



# AGENDA

**NOTE:** In the case of non-members, this agenda is for information only

- Committee** - **DEVELOPMENT CONTROL COMMITTEE**
- Date & Time** - MONDAY, 15TH DECEMBER, 2008 AT 9.30 am
- Venue** - ANGLIA ROOM, THE CONFERENCE SUITE, ELIZABETH HOUSE, DEREHAM

**Members of the Committee requiring further information, or with specific questions, are asked to raise these with the appropriate officer at least two working days before the meeting. If the information requested is available, this will be provided, and reported to Committee.**

**NOTE**

Ward Representatives wishing to speak on a particular application are asked to inform the Usher, Mrs H. Burlingham, well in advance and arrive at the meeting by **9.30am** as the items on which the public wish to speak will be taken first in order of the agenda.

**LUNCH WILL BE PROVIDED FOR COMMITTEE MEMBERS**

**THE ORDER OF THE MEETING WILL VARY TO ALLOW FOR PUBLIC SPEAKING AND WILL NOT FOLLOW THAT OF THIS AGENDA**

**PERSONS ATTENDING THE MEETING ARE REQUESTED TO TURN OFF MOBILE PHONES**

**In the event of deferred items appearing on the agenda, Ward Representatives will be notified accordingly in advance.**

Member Services  
Elizabeth House, Walpole Loke,  
Dereham Norfolk, NR19 1EE

Date: Thursday, 4 December 2008

**PLANNING POLICY NOTE**

**THE STRENGTH OF PLANNING POLICY IN DETERMINING PLANNING APPLICATIONS**

**The Planning process is set up, IN THE PUBLIC INTEREST, to protect the public from the unacceptable planning activities of private individuals and development companies. Planning is primarily concerned to deal with issues of land use and the way they affect the environment.**

The Council has a DUTY, through the Town & Planning Acts, to prepare a "District Wide" Local Plan to provide a statutory framework for planning decisions.

Breckland's Plan contains the Council's planning policies, which must be consistent with Government guidance, particularly with the Planning Policy Guidance (PPGs). The Local Plan now carries significant weight as it was adopted in September 1999.

The full public scrutiny of the Council's proposals will give the Plan an exceptional weight when dealing with planning applications.

This shift towards a "Plan-led" planning system is a major feature of recent planning legislation. Under s54A of the Town & Country Planning Act 1990, ***planning applications should be determined in accordance with the policies of the Plan, unless material considerations which are relevant to planning indicate otherwise.***

PPG1 summarises the objectives of the "plan-led" system as:-

- achieving greater certainty;
- ensuring rational & consistent decisions;
- securing public involvement in shaping local planning policies;
- facilitating quicker planning decision; and
- reducing the number of misconceived planning applications and appeals.

Unless there are special reasons to do otherwise, planning permissions "run with the land", and are NOT personal licences.

The factors to be used in determining applications will relate to the effect on the "public at large" and will NOT be those that refer to private interests.

Personal circumstances of applicants "will rarely" be an influencing factor, **and then, only** when the planning issues are "finely balanced".

**THEREFORE we will:**

- **acknowledge the strength of our policies,**
- **be consistent in the application of our policy, and**
- **if we need to adapt our policy, we should do it through the Local Plan process.**

**Decisions which are finely balanced, and which contradict policy will be recorded in detail, to explain and justify the decision, and the strength of the material planning reasons for doing so.**

**LOCAL COUNCILS**

***OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?***

We ask local parish and town councils to recognise that all comments received are taken into account. In 2001, about 90% of cases had agreement.

Where we disagree it will be because:

- Districts look to "wider" policies, and national, regional and county planning strategy.
- Case law might dictate a course of action.
- There is extra information and views not available to the Local Council.
- There is an honest difference of opinion.

