



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 9th October 2023 at 11am** to consider the business detailed below.

Signed: *Clare Crane* - Town Clerk

Date: 3rd October 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. Welcome
2. To consider and agree the co-option of Cllr Hardy onto the Planning and Development Committee in line with the Terms of Reference.
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 11th September 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. Recommended by the Full Council (27th September 2023 meeting) for the planning committee to take part in a Zoom meeting with Compass Point to review the drafted report received relating to planning application [2023/1418](#) Location: Land North Of Spirketts Lane Harleston.
 - a. To agree the final content of the report.
9. To consider the planning application [2023/1418](#)
Location: Land North Of Spirketts Lane Harleston Norfolk
 - a) To agree the verdict and ratify comments to be sent to SNDC Senior Planning Officer
10. [To receive and consider the new planning application received and ratify comments and verdict.](#) (copy herewith)
 - a. Application [2023/2913](#)
Applicant: Mr Joseph Newson
Location: 17 Maltings Drive Harleston Norfolk IP20 9EY
Proposal: External rendering and new front steps
Application Type: Householder

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/>

- b. Application [2023/2458](#)
Applicant: Mr Peter Osborn
Location: 5 Pine Close Harleston Norfolk IP20 9DZ
Proposal: Replace the existing concrete hanging tiles on West facing apex and north facing dormer with Hardi Plank cement board
Application Type: Householder
11. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#) (copy herewith)
12. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#) (copy herewith)
13. To receive revised plans from Amey for street lighting on the Briar Farm development (copy herewith)
a) To agree comments and feedback.
14. To receive correspondence from the Surface Water Drainage Officer
a. To agree next step action.
15. To receive significant correspondence and agree on actions required.
a) Correspondence regarding the construction vehicles and machinery accessing the Briar Farm Development.
16. To note planning objections
a. Regarding application 2023/1418
b) Regarding application 2023/2458
17. To note the date of the next Planning and Development Committee meeting as 13th November 2023 starting at 10am in the Meeting Room at the Memorial Leisure Centre.
18. 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.
19. Confidential reports relating to enforcement cases (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 11th September 2023**

In Attendance: Councillors: Clive Attwood, Shelagh West, Paul MBA

Non Councillors: Carolyn Malinowski, Michael Hardy

Also present: Emma Chandler (Deputy Clerk)

Members of Public: District Councillor James Eddy

1. Welcome

In the absence of the Chairman of the Planning Committee Cllr MBA welcomed everyone to the meeting and it was agreed for him to Chair the meeting.

2. To receive and consider accepting apologies from members unable to attend.

Cllr Digby due to being out of the parish.

Cllr Harrison due to work commitments.

Apologies were unanimously accepted.

3. 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.

Mrs Malinowski declared an interest in Spirketts Lane Development

Cllr West declared an interest in the Spriketts Lane Development

Committee noted that one of the applications being discussed at this meeting is a former Chair of the council.

The committee agreed that all were able to discuss all matters.

4. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 7th August 2023

Approved and signed by the Chairman.

Mr Hardy questioned 8c regarding a response to the councils objection from SNDC

Mrs Malinowski highlighted spelling mistakes which were rectified at the time of the meeting

5. To note progress on decisions made at the last meeting of the Planning and Development Committee

Noted

6. **Committee to be updated on why Richard Squires, Senior Community Planning Officer at South Norfolk District Council is unable to attend the meeting to discuss the review of the Neighbourhood Plan and to ask the committee to agree dates and times for a future online meeting.**

All councillors stated that they could be flexible and requested that Richard Squires provide dates for his availability Clerk to arrange.

Action – Town Clerk

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).**

No members of the public present

8. **[To receive and consider the new planning application received and ratify comments and verdict.](#)**

- a) **Application: 2023/2290
Applicant: Ms FRANCES BICKLEY
Location: 27 Wilderness Lane Harleston Norfolk IP20 9DD
Proposal: Single storey rear and side extension
Application Type: Householder**

The Town Council has no comment other than that the development should conform to BU.13 in the Redenhall with Harleston Design Guidance and Code

- b) **Application: 2023/2377
Applicant: Mr And Mrs Ben And Jen Wick
Location: Homewood 16 Shotford Road Harleston Norfolk IP20 9JN
Proposal: Conversion of garage and first floor extension above to create annexe
Application Type: Full Planning Permission**

The Town Council has no comment other than that it should conform to BU.13 section v of the Redenhall with Harleston Design Guidance and Code. Specifically does the proposed use of timber or composite cladding lead to a harmonious composition over all.

