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To
The Chairman and Members of the Development
Control Committee

All other Members – for information

Your Ref:
Our Ref: JB/L.3.4
Contact: Julie Britton
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Date 25 June 2007

Dear Sir/Madam,

DEVELOPMENT CONTROL COMMITTEE - MONDAY 2 JULY 2007

I refer to the agenda for the above-mentioned meeting and enclose the following deferred items:

Item No	Report Title	Page Nos
10.	Deferred Applications: Attleborough: Westholme, Station Road: Proposed residential development: Reference: 3PL/2007/0246/F Bawdeswell: Folland Court: Demolition of existing sheltered housing units and construction of 8 dwellings for rent and a post office: Reference 3PL/2007/0606/F	1 - 11

Yours faithfully

Julie Britton

Committee Officer

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE 2 JULY 2007

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Nick Moys, Principal Planning Officer (Major Projects))

**ATTLEBOROUGH: PROPOSED RESIDENTIAL DEVELOPMENT, WESTHOLME,
STATION ROAD**

APPLICANT: Mr R G Bales

REFERENCE: 3PL/2007/0246/F

DEFERRED ITEM

1. This report concerns a planning application for the redevelopment of an existing residential property on Station Road, Attleborough, for 15 flats. The application was due to be heard by Committee on 11 June 2007, but was deferred in order to allow discussions in relation to noise and design.
2. Further consideration has now been given to the Noise Assessment Report submitted in support of the planning application. This Report acknowledges that current noise levels from traffic on Station Road and from the poultry processing plant opposite are relatively high and could be expected to give rise to complaints. Various measures are proposed to reduce noise levels with the proposed flats, including acoustic screening and acoustically attenuated ventilation systems. The Council's Environmental Health Officer considers that subject to these measures being implemented, future residents of the development would not be subject to unreasonable levels of noise and disturbance. It should also be noted that action is currently being taken independently to require noise levels from the poultry plant to be reduced.
3. Amendments have also been made to the design of the proposed buildings, following further discussions with the applicant's architect. It is considered that these amendments will enhance the appearance of the development.
4. **RECOMMENDATION:** It is recommended that planning permission be granted subject to conditions relating to materials, access, parking, cycle storage and ground investigation.

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE 11th JUNE 2007

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Nick Moys, Principal Planning Officer (Major Projects))

**ATTLEBOROUGH: PROPOSED RESIDENTIAL DEVELOPMENT, WESTHOLME,
STATION ROAD**

APPLICANT: Mr R G Bales

REFERENCE: 3PL/2007/0246/F

SUMMARY – This report concerns a proposal for 15 flats at Station Road, Attleborough. It is recommended that the application is approved.

1. INTRODUCTION

- 1.1 This report concerns a full planning application for the redevelopment of an existing residential property in Station Road, Attleborough. The proposed development would comprise 15 one and two bedroomed flats. The proposed flats would be incorporated in 2 blocks - one of 3 storeys and one of 4 storeys. The proposed buildings would be contemporary in design, with rendered and timber-clad walls, under curved metal roofs.
- 1.2 The site is currently occupied by a pair of semi-detached dwellings. It is situated within an area of mixed commercial and residential uses. The site is adjoined by commercial properties.

2. KEY DECISION

- 2.1 This is not a key decision.

3. COUNCIL PRIORITIES

- 3.1 The following Council priorities are relevant to this report:
- A safe and healthy environment
 - A well planned place to live and work

4. PLANNING HISTORY

- 4.1 There is no relevant planning history.

5. POLICY

- 5.1 Relevant local planning policies include Local Plan Policy HOU.2. Policy HOU.2 permits new housing developments in towns like Attleborough, provided that various criteria relating to local character, design and access are addressed.
- 5.2 Relevant national planning policy includes PPS 3 *Housing*, PPG 13 *Transport* and PPG 24 *Planning and Noise*.