**PART A**  
**ITEMS OPEN TO THE PUBLIC**

	<u>Page(s)</u> <u>herewith</u>																								
<b>1. <u>MINUTES</u></b> To confirm the minutes of the meeting held on 24 November 2008.	1 - 9																								
<b>2. <u>APOLOGIES</u></b> To receive apologies for absence.																									
<b>3. <u>DECLARATION OF INTEREST</u></b> Members are asked at this stage to declare any interests they may have in any of the following items on the agenda. The Members' Code of Conduct requires that declarations include the nature of the interest and whether it is personal or prejudicial.																									
<b>4. <u>CHAIRMAN'S ANNOUNCEMENTS (IF ANY)</u></b>																									
<b>5. <u>REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA</u></b> To consider any requests from Ward Members, officers or applicants to defer an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.																									
<b>6. <u>URGENT BUSINESS</u></b> To note whether the Chairman proposes to accept any item as urgent business, pursuant to Section 100(B)(4)(b) of the Local Government Act 1972.																									
<b>7. <u>LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM)</u></b> To receive an update.																									
<b>8. <u>DEFERRED APPLICATIONS</u></b> To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications.	10																								
<b>9. <u>BYLAUGH: BYLAUGH PARK, ELSING ROAD: PROPOSED RESIDENTIAL DEVELOPMENT FOR MR S VINCE: 3PL/2008/1273/O</u></b> Report of the Development Services Manager.	11 - 14																								
<b>10. <u>SCHEDULE OF PLANNING APPLICATIONS</u></b> To consider the Schedule of Planning Applications:	15 - 30																								
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	<u>Page(s) herewith</u>
<b>11. <u>DEVELOPMENT CONTROL COMMITTEE TRAINING</u></b> To discuss Members' training needs in relation to Development Control Committee.	
<b>12. <u>APPLICATIONS DETERMINED BY THE DEVELOPMENT SERVICES MANAGER (FOR INFORMATION)</u></b> Report of the Development Services Manager.	31 - 47
<b>13. <u>APPEAL DECISIONS (FOR INFORMATION)</u></b> APP/F2605/A/08/2081066: Weeting: Rear of 1 Hereward Way: Appeal against refusal to grant outline planning permission for a detached bungalow for Mr R Webbe: Application Reference: 3PL/2008/0057/O. <b>Decision: Appeal Dismissed.</b>  APP/F2605/A/08/2068210: Ickburgh: Plot adjoining No 6 Tithe Barn Close: Appeal against refusal to grant outline planning permission for the erection of a single storey dwelling and garage by Mr R N Nelson: Application Reference: 3PL/2007/1940/O. <b>Decision: Appeal Dismissed.</b>  APP/F2605/F/07/2059836: Thetford: 44 Earls Street: Appeal against a listed building enforcement notice for the permanent removal of unauthorised uPVC windows and a door, by Joanna Mountjoy-Roost. Application Reference: ENF/2007/0447. <b>Decision: Enforcement Notice Upheld with a variation.</b>	

**BRECKLAND COUNCIL**

**At a Meeting of the**

**DEVELOPMENT CONTROL COMMITTEE**

**Held on Monday, 24 November 2008 at 9.30 am in  
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

**PRESENT**

Councillor E. Gould (Chairman)	Mr M.A. Kiddle-Morris
Councillor Claire Bowes	Mr J.P. Labouchere
Mrs M.P. Chapman-Allen	Mr T.J. Lamb
Mr P.J. Duigan	Mr B. Rose
Mr P.S. Francis	Mrs P.A. Spencer
Mr M. Fanthorpe	Mr N.C. Wilkin (Vice-Chairman)
Mrs D.K.R. Irving	

**Also Present**

Mr S.G. Bambridge (Ward Representative)	Mr A.C. Stasiak (Ward Representative)
Mr A.P. Joel (Ward Representative)	Mrs A.L. Steward (Planning and the Environment Portfolio Holder)

**In Attendance**

Mike Brennan	- Principal Development Control Officer
Heather Burlingham	- Assistant Development Control Officer
John Chinnery	- Solicitor & Standards Consultant
Phil Daines	- Development Services Manager
Helen McAleer	- Member Services Officer
Nick Moys	- Principal Planning Officer (Major Projects)
David Spencer	- Principal Planning Policy Officer

**Action By**

**198/08 MINUTES (AGENDA ITEM 1)**

The minutes of the meeting held on 3 November 2008 were confirmed as a correct record and signed by the Chairman.

**199/08 APOLOGIES (AGENDA ITEM 2)**

Apologies for absence were received from Mr W Borrett, Mr A Byrne, Mrs S Howard-Alpe, Mr R Kemp, Mr F Sharpe and Mr M Spencer.

