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To The Chairman and Members of the
Planning Committee

All other Members of the Council – for
information

Your Ref:

Our Ref: JO/L.3.4

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Date 27 September 2012

AGENDA SUPPLEMENT

Dear Sir/Madam

PLANNING COMMITTEE - MONDAY 1 OCTOBER 2012

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

Item No	Report Title	Page Nos
8. (a)	<u>THOMPSON: Construction of two bedroom bungalow including landscaping and parking : Applicant : Breckland Council : Reference : 3PL/2012/0547/F – DEFERRED ITEM</u> Report of the Director of Commissioning.	117 - 122
8. (b)	<u>WATTON: Erection of 31 residential units (18 flats & 13 houses, Estate Road, Parking Areas & Open Space) at Plaswood, Griston Road : Applicant: Serruys Property Company Ltd : Reference: 3PL/2012/0503/O - DEFERRED ITEM</u> Report of the Director of Commissioning.	123 - 130

Withdrawn Items

Members are asked to note that Schedule Items 1 and 2 (both for Kenninghall) and Agenda Item 11 – Enforcement Report re Crown Milling, Kenninghall, have been withdrawn from the agenda pending a Screening Direction to be requested from the Secretary of State.

Yours faithfully

Jane Osborne

Committee Officer

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE

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BRECKLAND COUNCIL

PLANNING COMMITTEE - 1st OCTOBER 2012

REPORT OF THE DIRECTOR OF COMMISSIONING

Author: Viv Bebbington - Senior Planner

THOMPSON: Construction of two bedroom bungalow including landscaping and parking

Applicant: Breckland District Council

Reference: 3PL/2012/0547

DEFERRED ITEM REPORT

This report concerns the erection of a two bedroom bungalow on land within the settlement of Thompson

Members will recall that at the Planning Committee of 6th August concerns were raised about the appearance of the proposed dwelling. The application was deferred to improve the design.

Amended plans have been submitted which indicate the introduction of a brick plinth, eave and verge detailing, brick soldier courses and the introduction of a brick porch to add interest to the front elevation. The plans are an improvement to the original scheme.

Conclusion

The amended plans are considered acceptable and overcome the concerns of members

Recommendation

Approval subject to the conditions as set out in the original committee report

BRECKLAND COUNCIL - PLANNING COMMITTEE - 06-08-2012

ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0547/F	CASE OFFICER: Viv Bebbington
LOCATION:	THOMPSON Land adjacent Tom Haven Tottington Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Breckland District Council Elizabeth House Walpole Loke	
AGENT:	Daniel Connal Partnership The Glasshouse Kings Lane	
PROPOSAL:	Construction of two bedroom bungalow including landscaping and parking	

KEY ISSUES

Principle of development
Size, scale, siting and external appearance
Impact on street scene
Impact on amenity of neighbouring properties
Impact on Special Interest Feature of SPA

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission for the erection of a two bedroom bungalow. The proposal includes a new vehicular access off the existing cul de sac to provide 2 spaces to the rear of the proposed property.

SITE AND LOCATION

The site is located on an area of open space adjacent existing housing. It is bounded by an estate road to the side and rear and faces on to Tottington Road. The land immediately to the south has permission for a house. The site is within the Settlement Boundary and the buffer zone for the SPA.

EIA REQUIRED

No

BRECKLAND COUNCIL - PLANNING COMMITTEE - 06-08-2012

RELEVANT SITE HISTORY

Land adjoining - 3PL/2011/1229/F - erection of two storey detached dwelling and formation of vehicular access.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

CP.10	Natural Environment
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.11	Open Space
DC.16	Design

CONSULTATIONS

THOMPSON P C -

This application was discussed at a meeting of Thompson Parish Council held on 09 July 2012. The Council voted that whilst they had no particular objection in principle to building an affordable property on this site they could not support the project as presented and directed the Clerk to inform you of their decision

There are a number of reasons not supporting the project as presented and these are set out below.

