



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 4th March 2024 at 10am** to consider the business detailed below.

Signed: *Clare Crane* - Town Clerk

Date: 28th February 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 5th February 2024 (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: [2024/0355](#)
Applicant: Mr A. Macdonald
Location: 37 Redenhall Road Harleston Norfolk IP20 9HE
Proposal: Replacement boundary wall to front
Application Type: Householder
 - b) Application: [2024/0409](#)
Applicant: Mr Daniel Green
Location: 2 London Road, Harleston, Norfolk, IP20 9BW
Proposal: Installation of new gated driveway
Application Type: Householder
 - c) Application: [2024/0410](#)
Applicant: Mr Daniel Green
Location: 2 London Road Harleston Norfolk IP20 9BW
Proposal: Installation of new gated driveway
Application Type: Listed Building Consent

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/>

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 receive and provide feedback on:
 - a. Harleston Shed Block Plan
 - b. Harleston Shed Floor Plan
11. To receive and note Planning Application DCLG Reference APP/L2630/D/24/3337415
Location: 17 Maltings Drive Harleston Norfolk IP20 9EY
Appeal By: Mr Joseph Newson 17 Maltings Drive Harleston IP20 9EY (copy herewith)
12. To receive and note Planning Application 2024/0251 Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012
Notification of intention to undertake work to tree(s) in a Conservation Area.
Proposal: Yew - Fell
Location: Memorial Gardens Broad Street Harleston Norfolk
Applicant: Mr Stephen Cox
Application Type: Notice of works to trees in Conservation Area (copy herewith)
13. To discuss the street lighting for the developments to the North and South of Spriketts Lane and agree recommendation for the Town Council.
14. To receive and note correspondence on the status of the Greater Norwich Local Plan (GNLP)
15. To receive and note the details from the Town Council's Planning & Development Committee's Training session conducted by Andrea Long from Compasspoint on February 27th.
16. To review Phase 1 and 2 of the 'Development concerns' document and discuss and agree next step action for Phase 3.
17. To note the date of the next Planning and Development Committee meeting as Monday 8th April 2024 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. To receive 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 5th February 2024**

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

Also present: Emma Chandler (Deputy Clerk) and Mrs Carolyn Malinowski (Planning Advisor)

Members of Public: John Graham

1. **Welcome**
Cllr MBA welcomed everyone to the meeting
2. **To receive and consider accepting apologies from members unable to attend.**
Apologies were received from Cllr Digby due to being out of the parish.
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.**
None declared.
4. **To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 8th January 2024**
Amendment made to the apologies from the meeting as apologies had been received from Cllr Digby before the meeting.
Minutes were the approved by the committee and signed by Cllr MBA
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 wished to speak

7. **To receive and note the correspondence from CPRE Norfolk Light Pollution Campaign Coordinator**

Noted

a. **To consider and vote on the inclusion of the clause from the CPRE statement in all planning applications, as proposed in the above correspondence.**

After brief deliberation the committee agreed that lighting is already covered in the Redenhall with Harleston Design Guide and that they consider this policy to be sufficient at this time.

8. **To receive and consider the new planning application received and ratify comments and verdict.**

a. **Application: 2024/0144**

Location: Land to the East Of Mendham Lane Harleston Norfolk

Applicant: C/O Agent

Proposal: 2 x canopy mounted illuminated 'Lidl' sign – above canopy, 1 x Lidl Flagpole Sign; 1 x column mounted poster display unit, 5 x wall mounted billboard, 2 x directional sign

Application Type: Advertisement Consent

Committee View – Neutral – Comment: The Town Council has no objection in principle but would like to point out that there is guidance in the Redenhall with Harleston Design Guidance and Code QP.04 which recommends considering lighting that could be turned off when not needed i.e. when the store is not open to the public.

9. **To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting**

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 bank in the town.

They look forward to receiving proposals in due course for a sympathetic use of this prominent building in the conservation area.