**200/08 DECLARATION OF INTEREST (AGENDA ITEM 3)**

Members and officers were asked to declare any interest at the time the applications were made.

Mr P Francis declared a personal interest in Schedule Item 1 (Attleborough) by virtue of working closely with the applicant.

Mr P Duigan and Mr M Fanthorpe declared a personal interest in Schedule Item 4 (Dereham) by virtue of having known the applicant for a long time. Mr J Labouchere declared a personal interest in this item by virtue of having business associations with the applicant.

Mrs D Irving declared a personal interest in Schedule Item 8

**Action By**

(Hockering) by virtue of being the Executive Support Member to the applicant. Mr B Rose declared a personal and prejudicial interest in this item.

**201/08 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

The Chairman asked the Solicitor to clarify voting procedures for the benefit of Members of the Public.

The Solicitor explained that if the vote on a proposal was lost it did not mean that the opposite was agreed (eg if the Committee voted against a recommendation of approval, it did not automatically mean the application was refused); a new proposal and reasons for that proposal had to be put forward and would then be voted on.

**202/08 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

There were none.

**203/08 URGENT BUSINESS (AGENDA ITEM 6)**

There was none.

**204/08 LOCAL DEVELOPMENT FRAMEWORK (AGENDA ITEM 7)**

The Principal Planning Policy Officer reminded Members that at full Council it had been agreed to publish and submit the Core Strategy document. This would go out to consultation on 5 January 2009 for six weeks and would then return to full Council at the end of February or beginning of March.

At that time consultation would begin on the extra sites submitted under the Site Specifics stage of the LDF and on the draft of the Thetford Area Action Plan.

**205/08 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

There were none.

**206/08 DEREHAM: CMC WAREHOUSE, NORWICH ROAD:  
CONVERSION OF FORMER RETAIL WAREHOUSE TO 14 FLATS  
FOR MR S PARISH: REFERENCE: 3PL/2008/1141/F (AGENDA  
ITEM 9)**

This proposal to convert a previous carpet warehouse to flats would ensure the retention of an important and prominent building which reflected the industrial past, and contributed to the character and quality, of the area.

An existing dilapidated structure and small wing to the rear would be demolished to provide a parking area. The courtyard to the front would be landscaped and enclosed by railings, providing an amenity area for residents.

The fenestration would reflect the pattern of the original openings and

**Action By**

this gave rise to concerns as the building was in very close proximity to existing dwellings. Amendments had been made to provide obscure glazing to sections of the windows to prevent overlooking and some windows would need to be fixed shut. There would clearly be some effect on amenity. Bringing the building back into use would improve the appearance of the area.

Mr Chambers, objector, had lived in his house (immediately adjacent the site) for 20 years and used the area to the rear of the building for parking. He was concerned about future parking provision and overlooking. He asked for clarification of obscure glazing.

Mrs Lyons, objector, lived immediately adjacent the building on the opposite side to Mr Chambers. Her house was the closest to the building and she was concerned that windows would overlook every part of her house and garden.

The Officer clarified the proposed glazing and showed a diagram to demonstrate that the obscure parts of the windows would prevent people in the building looking down into gardens and rooms. Floor plans were shown so that Members could see which rooms would overlook the adjacent properties.

A Member agreed that the glazing could be conditioned but was concerned about the access road, its upkeep and possible on-road parking.

Another Member noted a crane gantry and proposed that it should be retained by condition. This was agreed as it was considered an important feature.

**RESOLVED to defer the application, contrary to recommendation, to allow the applicant to make proposals to overcome overlooking concerns and to provide new drawings showing the gantry to be retained.**

A Member requested that when the application was reported back to Committee the applicant should be encouraged to attend.

**207/08 3PL/2008/1211/F: BYLAUGH: LAND OFF B1147, BYLAUGH PARK: PROPOSED CAMPING/CARAVANNING PARK FOR MR A MEDLER (AGENDA ITEM 10)**

This item was considered in light of the site visit held on 21 November 2008.

This application to create a campsite of 50 pitches in part of a large agricultural field, proposed a new access through the existing boundary wall. Concerns had been raised about highway safety at the access point and the site visit had been arranged for Members to see the proposed access point.