1. It was felt that the property boundaries extending to and being fenced at the roadway are not in keeping with nearby properties. The plot is quite large and it was felt that plans should incorporate a verge around the property similar to that around Toms Haven. This would still allow a good sized garden but retain some green space and be more in keeping with its rural setting.
2. There is an issue with the lack of parking for residents and visitors to the Airey Houses, Tottington Road and additionally access to Nos 7 - 10 Airey Houses is poor. The road in front of the houses is too narrow to allow on-road parking and access for delivery vehicles to Nos 9 & 10 is greatly restricted. Building on this plot will badly affect parking as currently visitors and residents can and do park on this area of land. It was felt that the full width of the plot at its rear, i.e. the area directly in front of Nos 7 and 8 Airey Houses, should be retained for communal parking. This would also contribute to easier access for deliveries to the properties and make up to some extent for the loss of this amenity land.
3. Thompson Parish Council assumes that the property will be affordable housing for rental and would like to see it offered initially to a local long term resident of Thompson in need of a smaller, more modern unit but wanting to continue to reside in the village.
4. Comment also needs to be made regarding the information submitted in your application.
 - a. Firstly under Section 15 Trees and Hedges. You have answered no to the question are there trees and hedges on the development site. There are clearly two trees on the site, both of which will need to be felled to allow the development to go ahead.
 - b. Under Section 11 Foul Sewage. You indicate that disposal is via mains drainage. Thompson has no mains drainage and the Airey houses are served by what we assume is a Packaged Treatment Plant. Does the PTP have the capacity to handle the extra waste from both this

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development the new house to be built on the adjacent plot at 11 Airey House and for which planning consent has already been given?

c. Similarly under Section 12 Assessment of Flood Risk Assessment. You indicate that surface water will be disposed of to main sewer. We re-iterate that there is no main sewer just a PTP and ask how will surface water really be disposed of as sending it to a PTP does not seem to be a satisfactory solution?

We trust that you find these comments of use in your deliberations regarding this application.

ENVIRONMENTAL HEALTH OFFICERS

No objection

MINISTRY OF DEFENCE

No objections

TREE & COUNTRYSIDE CONSULTANT

The proposal is approximately 1000m from the Breckland Special Protection Area but is screened out of the need for further Habitats Regulations Assessment by virtue of having existing buildings in all direction towards the SPA.

The Ecological Report by Wild Frontier Ecology is noted and accepted.

The proposal will result in the loss of green space and two medium trees at the entrance to the close. While some loss would not unduly impact on the street scene and the trees could be replaced were there space to do so, it is noted that a close boarded fence would abut the highway with no footpath and the creation of a canyon entrance to the other existing houses behind.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions

PRINCIPAL PLANNER MINERAL & WASTE POLICY - No Comments Received

REPRESENTATIONS

The following is a summary of representations received:

Existing turning area insufficient; the existing estate road should be widened; no visitor parking provision; no space around dwelling like Tom Haven property

ASSESSMENT NOTES

* The application is referred to Planning Committee as it is a Breckland Council Application.

Principle of Development

* The proposal is located within the Settlement Boundary and therefore there is no objection in principle to the development of the site providing it can be developed in a satisfactory manner which would be of a density and layout appropriate to the character of the area and would not be

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detrimental to the amenities of adjoining residents.

* The property is of modest size and simple design which is satisfactory in this location.

Size, scale, siting and external appearance

* The applicant has satisfactorily demonstrated that the site is of sufficient size to accommodate the proposed dwelling with sufficient amenity and parking provision. The proposal is similar to the existing development immediately to the north where a similar single storey dwelling has been erected adjacent to and in front of existing Airey houses.

Impact on Street Scene

* The site to the north is larger and therefore afforded a generous strip of grass verge between the highway and the boundary fence. There is insufficient space to provide a similar width strip of land between the boundary of the site and the highway. The agent was requested to set the fence back and provide grass verge of at least 1m between the fence and the highway. However, due to issues regarding maintenance, the proposal has been amended to replace the proposed 2m close boarded fence with a post and rail fence and beech hedge to soften the development. The boundary fence remains against the carriageway.

* It is considered a post and rail fence with hedge would achieve the same objective and provides a soft edge to the development. Conditions have been imposed to ensure the hedge is planted and retained and permitted development rights for walls and fences have been removed.

Impact on amenity

* The dwelling is positioned in line with the existing properties along Tottington Road. There is a sufficient degree of separation between the proposed dwelling and the existing dwellings to the rear to ensure the proposal does not have an overbearing impact on residential amenity. The proposal is single storey and therefore is unlikely to adversely impact on the properties to the rear in terms of overlooking and loss of privacy.

