designated time for public participation is 20 minutes unless directed by the Chairman of the meeting and individual members of the public are entitled to speak for a maximum of 5 minutes each).²
8. To agree invitations for non-councillors with no voting rights onto the Planning and Development Committee.
9. To review the current Terms of Reference and make suggested amendments as necessary (copy herewith)
10. To recommend final Terms of Reference for adoption at the next Town Council meeting being held on the 28th of June 2023.

¹ All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

² All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

11. To discuss a calendar of Planning and Development Committee meetings for 2023/24 and agree the meeting schedule.
12. To review the responsibilities of the Planning and Development Committee current working parties and agree duties and membership.
 - a) Emergency Plan
 - b) Nature Recovery
13. To consider the responsibilities of any new Planning and Development Committee working parties and agree duties and membership.
14. To note the attendance to the South Norfolk Council Neighbourhood Plan Network Meeting – ‘Reviewing Neighbourhood Plans’ The purpose of the meeting is to share the process and options for reviewing a Neighbourhood Plan, including when a review might trigger more significant modifications.
15. To receive and note the South Norfolk District Harleston Tree Preservation Order 2023 No. SN0597 (copy herewith)
16. To receive correspondence relating to street lighting (copy herewith)
 - a) Letter to the council detailing what other councils are doing and the implications of accepting the street lighting.
 - i. Street Lighting South Norfolk
 - ii. Street Lighting Norfolk County Council
 - iii. Street Lighting Press
17. To receive a request (including map) from Norfolk County Council Community and Environmental Services to review street lighting proposal relating to the development at Mendham Lane, Harleston by Lovell (copy herewith)
18. To agree which statement applies to Harleston Town Council, as the local lighting authority:
 - a) The local lighting authority does not want street lighting to be installed on the above development.
 - b) The local lighting authority would like street lighting to be provided on the above development and wishes to accept responsibility for it. The lighting will be designed and installed to a footway lighting standard.
19. To consider appointing professional Planning Advisors to scrutinise on the Councils behalf the expected Full Planning Application for the development of the Spirketts Lane North site and to guide any response to the Application that the Council may decide to make and make any recommendations to Full Council (copy herewith)
20. To consider the requirement for an open meeting for residents to attend to discuss planning application 2023/1418 Land North of Spirketts Lane and agree the format for the meeting.
21. [To receive and consider the new planning application received and ratify comments and verdict.](#) (copy herewith)
 - a) [2023/1418](#)
Applicant: NA
Location: Land North Of Spirketts Lane Harleston Norfolk

Proposal: Erection of 91 x dwellings with associated landscaping and external works

Application Type: Full Planning Permission

b) [2023/1505](#)

Applicant: Mr John Stokes

Location: Land West Of 15 Needham Road Harleston Norfolk

Proposal: Outline planning permission for 2 dwellings and associated garages with all matters reserved except for access

Application Type: Outline Planning Permission

22. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#) (copy herewith)

23. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#) (copy herewith)

24. To receive and note information relating to local points of interest from District Councillors Graham and Eddy (copy herewith)

25. To receive and note significant correspondence and agree on any necessary response.

a) Planning objection application 2023/1418 (copy herewith)

b) Briar Farm development access (copy herewith)

26. To note the date of the next Planning and Development Committee meeting starting at 6.30pm in the Social Room at the Memorial Leisure Centre (as decided at Item 11).

27. Public Bodies (Admissions to Meetings to consider a resolution under the Public Bodies (Admissions to Meetings) Act 1960 and Standing Orders 3d to exclude members of the public and press in order to discuss the following items which is properly considered to be of a confidential nature.

28. Confidential reports for information only

[Any other planning applications received up to the day before the meeting may be considered, to allow a response within the statutory 21-day period. These can be found on the Town Council website.](#)



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

Minutes

**Redenhall with Harleston Town Council's Planning and Development Committee
held at the Council Offices, Memorial Leisure Centre at 10am
on Monday 20th March 2023**

In Attendance: Councillors: James Eddy, Paul MBA, Trevor Graham

Non-council members: Mr M Hardy, Carolyn Malinowski

Also present: Clare Crane (Town Clerk), Emma Chandler (Deputy Clerk)

Members of Public: Mr J Bootman (Saffron Housing), Sam Sinclair (Lovell Partnerships)
Two further members of public present

1. Welcome

Cllr Eddy welcomed everyone to the meeting

2. To receive apologies from members unable to attend

Apologies were received from Councillor Digby due to being out of the parish.

Apologies were received from Councillor Wilkins due to work commitments.

Apologies were received from Councillor Scade due to being out of the parish.

All apologies were unanimously accepted.

3. To receive declarations of pecuniary or any other interests

It was noted by the committee that Mrs Malinowski lives in close proximity to one of the developments on this agenda.

No further declarations were made.

4. To approve the minutes from the last meeting – 6th February 2023

Minutes were approved and signed by Cllr Eddy

5. Matters arising from previous minutes.

Application [2023/0110](#)

The Deputy Clerk contacted the planning officer regarding the application. In consultation with the committee via email a comment was added to the planning portal within the designated time.

Matter Closed

Application [2022/2248](#)

The Deputy Clerk added the comments to the planning portal

Matter Closed

No documentation has been received from Mr Doggett regarding the Heritage Group

20th March 2023

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Ongoing

Further information was requested from SNC regarding the Surface Water Management Plan. No further information has been received to date.

Ongoing

The Deputy Clerk needs to add the conservation area to the website. The link has been obtained from SNC. The Deputy Clerk will add to the planning pages as soon as possible.

Ongoing

The Deputy Clerk had been requested to set up a meeting with Saffron Housing to discuss the Briar Farm development. They are attending this meeting.

Matter Closed

6. The meeting will be adjourned for public participation for items on the agenda only (up to a maximum of 10 minutes)

One member of the public spoke about the importance of streetlight quality, design, density and colour on the new developments.

7. To receive an update on the progress of the Emergency Plan

Cllr Eddy reported that an initial blueprint for the plan has been produced but requires further input from other parties to be finalised.

The committee agreed that Cllr Eddy will pause work on this until the new council is elected.

Action – New Planning Committee

8. Members to consider the new planning applications received and ratify comments and verdict.

Application: [2023/0366](#)

Applicant: Ms Karol Perley

Location: 1 Swan Lane Harleston Norfolk IP20 9AN

Proposal: Remove existing timber windows and replace with UPVC framed windows

Application Type: Householder

Please return comments by 20 March 2023.

After much deliberation the official comment is from the committee is as follows

Unanimously agreed for no comment to be submitted but with a caveat they would prefer the use of traditional materials in line with the South Norfolk Conservation area Character Appraisal and Management Guidelines and RWH3 policy in the Redenhall with Harleston Neighbourhood Plan

Action: Deputy Clerk

9. Members to receive and note planning decisions made by South Norfolk and other planning authorities

Application 2023/0053

Proposal: Adding gas central heating to property with associated works including flue

Location: 1 Mendham Lane Harleston Norfolk IP20 9DE

Applicant: Mrs Alexandra Bozier

20th March 2023

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Application Type: Listed Building Consent

Committee View: No Comment on 25th January 2023. This is a Listed Building within the Conservation area. The application covers the impact on the property externally of installing gas central heating and is therefore covered by policy RWH 3 and in particular the Conservation Area Character Guidelines Appraisal and Management Guidelines 2016. The Town Council leave acceptance or otherwise with the relevant Planning Officer whilst highlighting the relevant element of the Neighbourhood Plan.