The Officer clarified for those Members that had not attended the visit, that though there were a number of undulations in the road, at the point of the access it was quite flat, allowing the full visibility splays required by Highways. A representative from Highways was in

**Action By**

attendance to answer any questions.

A previously refused application on a site opposite was also clarified. This had been refused on policy (new dwelling outside Settlement Boundary) and highway grounds. In that case, the highway objection concerned the positioning of a proposed new access at the junction with Slad Lane, and the lack of the necessary visibility splays. Because of the policy objection, no attempt was made to negotiate the access arrangements.

The main issues of policy, sustainability, environmental impact and highway safety (explained fully at the previous meeting) were reprised.

Mr Mallen, Bylaugh Parish Chairman, said the road was heavily used by HGVs and was busier than had been stated. In places it was too narrow for two lorries to pass each other and he considered the addition of up to 30 cars and caravans would increase danger. The verges had been trimmed two days before the site visit and he felt this had given a false impression.

Mr Warlow, Agent, said that the verges would be maintained if permission was granted and the access would seem like an entrance to the Estate. The site would be seasonal from April to the end of the summer with a few other occasional weekends and was therefore unlikely to conflict with shooting.

Mr Bambridge, Ward Representative, raised concerns about sewage, because of the sensitivity of the area and existing problems; site management and whether there would be an on-site warden; possible future use of the permanent buildings on site as dwellings and he also felt that the proposed new screening was too close to the pitches.

Members asked about hard-surfacing, foul drainage, site security, the positioning of the proposed screening and the use of the on-site buildings.

The agent confirmed his client would be happy to move the screening back. He also felt that there would probably need to be a gate at the entrance to prevent unauthorised access. A warden would be available most of the time to maintain security, working on a shift system, not sleeping on site.

Officers confirmed that proposed conditions addressed many of the other concerns.

**RESOLVED** to approve the application as recommended.

**208/08 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 11)**

**RESOLVED** that the applications be determined as follows:

- (a) Item 1: 3PL/2008/1081/O: Attleborough: Land adjoining The Manse, Station Road: Residential development of 4 detached bungalows with garages, demolish existing annex and form new site access for Connaught Veterinary Surgery



**Action By**

Mr Francis declared a personal interest in this item.

This outline application with all matters reserved was in an area characterised by large dwellings in large plots. The plot sizes for the proposed four bungalows, shown on an indicative plan, were relatively small and would increase density from 8 dwellings/ha to 23/ha. It was felt that the setting of the listed building would be affected and the proposal would impact on the amenity of the occupants of Old Manse.

Mr Stasiak, Ward Representative, supported the application. There was a lack of consistency concerning 'backland' development. He drew Members' attention to various other 'backland' developments in the area built in recent years and said that the proposal would not impact on the listed building.

A Member felt that this 'grander' area of Attleborough should be preserved, whilst another pointed out that the development was a long way back and would not be visible from Station Road.

**Refused, as recommended.**

- (b) Item 2: 3PL/2008/1141/F: Dereham: Former CMC Warehouse, Norwich Road: Proposed conversion of former maltings to 14 apartments for Mr Stephen Parish

**Deferred, see Minute No 206/08.**

- (c) Item 3: 3PL/2008/1279/F: Swaffham: 75 Market Place: Change of use of ground floor from Class A1 to either Class A2 or A3 and conversion of upper floors to 3 No flats for Dam Estates Ltd

This application proposed the raising of the ridge height of two sections of a three element building to enable development of flats at first floor level. This would entail the addition of dormer windows. Other changes were to the shop front and fenestration, a replacement window and Juliet balcony were also proposed.

The change to A2 or A3 use would enable financial and professional services or café/restaurant use of the ground floor. Although the loss of A1 (retail) use was regretted a marketing scheme had proved that there was no A1 need in this area.

An amended plan introduced a side door entrance to the proposed flats towards the rear of the property and provision for internal refuse storage.

Mr Butters, for the Town Council, regretted that they had not seen the amended plans. He was concerned that the Juliet balcony would obstruct the large wagon used by the adjacent butcher's shop; and that rubbish and parking would cause

**Action By**

problems.

