

BRANDON PARVA, COSTON, RUNHALL & WELBORNE
PARISH COUNCIL.
PLANNING MEETING MINUTES
22nd May 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 2020/0809 – removal of condition 3 from 2012/1875 – to allow the annexe to be occupied independently from the main dwelling, Keepers Cabin, Mattishall Rd, 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 2020/0809

Having reviewed the application the Parish Council is of the opinion that it should be refused as there is not sufficient justification for removing the condition that was fundamental to getting the original planning permission in February 2013 (application 2012/1875):

- This application is accompanied by a supporting statement which describes the original circumstances in 2013 as being that the only and current occupier had a long term health disability. The occupier, the applicants' son, is now able to live fully independently with his fiancée and two young children. The supporting statement advises that the property has served its purpose and has facilitated maturity and independent living which progress has been acknowledged by his GP.

- Personal circumstances are only exceptionally material planning considerations. The occupancy condition was imposed in 2012 having regard to just such personal circumstances and the Parish requested the occupancy condition with foresight to manage just this circumstance. Both the Parish and the District recognised that the condition was essential to avoid a refusal at the time and was necessary to safeguard the domestic amenities and privacy of both the main dwelling and this outbuilding.
- In 2012 the Parish Council supported the application for conversion subject to a condition that the building was not to become an independent dwelling.
- The 2013 planning officer's report describes various considerations and makes the point that given the limited privacy at the property it would not be acceptable for the accommodation to become independent of the main dwelling.
- The current application makes the case, amongst other things, that permission should be exceptionally given to enable the occupier to become a home owner in their own right in an area where they have grown up as have their parents and siblings.
- Whilst independent living in such a situation is a positive thing there is no planning reason that the family circumstance, where clearly the family get on, cannot continue undisturbed.
- Homeownership of a single dwelling in the countryside is not a material planning consideration and itself would not be a reason to risk creating poorer domestic amenities and privacy for both main dwelling and outbuilding. That would be entirely likely if the outbuildings ownership changed and it was sold away in the future.
- The Parish Council and the District Council requested the condition and there are sound planning reasons it should remain in place.