Further to this the Town Council has no comment

South Norfolk Council View: *Approved with Conditions (Delegated) on 10th March 2023*

Noted

10. Members to receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities

Application [2023/0110](#)

Applicant: Kate James

Location: 15 Magpie Court Harleston Norfolk IP20 9JW

Proposal: Removal of condition 11 of 1986/3261 – To allow occupation of property to persons aged 55 years of age and under Application Type: Removal/Variation of Condition (S73 / S19)

Committee View – No comment on 14th February 2023

The planning committee have reviewed this application are unable to find any objections to this under the planning guidelines but it is felt that consideration should be given to the thoughts and feelings of the current residents. The use of precedent in this application is questionable regarding the lifting of this restriction.

South Norfolk Council View – *Pending*

Application: [2022/2287](#)

Applicant: Mr Andrew Dade

Location: 22 And 24A London Road Harleston Norfolk IP20 9BW

Proposal: Replace windows and doors

Application Type: Listed Building Consent

Committee View: Support on the 25th January 2023. The heritage statement suggests that the proposed works will avoid future damage to the building by the ingress of water etc, secure the long term use of the property and enhance it character. The Town Council, other than highlighting the policies in the Neighbourhood Plan, leave this matter in the hands of the appropriate Planning Officer in line with English Heritage.

South Norfolk View: *Pending*

Application [2022/2177](#)

Applicant: Ms Martha Jary

Location: Former Workshop ,Stables And Storage Buildings At Old Police Station Yard Harleston Norfolk

Proposal: Conversion of former workshop, storage and stables to residential dwelling with 2 x parking spaces.

Application Type: Full Planning Permission

Committee View: *No Comment* on 15 December 2022 (The Town Council have reviewed the application. The proposed development should conform to the requirements of the Redenhall with Harleston Neighbourhood Plan policy RWH3 “Heritage protection”, including conformity with the Design Guidance and Code, and the Harleston Conservation Area Character Appraisal and Management Guidelines 2016. Concerns were also raised regarding the loosing of police history through the loss of policing buildings).

South Norfolk Council View: *Pending*

Application: [2022/2122](#)

Applicant: Mr John Mewse

Location: 4 School Lane Harleston Norfolk IP20 9HG

Proposal: Proposed garden room open on one side and replacement of existing toilet lean to

Application Type: Householder

Committee View: No Comment on 15 December 2022 (The Town Council reviewed this application with no comments.).

South Norfolk Council View: Pending

Application [2022/1929](#)

Applicant: Miss Farah Moussavi

Location: 1 Redenhall Road Harleston Norfolk IP20 9EN

Proposal: Erection of new gate, new paint colour and signage to dwelling.
(Retrospective)

Application Type: Listed Building Consent

Committee View: *Object* – This is in contravention of South Norfolk Councils Character Appraisal and Management Guidelines with regard to ‘Painting Buildings’ and also the ‘Design Code’ in relation to the colour palette. The additional of the signage (metal sculpture and lamp on the front of the building) is not in keeping with a Grade II Listed Building and the general tone of the Conservation Area.

South Norfolk Council View: *Pending*

Application [2022/1843](#)

Applicant: Miss Farah Moussavi

Location: 1 Redenhall Road Harleston Norfolk IP20 9EN

Proposal: Erection of new gate, new paint colour and signage to dwelling.
(Retrospective)

Application Type: Householder

Committee View: *Object* – This is in contravention of South Norfolk Councils Character Appraisal and Management Guidelines with regard to ‘Painting Buildings’ and also the ‘Design Code’ in relation to the colour palette. The additional of the signage (metal sculpture and lamp on the front of the building) is not in keeping with a Grade II Listed Building and the general tone of the Conservation Area.

South Norfolk Council View: *Pending*

Application: [2022/1501](#)

Applicant: Mrs Maria Davies

Location: 5A Church Street Harleston Norfolk IP20 9BB

Proposal: Minor internal alterations including new hatch between kitchen and living area; convert existing dressing room on first floor to en suite with new external soil

vent pipe.

Application Type: Listed Building Consent

Committee View: *No Comment* on 24th August 2022

South Norfolk Council View: *Pending*

Application: [2022/0831](#)

Applicant: Mrs Trevor Edwards

Location: Clintergate Farm Clintergate Road Harleston Norfolk IP20 9PG

Proposal: Two replacement timber sliding sash windows to front gable

Application Type: Listed Building Consent

Committee View: *No Comment* on 24 August 2022

South Norfolk Council View: *Pending*

Application: [2022/0067](#) Amended

Applicant: M Scott Properties Ltd And Saffron Housing Trust

Location: Land To The East Of Mendham Lane Harleston Norfolk

Proposal: Proposed planning application for 354 residential dwellings, 91 extra care apartments, 16 extra care bungalows, public open space, allotments and 1.61ha of land for community use together with associated site infrastructure, demolition of existing agricultural buildings. *The council has received amended plans, the proposal description has been changed to remove the temporary construction access from the A143.*

Application Type: Full Planning Permission

Committee View: Having reviewed the amendments to the application, we maintain the validity of our previous comments. In addition, it also feels necessary to register our disappointment at the removal of the access road to the A143 from these revised plans on 20th July 2022

South Norfolk Council View: *Pending*

Application: [2020/2144](#)

Location: Land South Of Redenhall Road Harleston Norfolk

Town and Country Planning Act 1990

Local Planning Authority Reference : 2020/2144

DCLG Reference APP/L2630/W/22/3297827,

Committee: Object

Details of the Appeal [ufm26 DA4B Notification letter to Parish](#)

Harleston Town Council submitted the following on the 28 November 2022

– [2020_2144 Final Comments 28Nov2022](#)

Refused by South Norfolk Council: Refused

Appeal By: Ruby Homes Ltd (East Anglia) Ltd Bungeons Farm Barking Ipswich Suffolk IP6 8HN

Application [2022/2248](#)

Applicant: Mr And Mrs Peek

Location: Workshop At Everson's Lane Harleston Norfolk

Proposal:

Conversion of private workshop space to residential use.

Application Type: Full Planning Permission

Committee View: No comment on the 6th February 2023.

The property is in the conservation area and is subject to RWH3 policy of the Neighbourhood Plan
South Norfolk Council View: *Pending*

All noted

11. Members to consider the following approval of condition details and ratify comments and verdict.

Application Number : [2023/0433](#)

App Type : Approval of Condition Details

Parish : Redenhall With Harleston

Grid Ref : 625082 282826

Location : Land To The East Of Mendham Lane Harleston Norfolk

Proposal : Details of condition 30 of 2022/0067 – (3) materials

Committee comment - No Comment but to be noted that the QPO3 design code has a colour pallet which included the colours and that this should be used as guidance.

Developers noted that the mortar will be a softer colour than in the images and that the brick colour may change due to the scale of the development.

Action: Deputy Clerk

Application Number : [2023/0518](#)

App Type : Approval of Condition Details

Parish : Redenhall With Harleston

Grid Ref : 625082 282826

Location : Land To The East Of Mendham Lane Harleston Norfolk

Proposal : Details of conditions of 2022/0015 – 11 Drawings for offsite highway improvements and 12 offsite highway improvements

Committee comment - No Comment

Action: Deputy Clerk

Application Number : [2023/0457](#)

App Type : Approval of Condition Details

Parish : Redenhall With Harleston

Grid Ref : 625162 283076

Location : Land To The East Of Mendham Lane Harleston Norfolk IP20 9GB

Proposal : Details of conditions of 2022/0067 – (12) demolition compound plan (37) Anglian Demolition method statement and health and safety plan

Committee comment - No Comment

Action: Deputy Clerk

12. To receive a presentation from Saffron Housing in respect of the street lighting and the management and maintenance open space on the new Briar Farm development and make any necessary recommendations to Town Council
Representatives from Saffron Housing and Lovell Partnerships attended the meeting to discuss the management of public space and street lighting.

Street Lighting

The committee were informed that Norfolk County Council (NCC) no longer enter into agreements for streetlighting and the development could be built with no lighting for the new residents.

