



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 13th May 2024 at 10am** to consider the business detailed below.

Signed: *Clare Crane* - Town Clerk

Date: 8th May 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 29th April 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 a presentation from William H Brown relating to application 2024/0991
8. To receive and consider the new planning applications received and ratify comments and verdict. (copy herewith)

Application: [2024/0991](#)

Applicant: Mr Martin Holland

Location: Land East Of 43 Shotford Road Harleston Norfolk

Proposal: Outline planning application with all matters reserved for the erection of up to 5 new homes and associated works

Application Type: Outline Planning Permission

Application: [2024/1184](#)

Applicant: Mr Stuart Deadman

Location: Woodland Hall Bungay Road Redenhall Norfolk IP20 9QW

Proposal: Variation of condition 2 of 2021/1010 – addition of raised terrace to serve rear first floor

Application Type: Removal/Variation of Condition (S73 / S19)

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/>

Application: [2024/1180](#)

Applicant: Mr Stuart Deadman

Location: Woodland Hall Bungay Road Redenhall Norfolk IP20 9QW

Proposal: Variation of condition 2 of 2021/1009 – addition of raised terrace to serve rear first floor Application Type: Removal/Variation of Condition (S73 / S19)

Application: [2024/1089](#)

Applicant: Mrs Heidi Wooltorton

Location: 15A Wilderness Close Harleston Norfolk IP20 9DB

Proposal: Change of use from hairdressing salon to one bedroom dwelling & single storey extension

Application Type: Full Planning Permission

Amended 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

Amended Application: [2024/0409](#)

Applicant: Mr Daniel Green

Location: 2 London Road, Harleston, Norfolk, IP20 9BW

Proposal: Installation of new gated driveway

Application Type: Householder

9. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#) (copy herewith)
10. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#) (copy herewith)
11. To discuss the 5-year land supply and the impact this may have on the larger developments.
 - a) Agree next steps.
12. To note the date of the next Planning and Development Committee meeting as Monday 3rd June 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. 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 29th April 2024**

In Attendance: Councillors: John Graham, Clive Attwood, Michael Hardy, Paul MBA

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

Members of Public: None

1. Welcome

Cllr Graham welcomed everyone to the meeting.

2. To formally note the resignation of Cllr Keith Harrison from the Planning and Development Committee.

Noted.

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

Apologies were received from Cllr West due to being out of the parish.

Apologies were unanimously accepted.

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.

None declared.

5. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 8th April 2024.

Minutes were approved by the committee and signed by Cllr Graham.

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

Progress was noted.

Mrs Malinowski highlighted additional information that had been posted on the planning portal regarding application 2023/3610 (item 15 on the previous progress report) in the form of a consultee comment from the Planning Obligations Officer which reinforced the need for infrastructure for schools which would need to be funded through CIL.

Mrs Malinowski asked if officers could ascertain if there are different levels of CIL funding and what would happen if the obligations could not be met.

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).**

Not needed

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

- a) **Application:** [2024/1021](#)

Applicant: Rob Highcroft

Location: 56 London Road Harleston Norfolk IP20 9BZ

Proposal: Two storey side extension

Application Type: Householder

Planning Committee View – Neutral

Planning Committee Comment - The extension should comply with BU.13 of the Redenhall with Harleston Design Guide and Code.

- b) **Application:** [2024/1146](#)

Applicant: Mr and Mrs Armstrong

Location: 1 Straight Lane Harleston Norfolk IP20 9HZ

Proposal:
Demolition of existing single storey extension and proposed new single storey extension

Application Type: Householder

Planning Committee View – Neutral

Planning Committee Comment - The extension should comply with BU.13 of the Redenhall with Harleston Design Guide and Code.

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

Please refer to the Town Council website for the latest information.

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

Please refer to the Town Council website for the latest information.

11. **To determine which sections of the Greater Norwich Local Plan (GNLP) the Planning and Development Committee wishes to receive as hard copy documents upon their availability in May 2024. The GNLP comprises three main sections: Part 1 - The Strategy, Part 2 - The Sites Plan, and Part 3 - The Monitoring Framework.**

Following discussion, the committee agreed to wait until the final version was available on the GNLP website before deciding which sections they would like in hard copy.

Action – Planning Committee

12. **To receive and approve the ‘planning sections’ of the drafted Biodiversity and Sustainability Policy.**

The Planning Committee do not approve the planning sections of the Biodiversity and Sustainability Policy as they do not feel that the actions were achievable by the committee. They did however suggest that this part of the policy refers to the following:

- Policy SU.02 – Biodiversity in the Redenhall with Harleston Design Guidance and Code.
- Policy RWH21 – Natural Assets and Policy RWH22 – Climate Change and Flood Risk in the Redenhall with Harleston Neighbourhood Plan.

Action – Cllrs Harrison and Wilkinson – Biodiversity and Sustainability

- 13. To note the date of the next Planning and Development Committee meeting as Monday 13th May 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.**

Noted

- 14. 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.

- 15. To receive confidential reports relating to enforcement cases.**

No further enforcement information available.

Meeting closed at 11.26am

Signed

Dated

Planning and Development – Progress Report – 13th May 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	Meeting scheduled for the 8 th May 2024. Councillors contacted to confirm attendance.
Planning	29/04/2024 Item 6 Progress Report	Planning Application 2023/3610 Spirketts Lane South	Mrs Malinowski highlighted additional information that had been posted on the planning portal regarding application 2023/3610 (item 15 on the previous progress report) in the form of a consultee comment from the Planning Obligations Officer which reinforced the need for infrastructure for schools which would need to be funded through CIL. Mrs Malinowski asked if officers could ascertain if there are different levels of CIL funding and what would happen if the obligations could not be met.	Town Clerk	ASAP	Information obtained and circulated. Matter Closed
Planning	29/04/2024 Item 11	GNLP	The committee agreed to wait until the final version was available on the GNLP website before deciding which sections they would like in hard copy.	Planning Committee	When the document becomes available	Outstanding
Planning	29/04/2024 Item 12	Biodiversity Policy	The Planning Committee do not approve the planning sections of the Biodiversity and Sustainability Policy as they do not feel that the actions were achievable by the committee. They did however suggest that this part of the policy refers to the following: - Policy SU.02 – Biodiversity in the Redenhall with Harleston Design Guidance and Code. - Policy RWH21 – Natural Assets and Policy RWH22 – Climate Change and Flood Risk in the Redenhall with Harleston Neighbourhood Plan.	Cllrs Harrison and Wilkinson	ASAP	Shared with Cllrs Harrison and Wilkinson Matter Closed