* A condition has been imposed to prevent any additional windows above ground floor level to protect residential amenity. A further condition has been imposed to remove Permitted Development rights for garages, to protect the outlook from the properties to the rear.

Impact on Special Interest Feature of the SPA

* The proposal has been assessed in accordance with the Habitat Regulations and it has been concluded that the proposal is unlikely to have a significant adverse impact on the Stone Curlew special interest feature of the SPA. A condition has been imposed requiring a replacement tree to be provided within the site.

Other Issues

* The applicant has confirmed that a clause is to be added into the contract of sale requiring the purchaser to enter into a unilateral agreement with the Council to provide a financial contribution towards outdoor recreation. The proposal satisfies policy DC 11.

* Conditions regarding foul and surface water drainage have been imposed as, contrary to the application form, there is no mains drainage available in the village.

* The views of the Parish Council have been taken into account by the amended plans in respect of the boundary treatment and by the imposition of conditions in respect of drainage, boundary treatment and tree replacement. However it should be noted that the applicant has indicated that the land would be sold for open market housing and not developed for affordable housing as assumed by the Parish Council.

* The Highway Engineer has raised no objection to the proposal in respect of the access and parking issues.

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Conclusion

* In conclusion, the proposal is considered acceptable in principle and is of a size, scale and appearance in keeping with the character of the area. The proposal would not have a detrimental impact on the amenity of the area and adjacent occupiers. The proposal is considered to accord with policy and is recommended for approval.

RECOMMENDATION	Planning Permission
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CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- PD01** No additional windows at first floor
- PD04** No PD for fences, walls etc
- PD06** No PD for extensions, garages, ancillary buildings
- MT03** External wall and roof materials to be agreed
- LS10** Implementation of submitted boundary treatment
- LS17** Replacement tree
- LS08** Hedge planting
- HA17** New access gates, doors - inward opening
- HA20** Provision of visibility splays - conditioned
- HA24** Provision of parking and servicing - when shown on plan
- 3990** NOTE: non standard highway note
- 3990** NOTE: non standard highway note
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

BRECKLAND COUNCIL

PLANNING COMMITTEE - 1st OCTOBER 2012

**REPORT OF THE DIRECTOR OF COMMISSIONING
(Author: Chris Raine, Senior Planner)**

**WATTON: ERECTION OF 31 RESIDENTIAL UNITS (18 FLATS & 13 HOUSES, ESTATE ROAD, PARKING AREAS & OPEN SPACE) AT PLASWOOD, GRISTON ROAD, WATTON
Applicant: Serruys Property Company Ltd
Reference: 3PL/2012/0503/O**

DEFERRED ITEM REPORT

At the Planning Committee meeting on the 3rd of September 2012 Members agreed to defer the application in order to conduct a site inspection in order to assess the proposal in further detail.

The application is reported back to the Planning Committee with a recommendation of approval.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 03-09-2012

ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0503/O	CASE OFFICER: Chris Raine
LOCATION:	WATTON Plaswood Griston Road	APPN TYPE: Outline POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Serruys Property Company Ltd C/o Agent	
AGENT:	Lanpro Services 4 St. Mary's House Duke Street	
PROPOSAL:	Erection of 31 residential units (18 flats & 13 houses; estate road; parking areas & open space)	

KEY ISSUES

Principle of development
Planning history
Compatibility with adjacent industrial premises (noise and disturbance)
Visual impact upon the character and appearance of the locality
Highway safety
Neighbour amenity

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission for the construction of 31 dwellings consisting of 18 flats and 13 houses with associated on-site parking provision and area of open space. Furthermore, an earth bund with accompanying acoustic fencing is proposed to the western boundary. The scheme would be accessed via the adjacent Griston Road and would necessitate the demolition of the existing commercial premises on site. The application seeks to deal with layout and access as part of this application with all other matters reserved. The application includes indicative plans of how the scheme could look.

SITE AND LOCATION

The site is roughly rectangular in shape and contains a large pitched roof industrial unit with the northern (front) part of the site being laid to hard surface. The main access to the site is onto the Griston Road which runs adjacent to the northern boundary of the site, beyond which are existing residential dwellings. To the east is a newly constructed residential development, to the south is agricultural land and to the west is the WECO Engineering premises and residential properties.