- c) **Not on the agenda – Late application**

**Application 2023/2684
Applicant: Ms Sally Wilkinson
Location: Bullock Fair Charity Shop Bullock Fair Close Harleston Norfolk IP20 9AT
Proposal: To replace barge boards, fascias and soffits with new white UPVC
Application Type: Full Planning Permission**

The Town Council has no comment.

Change to the order of the meeting to invite Joel Pailes Community Infrastructure Officer at South Norfolk District Council to speak to Councillors about CIL money.
District Councillor James Eddy left the meeting at 11am.

This item was a confidential matter and will appear at the end of the minutes

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

Application Number : [2023/2288](#)

App Type : Works to trees in Conservation Area

Parish : Redenhall With Harleston

Grid Ref : 624567 283502

Location : The Surgery Bullock Fair Close Harleston Norfolk IP20 9AT

Proposal : T1 Willow – Fell

Town Council not consulted

South Norfolk decision: No objections (delegated) on 23rd August 2023

Application [2023/2015](#)

Applicant: Ms Lisa Beaumont

Location: Laburnum House 8 Old Post Office Court Harleston Norfolk IP20 9AL

Proposal: Replace 4 windows on north elevation and Install 1 conservation roof window on west elevation

Application Type: Listed Building Consent

Town Council View: Neutral – Refer to page 18 and 19 of Harleston Conservation Area Character Appraisal and Management Guidelines which presumably reflects the pre application advice given by Chris Brownhill. The council request for the planning officers to determine the application.

South Norfolk View: *Approval with Conditions* on the 1st September 2023

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

Application [2023/2125](#)

Applicant: Mr Simon Lanchester

Location: 20 Beck View Harleston Norfolk IP20 9EF

Proposal: Erection of garden room with lower ground floor store

Application Type: Householder

Town Council View: Neutral – The council recognises that this is a retrospective application and have no specific comment to make. They ask the Planning Officers at South Norfolk District Council determine the application.

South Norfolk View: *Pending*

Application [2023/2022](#)

Applicant: Mr Daniel North

Location: 2 London Road Harleston Norfolk IP20 9BW

Proposal: Two storey side extension. Demolish rear conservatory and replace with a single storey extension. Repair damaged existing brickwork, windows and cills.

Application Type: Listed Building Consent

Town Council View: **Objects** – Referring to BU.13 in the Redenhall with Harleston Design Guidance and Code the council are objecting on the basis of the side extension is not harmonious to the original building and there is no information to say the application compliments the materials for the original building. The application is not complete on the portal items 6,7 and 8 on the application form are not present. There are also concerns about access to the site and the safety of those using Recreation Walk which would require a pre agreed construction plan in light of the restricted access.

South Norfolk View: *Pending*

Application [2023/2021](#)

Applicant: Mr Daniel North

Location: Selbourne 2 London Road Harleston Norfolk IP20 9BW

Proposal: Two storey side extension. Demolish rear conservatory and replace with a single storey

11th September 2023

Page 3 of 7

extension. Repairs to existing windows, brickwork and cills.

Application Type: Householder

Town Council View: **Objects** – Referring to BU.13 in the Redenhall with Harleston Design Guidance and Code the council are objecting on the basis of the side extension is not harmonious to the original building and there is no information to say the application compliments the materials for the original building. The application is not complete on the portal items 6,7 and 8 on the application form are not present. There are also concerns about access to the site and the safety of those using Recreation Walk which would require a pre agreed construction plan in light of the restricted access.
South Norfolk View: *Pending*

Application [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

Committee View: **Object** – Referring to the Redenhall with Harleston Neighbourhood Plan.

1.22 Due to the level of new housing growth proposed in the current and emerging Local Plan, the Redenhall with Harleston Neighbourhood Plan is not allocating further sites for development.

It should be noted that the following sites are already allocated

- HAR1 120 dwellings completed
- HAR3 33 dwellings completed
- HAR4 Planning permission applied for 91 dwellings
- HAR7 150 dwellings allocated
- GNLP2136 360 dwelling plus 90 extra care housing

This far exceeds the JCS requirements of 200-300 new dwellings

Neighbourhood Plan Policy RWH19 Landscape character and Town Gateways states

The visual scenic value of the landscape and countryside in the Neighbourhood Plan area outside the defined settlement boundary will be protected from development that may adversely affect this character.