6. CONSULTATIONS

- 6.1 Attleborough Town Council has raised no objection to the application.
- 6.2 The Highway Authority has raised no objection to the application, subject to conditions relating to visibility splays and the provision of the proposed new access and parking.
- 6.3 The Council's Environmental Health Officer has requested that a noise assessment be undertaken to consider the potential effects of noise from existing commercial properties on future residents of the proposed development.
- 6.4 The Environment Agency has raised no objection to the proposal.
- 6.5 The Council's Contaminated Land Officer has raised no objection subject to conditions relating to ground investigation.

7. ASSESSMENT

- 7.1 The principal planning issues raised by the proposed development relate to:
 - i) the likely impact of the development on the character and appearance of the area, ii) the impact of existing commercial uses on the amenities of future residents, and iii) the adequacy of parking and access arrangements.
- 7.2 It is considered that the proposed development would not adversely affect the character and appearance of the surrounding area. The visual character of this part of Station Road is rather varied. Existing buildings range in scale from low-rise domestic and commercial buildings to large factory buildings. The immediate locality is dominated visually by the former cider works (now occupied by Banham Poultry), which is located directly opposite the application site. Whilst the proposed new apartment buildings would be taller than neighbouring buildings, in the context of the general character of the area, it is considered that the new buildings would not appear out of place. In addition, it is considered that the contemporary design of the buildings would complement existing commercial buildings nearby and help to create a stronger sense of visual identity. The design of the buildings derives partly from the applicant's desire to incorporate elements of sustainable construction, including solar panels, and modern methods of building.
- 7.3 Given that the general character of the area, it is considered that the amenities of future residents of the proposed flats could potentially be affected by noise and disturbance from existing commercial uses nearby. Accordingly, the applicant has been asked to provide a noise assessment report in accordance with the national guidance set out in PPG 24. The

purpose of this report is to assess the extent to which the development could be adversely affected by noise, and, if appropriate, to recommend mitigation measures. The requested noise assessment is currently awaited. Further progress on this matter will be reported verbally.

- 7.4 Following consultation with the Highway Authority, revised proposals for access and parking have been submitted. On the basis of the amended details, it is considered that adequate visibility splays can be provided from the new access. Parking would be provided on site for ten cars. Space would also be provided for the storage of cycles. Given the character of the development proposed, the existence of waiting restrictions on Station Road and the location of the site relatively close to the town centre and local services, it is considered that, in this instance, this level of parking provision would be acceptable

8. RECOMMENDATION

- 8.1 Subject to the receipt of a satisfactory noise assessment, it is recommended that planning permission be granted for the proposed development.

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 2ND JULY 2007

**REPORT OF THE DEVELOPMENT SERVICES MANAGER
(AUTHOR: Phil Perkin – Senior Development Control Officer)**

**BAWDESWELL: FOLLAND COURT: DEMOLITION OF EXISTING SHELTERED
HOUSING UNITS & CONSTRUCTION OF 8 DWELLINGS FOR RENT & A POST
OFFICE: 3PL/2007/0606/F**

DEFERRED ITEM REPORT

<p>Summary: At the Development Control Committee meeting on 11 June 2007 this application was deferred as members requested the attendance of an officer from the Highway Authority.</p>

Background

Representatives from the Highway Authority will be in attendance at the meeting on 2 July 2007 and will be available to answer questions.

Recommendation

The application is recommended for approval subject to a S.106 Legal Agreement as set out on the attached report.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-06-2007

ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/0606/F	
LOCATION:	BAWDESWELL Folland Court	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: Y TPO: Y LB GRADE: N
APPLICANT:	Peddars Way Housing Associatio The Chapel Keswick Hall	
AGENT:	Peacock Short Property Solutio 84 High Street Needham Market	
PROPOSAL:	Demolition of existing sheltered housing units & construction of 8 dwellings for rent & a post office	

KEY ISSUES

1. Design
2. Impact on trees
3. Highway safety, access and parking

DESCRIPTION OF DEVELOPMENT

It is proposed to demolish 8 vacant 1970s single storey sheltered housing units and post office and construct 7 two storey dwellings, one bungalow and a single storey building to house the post office. The proposed dwellings are intended to provide rental accommodation, owned and managed by a Registered Social Landlord.