It was highlighted that the Town Council will have more control over the lighting standards if they were to enter into a contract to manage the lighting.

The appropriation of the streetlighting would need to be approved by NCC and then Saffron and Lovell would work with the Town Council to get the desired outcome for all.

The committee agreed to recommend to Town Council that the Street Lighting on the Briar Farm Development be managed by the Town Council. The committee agreed that Cllr Graham and Mr Carstairs should work together to produce a briefing paper for the Town Council April meeting to be approved for submission to Saffron and Lovell.

Action – Cllr Graham and Mr Carstairs

Management of open space.

Saffron and Lovell informed the committee that most developments have a management company to manage these spaces.

The committee reviewed the plans and highlighted some areas that the council may wish to manage.

The committee queried the possibility of managing parts of the development ie the space for a hay field.

It was agreed that the committee would complete further investigations into the management of the open space and present the findings at the Town Council meeting in April for a decision to be made

Action – Planning Committee

13. To receive a presentation from Gallagher in respect of the land adjacent to Spirketts Lane.

The following representatives from Williams Gallagher joined the meeting via zoom to present their plans for the development south of Spirketts Lane.

- Applicants: Jonathan O'Neill (Inside Land Group) and Adam Lilley (Orbit Homes)
- Architect/Layout: Sarah Growcock (RG+P Architects)
- Planning: Matthew Williams and Rob Wells (both Williams Gallagher)
- Technical: Aaron Hand (Hexa Consulting - Transport)

The proposed development includes the building of at least 150 homes of both one story and two-story construction. They informed the committee that preapplication meetings had been held with South Norfolk District Council (SNDL) and that meeting with RWHTC was the next step in their process before going to the public consultation.

Points discussed were the philosophy, proposed construction and style and the impact on the highways.

14. To receive any correspondence and agree any necessary action.

Correspondence received about large lorries using Shotford Road and Spirketts Lane and churning up the grass verges because the roads are not suitable for this type of vehicle.

Correspondence was noted by the committee and highlighted to the developers.

15. To agree the date of the next meeting - TBC
Meeting Closed at 12.19pm

Any other planning applications received up to the day before the meeting may be considered, to allow a response within the statutory 21-day period. These can be found on the Town Council website.

Planning and Development – Progress Report – 14th June 2023

<u>Committee</u>	<u>Minutes Reference</u>	<u>Subject</u>	<u>Action</u>	<u>Assigned to</u>	<u>Timescale</u>	<u>Comments or further actions</u>
Planning	Matter Arising 20/03/2023	Heritage Group	Mr Doggett had been asked to provide further information on the Heritage Group and the work that they were proposing	Mr Doggett	20 th March 2023	No further information has been received to date. Matter Closed
Planning	Matter Arising 20/03/2023	Surface Water Management Plan	Information had been requested from SNC	SNC	20 th March 2023	No further information has been received. Matter Closed
Planning	Matter Arising 20/03/2023	Conservation Area	Link to the SNC website to be added to the planning pages on the website.	Deputy Clerk	20 th March 2023	Link has been added to the website. Matter Closed
Planning	20/03/2023 Item 7	Emergency Plan	Cllr Eddy had put together an initial blueprint that will need to be finalised by the new committee	New Planning Committee	September 2023	No further work has been completed to date. Ongoing
Planning	20/03/2023 Item 8	New planning applications	Deputy Clerk to submit comments	Deputy Clerk	20 th March 2023	Action Completed Matter Closed
Planning	20/03/2023 Item 11	Approval of conditions	Deputy Clerk to submit comments	Deputy Clerk	20 th March 2023	Action Completed Matter Closed
Planning	20/03/2023	Street Lighting	Cllr Graham and Mr Carstairs to produce a briefing paper for the Town Council meeting in April.	Cllr Graham and Mr Carstairs	26 th April 2023	Action Completed Matter Closed
Planning	20/03/2023	Open Space	Committee to completed further investigation into the management of open spaces	Committee	June 2023	Ongoing



Redenhall with Harleston Town Council

Terms of Reference for the Planning and Development Committee

1. The committee shall comprise of up to five councillors plus the Chairman of the Town Council as an ex-officio member
2. A quorum will consist of a minimum of three councillors
3. The committee will be responsible for electing its own Chairman and Vice-Chairman
4. The committee chair will be responsible for providing a summary report to full council.
5. All councillors are entitled to attend each meeting, however, whilst they may be invited to speak, they will have no voting rights unless they are elected or co-opted to the meeting of the committee.
6. If it is evident that a meeting will not be quorate in the preceding days, a standby councillor may be called upon to attend if available and be co-opted for that meeting only. If there is more than one standby, the Town Clerk will use their discretion as to which standby councillor to call upon.
7. If the meeting is still not quorate, then a councillor in attendance may be co-opted for that meeting.
8. The Planning and Development Committee shall:
 - provide information, advice and guidance to the town council on all planning and development matters relating to council business.
 - consider all planning applications within the parish of Redenhall with Harleston and make relevant comment to the Local Planning Authority.
 - liaise with district and county councillors as appropriate
9. The minutes of each meeting will be proposed and agreed at the next meeting.
10. Voting will be in accordance with Standing Orders.
11. All committee meetings will typically take place in the Memorial Leisure Centre unless other arrangements are in place for the holding of meetings and will commence at 6.30pm (unless otherwise stated)

Planning reviewed and recommended adoption – July 2022
Town Council Approved – July 2022

Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU,
Tel 01508 533633 / 01603 430509 Text phone 01508 533622
Freephone 0800 3896109
Email planning@southnorfolkandbroadland.gov.uk
Website www.southnorfolkandbroadland.gov.uk



Redenhall With Harleston/SN0597

Town and Country Planning Act 1990

The South Norfolk District Council Harleston Tree Preservation Order 2023 No. SN0597

Citation

1. This Order may be cited as the **The South Norfolk District Council Harleston Tree Preservation Order 2023 No. SN0597**

Interpretation

2.—(1) In this Order “the authority” means the South Norfolk Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

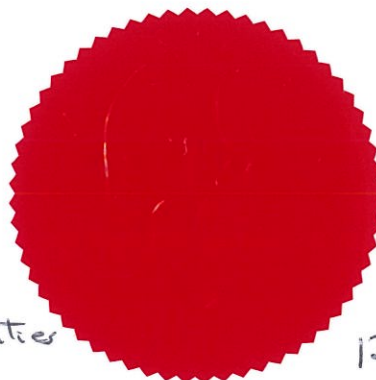
Dated this 30th day of March 2023

The Common Seal of South Norfolk Council

was affixed to this Order in the presence of—

Monitoring Officer

Director of People and Communities



12947

This order confirmed without modifications
by South Norfolk Council on 15 May 2023.