Town Gateways

Where green gateways or substantially undeveloped entrances currently exist, these should be maintained as soft entrances to assist with rural to urban transition. The approach from Needham roundabout past the Cherry Tree is identified as one of the important soft gateways to be maintained.

Regarding South Norfolk Council policy DM1.3, we also do not believe these proposals provide overriding economic , social, and environmental benefits. This application is contrary to this policy.

South Norfolk View: *Pending*

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 : [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](#)

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 [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: [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*

The Clerk informed the committee that application 2023/1505 is going the planning committee at South Norfolk. Mrs Malinowski, Mr Hardy, and Cllr MBA agreed to attend the meeting as and when it is arranged. Clerk to inform when date is available.

Action – Town Clerk

11. To receive updates relating to street lighting and agree any next step action.

a) Review initial plans from Amey for street lighting on the Briar Farm development.

The plans were noted.

b) To agree comments and feedback on the plan.

The committee requested written confirmation from the developers that the conditions raised at the August meeting are met before making comments on the plan.

Action - Town Clerk

12. To receive and note a deposit under the Highways Act 1980 Section 31 (6) within Alburgh, Shelton & Hardwick, Starston, Redenhall with Harleston that has been entered into the Register of Deposits and Declarations reference number D23 37 with the deposit date 25/07/2023

Noted

13. To receive significant correspondence and agree on actions required.

a) Shotford Road

Noted and new comments from the planning portal relating to application 2023/1418 read out for councillors to consider.

The Clerk was requested to contact the case officer for the development to ascertain if there is any further information regarding the management of the highways for when the developments are in progress and also following the completion for the additional traffic that will be incurred with the new houses.

The committee requested that this correspondence be included at the next Full Council meeting for health and safety considerations and traffic planning for the whole area.

Action-Town Clerk

b) Questions from a resident

Comments/questions were reviewed and noted with no further action to be taken.

c) Land on Church Lane, Redenhall

Noted with no further action to be taken.

14. To note the date of the next Planning and Development Committee meeting as 13th October 2023 starting at 10am in the Meeting Room at the Memorial Leisure Centre.

Noted

15. 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.

Unanimously agreed to close the meeting.

16. Confidential reports relating to enforcement cases (for information only)

Noted

17. Briefing for councillors from the Community Infrastructure Officer at South Norfolk District Council.

Apollo Site – CIL value – 310k - This amount is only paid once 38 units have been sold. The developer informs SNDC when 23 are sold.

Briar Farm – Development to be completed over seven phases. CIL will be paid on each phase. Total CIL to the value of 643k to be paid over seven instalments.

Lidl – There is disagreement on the amount of CIL that needs to be paid. Amounts are either £414k or 74k

Spirketts Lane North 560k-140k

Spirketts Lane South 0 – Social Housing

Station Hill – Full planning has yet to be submitted. If this does go ahead the CIL value would be 50k