A total of 9 car parking spaces are proposed to serve the development with access from Follands Court. It is proposed to retain an existing pedestrian link between Follands Court and The Street.

SITE AND LOCATION

The site is located between The Street and Follands Court to the rear of an existing area of open space. The site is located within a predominantly residential area characterised by older dwellings and cottages and modern houses and bungalows. It lies within the Settlement Boundary for Bawdeswell. There are a number of semi-mature trees within the open space adjacent to the proposed dwellings.

RELEVANT SITE HISTORY

3PL/2000/1060/CU - Planning permission for change of use from residential dwelling to community post office.

3PL/2003/0868/CU - planning permission for change of use from bed-sit to office.

3PL/2006/1317/F - Refusal of planning permission for demolition of sheltered housing and construct 8 No dwellings for rental and erection of post office.

DC131

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-06-2007

POLICY CONSIDERATIONS

Policies HOU.4, HOU.13, ENV.20, ENV.26, ENV.28 and TRA.5 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

HOU.13 Affordable Housing will be sought as part of new housing development.

ENV.20 Trees that contribute to the character and appearance of the locality will be protected from development.

ENV.26 High standards of design in all new buildings will be sought.

ENV.28 Amenity will be protected.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

CONSULTATIONS

BAWDESWELL PC

Objection - see attached letter

HIGHWAY AUTHORITY - No objection. Adverse comment based on the level of car parking provision can not be substantiated. Given that the proposal will replace an existing residential provision, together with low vehicle speeds on the surrounding highway network, adverse highway comment would be difficult to substantiate.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - Objects on the grounds that the application does not adequately address the tree constraints of the site. Tree protection fencing and provision for future (and even current) growth of the protected sweet chestnut tree is inadequate.

COUNCIL'S PLANNING POLICY OFFICER - No objection.

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection.

COUNCIL'S HOUSING ENABLING & PROJECTS OFFICER - Supports the proposal. As the housing waiting list shows, there is a definitive need for this type of scheme. As of February 2007 there were 187 active applications for those wishing to live in Bawdeswell.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection.

REPRESENTATIONS

One letter considers many of the concerns have been alleviated although remains concerned about the loss of some trees. The siting of the Post Office is considered much better.

One letter accepts the proposal in principle but remains concerned about the level of car parking provision and loss of trees.

One letter fails to see how re-siting the Post Office addresses the objections to the previous scheme based on inadequate parking and pedestrian safety.

Further letters reiterate concerns about traffic, highway safety, suitability for family dwellings and capacity of local services.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-06-2007