SCHEDULE

Specification of trees

Trees specified individually -
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T 1	Oak	In rear garden on eastern boundary of 5 Willow Walk, Harleston, IP20 9DY

Trees specified by reference to an area
(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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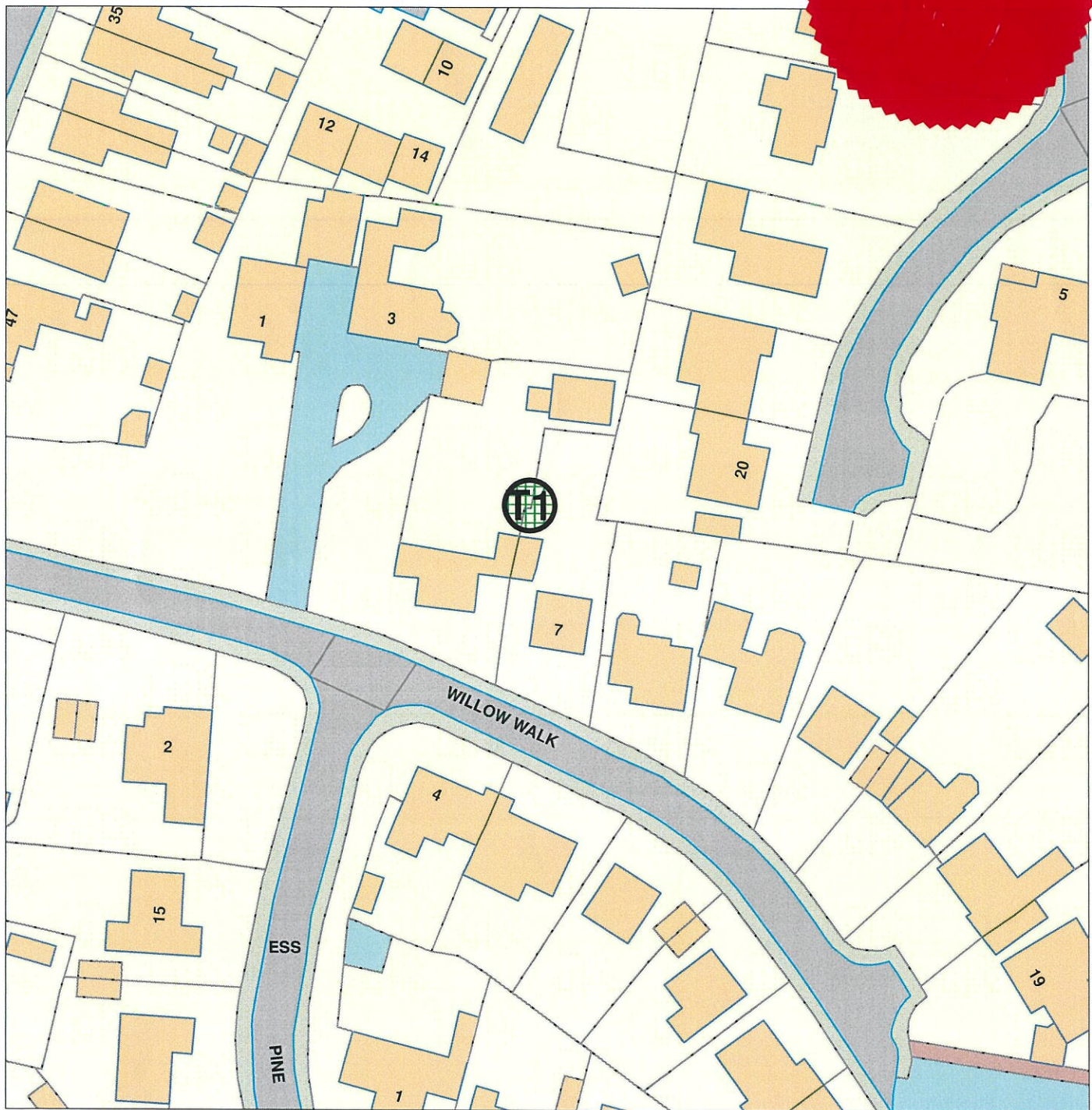
Groups of trees
(within a broken black line on the map)

<i>Reference on map</i>	<i>Description including number of trees of each species in the group</i>	<i>Situation</i>
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Woodlands
(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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THE SOUTH NORFOLK DISTRICT COUNCIL
Harleston Tree Preservation Order 2023 No. SN0597



KEY



Individual trees (T1 etc.)



Groups (G1 etc.)

Innner edge of broken line denotes boundary



Areas (A1 etc.)

Innner edge of dots denotes boundary



Woodland (W1 etc.)

Innner edge of line denotes boundary



Scale 1:750

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South Norfolk Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU Tel (01508) 533701

Dear Councillors,

In all my time on the Council I never heard that Norfolk County Council or South Norfolk Council would not take on the street lighting for new developments. So, I decided to do some research as to what was going on. I contacted the CEO of Scott Properties and asked them about Briar Farm and they told me that the whole land was sold to Lovell homes and Saffron Housing in March, so they no longer had anything to do with the development.

I then pursued the responsibilities of Councils to provide street lighting, to find that provision of street lighting is optional. There is no legal requirement for any Council to provide street lights unless there is a well-defined safety issue.

Further, Norfolk County Council and South Norfolk Council have quietly taken the decision NOT to provide street lighting in the future.

In fact, South Norfolk Council have decided that when lamps come to the end of their useful life, they will discontinue the provision of existing street lights unless the local Parish or Town Council takes them on.

I have provided information from their own sources identifying their decisions. They are dressing it up as needing to do so to achieve their environmental targets; but when you see the scale of the financial savings that can be achieved, it is far more likely that the discontinuance of further street lighting, and reducing already existing street lighting is because of the financial gain to the Council.

What they are trying to do is to push all the costs down the hierarchy to local Parish and Town Councils. In that way, they save money, look good, and achieve an environmental success.

I have included a couple of Press articles to show how things are going.

Whilst I subscribe to Councillor Brownsea's feelings that you would naturally want new developments to have street lighting, the whole matter has profound financial implications for Harleston, and its residents.

Briar farm is a huge development, which would necessitate a lot of costly street lighting. If the Council takes on the running of the street lights, maintenance, upkeep, and cost of electricity – then the initial commitment will cause a significant increase in costs to the Council, which will have to be recovered via the precept.

However, it doesn't stop there. Taking on the street lights of the Briar farm development would create a precedent whereby any new development in Harleston would require the Town Council to take on the street lights. And, as we know, Briar farm is not the only development which is going to happen in Harleston.

Further, since South Norfolk Council is already reducing their existing street lighting commitment as the lamps reach the end of their life, it is quite likely that any existing street lighting in Harleston run by South Norfolk Council will also be offered to the Town Council to take on the purchase of new lamps, and subsequent commitment. This is more difficult to avoid as residents will have been used to those existing street lights.

I have yet to find anything about Norfolk County Council actually retiring lighting, but as they mainly deal with highway lighting, it should not have such a marked effect.

This rather leads to the logical conclusion that the Council needs to think very carefully about what they are prepared to take on with regard to new street lighting, and not to let their hearts rule their heads.

The Council already has an albatross round its neck from previous Councils, in the form of a ten-year contract with South Norfolk Council to keep the car parks free at point of use, currently costing about £30,000pa.

This contract, in itself, has the potential to totally destroy any financial plans the Council might have, due to the two-month pull-out agreement for the Co-op. If, as is likely, when the Lidl store is built in Mendham Lane, the Co-op withdraws its current donation of £30,000pa for the car parks; then the Council will be faced with finding the additional £30,000pa from the precept payers for the remainder of the contract period.

Though it is for the Council to make the final decision, I would urge them to carefully consider the implications and consequences of that decision; and to be very careful about being pushed into the wrong decision by sectional interests in the Town. The Town Council represents ALL the residents, and not, as has happened in the past, those who shout the loudest.

A huge increase in the precept, after all the other increases would not go down well with the residents.

For your information and consideration,

Barry Woods

Street lighting South Norfolk Council

**CABINET**

Minutes of a meeting of the Cabinet of South Norfolk District Council held at South Norfolk House, Long Stratton on Monday 8 January 2018 at 9.00 a.m.

Members Present:

Cabinet: Councillors J Fuller (Chairman), M Edney, L Hornby, K Mason Billig and B Stone

Apologies: Councillor Y Bendle

Non-Appointed: Councillors B Bernard, L Dale, M Gray, N Legg, T Lewis and G Minshull

2613 MANAGEMENT OF STREETLIGHTS – PROPOSED NEXT STEPS**The Subject of the Decision**

Members considered the report of the Director of Communities and Well-Being, and the Head of Environmental Services regarding the future management of street lights, currently managed by South Norfolk Council.