Potential CIL amount

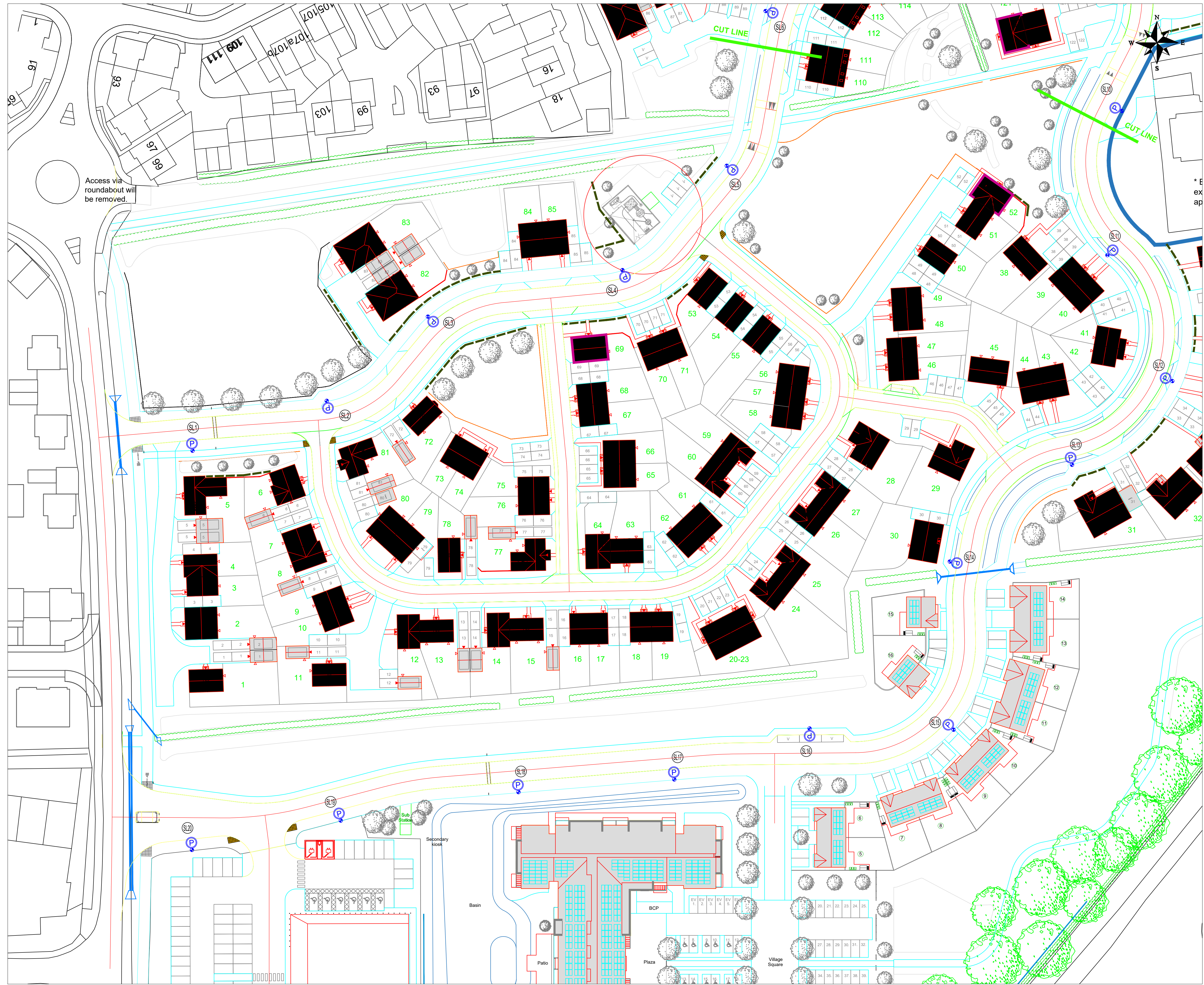
Questions were raised by the committee about Health and Education for the area. The Officer confirmed that Education does receive a cut of the CIL fund but Health does not and would come from central government.

12.40 meeting closed

Planning and Development – Progress Report – 13th September 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	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	Open Space	Committee to completed further investigation into the management of open spaces	Committee	June 2023	Ongoing
Planning	26/06/2023 Item 18		Agreed with Statement B subject to the following conditions being received in writing from the developer. - The developer will pay the installation costs of all the lighting once the confirmation has been received for the following two points. - Clarification that a maintenance agreement is in place for a period of time after the installation of the lights and will be the responsibility of the developer during this time. - Lighting columns have the same specification as the existing streetlights in the town.	Town Clerk	July Planning Meeting	Ongoing – To the agenda 10th July 2023
Planning	11/09/2023 Item 6	Neighbourhood Plan Review	All councillors stated that they could be flexible and requested that Richard Squires provide dates for his availability Clerk to arrange.	Town Clerk	ASAP	DTC contacted Richard Squires 13 th Sept Meeting took place on Thursday 5 th October 2023 Matter Closed
Planning	11/09/2023 Item 10	Planning decisions awaiting SNDC	The Clerk informed the committee that application 2023/1505 is going the planning committee at South Norfolk. Mrs Malinowski, Mr Hardy, and Cllr MBA agreed to attend the meeting as and when it is arranged. Clerk to inform when date is available.	Town Clerk	ASAP	Date not yet available
Planning	11/09/2023 Item 11	Street Lighting Briar Farm Development	The committee requested written confirmation from the developers that the conditions raised at the August meeting are met before making comments on the plan.	Town Clerk	October meeting	Awaiting confirmation item on the agenda for the October meeting.

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DESIGN HAZARDS

(The following information has been collected from Preconstruction Information and Amey Process PLC-H&S-201 – Hazard Management for Designers.)

No High Risks Present

STREET LIGHTING KEY

Lantern Detail

37x
Urbis Axia 2.1, 16 LED lantern head, post top mounted, complete with 7 pin NEMA socket, & one part photo cell, 2.94Klm output, 5165 optic setting, Warm white LED colour (2700K), with integrated lenses rear louvres. (file ref. 434262) 20.6watts
(AXIA 2.1 5165 16 OSLON SQUARE GAINIT @400ma WW 727 230v)

Lantern to have 7 pin NEMA socket, complete with 1 part photo cell with a switching level of 35/18 lux.
(Zodion SS3 or similar approved)
Lantern head to be wired in black pvc/pvc 1.5mmsq 3 core flex, via a fused double pole isolator located in the base compartment of the lamp column.
Lantern to have manufacturer preset Dimming Profile: 50% output from Midnight to 05:30hrs applied at the factory
Lantern Colour: Standard Grey finish

Column Detail

37x
Proposed 6m mounting height, galvanised tubular steel column. (Norfolk PFI specification or similar approved)
Each lamp column to have a 230v single phase unmetered supply installed by DNO or ICP.
Install new LED lantern head as per above specification.

STREET LIGHTING NOTES

- All works to comply with South Wootton Parish Council requirements for Street Lighting Works.
- New column positions to be agreed with town council / site engineer prior to installation.
- Typical Column setback:
 - Within footpath: Front or Back of Path
 - Where there is insufficient highway to accommodate a street lighting column, columns are to be located immediately behind the edge of the highway, are to be installed in an area approx 750mm x 450mm deep which is to be dedicated as part of the Highway.
- All new street lights to be supplied by a new Unmetered service (direct connection to local DNO electricity main)
- New Development site - developers responsibility to provide suitably positioned supply main at construction stage.
- All electrical installation work to be carried out in accordance with the requirements of HEA, NICEIC and BS7671 (IET Wiring Regulations latest edition).
- Electrical Installation Certificates to be forwarded to:
Harleston Town Council Council offices.
- Refer to Lighting Design Schedule for detailed apparatus specification.
- Luminaires should include a 7pin NEMA socket with a One part photocell (On/Off : 35/18)

Notes:

**Proposal based upon customer drawing provided and no survey on site has been carried out.*
Utility information such as underground & over ground cables and gas pipes etc. will need to be checked on site by the installation contractor before excavations or installation works start on site for the street lighting equipment.

Rev	Revision details	Drwn	Chkd	Appd	Date
Designed:	LA				Date: 9/2023
Drawn:	LA				Date: 9/2023
Checked:	SC				Date: 9/2023
Approved:	JM				Date: 9/2023

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Client

LOVELL

Project Name

OFF MENDHAM LANE,
HARLESTON, NORFOLK.
S38 NEW DEVELOPMENT

Drawing Title

PROPOSED LIGHTING LAYOUT
PARISH ADOPTABLE
SHEET 1 OF 3

Original Drawing Size : A1	Scale : 1:500
Dimensions : -	

Drawing Status	Suitability
PRELIMINARY	S0

Drawing No	Rev
AC-N-757.1	A



DESIGN HAZARDS

(The following information has been collected from Preconstruction Information and Amey Process PLC-H&S-201 – Hazard Management for Designers.)

No High Risks Present

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Lantern to have manufacturer preset Dimming Profile: 50% output from Midnight to 05:30hrs applied at the factory
Lantern Colour: Standard Grey finish

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Install new LED lantern head as per above specification.

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- Notes:
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Utility information such as underground & over ground cables and gas pipes ect. will need to be checked on site by the installation contractor before excavations or installation works start on site for the street lighting equipment.

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1	Designed: LA				Date: 9/2023
2	Drawn: LA				Date: 9/2023
3	Checked: SC				Date: 9/2023
4	Approved: JM				Date: 9/2023

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Client

LOVELL

Project Name

OFF MENDHAM LANE,
HARLESTON, NORFOLK.
S38 NEW DEVELOPMENT

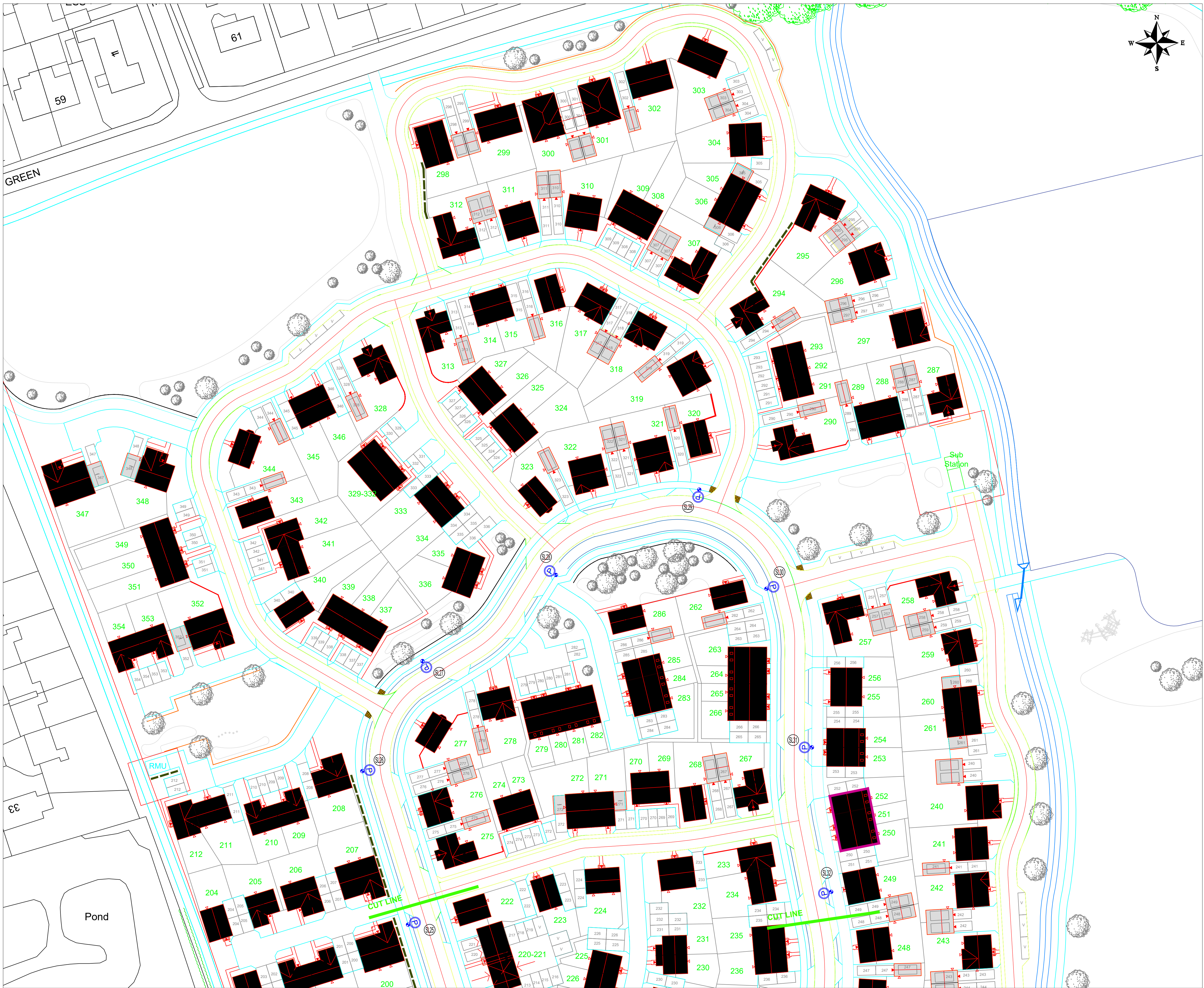
Drawing Title

PROPOSED LIGHTING LAYOUT
PARISH ADOPTABLE
SHEET 2 OF 3

Original Drawing Size : A1	Scale : 1:500
Dimensions : -	

Drawing Status	Suitability
PRELIMINARY	S0

Drawing No	Rev
AC-N-757.2	A



DESIGN HAZARDS

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No High Risks Present

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Notes:

*Proposal based upon customer drawing provided and no survey on site has been carried out.
Utility information such as underground & over ground cables and gas pipes etc. will need to be checked on site by the installation contractor before excavations or installation works start on site for the street lighting equipment.

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Designed:	LA	Date:	9/2023
Drawn:	LA	Date:	9/2023
Checked:	SC	Date:	9/2023
Approved:	JM	Date:	9/2023

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Client
LOVELL

Project Name
**OFF MENDHAM LANE,
HARLESTON, NORFOLK.
S38 NEW DEVELOPMENT**

Drawing Title
**PROPOSED LIGHTING LAYOUT
PARISH ADOPTABLE
SHEET 3 OF 3**

Original Drawing Size :	A1	Scale :	1:500
Dimensions :	-		

Drawing Status	Suitability
PRELIMINARY	S0

Drawing No	Rev
AC-N-757.3	A

Good evening

I understand that my colleague Nathan Harris emailed you at the end of 2022 regarding a flood awareness/preparedness project that we were just about to start.

