

BRANDON PARVA, COSTON, RUNHALL & WELBORNE PARISH COUNCIL. PLANNING MEETING MINUTES

19th June 2020

Record of Decisions by Brandon Parva, Coston, Runhall & Welborne Parish Council

The following decision has been made by Councillors via email. The decision has been agreed by a minimum of 3 councillors (quorum). The decision made will be documented on the Council website and ratified at the next Council meeting.

1. Planning Matters

1.1 Planning application 2020/0941 – erection of steel framed agricultural building for storage of cattle feed and straw – land to the rear of Field View, Welborne Common, Welborne.

Comments were made by all councillors via email – no comments were received from parishioners.

The chair collated the comments received and this was circulated to Cllrs – all agreed submission by the clerk to South Norfolk Council of the below.

Planning Application 2020/0941

The council objects to the plans on the following grounds

1. The proposed building to house cattle feed and straw would occupy most of the land between the existing modern building and the southern and western boundaries of the land with the adjacent dwelling. This would be a tall and lengthy building which would be dominant and unneighbourly located so close to the southern and western boundaries with the adjacent house. It would seriously and adversely affect the residential amenities of the adjacent dwelling and garden to the south west.

The sheer extent of built structure which would be on this small area of land would amount to overdevelopment and would be of an inappropriate urbanising effect out of character with the rural amenities of this locality.

When the existing modern building was built (2016/1201) the council objected on the grounds that it was dominant and obtrusive (height width and bulk). South Norfolk council said due to the boundaries on the southern and western side the visual impact and amenity impact were acceptable. Whilst the boundaries are still there the proposed new building is significantly closer to the neighbours and thus the council believe that the visual and amenity impact of the new structure are not acceptable.

2. The impact on Field View will be significant given there would be a large agricultural building just behind the property, which will probably impact the light reaching the property as well as having an obvious visual impact

From the plans it would appear that the applicant has control over the adjacent dwellings (within the blue line). The extent of this control is not described. The planning system does not exist to control ownership and the applicant is quite at liberty to sell or let his dwelling(s) to other people as he chooses.

For this reason the normal domestic amenities and quiet enjoyment of all the adjacent dwellings should be considered and the council is not clear whether the current level of ownership is enough to ignore the obvious negative planning impact that it has on the Field View property.

The council has one further point it would like to make:

1. The plans do not appear to correctly depict the existing modern building immediately to the north of that proposed. From aerial photographs of the land it appears that this existing modern building has been built [1] at an angle to rather than parallel to the shed structure shown grey on the drawings and [2] further west than shown on the application plans and immediately adjacent to the western boundary rather than set about 5 metres away as misleadingly shown on the application plans. This building appears to be larger than is indicated on the present plans.

We also note that there was separate planning permission given (2018/2345) to correct the fact that the original building had not been built in the correct position - it was built 9 metres further into the site than originally approved. There was also an extension to the original building approved (2018/1872) which then built on the 9 metres left from the original permitted area. So there have been a number of changes to the location of this shed and it would be good practice to get confirmation of the correct position.

We would ask the District Council to check its own planning records and if there is an enforcement discrepancy raise that with the applicant to [a] make application to retain the building if necessary and [b] correct the present plans so that they are not misleading for the general public. If there is no discrepancy the plans should be corrected and re-publicised.