

# Public Document Pack



Rory Ringer – Democratic Services Team Leader  
General Enquiries: Telephone No. 01362 656870  
DX743950 Dereham 2

To The Chairman and Members of the  
Planning Committee

Our Ref: HM/L.3.4

Contact: Helen McAleer

All other Members of the Council – for  
information

Direct Dial: 01362 656381

E-mail: helen.mcaleer@breckland.gov.uk

Date 18 June 2015

## AGENDA SUPPLEMENT

Dear Sir/Madam

### PLANNING COMMITTEE - MONDAY 22 JUNE 2015

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

Item No	Report Title	Page Nos
9.	<b><u>Schedule of Planning Applications</u></b>	140 - 141

Further information for the following Planning Applications:

<u>Item No</u>	<u>Applicant</u>	<u>Parish</u>	<u>Page No</u>
5	A F Machinery Limited	Wretham	60 - 66
7	Mr Tim Wegg	Lyng	80 - 86
8	Mrs Emma Kriehn-Morris	Little Dunham	87 - 93
10	Mr & Mrs A & R Buschman	Litcham	102 - 107

Yours faithfully

Helen McAleer

Senior Democratic Services Officer



**SUPPLEMENTARY REPORT**

**REPORT AT SCHEDULE ITEM 5: WRETHAM: Mere Farm, Larkshall: Demolish 6 sheds and construct a 1.25mw biomass fuelled renewable energy plant using home grown biomass**

**Reference 3PL/2014/1365/F**

(See pages 60-66)

**CONSULTATIONS**

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

Further comments in respect of woodlark survey: recommend conditions in respect of timing of construction works and pre construction surveys.

**REPORT AT SCHEDULE ITEM 7: LYNG: Land Adjacent Priory View, Rectory Road: Erection of 5 bedroom dwelling**

**Reference: 3PL/2015/0252/F**

(see pages 80-86)

**RELEVANT SITE HISTORY:**

Planning application to replace 'Whitehouse' with a larger dwelling, now known as 'Priory View', was approved under planning reference 3PL/1991/1236/F. The replacement dwelling was located beyond the settlement boundary, positioned further south and away from the highway. The original cottage was within the settlement boundary.

Planning application for a four bedroom chalet on the application site was refused under planning reference 3PL/2003/0852/F.

A planning application for a four bedroom chalet on the application site was refused under planning reference 3PL/2004/0729/F and later dismissed at appeal. The reasons for refusal related to the location of the proposed dwelling being beyond the settlement boundary and impact on character and appearance of the area.

An application for a new dwelling to the north of Priory View was refused under planning reference 3PL/2008/0395/O on grounds that no FRA was submitted. The application site was within the settlement boundary.

An application for a new dwelling to the north of Priory View was approved under planning reference 3PL/2008/1049/O. The site was within the settlement boundary.

**REPORT AT SCHEDULE ITEM 8: LITTLE DUNHAM: Willow Acre Cottage, Barrows Hole Lane" Erection of 3 dwellings**

**Reference: 3PL/2015/0329/F**

(See pages 87-93)

**REPRESENTATIONS**

To clarify the position in respect of local representations, one letter of objection to the proposal has been received. In addition, the applicant has provided copies of four local representations in support of the proposal.

**CONSULTATIONS**

Highways Authority: The Highway Authority has confirmed that it has no objection to the revised application subject to conditions.

**REPORT AT SCHEDULE ITEM 10: LITCHAM: Adj. Lime Kiln House, Back Lane: Erection of detached Super Eco house with associated garage, access and landscaping**

**Reference: 3PL/2015/0460/F**

(See pages 102-107)

**REPRESENTATIONS**

Four further letters in support have been received commenting that the location is an ideal setting for this type of dwelling; original and innovative.