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EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2009/0122/F - 24 dwellings with associated works - Undetermined.
3PL/2008/0607/F - Residential development- Refused and Dismissed at Appeal.
3PL/2005/0782/F - Residential development and ancillary works- Refused.
3PL/1989/0452/F - Factory and office extension to existing premises - Approved.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.12	Trees and Landscape
DC.14	Energy Efficiency
DC.16	Design

CONSULTATIONS

WATTON TOWN CLERK -

No objections to a residential development.

Comments: members wished the following issues to be dealt with:

- that the developer be asked to provide a continuous footpath along the road to the front of the estate
- that the flats be no more than two storey high
- that the Environmental Health Pollution team monitor the site prior to development
- that the properties be further away from Weco Engineering due to the noise problem.

It is the policy of Watton Town Council that a 106 contribution be applied for on all developments from a single build upwards

ENVIRONMENT AGENCY

No objection subject to conditions.

KEN HAWKINS, RAMBLERS' ASSOCIATION

The earth bund and acoustic fence creates "canyon". Concerned that rubbish and other materials would be thrown over the fence onto the path. Request further consideration to

DC131_new

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boundary.

MINISTRY OF DEFENCE

No objection.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection in principle, minor revisions to the layout required.

CONTAMINATED LAND OFFICER

No objection subject to conditions.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions.

ENVIRONMENTAL HEALTH OFFICERS

My ref: 132719 LA reference: 3PL/2012/0503

Subject: - Erection of 31 residential units (18 flats & 13 houses)

Premises: Plaswood Products Ltd, Griston Road, Watton

I have looked at the application submitted and, based on the information provided on the public planning site at this time, I recommend approval providing the development proceeds in line with the application details and subject to the following conditions to alleviate environmental concerns;

1. The development shall include the recommended noise mitigation measures detailed within the submitted Environmental Noise Assessment, planning statement and design and access statement to include the noise barrier on the western boundary of the site, layout and acoustic glazing with ventilation as indicated in Figure 2 of the Environmental Noise Assessment to achieve the predicted internal noise levels given in Table 6.

Reason for condition:-

In the interest of the amenities of future occupants

2. A Section 106 Obligation/Unilateral undertaking shall be required to ensure continued maintenance of the noise barrier (bund and fence) on the western boundary.

Reason for condition:-

In the interest of the amenities of future occupants

3. Prior to the commencement of any development, a scheme for the provision, implementation,

DC131_new

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ownership and maintenance of the surface water drainage shall be submitted in writing and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

Reason for condition:-

To ensure a satisfactory method of surface water drainage.

I realise that my condition 1 above may not be required so long as there is a requirement to carry out the development in accordance with the submitted plans.

STREETSCENE

Bin storage needs to be fully considered.

ECONOMIC AND STRATEGY OFFICER - No Comments Received

ASSET MANAGEMENT - No Comments Received

REPRESENTATIONS

A number of objections have been received, a summary of which is as follows:

A footpath is required along the southern side of Griston Road; loss of industrial site; greater need for jobs than houses in Watton; overlooking; flats out of character; detrimental to enjoyment of properties; fence and bund are too high; open/green spaces will not be provided; surface water drainage concerns; Griston Road cannot cope with extra traffic; need more doctors, dentists, schools etc.; noise from the adjacent engineering works could still be an issue notwithstanding the proposed bund and fence; a previous application was refused on this site and this is not significantly different; health and safety concerns; vehicular access concerns; it would be harmful to planned extensions at the adjacent engineering works.

Letters of support for the scheme have also been received.

ASSESSMENT NOTES

* The application is referred to the Planning Committee as it is a major application.

Principle of Development

* The site is within the Settlement Boundary for Watton and, as such, the principle of residential development is acceptable in accordance with Policy DC2 of the Breckland Core Strategy and the NPPF.

Planning History

* A previous planning application for a residential re-development at this site was refused by Breckland Council and subsequently dismissed by the Planning Inspector. The key reason for

DC131_new

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refusal being that the lawful activities at the adjacent industrial premises (Weco Engineering) are incompatible with the residential redevelopment of the site and the proposal could not provide adequate mitigation measures.