You have been identified as a priority location based on previous flooding incidents. Unfortunately we were not able to kick the project off as quickly as originally planned due to staff absences. Due to this, we also have not, as yet, been able to ascertain whether you responded to indicate that you would like to work with us and whether any progress had been made to date.

I have recently joined the team and would like to introduce myself and what my role intentions are. My post within South Norfolk and Broadland Council is a new pilot position that has been dubbed ""The Ditch Walker"", although it really is turning out to be much more than that. It is still very much in its infancy as I started in very early June but have had a few bumps along the way, so it has been a slow start. I am very much new to this role in the fact that I come from a very different background, so every day is an education into water. To give you some information, I have copied the following, which may help.

Surface Water Drainage Officer

This is very much a practical role focussing on the physical inspection of ordinary watercourses:

- Proactively carry out land drainage inspections and engage with affected local communities and riparian owners – initially focussing on a 'top six' list of locations in South Norfolk prioritised according to likelihood, scale and severity of potential surface water flooding
- Investigate problems that have been brought to the attention of the Council.
- Assist with the resolution on issues relating to the drainage of land.
- Advise landowners with regards to their responsibilities in maintaining water courses .
- Support the Flood and Water Management Officer in delivering the Councils' responsibilities with regards to water management.
- Delivering a rapid response within the community.
- We will deliver this through a range of actions, community engagement & problem-solving.

Proactively:

- Work in order of threat-mapped priority through a number of local areas where surface water drainage presents cause for particular concern. Following the completion of priority areas, and with the benefit of the experience that is developed, extend to other localities on a needs basis or taking opportunities that are identified or cultivated.

In each local focus area:

- Engage with the elected members and relevant parish /town councils and gather useful insights, local knowledge and experience, and awareness of key potential contributors.
- Walk the ditches and watercourses to identify any matters of evident concern that could give rise to impeded flow and flooding.
- Follow up enquiries, make and maintain records, undertake monitoring where necessary and deal with land registry searches ensuring the correct use and retention of personal data.
- Carry out initial investigations/follow up inspections to gather information and to support the Flood and Water Management Officer (Nathan Harris) and their enforcement action where appropriate.

In summary, I am an investigator and hopefully, a problems solver to give parish councils ideas on how to address and solve issues that they are experiencing. I can be a mediator for landowners, but primarily would hand it back over the Parish Councils to take charge.

I would really like to get the ball rolling again, if you are (still) interested in the project please could you make contact so we can discuss what happens next. I am more than happy to visit you when you are free to discuss what issues you are experiencing. I am currently only employed on a part

time basis, Tuesdays, Wednesdays and Thursdays, and available from 9am to 5pm. I can meet outside these times, given enough notice, however this time of year it may be too dark to meet later.

Apologies for the false start, I look forward to hearing back from you.

Kind regards

Mrs Katie Spillman

Surface Water Drainage Officer/Ditch Warden
Environmental Quality & Community Protection Teams

From: Steve Tricker
Sent: Thursday, September 21
To: clerk@harleston-tc.gov.uk
Subject: Briar farm

Dear Clare

Any news on contractors using Mendham Lane. Just had my wife on the phone a massive digger going up and down the main road she had to cancel her conference call due to noise.

Also our drive was blocked Wed and my daughter couldn't get off the drive.

We have had enough and I will soon be taking action myself if this isn't stopped.

Many thanks

Regards

Steve Tricker

Email response

Hi Steve,

Lovell have replied and explained that Norfolk County Council Highways department have approved their construction access route using Mendham Lane and the roundabout.

Lovell pushed and pushed to use the access off the A143 however, this was rejected on several occasions by Norfolk County Council Highways department.

Please see more details below.

Should I hear back from the Senior Planning Officer at South Norfolk District Council with more information I will let you know.

Many thanks

Clare

Your Ref: 2023/1088	My Ref: 9/7/23/1088
Date: 2 June 2023	Tel No.: 01603 228948
	Email: andrew.willeard@norfolk.gov.uk

Dear Planning Officer

Details of conditions 12b and 14 of 2022/0067 - (12b) Construction Traffic Management Plan / Access Route and (14) Off-site highways works and implementation
HARLESTON - Land To The East Of Mendham Lane

With reference to the above application, in relation to highway matters, the County Council would respond as follows:

I have no comment on the submitted Construction Management Plan and would therefore not object to the discharge of condition 12b.