South Norfolk View – Approval with Conditions on 16th January 2024

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

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

Town Council View: The Town Council support the application in terms of Neighbourhood Plan Policy RWH10 in relation to "living over the shop" on the assumption that this is for long term residential accommodation as opposed to short term lets.

Should any external works prove necessary they should conform to the South Norfolk Harleston Conservation Area Character Appraisal and Management Guidelines as well as the Redenhall with Harleston Design Guidance and Code.

South Norfolk View: Pending

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

Town Council View: The Town Council support the application in terms of Neighbourhood Plan Policy RWH10 in relation to "living over the shop" on the assumption that this is for long term residential accommodation as opposed to short term lets.

Should any external works prove necessary they should conform to the South Norfolk Harleston Conservation Area Character Appraisal and Management Guidelines as well as the Redenhall with Harleston Design Guidance and Code.

South Norfolk View: Pending

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.

South Norfolk View – Pending

Application Number : 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 at 10th October 2023

Application Number : 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 Number : 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

5th February 2024

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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 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

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.

11. **To receive application 24/00136/PLANEW - New premises licence for Harleston Town Football Club, Memorial Leisure Centre, Wilderness Lane, Harleston, Norfolk, IP20 9DD**
 - a. **Compile and agree representation to the application**

Cllr MBA gave background on the matter and the Planning Committee agreed that no comment on the matter was necessary.
12. **To receive and note the updated Planning Statement for the Land South of Spirketts Lane development.**

Noted
13. **To receive and note the Redenhall with Harleston Housing Needs Assessment.**

Noted
14. **To receive and acknowledge the draft contents and format of the stakeholder meeting addressing concerns related to major developments in the Town.**
 - a. **To discuss and agree any additions.**

The contents were reviewed, and the committee agreed for Mrs Malinowski to add additional questions to the paper and return to the Clerk as soon as possible.

Action: Mrs Malinowski
15. **To propose to the Finance Committee the payment of £400 to Compass Point for the preparation and delivery of a maximum 3-hour online planning training session, encompassing preparation and associated materials utilising EMR 338 Professional Fees.**

Concerns were raised about the length of the training with most feeling that two hours would be sufficient. Cllr Hardy questioned if there was enough time to plan in the training before the stakeholder meeting. Subject to these questions being answered the committee agreed for the recommendation to be sent to the Finance Committee.

Action – Town Clerk
16. **To note the date of the next Planning and Development Committee meeting as 4th March 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.**

Noted
17. **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.**

The committee agreed to the resolution to close the meeting to members of the public. The member of public left the meeting at 11.40.
18. **Confidential reports relating to enforcement cases.**

Noted

Meeting closed at 11.53

Signed

Date

Planning and Development – Progress Report – 4th March 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	Matter Outstanding
Planning	05/02/2024 Item 14	Stakeholders Meeting Questions	Mrs Malinowski to review the document and add questions where necessary	Mrs Malinowski	ASAP	Additional questions added to document. Matter Closed
Planning	05/02/2024 Item 15	Compass Point Training	To add proposal to the Finance Committee agenda for the payment of £400 to Compass Point for the preparation and delivery of a maximum 3-hour online planning training session, encompassing preparation and associated materials utilising EMR 338 Professional Fees.	Town Clerk	ASAP	Added to the agenda. Matter Closed



Mrs C Crane
Clerk To Redenhall & Harleston Town Council
Memorial Leisure Centre
Wilderness Lane
Harleston
Norfolk
IP20 9DD

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

Tel 01508 505290
tom.piggot@southnorfolkandbroadland.gov.uk

Our ref : 2023/2913

15 February 2024

Dear Sir/Madam

Town and Country Planning Act 1990
Local Planning Authority Reference : 2023/2913
DCLG Reference APP/L2630/D/24/3337415,
Location : 17 Maltings Drive Harleston Norfolk IP20 9EY
Appeal By : Mr Joseph Newson 17 Maltings Drive Harleston IP20 9EY

I am writing to advise you that there has been an Appeal against Refusal, made to the Secretary of State against South Norfolk Council regarding the External rendering and new front steps.