Compatibility with adjacent industrial premises (noise and disturbance)

* With the planning history in mind, the current application includes a further noise survey and mitigation in the form of an earth bund and acoustic fence and suitable glazing and ventilation to any subsequent new dwellings.

* The Environmental Health Officer has assessed the proposal and concluded that there is no objection on the basis that suitable restrictive conditions are placed upon any subsequent permission. These should cover the incorporation and ongoing use/maintenance of the recommended noise mitigation measures, namely the earth bund with accompanying acoustic fencing, appropriate ventilation and acoustic glazing.

* This conclusion also acknowledges the ability of WECO Engineering to increase their working hours as part of their current lawful planning use.

Visual impact upon the character and appearance of the locality

* The application is in outline form with only layout and access to be considered at this time. Notwithstanding this, the application includes indicative plans which highlight the scale, height and mass of the layout sought. It is considered that the layout proposed is consistent with the locality and makes best use of the site given the adjacent industrial premises. * Furthermore, whilst the bund and accompanying acoustic fence is a significant visual feature and clearly visible within the streetscene, it has been designed so as to be integrated into the open space area provided and will be planted so as to represent an attractive green feature within the locality. On balance, it is considered that the scheme would respect the locality and the exact design of the scheme including the bund can be adequately controlled at reserved matters stage.

Highway Safety

* In terms of highway safety, the Highway Authority has requested a number of minor revisions to the scheme which have been incorporated into an amended plan and they have subsequently confirmed that they have no objection subject to conditions.

* A number of residents have expressed the need to address a lack of footpath provision along Griston Road. It is considered that the construction of a footpath across the site frontage as indicated on the applicant's plan is an acceptable contribution towards footpath provision along Griston Road.

Neighbour amenity

* In terms of neighbour amenity, the layout provides sufficient separation distances to existing neighbouring dwellings so as to safeguard adequate levels of privacy, light and outlook. Equally, the relationship between the proposed dwellings and the existing adjacent dwelling is acceptable in terms of neighbour amenity ie light, outlook and privacy.

Other issues

* Given the previous use of the site, a preliminary investigation into land contamination has been submitted. This has been assessed by the Environment Agency and the Contaminated Land Officer and they request the use of suitably worded conditions with regard to contamination.

* The Environment Agency and the Environmental Health Officer have also requested conditions in relation to foul and surface water drainage.

* The applicant has agreed to provide the requisite affordable housing contribution in accordance with the requirements of Policy DC4 of the Breckland Core Strategy and the exact terms of this

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are being discussed with the Housing Enabling Officer and would be secured through a Section 106 legal agreement.

* Further contributions in relation to education, libraries and outdoor sports and the maintenance of the on-site open space provision will be included within the Section 106 legal agreement.

* The Ramblers Association has expressed concern at the impact of the bund upon the path to the west of the site. Given the existing built up nature of the site it is not considered that the bund would cause significant additional harm to the experience of walkers using this route.

Conclusion

* In conclusion, it is considered that the scheme provides adequate mitigation measures so as to safeguard future residents of the scheme from the noise and disturbance created by the adjacent engineering premises. The scheme represents an acceptable layout within this location, with adequate regard for neighbouring dwellings and highway safety and makes the necessary contributions relating to noise, affordable housing, infrastructure and recreation. For these reasons the scheme is considered to comply with relevant planning policies and is therefore recommended for approval.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- TL06** Outline permission -time limit
- A**
- TL06** Outline - time limits for implementation
- B**
- 3046** In accordance with submitted plans
- LS01** Landscaping scheme to be submitted - hard and soft
- 3944** Contaminated Land - Desk Study/Site Investigation
- 3946** Contaminated Land - Unexpected Contamination
- 3923** Contaminated Land - Informative (Extensions)
- 3920** Noise mitigation measures
- 3920** Noise barrier
- 3920** Surface water drainage scheme
- HA01** Details of roads, footways etc
- HA02** Works in accordance with specification
- HA03** Road surfacing
- A**
- HA20** Provision of visibility splays
- HA23** Garages- size and retention for parked vehicles
- HA50** 2.0m wide footpath
- 3920** EA condition - contamination
- 3920** EA condition - veification report
- 3920** EA condition - unexpected contamination
- 3920** EA condition - penetrative methods
- 3998** NOTE: Reasons for Approval

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- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions