



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 8th January 2024 at 10am** to consider the business detailed below.

Signed: *Clare Crane* - Town Clerk

Date: 3rd January 2024

Members of the press and public are welcome to attend – there will be an opportunity for public participation agenda item 6.

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

AGENDA

1. Welcome
2. To receive and consider accepting apologies from members unable to attend.
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.¹
4. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 4th December 2023 (copy herewith)
5. To note progress on decisions made at the last meeting of the Planning and Development Committee (copy herewith)
6. 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
7. To receive and consider the new planning application received and ratify comments and verdict. (copy herewith)
 - a) Application [2023/3644](#)
Applicant: Ms Carole Weatherley
Location: 4 The Thoroughfare Harleston Norfolk IP20 9AX
Proposal: Change of use from retail storage to residential, first and second floor
Application Type: Full Planning Permission
Please return comments by 7 January 2024 – extension requested.
 - b) Application [2023/3645](#)
Applicant: Ms Carole Weatherley
Location: 4 The Thoroughfare Harleston Norfolk IP20 9AX
Proposal: Change of use from retail storage to residential, first and second floor.
Application Type: Listed Building Consent
Please return comments by 29th December 2023 – extension requested.
 - c) Application [2023/3610](#)
Applicant: Lilley

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/>

Location: Land South Of Spirketts Lane Harleston Norfolk IP20 9JL

Proposal: Residential development of 162 dwellings with associated access, parking, open space, landscaping and surface water attenuation

Application Type: Full Planning Permission

Please return comments by 28th December 2023 – extension requested.

8. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#) (copy herewith)
9. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#) (copy herewith)
10. To discuss South Norfolk Village Clusters Housing Allocations Plans
 - a) To agree if the committee wishes to provide comments for submission to the consultation.
 - b) Draft comments for submission
11. To discuss the points the planning committee intends to communicate to the planning authority, emphasizing healthcare and infrastructure provisions, and address the need for additional information related to health impact assessments.
12. To note the date of the next Planning and Development Committee meeting as 5th February 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.
13. 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.
14. 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 4th December 2023**

In Attendance: Councillors: Clive Digby, Shelagh West, Michael Hardy, Keith Harrison, Paul MBA.

Also present: Emma Chandler (Deputy Clerk)

Members of Public: None

1. **Welcome**
Cllr Digby welcomed everyone to the meeting.
2. **To receive and consider accepting apologies from members unable to attend.**
Apologies received from Cllr Attwood
Apologies unanimously accepted.
Mrs Malinowski also sent apologies before the meeting.
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.**
None
4. **To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 6th November 2023.**
Unanimously approved.
5. **To note progress on decisions made at the last meeting of the Planning and Development Committee.**
Noted
6. **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
7. **To receive and consider the new planning application received and ratify comments and verdict.**

a) **Application [2023/3354](#)**

Applicant: C/O Agent

Location: Land To The East Of Mendham Lane Harleston Norfolk

Proposal: Variation of condition 2 of 2022/0015 – Revisions to design and layout to increase floor space with reduction in parking provision **Application Type:**

Removal/Variation of Condition (S73 / S19)

Town Council View – Neutral – No Comment

b) **Application [2023/3445](#)**

Applicant: Mr Yusef Karakus

Location: 5 Keeleys Yard Harleston Norfolk IP20 9BQ

Proposal: Replacement windows

Application Type: Listed Building Consent

Town Council View – Neutral - The Town Council would wish to see the policies in the Harleston Conservation Area Character Appraisal and Management Guidelines adhered to and are happy for the Conservation/Heritage officer to decide if the materials proposed in the replacement windows are acceptable.

c) **Application 2023/3551**

Applicant: Barclays Bank plc

Location: Ground Floor 6 Market Place Harleston Norfolk IP20 9AE

Proposal: Proposed decommissioning of bank to include internal and external works.

Application Type: Full Planning Permission

Town Council View – Neutral - The Town Council has no objections in planning terms but wishes to express its regret about the closure of the last of the high street banks in the town. They look forward to receiving proposals in due course for a sympathetic use of this prominent building in the conservation area.

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

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

Town Council Comment – Neutral and No Comment

South Norfolk View: Refusal (Delegated) on the 21 November 2023

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

Application 2023/3306

Applicant: Mr & Mrs S. Broughton

Location: 141 Bullfinch Drive Harleston Norfolk IP20 9FE

Proposal: Demolition of existing rear single storey extension and erection of two storey pitched roof extension

Application Type: Householder

Committee View: Neutral – The Town Council has no objection providing the requirements of Redenhall with Harleston Design Guidance and Code section BU13 are applied.

Application 2023/3280

Applicant: Mr Adrian Simpson

Location: The Old House 1 Old Market Place Harleston Norfolk IP20 9BE

Proposal: Replacement of 4 first floor dormer windows

Application Type: Listed Building Consent

Committee View: Support – The Town Council support the replacement of the windows in principle with determination of the application to be left with planning authority in the light of the pre application advice given and in accordance with Harleston Conservation Area Character Appraisal and Management Guidelines and the Redenhall with Harleston Design Guidance and Code.