This appeal is to be determined on the basis of the original application documents submitted to the Council followed by a site visit by an inspector.

The new appeal procedure does not allow the opportunity to submit further comments. However, any comments already made following the original application for planning permission have been forwarded to the Planning Inspectorate. The Inspector will take them into account when deciding the appeal. Should you wish to withdraw your earlier comments in any way you must make this request to the Planning Inspectorate online at <https://acp.planninginspectorate.gov.uk> If you do not have access to the internet you can write to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN, quoting the appeal reference numbers APP/L2630/D/24/3337415 within 4 weeks from the start date of the appeal which was 15 February 2024.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal unless the representations are withdrawn before the deadline.

The appeal documents and decision (when issued) can be viewed at our offices, South Norfolk House, The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF, during office hours or via our website (<https://www.southnorfolkandbroadland.gov.uk>). The Inspectors decision (when issued) and information regarding the progress of the appeal can be accessed at <http://acp.planninginspectorate.gov.uk>.

You can get copies of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from www.GOV.UK

Yours faithfully

Tom Piggott
Planning Officer Post Graduate Apprentice



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

Mr Stephen Cox
Memorial Leisure Centre
Wilderness Lane
Harleston
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IP20 9DD

Tel 01508 505287
planning@southnorfolkandbroadland.gov.uk

Our ref 2024/0251

31 January 2024

Dear Mr Cox

Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012
Notification of intention to undertake work to tree(s) in a Conservation Area.
Proposal: Yew - Fell
Location: Memorial Gardens Broad Street Harleston Norfolk
Applicant: Mr Stephen Cox
Application Type: Notice of works to trees in Conservation Area

I acknowledge receipt of your notification on 25 January 2024. This is accepted as notice under Section 211 of the Town and Country Planning Act 1990 of your intention to undertake work to tree(s) in a Conservation Area. Details of your notice will be made available for anyone to view on-line at www.southnorfolkandbroadland.gov.uk.

The Council has 6 weeks from the date of receipt of your Notice in which to assess your proposal. During this time an Officer may visit the site and if appropriate, the views of the Tree Warden(s), Parish/Town Council, neighbours and interested local bodies will be sought.

If this Council considers that in the light of the information provided and any comments made, that your proposal is unacceptable, then a Tree Preservation Order will be served to prevent works to the tree(s). You will be informed if an Order is served and will have an opportunity to make objections.

If, however, you do not hear from the Council by 7 March 2024 then you may carry out the works in accordance with your Notice, provided that this is undertaken within 2 years of the date we received it.

If you have any queries about this application or our procedures, please contact me quoting the above reference number.

Details of the application and your Case Officer can be viewed on-line in the near future at <https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7TR7BOQKB200> by using the “further information” tab. If you need to see your case officer it may be necessary to make an appointment.

Please Note: The details submitted in the application form and associated information and drawings will be published on our website as part of the statutory register of applications. We will redact signatures and the applicants phone number, e mail etc as set out in our “Planning Standards” and “Privacy Policy” which can be seen on the Council’s website. Personal data will be retained for 10 years as part of the lawful processing of the application. Further details can be found at <https://www.southnorfolkandbroadland.gov.uk/data-protection>

Your rights - Under data protection legislation you have the right to request access to, rectification, restriction, or objection to the processing of your personal data, as detailed on our Data Protection Policy. You can contact our Data Protection Officer at data.protection@southnorfolkandbroadland.gov.uk. You also have the right to lodge a complaint with the regulator, the Information Commissioner’s Office.

You will also be able to track the progress of your application on-line and view any comments made at <https://www.southnorfolkandbroadland.gov.uk/planning-applications/find-planning-application>.

Yours sincerely

Hugh Coggles
Ecology, Biodiversity and Tree Manager