ASSESSMENT NOTES

- * Members will note that a similar scheme was refused last year on the grounds of loss of open space, the design of the Post Office, inadequate parking and pedestrian facilities, possible tree loss and overlooking of adjoining properties.
 - * This scheme differs from the previous in that the proposed Post Office building has been relocated to be attached to one of the proposed dwellings at the rear of the area of open space.
 - * The applicant explains that the demand for the current facilities offered at Folland Court (dated, bed-sit style, sheltered accommodation with shared facilities) has diminished in recent years. The decision to provide the accommodation now proposed is driven solely by the registered housing need, specifically based on those registered as wishing to live in Bawdeswell. The current housing need can be broken down as follows:
 - 5% elderly (10 applications)
 - 54% adults (102 applications)
 - of which 33% families needing two or three bedrooms (62 applications).
- The above breakdown does not include a further 27% (54 applications) where the category of family is unknown at present. (The above relates to families identified as having one or two parents)
- * The site lies within the Settlement Boundary for Bawdeswell where the principle of redevelopment for residential purposes is acceptable and the proposal replaces existing residential accommodation.
 - * It is considered that the proposed re-siting of the Post Office building reduces the impact of the development on the amenity area and its design is considered to be an improvement on the original design.
 - * The design and layout of the proposed dwellings is considered acceptable and can be accommodated without undue detriment to the amenities of adjoining residential properties. It is considered that adequate separation exists between proposed and existing dwellings to prevent unacceptable overlooking.
 - * The previous concerns relating to inadequate parking provision and pedestrian safety are acknowledged. However, in the absence of an objection from the Highway Authority and in view of the observations regarding the existing road network, it is considered that there is insufficient justification to refuse the application on these grounds.
 - * The loss of any trees in a redevelopment scheme is regrettable. However, in this instance it is considered that the provision of a scheme which goes some way to meeting an identified housing need to provide housing for local people, outweighs the tree loss. Replacement trees could compensate for those lost.
 - * The provision of a new community Post Office within the scheme is welcomed.
 - * The scheme will provide housing for rent. However, if the proposal is considered acceptable, it is considered that a Section 106 Agreement is necessary to ensure that two of the dwellings remain affordable houses for rent in perpetuity.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-06-2007

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3302** No P.D. for extensions, roof alterations, porches
- 3408** Landscaping - details and implementation
- 3414** Fencing protection for existing trees
- 3998** NOTE: Reasons for Approval
- 3920** Subject to S106 legal agreement

E. AWDESWELL
PARISH COUNCIL

8 MAY 2007

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Mr. P. Daines
Development Services Manager
Breckland Council
Elizabeth House
Walpole Loke
Dereham
NR19 1EE

15th May 2007.

Dear Sir,

Re: PA 3PL/2007/0606/F – Folland Court – Demolition of existing sheltered housing units and construction of 8 dwellings for rent and a PO(resubmission)

This PA was discussed at the Parish Council meeting held on Monday 14th May 2007 (25 Parishioners attended) and although Peddars Way have moved the PO to another part of the site there are no other changes to the previous PA. It was understood at the December Development Control Committee meeting that they had been asked to completely rethink this PA with regard to the mix of houses as it was felt that building family homes adjacent to the existing bungalows for older people could cause friction within the community. Also that a representative from Highways should be present at the next meeting to give their comments on the roads.

- 1) There are still serious concerns about the amount of additional traffic around the dangerous bend into Paradise Road.
- 2) Car parking is still causing concern with only one parking space for each of the houses plus a visitor's space and possibly two disabled spaces if required. Living in a village without a regular bus service means that people have to have a car to get to the shops/doctors etc. Parking for plots 7 and 8 are likely to use The Street for parking due to their location in relation to the pathway instead of the appointed spaces.
- 3) The number of trees being demolished is unacceptable especially the trees marked T5, T4, T3 and surely T14 could be trimmed back? If PP is granted and these trees are demolished the Parish Council would like the new trees/hedges to be replanted *before* the piece of land is handed over to the responsibility of the Parish Council as already agreed.
- 4) There appears to be two footpaths on the new PA – and we feel this is unnecessary. The new path running through the middle of the houses would be acceptable.

...continued

Breckland Council

15th May 2007.

- 5) The mix of houses is still not acceptable and Councillors would like to see the Bungalow (No.6) reserved for elderly residents accommodation and would also request that another property is reserved for an elderly person.
- 6) It will not be confirmed until sometime this month whether the Post Office will remain open and Councillors would like to know if the cost of providing this building is removed whether Peddars Way would consider building another bungalow instead of a house?
- 7) Councillors would also request that Peddars Way offer all these houses to parishioners living in the village.

We trust you will take our concerns into consideration and await your comments.

Yours faithfully



D.M. Riseborough (Ms)
Parish Clerk

c.c .Mrs. Laura Handford , Flagship Housing
Business Development Manager
Mr. G. Bambridge