The Chairman reminded members of the background to the report and advised that most street lights across the District, were managed by Norfolk County Council as a highway lighting authority, and that some lights were already managed by town and parish councils. He stressed that those lights managed by the District Council, were not the traditional highway street lights, but foot way lights, and that the report proposals affected only nine town and parish council areas.

The Director of Communities and Well-Being outlined the results of the stock condition survey, and future proposals regarding decommissioning, financing and future management of stock. He drew members' attention to the needs criteria, explaining that officers had concluded that 312 locations required ongoing street light provision, and that this was subject to consultation with town and parish councils. He stressed that if the same level of light could be provided by fewer lighting points and use of more modern LED lights, then the Council would pursue this as a more cost-effective model.

Cllr K Mason Billig commended the report to Cabinet, and explained that due to the condition of South Norfolk's stock of foot way lights, and increasing financial pressures on the Council, it was an appropriate time to assess need and options for the future management of the lights. She stressed that due to the condition of the lights, to do nothing was not an option, however, to maintain all footway lights would cost the Council, and council tax payer, £1.4 million. Members noted that many modern housing developments did not include street lighting unless for highway purposes, and that many of the existing foot way lights had been erected during the 1970s, and were currently paid for through special expenses on council tax bills. Cllr Mason Billig explained that some residents had already welcomed the decommissioning of lights, however, she was very conscious of the anxiety of some local people in the affected areas, and she assured members that a comprehensive assessment of need had been carried out, and that the Council would be consulting town and parish councils to ensure that any important local information around road safety, crime or vulnerability, had not been missed.

Members noted that the Council's preferred position was for town and parish councils to take on the running of the stock of footway lights, with costs being funded through the precept. In response to a query, Cllr Mason Billig assured members that parishes, especially the smaller ones, would be fully supported in any transition of stock. She also agreed that whilst more modern lighting might be more efficient, it was important to ensure that any new lighting did not adversely impact on local communities, and she acknowledged that solutions would differ in each location.

During discussion, Cllr T Lewis stressed the need to consult those members of the public directly affected by any decommissioning of lights, and Cllr Mason Billig explained that the Council would be speaking with town and parish councils regarding how best to inform local people. She added that there had already been and would continue to be publicity on face book and the Council's website, and that local members would have a role in ensuring that residents had been consulted.

The Chairman concluded that it was time for the Council to adopt a more modern and intelligent approach to street lighting, and he thanked officers and the Police for their input in the report. Cabinet considered the report to have been a fair and evidence based review on what was required going forward and members expressed their support for the recommendations.

The Decision**RESOLVED:** To agree:

- a. To adopt the definition of 'need' of provisionally 312 locations requiring ongoing streetlight provision (as outlined in the report), subject to consultation with Town and Parish Councils (TPCs), noting that if the same level of light can be provided by fewer lighting points and use of more modern LED lights then the Council will pursue this as a more cost-effective model.
- b. To crop all red lights as a priority, as they have reached the end of their useful life. Following this and consultation with TPCs, 'needed' red lights will be replaced, and those not 'needed' will be fully decommissioned.
- c. The capital budget of £531k to replace all 'needed' lights as they reach the end of their useful life, and the funding required to decommission lights no longer needed up to £450k. For the avoidance of doubt this will include 'amber' and 'green' lights no longer necessary.
- d. That should the Council retain any management of lights, special expenses are increased to fund the full life of the asset, not just the revenue costs, to be split proportionately across the taxable households within each TPC area.
- e. That the Council can fund the TPC to the tune of the cost of decommissioning any light, if the TPC chooses to retain and manage any lights beyond those 'needed'.

The Reasons for the Decision

To provide a more modern and efficient approach to street lighting

Other Options Considered

None

Environment Development and Transport Committee

Report title:	Streetlighting Review
Date of meeting:	8 March 2019
Responsible Chief Officer:	Tom McCabe – Executive Director, Community and Environmental Services
Strategic impact Street lighting energy accounts for a significant proportion of the Council's total energy use. The Council has made a commitment to reduce its total Carbon Emissions by 50% (from 2008 base line), by 2020. Therefore, managing the Council's Street Lighting portfolio plays a significant part in contributing to achieving that target. As well as the environmental benefits, there is also a considerable financial impact as the revenue cost for highways related streetlighting energy use is around £2.1m per year. Despite a change in the Council's policy in 2016, growth in the number of street lights as a consequence of new developments continues to be a significant issue as does the potential general increase in wholesale energy prices.	

5. Financial Implications

- 5.1. Street lighting is a significant energy user, accounting for a significant amount of the County Council's total use and costing around £2.1m each year for highway related lighting alone.
- 5.2. The Table in section 2.5 of this report details the financial and environmental savings achieved since the start of the Norfolk Streetlighting PFI contract in 2008. In total, to date cumulative financial savings of over £3m have been achieved in terms of energy reduction, nearly 35m KWh of energy savings have been achieved against the 2008 baseline, equating to a carbon saving of nearly 18,900 T. A further £500,000 has been saved through reduced maintenance costs for LED's.
- 5.3. As outlined in section 4, the next phase of initiatives would be the upgrade of 15,000 Traffic route streetlights to LED with CMS, combined with additional sockets for future proofing. This would cost £10.5m and as an invest to save initiative, would have a payback period of 11.7 years (given the annual revenue savings of £900,000).

- 6.2. Street lighting forms part of the local street scene. As such, the provision of street lighting can be an emotive issue. Consultations with local communities were carried out in advance of implementing part night lighting and there was a split between those in favour and those against. Further resistance to initiatives have been encountered when consulting on and implementing the removal of redundant street lights.
- 6.3. Some of the initiatives we have implemented have required a change to the existing PFI contract. To date, we have been able to reach agreement about amendments to enable new approaches/trials and initiatives to be delivered which were not originally identified when the contract was let, for example, part night lighting. In addition the government (HM Treasury) is committed to reducing the PFI revenue cost to local authorities through a centrally co-ordinated savings programme. The code of conduct for operational PFI contracts seeks to foster agreement between local authorities and their PFI partners to deliver efficiencies and savings on a voluntary basis.

Officer Contact

If you have any questions about matters contained in this paper or want to see copies of any assessments, e.g. equality impact assessment, please get in touch with:

Officer name: Grahame Bygrave **Tel No.:** 01603 638561
Email address: grahame.bygrave@norfolk.gov.uk

- 5.4. An alternative option focusses on the Norwich Strategy area traffic routes only and would involve upgrading around 6,000 units to LED with CMS. The total estimated cost for this option would be £4.5m which would achieve an expected £409,000 annual revenue saving. The payback period for this option would be 11 years.
- 5.5. The funding sources for the options outlined in 5.3 and 5.4 above have not yet been identified. Options currently being explored are corporate invest to save funding, central government loans (such as Salix), or specific external funding opportunities such as Transforming Cities funding from the Department for Transport.
- 5.6. The extent to which each of the initiatives are able to deliver a cashable saving, as opposed to just mitigating the increased cost pressure to the service due to increasing energy prices, depends largely on the future prices in the energy market. This continues to be a significant pressure for the authority.

6. Issues and Risks

- 6.1. Regarding the legal implications; the provision of new street lighting is a discretionary power, not a duty, and the Courts have held that no liability arises where a local authority decides to withdraw street lighting for reasons of economy. However if there are non-natural obstructions in the highway introduced by the Council, such as street furniture, crossings or traffic calming features, then reasonable care is required to see that they are not a hazard to users of the highway.



SPECIAL REPORT

Homeowners will be left without street lights in new estate

14th July 2022



By Sophie Wyllie

Senior reporter

swyllie

Share


[Comments](#)

Excited families moving into swanky new homes in a city estate will be left in the dark after two councils and a developer refused to stump up the cash for street lights.

The Oaks is being developed by Allison Homes in land south of Smee Lane on the edge of Postwick, near the NDR and A47.

Broadland District Council has granted **full planning permission for 315 homes** and work has started on the build.

Although Norfolk County Council will provide lights on the Poppy Way roundabout, it said developers must provide light on the residential roads in the estate.

However it added provision and maintenance is only needed where "there is a highways safety requirement".

As such, developer Allison Homes has confirmed just five street lights will be put in - all at the entrance to the development in Smee Lane.

Su Allport, Postwick with Witton parish council clerk, said the county council decided residential streets in the large new development did not meet the requirement for lights.

As such it asked the parish council - which currently only caters for 74 homes - to fork out instead.

She said members declined the offer in July, adding: "We are a small parish council. We don't want to be responsible for paying for lighting on The Oaks."

A spokesman for Norfolk County Council said: "Norfolk County Council's policy on street lighting changed in 2015.

"The policy change was a good way of rationalising the street lighting throughout the county, reducing our spend and minimising our carbon emission, energy consumption and light pollution.

"Many districts do not take on any new lighting under policy, so we consult parishes.

"Street lighting is a power, not a duty, and there is no requirement for the parish to take on lighting."

Eleanor Laming, Broadland District Council Green Party member for Postwick, said: "The business parks nearby (Broadland Gate, St Andrews Park and the Meridian Business Park) are all brightly lit from street lighting and office building lights through the night.

"This contributes to light pollution which disrupts wildlife circadian rhythms and does not fit in with government dark skies policy.

"On the other hand it appears that lighting in this new residential development is not being supported.

"It's a matter of balance.

"We need areas where people feel walking and cycling is safe. It is likely young people and families will move into these houses.

"A small parish council such as Postwick does not have the expertise or finances to pay for maintenance.

"Substantial numbers of homes are planned for in the Greater Norwich Local Plan so will this situation apply to other developments?"

The county council spokesman reiterated: "Again, street lighting is a power and not a duty."

Sue Warwick, managing director for Allison Homes Eastern Counties, said: "As part of the cycleway extension, we will also be making modifications to existing street lighting.

"The Oaks is a very exciting and sustainable new development that will consist of public open spaces and equipped areas of play, and as part of the S106 agreement we will provide approximately £602k worth of contributions to the community.

"As the site progresses, we will continue to engage in an open line of communication with the community."

Broadland also granted outline planning permission for an extra 205 homes, public open space and a two-hectare site for several uses including a primary school, creche, community hall, day nursery, outdoor and indoor sports facilities, nursing home and continuing care retirement community which is part of phase 3 and 4 of the development.

This has prompted fears that down the line children walking to and from school may do so in the dark.

Mrs Laming said: "Land has been allocated for a school and community hall and in winter months children and parents should feel safe."

Derek Williams, from Norwich Cycling Campaign group, said: "Lighting should be environmentally friendly in terms of restricting light spill and by the use of low energy bulbs."

DissMercury

News Sport Things to do Lifestyle Property

News Crime Traffic & Travel Local Council Business

Street lights could be switched off for good around South Norfolk

7th January 2018

South Norfolk Council's cabinet will be discussing a report that could see street lights in nine town and parish council areas switched off. Photo: Denise Bradley (Image: ©Archant Photographic 2009)

South Norfolk Council is responsible for the management of lights in nine town and parish councils in the region and the report, which will come before a cabinet meeting on Monday, has suggested decommissioning 63pc of them.

This would mean two parish councils, Chedgrave and Ellingham, could switch off their street lights, officially called footway lights, for good.

Other councils being considered for a reduction in street lights are Costessy, Diss, Ditchingham, Gillingham, Kirby Cane, Loddon and Wymondham.

A statement from SNC said: 'South Norfolk Council has been reviewing the future management of footway lights in the district and it has been decided that local parish and town councils should be asked whether they want to keep their lights and if so, how many.

'To help town and parish councils make their decision South Norfolk Council has asked the police to produce a report detailing where they believe lights are necessary and an investigation into the needs of vulnerable residents has been carried out.'

Of the 845 lights falling under the remit of this report, 533 (63.1pc) have been highlighted as being potentially decommissioned unless there is a continuing need based on safety, crime prevention or vulnerable people needing a lit path, which could save almost £64,000 a year in running costs.

Should the town and parish councils follow the report's recommendations then SNC has offered to pay for the decommissioning of lights which have come to the end of their useful life.

Moreover, the 845 lights currently run by SNC have been identified as needing replacement by 2022 which would cost £1.4 million, however if the lights which were highlighted as not needed by the review were decommissioned, these works would cost £531,000.

The SNC said they are working with the councils to ensure local residents get a say on the future of their lights.

The report is coming before cabinet for a discussion tomorrow.

via e-mail

Clare Crane
Clerk to Reddenhall & Harleston
Town Council
Council Offices
The Memorial Leisure Centre
Wilderness Lane
Harleston
IP20 9DD

NCC contact number: 0344 800 8020

Textphone: 0344 800 8011

Your Ref:
Date: 30 May 2023

My Ref: 9/7/22/0015
Tel No.: 0344 800 8020
Email: streetlighting.pt@norfolk.gov.uk

Dear Ms Crane

Development at Mendham Lane, Harleston
By: LOVELL

The County Council will not accept responsibility for street lighting on this development as it is considered that there is no highway need.

If your Council requires lighting and wishes to accept its future responsibility then it must be to a footway lighting standard (where no street lamp is mounted above 13 feet (3.9 metres) or where no street lamp is mounted more than 20 feet (6 metres) above ground level and there is at least one interval of more than 50 yards (45.75 metres)) between adjacent street lamps in the system), but the actual positions and equipment used is your Council's decision subject to the County Council's approval as Highway Authority.

Would you please complete the attached form and return it to me in order that I may know your Council's requirements.

Yours sincerely

L Vincent

Laura Vincent
Electrical Services Technician

Encl

Continued.../

To: Highways Maintenance Manager
Community and Environmental Services
County Hall
Martineau Lane
NORWICH
NR1 2SG

For the Attention of the Street Lighting Section

Development at Mendham Lane, Harleston
By LOVELL

Please select which statement applies to your Council, as the local lighting authority:

(Please tick one statement only)

The local lighting authority does not want street lighting to be installed on the above development.	
The local lighting authority would like street lighting to be provided on the above development and wishes to accept responsibility for it. The lighting will be designed and installed to a footway lighting standard.	

Name (Print): _____ Signed: _____

On behalf of the local lighting authority

You may wish to keep a copy of this for your records.

CONSTRUCTION RISKS

- MAINTENANCE/CLEANING/IN USE RISKS:

- NO SIGNIFICANT RISKS.

DEMOLITION RISKS:

- © ROSSI LONG CONSULTING 2023.

LEGEND

- 0.5% CBR 450mm TYPE 1 SUBBASE
+ 500mm CAPPING
(NO TENSAR GEOGRID)

REV	DESCRIPTION	DATE	BY	AUTH
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CLIENT

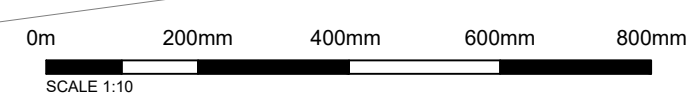
PROJECT

TITLE

DRAWN TL	AUTHORISED	DATE SEP 22	SCALE AT A1 1:1000
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SUITABILITY		
S0 - WORK IN PROGRESS		

201114 - C-150 P06





QUOTATION

QUOTATION/ 06/23/HARL/APP
13TH JUNE 2023

TO:
CLERK TO TOWN COUNCIL – CLARE CRANE
Redenhall with Harleston Town Council
Via email

FOR:
**ADVICE ON PLANNING APPLICATION LAND NORTH
OF SPIRKETTS LANE, HARLESTON**
Advice to Town Council on formal response

DESCRIPTION	HOURS	RATE	AMOUNT
Consultant assistance in respect of application at Spirketts Lane, Harleston			
Preparation of advice on formal response to the application by the Town Council :		£50 per hour	
1. Review of application documentation	6		300
2. Appraisal and review of feedback from local community/Town Councillors (from public meeting, if held)	2		100
3. Preparation of formal response for Town Council to consider.	8		400
TOTAL			£800

The Horizon Centre
Broadland Business Park
Peachman Way
Norwich
NR7 0WF

Mrs C Crane
Redenhall With Harleston

Tel 01508 533780 / 01603 430509
planning@southnorfolkandbroadland.gov.uk

Our ref 2023/1418

6 June 2023

Dear Sir/Madam,

Proposal: Erection of 91 x dwellings with associated landscaping and external works

Location: Land North Of Spirketts Lane Harleston Norfolk

Applicant: NA

Application Type: Full Planning Permission

An application for permission for the proposal described above has been received. Details of the Case Officer and copies of the submitted plans can be viewed on-line at

<https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV3W1IOQJC600> by using the Further Information tab. **Please note:** any comments you make will also be available to view on-line.