Condition 14 requires detailed plans for the off-site highway works (including works to the PROW) to be approved. We are still in discussion with the applicant regarding their detailed plans. Therefore, it would be premature to discharge condition 14 at this time.

If you have any queries regarding the above do not hesitate to contact me.

Yours sincerely

Andrew Willeard

From: Steve Tricker
Sent: Thursday, September 21
To: clerk@harleston-tc.gov.uk
Subject: Re: Briar farm

Dear Clare

Many thanks for your response. I know access from A143 was refused. Lovell do not need to use Mendham Lane they could access within the area they have fenced off.

I am working from home Friday, feel free to come and see for yourself the problems this is causing.

If a Councillor or someone from planning lived on Mendham Lane this would never have been allowed.

Lovell and bates have no consideration for residents in Mendham Lane. They start at 7am.

I would have hoped that the town council would get behind us in this problem.

Kind regards

Steve Tricker

Response

Dear Mr Tricker,

Your points will be brought to the planning committee's attention, but I encourage you to take them higher up the chain of command.

The decision was made at County level and there is a Highways, infrastructure and transport Committee.

The Cabinet NCC Member is [Cllr Graham Plant](#) (previously Cllr Martin Wilby) and the Deputy Cabinet Member is [Cllr Lana Hemsall](#).

Their Key areas of responsibility are:

- Development strategy and management
- Highways and operational delivery including procurement
- Highways and transport infrastructure delivery
- Highways maintenance and improvements – including potholes
- Highways network, including roads, street lights, bridges etc
- Parking
- Passenger transport
- Transport strategy
- Winter maintenance (gritting)

graham.plant.cllr@norfolk.gov.uk

lane.hempsall.cllr@norfolk.gov.uk

Kind regards

Clare

SOUTH NORFOLK COUNCIL
THE HORIZON CENTRE
BROADLAND BUSINESS PARK
PEACHMAN WAY
NORWICH NR7 0WF

26th SEPT. 2023

YOUR REF: 2023/1418

TO DEVELOPMENT MANAGEMENT RE-

PROPOSAL: ERECTION OF 89 DWELLINGS WITH ASSOCIATED
LANDSCAPING & EXTERNAL WORKS.

LOCATION: LAND NORTH OF SPIRKETTS LANE, HARLESTON

APPLICANT: NA

APPLICATION TYPE: FULL PLANNING PERMISSION

To the above amended plans/ additional information
we still OBJECT due to the fact that amenities &
infrastructure desperately needs to be put into action
before any more dwellings are built in Harleston.

* Copy of comments have been submitted to
Harleston Town Council.

SOUTH NORFOLK COUNCIL
 THE HORIZON CENTRE
 BROADLAND BUSINESS PARK
 PEACHMAN WAY
 NORWICH NR7 0WF

26TH SEPT. 2023

YOUR REF: 2023/2458

TO DEVELOPMENT MANAGEMENT RE -

PROPOSAL: REPLACE THE EXISTING CONCRETE HANGING
 TILES ON WEST FACING APEX + NORTH FACING DORMER
 WITH HARDY PLANK CEMENT BOARD.

LOCATION: 5, PINE CLOSE, HARLESTON IP20 9DZ.

APPLICANT: MR. PETER OSBORN

APPLICATION TYPE: HOUSEHOLDER

To this application we OBJECT

To refer to the Redenhall with Harleston Design
 Guidance + Code, Final Report 2021

Page 26 - Character Area 2

Page 28, Figure 20 - The two chalets forward facing,
 No. 4 to the left (WILLIAMS) No 5 to the right (OSBORN)

Our OBJECTION is that the appearance of one
 chalet in the cul-de-sac of eleven chalets with
 a different type of decorative covering on the north
 facing dormer + west facing apex will have a
 massive impact on the appearance of the properties
 in Pine Close.

Does this application for the removal of decorative
 wall tiles include the three areas below the ground
 floor window sills, i.e. north facing (driveway side),
 west + south facing windows (front garden).

* Copy of comments have been
 submitted to Harleston Town Council



Figure 16: Bungalows on Cherrywood with large front gardens



Figure 17: The two-storey houses on Cherrywood



Figure 18: Properties and on-plot parking on Willow Walk



Figure 19: Bungalow to the south of Shotford Road with low wall and existing landscape



Figure 20: Chalets on Pine Close



Figure 21: Hedges along green verge as boundary treatment