

Planning No.	Name/Address	Description	CTC recommendation	SNC/NCC Decision
2021/1395	Mr Tristan Gordon, 5A Highlow Road Costessey Norfolk NR5 0HP	Chalet Roof Extension to create first floor accommodation.	Recommend approval	Refusal
2021/1789	Mr Will Littleboy, Land North Of William Frost Way (Longwater Gravel) Costessey Norfolk NR5 OJS	Land North Of William Frost Way (Longwater Gravel) Costessey Norfolk NR5 OJS	COMMENT: The extra storage will tidy up the site, but is likely to cause more traffic movements in the already congested Longwater area of Costessey. Request a S106 be agreed with the monies to be spent to local infrastructure in the surrounding area - APPROVE subject to the S106 being agreed.	Approval with Conditions
2021/2050	Mr & Mrs Ransome, 37 Crown Road Costessey Norfolk NR5 0ES	Proposed single storey extension.	APPROVE	Approval with Conditions
2021/2033	Dr Prasanna Sankaran, 39 Hinshalwood Way Costessey NR8 5BN	Two storey extension to the front elevation and single storey extension to the rear of dwelling.	APPROVE	Approval with Conditions
2021/2042	Mr T Cooper, Costessey Location: The Oaks (Plot 8) Ringland Lane Costessey NR8 5BG	Outline application for the erection of 1 dwelling.		Refusal
2021/0082	Commercial Units East Of William Frost Way Costessey Norfolk	Demolition of existing buildings and redevelopment of site to provide a retail foodstore (Class E) and associated car park, access, servicing and landscaping with new access road to serve foodstore and land to the rear.	NB: Aldi representatives gave a presentation to Council, then answered questions. Projections and forecasts had been based on the new store in Hall Road. The site was a brown field site laid to concrete. "Planning gain" would include the relocation of the southbound bus stop with an additional shelter and a 7.5m access road onto the site which would improve access for the recycling business	Approval with Conditions

			<p>located beyond the proposed Aldi store. Aldi did not expect to upgrade the pedestrian crossing at Wm Frost Way.</p> <p>Comment: It was pointed out that Aldi were proposing to build in the area designated for industrial / employment use rather than retail, and queried the positioning of a food store adjacent to a recycling plant. The request from the Lead Local Flood Authority (LLFA) for a Flood Risk Report was noted. Queries were raised as to why a second exit onto Ernest Gage Avenue had not been incorporated to allow safer access to William Frost Way and the Longwater Interchange; the response given was that Ernest Gage Avenue as a private road and the differential in levels was too great. Councillors questioned why Aldi was not prepared to upgrade / relocate the pedestrian crossing over Wm Frost Way, especially given the guidance from Norfolk CC Highways that a crossing was required to be built before opening. The developers' response, that they expected the Wm Frost Way crossing to be upgraded shortly as part of the Easton development - so they had agreed not to open the store before then, was considered to be unrealistic. The Easton development had not started and S106 provisions were likely to be provided at the end of the build phases rather than at the start. Concerns were expressed that</p>	
--	--	--	--	--

			<p>the exit splay onto Wm Frost Way, although wider, would have limited visibility especially if a bus was travelling up the hill and it would be dangerous for vehicles to cross to the outer lane to access the bridge over the A47; this is also the case with vehicles leaving the Next Plc site on the southern side of the bus stop and crossing the carriageways to cross the bridge. It was noted that the TK Maxx application (subsequently withdrawn) had required the provision of a crossing, and that Next Plc had agreed to pay £60,000 for speed calming mitigation measures in West End as part of their application, so Aldi should expect to contribute to the local road infrastructure as it would likely be a popular store with increased traffic movements. APPROVE WITH THE CONDITION THAT the crossing is to be built on William Frost Way before the store opens, and that measures must be put in place to upgrade the northern roundabout at the Longwater Interchange (by Macdonald's at the top of William Frost Way) to cater for the increase in traffic.</p>	
2021/2176	Carrs Hill House Folgate Lane Costessey Norfolk NR8 5EF	T1 Oak - raise lower canopy to 4.5m over garden and driveway to the Acorns		Refusal