You can submit your comments by emailing planning@southnorfolkandbroadland.gov.uk online at **www.southnorfolkandbroadland.gov.uk** or by post before 27 June 2023. If this is not possible or you wish to discuss the proposal before sending your comments please contact the case officer.

Please note: any comments you make will be available to view on-line.

Where the application is to be determined by the Committee, a copy of the Agenda will be sent to you before the date of the meeting. A representative of your Council can speak at the meeting to present their views otherwise they will be reported to the Committee before a decision is reached.

Yours sincerely

Development Management

The Horizon Centre
Broadland Business Park
Peachman Way
Norwich
NR7 0WF

Mrs C Crane
Redenhall With Harleston

Tel 01508 533780 / 01603 430509
planning@southnorfolkandbroadland.gov.uk

Our ref 2023/1505

8 June 2023

Dear Sir/Madam,

Proposal: Outline planning permission for 2 dwellings and associated garages with all matters reserved except for access

Location: Land West Of 15 Needham Road Harleston Norfolk

Applicant: Mr John Stokes

Application Type: Outline Planning Permission

An application for permission for the proposal described above has been received. Details of the Case Officer and copies of the submitted plans can be viewed on-line at

<https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVJ0A2OQJLE00> by using the Further Information tab. **Please note:** any comments you make will also be available to view on-line.

You can submit your comments by emailing planning@southnorfolkandbroadland.gov.uk online at **www.southnorfolkandbroadland.gov.uk** or by post before 29 June 2023. If this is not possible or you wish to discuss the proposal before sending your comments please contact the case officer.

Please note: any comments you make will be available to view on-line.

Where the application is to be determined by the Committee, a copy of the Agenda will be sent to you before the date of the meeting. A representative of your Council can speak at the meeting to present their views otherwise they will be reported to the Committee before a decision is reached.

Yours sincerely

Development Management

Planning application decisions

Application : [2023/0745](#)

App Type : Householder PD Prior Notification

Parish: Redenhall With Harleston

Location : 19 Parklands Way Harleston Norfolk IP20 9DR

Proposal : Proposed single storey rear extension extending 4.0m from the rear of the original dwellinghouse, with a maximum height of 3.90m and an eaves height of 2.79m

South Norfolk View : *Prior Approval not Required (Delegated)*

Date of decision : 2 May 2023

Application Number : [2023/0662](#)

App Type : Works to trees in Conservation Area

Parish : Redenhall With Harleston

Grid Ref : 624764 283620

Location : 2 Candles Mews Candles Lane Harleston Norfolk IP20 9FL

Proposal : T1 elm – reduce from 6.5m to 5m. T2 sycamore – pollard from 10m to 5m. T3&4 yew – reduce from 5m to 5.5m

South Norfolk View – *No Objections on the 25th April 2023*

Application Number : [2023/0457](#)

App Type : Approval of Condition Details

Parish : Redenhall With Harleston

Grid Ref : 625162 283076

Location : Land To The East Of Mendham Lane Harleston Norfolk IP20 9GB

Proposal : Details of conditions of 2022/0067 – (12) demolition compound plan (37) Anglian Demolition method statement and health and safety plan

South Norfolk View: *Approved*

Date of Decision: 25th May 2023

Application Number : [2023/0433](#)

App Type : Approval of Condition Details

Parish : Redenhall With Harleston

Grid Ref : 625082 282826

Location : Land To The East Of Mendham Lane Harleston Norfolk

Proposal : Details of condition 30 of 2022/0067 – (3) materials

South Norfolk View: *Approved*

Date of Decision: 25th May 2023

Application Number [2023/0110](#)

Applicant: Kate James

Location: 15 Magpie Court Harleston Norfolk IP20 9JW

Proposal: Removal of condition 11 of 1986/3261 – To allow occupation of property to persons aged 55 years of age and under Application Type: Removal/Variation of Condition (S73 / S19)

Committee View – No comment on 14th February 2023

The planning committee have reviewed this application are unable to find any objections to this under the planning guidelines but it is felt that consideration should be given to the thoughts and feelings of the current residents. The use of precedent

in this application is questionable regarding the lifting of this restriction.
South Norfolk Council View – *Approval with No Conditions on 26th April 2023*

Planning applications awaiting SNDC decision

Application Number : [2023/1549](#)

App Type : Works to trees in Conservation Area

Parish : Redenhall With Harleston

Grid Ref : 624757 283610

Location : Candlers Mews Candlers Lane Harleston Norfolk IP20 9FL

Proposal : T1- 4 x sycamore – single stem pollard to 6m. Current height 12 m and crown spread 4m. T5 ash – reduce branches overhanging boundary. Current length 3/4 m reduced to 1/2m

Town council not consulted

South Norfolk View – *Pending*

Application Number : [2023/1488](#)

App Type : Approval of Condition Details

Parish : Redenhall With Harleston

Grid Ref : 625082 282826

Location : Land To The East Of Mendham Lane Harleston Norfolk

Proposal : Details of condition 11 and 26 of 2022/0067 – (11) Construction parking – part discharge (26) CEMP

Town Council not consulted

South Norfolk View: *Pending*

Application Number : [2023/1276](#)

App Type : Works to TPO trees

Parish : Redenhall With Harleston

Grid Ref : 624390 283035

Location : 1 Willow Walk Harleston Norfolk IP20 9DY

Proposal : T1 Leylandii -remove stem to ground level. T2 Acer – remove ivy and deadwood. T3 cluster of Sycamores – remove to ground level. T4 Lime – crown lift to 1.7m and reduce height from 11m to 9m and spread from 7m to 6m. T5 Birch – reduce height from 9m to 7.5m and width from 5m to 4m. T6 Birch – reduce height from 10m to 8m and width from 5m to 4m

Application Number : [2023/0518](#)

App Type : Approval of Condition Details

Parish : Redenhall With Harleston

Grid Ref : 625082 282826

Location : Land To The East Of Mendham Lane Harleston Norfolk

Proposal : Details of conditions of 2022/0015 – 11 Drawings for offsite highway improvements and 12 offsite highway improvements

Application Number [2023/0366](#)

Applicant: Ms Karol Perley

Location: 1 Swan Lane Harleston Norfolk IP20 9AN

Proposal: Remove existing timber windows and replace with UPVC framed windows

Application Type: Householder

Town Council View: No Comment

Application Number [2022/2177](#)

Applicant: Ms Martha Jary

Location: Former Workshop ,Stables And Storage Buildings At Old Police Station Yard Harleston Norfolk

Proposal: Conversion of former workshop, storage and stables to residential dwelling with 2 x parking spaces.

