



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

You are cordially invited by the Clerk to attend the next meeting of Redenhall with Harleston Town Council's Planning and Development Committee which will be held at the Town Council Offices on Monday 4th November 2024 at 10am

**Members of the press and public are welcome to attend -
there will be an opportunity for public participation at 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 7th October 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 designate 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 applications received and ratify comments and verdict.](#) (copy herewith)
 - a) Application: [2024/2888](#)
Applicant: Mr and Mrs R & R Twigge
Location: Swan Hotel 19 The Thoroughfare Harleston Norfolk IP20 9AS
Proposal: Full planning and listed building consent for the change of use of the existing piano bar (Sui Generis) to Class E use and formalisation of car park to the rear of The Swan Hotel.
Application Type: Full Planning Permission
Please return comments by 31 October 2024.
 - b) Application: [2024/2889](#)

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

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Applicant: Mr and Mrs R & R Twigge
Location: Swan Hotel 19 The Thoroughfare Harleston Norfolk IP20 9AS
Proposal: Change of use of the existing piano bar (Sui Generis) to Class E use and formalisation of car park
Application Type: Listed Building Consent
Please return comments by 31 October 2024.

- c) Application: [2024/2909](#)
Applicant: Mr & Mrs R & R Twigge
Location: Swan Hotel 19 The Thoroughfare Harleston Norfolk IP20 9AS
Proposal: Demolition of outbuildings & function room & erection of two residential dwellings with associated access & landscaping
Application Type: Full Planning Permission
Please return comments by 31 October 2024.
- d) Application: [2024/2910](#)
Applicant: Mr & Mrs R & R Twigge
Location: Swan Hotel 19 The Thoroughfare Harleston Norfolk IP20 9AS
Proposal: Demolition of outbuildings & function room & erection of two residential dwellings with associated access & landscaping
Application Type: Listed Building Consent
Please return comments by 31 October 2024.
- e) Application: [2024/3150](#)
Applicant: Mr And Mrs Watson
Location: 74 Mendham Lane Harleston Norfolk IP20 9DN
Proposal: Conversion of loft space over detached garage including installation of external access staircase
Application Type: Householder
Please return comments by 15 November 2024.
- f) Application: [2024/3151](#)
Applicant: Mr Peter Boyce
Location: 4 London Road Harleston Norfolk IP20 9BW
Proposal: Repair and stabilise the existing masonry gable wall
Application Type: Listed Building Consent
Please return comments by 18 November 2024.
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 note the street name schedule for development North of Spirketts Lane (copy herewith)
11. To note the Section 106 agreement for the development North of Spirketts Lane and consider the proposal for becoming the Nominated body for the Open Space for recommendation to the Town Council.
12. To note the guidance received for the Management of Unauthorised Encampments on Parish land.

13. To note the correspondence from applicant regarding the outline planning application on Shotford Road (2024/0991)
14. To note the date of the next Planning and Development Committee meeting as Monday 2nd December 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.
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.
16. 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 7th October 2024

In Attendance: Councillors: John Graham, Michael Hardy, Paul MBA, Shelagh West

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

Members of Public: no members of the public present

1. Welcome

Cllr Graham welcomed everyone to the meeting

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

No apologies were received.

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.

No declarations received

Note Cllr West joined the meeting at 10.10

4. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 2nd September 2024.

Minutes were approved and signed by Cllr Graham

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

The committee noted that the Deputy Clerk had a response regarding item 11, Infrastructure Planning in which it was confirmed that if development is 100% affordable housing it would not be liable for CIL or S106 contributions if however, infrastructure in Harleston is needed to support the development this can still be funded from the funds acquired through CIL on development more generally.

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 designate 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 no public present

7. To receive and consider the new planning applications received and ratify comments and verdict. (copy herewith)

a) Application: 2024/2706

Applicant: Mr Richard Perfitt

Location: 16 Old Market Place Harleston Norfolk IP20 9BE

Proposal: Replacement windows, door and driveway surface. Internal alterations.

Removal of existing back door. Gas vent through external wall.

Application Type: Listed Building Consent

Committee Comment - In view of the level of listing of this building and it being within the conservation area we would be happy for this to be determined by the Conservation Officer.

b) Application: 2024/2629

Applicant: Mr Karl Mayhew

Location: 19 St Marys Close Harleston Norfolk IP20 9HS

Proposal: Demolition and re-build of rear extension

Application Type: Householder

Committee Comment - Noted that no application is available as regards to materials to be used. In light of this the committee would seek application of policy BU13 of the Redenhall with Harleston Design Guidance and Code.

c) Application: 2024/0409 2024/0410

Amended application received on 6th September 2024

Proposal: Rebuild of front boundary wall, installation of railings to coping of wall.

Replanting of hedge behind railings.

Location: 2 London Road Harleston Norfolk IP20 9BW

Applicant: Mr Daniel Green

Application Type: Listed Building Consent

Committee Comment - The Planning Committee, in principle, would support the new plan as set out in the Selbourne House Driveway document. However, there is a major inconsistency between that document and the elevation drawing and the detail provided in the planning application form with particular regard as to whether or not the vehicle gates and additional car parking at the front are being requested or not. We would also refer to the recent letter from the Highways department which seems to confirm there is an inconsistency.

However, alternatively if it is still planned to gain access to the property for cars from London Road our previous objection stand.

d) Extra Planning application received on 3rd October 2024

Application: 2024/2800

Applicant: Mr Alasdair Horner

Location: 17A Broad Street Harleston Norfolk IP20 9AZ

Proposal: Replacement door and windows, barge boards, fascias and soffits

Application Type: Listed Building Consent

Committee Comment - In view of the building being within the conservation area we would be happy for this to be determined by the Conservation Officer.

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

Noted

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

Noted

10. To note the date of the next Planning and Development Committee meeting as Monday 4th November 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.

Noted

11. 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

12. To receive confidential reports relating to enforcement cases (for information only)

Noted

Meeting Closed at 11.20am

Signed

Date

Planning and Development – Progress Report – 4th November 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	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	05/08/24 Item 14	2023/3610	The Clerk will contact the case officer for application 2023/3610 to determine if the Town Council can provide additional comments and if they will be considered, then decide whether to include the application on the next Planning Committee agenda.	Town Clerk	ASAP	Case reviewed and approved at the SNDC Management Development Committee on the 23 rd October. Matter Closed

Item 10

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SCALE 1: 500 @A1

0 5 10 15 20 25 30m

NORTH

Denotes land maintained by management company

Denotes public right of way

Ref	Ref	Type	GA (m ²)	CP Space	Garage	Nr	Total	GA (m ²)	Total
RENT									
538F	1/2	Flat	543	50.0	1	-	6	300	
823H	2/4	SD House	824	77.0	2	-	6	462	
969H	3/5	SD House	969	90	2	-	6	540	
1184H	4/6	SD House	1184	110	2	-	2	220	
TOTAL							20	20	1522
SHARED OWNERSHIP									
823H	2/4	SD House	824	77	2	-	6	308	
969H	3/5	SD House	969	90	2	-	4	360	
TOTAL							10	10	668
* FIRST HOMES OPTION									
MARKET									
640H	2/4	SD House	648	60	2	-	3	180	
710H	2/4	SD House	709	66	2	-	2	132	
777H	2/4	SD House	765	71	2	-	3	213	
822B	3/4	Det Bung	818	76	2	S	2	152	
823H	2/4	SD House	824	77	2	-	1	77	
826B	3/5	Det Bung	818	76	2	S	1	76	
896H	2/3	SD House	896	83	2	S	6	498	
966B	3/5	Det Bung	1002	93	2	S	2	186	
999H	3/5	SD House	992	92	2	S	11	1012	
1096B	3/6	Det Bung	1096	102	2	Int	5	510	
1130H	3/6	Det House	1123	104	2	S	4	416	
1140H	3/6	Det House	1140	106	2	S	10	1060	
1241H	4/7	Det House	1226	114	1/2	S	2	228	
1302H	4/7	Det House	1301	121	2/4	D	7	847	
TOTAL							59	59	5587
G/TOTAL							89		

REV.	DATE	DESCRIPTION
P37	17.11.23	Added PROW to North of site and other notes and general amendments
P38	20.11.23	Added vehicle tracking and adjusted road where necessary
P39	27.11.23	Added pram crossing detail and kissing gate note. General layout amendments
P40	01.12.23	Amendments following engineers and planners comments
P41	06.12.23	Updated to show ditch adapted to filter drain
P42	07.12.23	General amendments following Engineer's comments

DRAWING USE

PLANNING

CLIENT

CRIPPS DEVELOPMENTS LTD

PROJECT

RESIDENTIAL DEVELOPMENT

ADDRESS

LAND NORTH OF SPIRKETTS LANE HARLESTON

STATUS

S3-FOR REVIEW AND COMMENT

DRAWING TITLE	SIZE	
Proposed Site Plan	A1	
DRAWING NO.	REVISION	
SLH-CF-ZZ-XX-DR-A-0505	P42	
CREATED BY	CHECKED BY	APPROVED BY
PB	MN	MN

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Architects, Engineers and Cost Consultants