Application 2023/3008

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 reserved by condition 21 of planning permission 2022/0067 – remediation report

Town Council not yet consulted as of 10th October 2023

Application 2023/2875

Proposal: Notification for prior approval for a change of use from commercial, business and service (use Class E) to one ground floor flat (C3)

Location: 15A Wilderness Close Harleston Norfolk IP20 9DB

Applicant: Mrs Heidi and Nigel Wooltorton

Application Type: Prior Notification -Class E to Residential

Committee View: Neutral – The Town Council have no objection to the change of use.

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

Town Council View – Neutral – The Town Council has no comment.

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

Town Council Comment – Neutral – The Town Council planning committee have reviewed this application and whilst they have a neutral stance, they recommend that the planning officer weighs up the visual impact of the proposed alterations versus the environmental impact of the changes.

In addition, they are concerned that if consent is granted the materials should match, in colour, as closely as possible to the neighbouring houses.

Application 2023/1862

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 7 of 2022/0067 – (7) Detailed estate roads

Town Council – Not yet consulted as of the 18/07/2023.

Application 2023/1861

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 20 and 24 of 2022/0067 – (20) landscape and ecological management plan (24) noise assessment

Town Council – Not yet consulted as of the 18/07/2023.

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

Amendment received 11th October 2023. Case officer has agreed comments from the Town Council to be provided by the 8th November 2023

Committee View on Amended Application: Object

The Town Council would like to reaffirm its objection to the application as submitted on the 26th June 2023.

The application conflicts with Neighbourhood Plan policy RWH19 in that it is outside the defined settlement boundary and within an identified town gateway. According to RWH19, both these considerations require the site to be protected from development.

The Town Council would like to point out that NPPF policy 12 states “where a planning application conflicts with an up-to-date development plan (including any Neighbourhood Plans that form part of the development plan) permission should not usually be granted”. Since the Neighbourhood Plan has been adopted recently NPPF policy 11d does not apply as claimed by the applicant in their Planning Statement.

Application 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

Application 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

10. **To note Application: [2023/3260](#)**
Applicant: Harleston Town Council Clare Crane
Location: Memorial Leisure Centre Wilderness Lane Harleston Norfolk IP20 9DD
Proposal: Proposed use of recreation ground to run up to three car boot sales between March 2024 and November 2024
Application Type: Change of Use
Noted
11. **To receive and note correspondence received.**
 - a) **GNLP**
Noted
12. **To note the date of the next Planning and Development Committee meeting as 8th January 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.**
Noted
13. **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.

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

Noted

Meeting closed at 10.59am

Planning and Development – Progress Report - 2nd January 2024

<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	11/09/2023 Item 10	Planning decisions awaiting SNDC	Provisional date for application 2023/1505 for the Planning Committee at SNDC is 19 th December 2023. Should it not be on this agenda it will be on the agenda for 23 rd January 2024. Clerk to advise Mrs Malinowski and Cllrs Hardy and MBA when democratic services have advised.	Town Clerk	ASAP	Date not yet available Matter Outstanding

Dear Sir/ Madam

South Norfolk Council is carrying out a Focused Regulation 18 Consultation on Alternative Sites and Focused Changes for the Draft Village Clusters Housing Allocations Plan (VCHAP) between **9:00am on Monday 11 December 2023 and 5:00pm on Monday 5 February 2024**. The consultation is in accordance with Regulation 18 of the Town & Country Planning (Local Planning) (England) Regulations 2012.

This consultation follows a review of representations submitted in response to the Publication stage of the Plan (Regulation 19), held between 23 January and 8 March 2023, which determined that one of the proposed sites is no longer deliverable (VC ROC2 in Rockland St Mary) and that another site should be slightly reduced in numbers to address heritage concerns (VC TAS1 in Tasburgh). As a minimum, this consultation on alternative sites and focused changes seeks to make up the resulting shortfall in order to deliver the housing numbers needed.

The proposed VCHAP will allocate sufficient sites for housing in South Norfolk's villages, which will deliver the bulk of the approximately 1,200 new homes that are to be delivered in the district's Village Clusters by 2038. Once adopted, the VCHAP will become part of the Development Plan for South Norfolk.

You can view the consultation material at the following locations:

- Online at - www.southnorfolkandbroadland.gov.uk/vchap
- **South Norfolk Council offices** – Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF (open Mon-Fri: 8.30am-5pm)
- **The Octagon** – Mere Street, Diss, Norfolk, IP22 4AH (open Mon-Fri: 9am-5pm)
- **The following libraries** –
 - Hethersett
 - Loddon
 - Long Stratton
 - Millennium Library, Norwich
 - Poringland
 - Wymondham

Please visit the Norfolk County Council website for details of your local branch (www.norfolk.gov.uk/libraries-local-history-and-archives)

Anyone wishing to submit a consultation response may do so **before 5.00pm on Monday 5 February 2024**. These can be submitted online, via the website listed above, or using one of our hard copy representation forms which are available at the locations listed above. Completed hard copy forms should be posted to the Place Shaping Team at the South Norfolk Council office address listed above.

Further background and supporting material relating to the VCHAP is also available through our **Virtual Exhibition**, from where you can also comment on the consultation, which can be accessed at <https://vchap.exhibition.app>.

For further information and enquiries, please contact the Council's Place Shaping Team on (01508) 533805 or at localplan.snc@southnorfolkandbroadland.gov.uk.

Yours sincerely,