Application Type: Full Planning Permission

Committee View: *No Comment* on 15 December 2022 (The Town Council have reviewed the application. The proposed development should conform to the requirements of the Redenhall with Harleston Neighbourhood Plan policy RWH3 "Heritage protection", including conformity with the Design Guidance and Code, and the Harleston Conservation Area Character Appraisal and Management Guidelines 2016. Concerns were also raised regarding the losing of police history through the loss of policing buildings).

South Norfolk Council View: *Pending*

Application Number [2022/2122](#)

Applicant: Mr John Mewse

Location: 4 School Lane Harleston Norfolk IP20 9HG

Proposal:

Proposed garden room open on one side and replacement of existing toilet lean to

Application Type: Householder

Committee View: *No Comment* on 15 December 2022 (The Town Council reviewed this application with no comments.).

South Norfolk Council View: *Pending*

Application Number [2022/1929](#)

Proposal: Erection of new gate, new paint colour and signage to dwelling.
(Retrospective)

Location: 1 Redenhall Road Harleston Norfolk IP20 9EN

Applicant: Miss Farah Moussavi

Application Type: Listed Building Consent

Committee View: *Object* – This is in contravention of South Norfolk Councils Character Appraisal and Management Guidelines with regard to 'Painting Buildings' and also the 'Design Code' in relation to the colour palette. The additional of the signage (metal sculpture and lamp on the front of the building) is not in keeping with a Grade II Listed Building and the general tone of the Conservation Area.

South Norfolk Council View: *Pending*

Application Number [2022/1843](#)

Proposal: Erection of new gate, new paint colour and signage to dwelling.
(Retrospective)

Location: 1 Redenhall Road Harleston Norfolk IP20 9EN

Applicant: Miss Farah Moussavi

Application Type: Householder

Committee View: *Object* – This is in contravention of South Norfolk Councils Character Appraisal and Management Guidelines with regard to 'Painting Buildings' and also the 'Design Code' in relation to the colour palette. The additional of the signage (metal sculpture and lamp on the front of the building) is not in keeping with

a Grade II Listed Building and the general tone of the Conservation Area.
South Norfolk Council View: *Pending*

Application Number [2022/1501](#)

Proposal: Minor internal alterations including new hatch between kitchen and living area; convert existing dressing room on first floor to en suite with new external soil vent pipe.

Location: 5A Church Street Harleston Norfolk IP20 9BB

Applicant: Mrs Maria Davies

Application Type: Listed Building Consent

Committee View: *No Comment* on 24th August 2022

South Norfolk Council View: *Pending*

Information received from District Councillors Trevor Graham & James Eddy – Wednesday 7th June.

SNC Development Management Committee meeting.

Some points of local interest which arose during the meeting.

The agenda pack is at:

<https://southnorfolkandbroadland.moderngov.co.uk/documents/g511/Public%20reports%20pack%2007th-Jun-2023%2010.00%20South%20Norfolk%20Development%20Management%20Planning%20Committee.pdf?T=10>

2020/2144 - Land South of Redenhall Road.

The Appeal was dismissed on 28 March.

The Inspector commented:

‘On 17 October 2022 the Redenhall with Harleston Neighbourhood Plan (the RHNP) was adopted by South Norfolk Council. It now forms part of the development plan as set out in the LPAs appeal statement. I also have before me lengthy submissions from Redenhall and Harleston Town Council including reference to RHNP policies. The appellant has had opportunity to comment on these appeal submissions as part of their final comments submitted on 14 December 2022. Accordingly, I am satisfied no party would be prejudiced by my consideration of those RHNP policies cited by the LPA and Town Council.’

<https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJOVJQQO0IS00>

Some points of local interest which arose after thorough discussions with Officers.

2019/2115 - Land Off Station Hill Harleston Norfolk

Still sitting with outline planning permission only. There is a three-year deadline to apply for full approval, just less than two years remaining. It was sitting in the system a long time between the committee approval and final approval.

2022/0067 - Land to The East Of Mendham Lane Harleston Norfolk.

I recall that we (Town Council) met with the developers and discussed access routes to the site during construction traffic: 2023/1088 - Details of conditions 12b and 15 of 2022/0067 - (12b) Construction Traffic Management Plan / Access Route and (14) Off-site highways works and implementation. This is still under discussion.

End



Planning ref 2023/1418

13 june 2023

Objections to Planning Permission being granted for proposed erection 91 dwellings on the Land North of Spirketts Lane Harleston Norfolk known as HAR 4.

Dear Planning department and Harleston town

We oppose the proposed development on the following grounds, I will list objections then provide arguments evidence and suggestions for mitigation.

- Proximity of houses/garages to our property on two sides, in particular garages on #35,36,37,40,and 41 and associated High density Housing. This will result in significant overlooking and in winter months overshadowing .

The proposed development is not in “keeping” with current housing in “Woodlands”, Willow Walk, Cherrywood and Pine Close all which have low density Housing.

- Whilst work to Build this development is in progress there will likely be significant disruption due to noise vibration and dust. It was bad enough when percolation tests were carried out in August 2022.
- The development might adversely affect possible **Heritage** Settlements/Artefacts, this is presumed. Over the years “Detectorists” have operated in the field some claimed to have found Ancient jewels in area of field west of Angles Way.
- **Ecology** will significantly be affected due to the loss of habitat for birds and animals already “someone” has cut down one of the willows at the end of Willow Walk it appears without consultation.

- Harleston does not currently have the **infrastructure** to support this development as well as Briar Farm and Spirketts lane South. These developments could increase the town population by 20-30%.

DETAILS OF OBJECTIONS

- **Overlooking** – 5 pine Close sits lower than the surrounding field which will increase the prospect of loss of privacy and sunlight
- **True Boundary** In a vain effort to stop our use of footpath the Estate Agent (Durrants) arranged workers to erect poles and three thin wires across the gates of 5 gardens. The posts were erected **within** our land, the true boundaries being beyond the ditches behind #4,5 and 6 Pine close (Ditch and Hedge Rule). Apart from irritating us and making it difficult to trim our hedges, it didn't prevent others walking along this **footpath** from Spirketts lane , Willow walk and Angles Way. During the COVID lockdowns many Harleston residents used this footpath to enjoy nature peace and tranquillity.
- **ECOLOGY.** The Angles Way ancient pathway runs centrally through the proposed development and is a habitat and cover for Rabbits Deer Birds of prey and many more small creatures and insects. In addition this is Green field rather than Brown field land.
- **Infrastructure** A. Schooling - only to age 16 resulting in A level/BTEC students travelling to Norwich by bus (often over capacity). With just two Sandycroft Schools their capacity to accept more Children must be in question. There are also safety concerns as an increased number of children attempt to cross London road in the vicinity of Garage.

B. Medical - Boots the Chemist is sometimes closed as a Pharmacist is unavailable. The Surgery is already overstretched and Dental coverage in Harleston seems a thing of the past.

C. Insignificant activities for young people resulting and evident in Anti-Social behaviour in the town centre and the relatively new Developments such as Bulfinch Drive.

SUGGESTIONS

A few months ago plans for the development of the land to the south of Spirketts lane (GNLP 2108) were available for public viewing. The draft plan showed a significant space between back gardens of existing properties on east of Shotford Rd and the proposed new housing. If space such as this was allowed for it would make a considerable and more pleasing change to current design of this proposed development.

The acronym NIMBY never truer than for us in 5 Pine Close!!

Yours

Peter and Linda Osborn

Email concerns about Briar Farm development access

Following my brief visit with you today I am sending a note of concern over the entrance being used to the new development. I live at 10 Mendham Lane and my house is directly next to the road being used for heavy machinery etc I have never been informed of this access route. I have visited site office because of concern of my property and especially my front garden wall. Although being very co- operative and understanding my point they have now placed traffic cones next to my wall. However, I feel, not much use when vehicles and large lorries travel past most of the day 7am onwards. I am interested to know when this decision was given .
Thankyou Helen Youngs