Mr Potter, objector, owned the adjacent butcher's shop which had been trading for 80 years. He was concerned that the rear door to the property would open onto staff cars parked on his land and that there would be problems with his wheelie bins. There was also concern about illegal parking in the churchyard overnight.

Mr Shoot, Director of Dam Estates, said the property had been vacant for 18 months. It had been actively marketed by three separate companies and no A1 operator had been forthcoming. The site was not good in shopping terms and detracted from the vitality of the area. The drawings had been amended to address land ownership problems. The change of use represented a significant employment opportunity.

Members debated the issues and the Solicitor advised them to address the planning issues only and not to consider land ownership, or possible future management problems.

**Approved, as recommended.**

- (d) Item 4: 3PL/2008/1328/D: Dereham: Former Print Works, Swaffham Road: Proposed residential development for Mr R Everett

Mr Duigan, Mr Fanthorpe and Mr Labouchere all declared a personal interest in this item.

This was a reserved matters application following outline planning permission for up to 24 residential units, including demolition of the existing print works. The current application proposed 21 one and two bedroom units.

The site was slightly elevated and in a prominent position in the street scene. The proposal was for a contemporary, mono-pitched building, using brick, render and cedar boarding, designed to appear multi-levelled to break up the mass of the building.

An existing, protected Sycamore tree on site would need to be removed or lopped by 30%. The Tree and Countryside Officer objected to this.

The general massing of the development on this prominent site was also considered unacceptable.

Mr Kendall, objector, lived opposite and objected to the appearance of what he considered to be a four storey block. He also questioned the quality of life for future occupants due to the lack of windows in the kitchens.

Mr Everett, applicant, wanted to sell this site to relocate his business elsewhere in Dereham. The size of the proposed building had been reduced and the number of units cut to 21 to

**Action By**

allow space for bin storage, etc. It would not be viable to reduce the number of units further. Due to a fibre optic cable in the access drive which could not be built over, the building could not be moved further from the Sycamore tree. This tree was already screened from general view by other trees and the level of the site and it was vital to reduce its size.

Members discussed the merits of the building and the importance of the tree. It was agreed that the design of the building was wrong. If the right design was presented to Committee it was generally agreed that they might be prepared to accept reduction of the tree.

**Refused, on design grounds.**

- (e) Item 5: 3PL/2008/1390/CU: Attleborough: Land at rear of 3 Short Road: Change of use from amenity to garden use (retrospective) for Mr and Mrs Nixon

This piece of land had originally formed part of an access to the school but that access had been closed and the land led nowhere. It had been incorporated into the applicants' garden and they had applied to purchase the land from the council.

**Approved, as recommended.**

- (f) Item 6: 3PL/2008/1413/F: New Buckenham: Kings Head Public House, Market Place: Two semi-detached, two storey houses to rear of Kings Head Public House for Mr Michael Gregson

The site for this proposal was within the Conservation Area. Permission had been granted in July, to fell existing trees, on the basis that replacements would be planted. The Council's Tree and Countryside Officer did not consider that sufficient space would be available for these replacements to mature if permission was granted.

Highways had also raised objections due to the extremely narrow access lane and dangerous junction.

Mrs Highton, objector, speaking on behalf of a number of residents, said the access was a quiet lane used by the elderly, infirm and children as it was relatively traffic free. The unbroken sections of the old wall were in good order and to breach it would detract from the character of the area. She was also concerned about the loss of a soak-away area in an already overloaded area.

Mr Day, Agent, had worked with the Historic Buildings Officer on design and he had no objection. The houses could be moved back to allow more room for the trees to mature. Bricks from the wall would be re-used to create the access. Other development had been permitted in the area and the 20mph limit reduced vehicle danger.

**Action By**

Mr Joel, Ward Representative, said that business was hard and he sympathised with the licensees and appreciated that they needed to diversify. He would like to support the application, but had concerns about the access, detriment to the character of the area and potential loss of light and he therefore supported the recommendation of refusal.

**Refused, as recommended.**

- (g) Item 7: 3PL/2008/1418/F: Old Buckenham: Ottomer Cottage, The Green: Proposed single storey dwelling for Mr and Mrs A Medley

The proposed dwelling had been designed to appear as an outbuilding to Ottomer Cottage. The site occupied the rear garden between the existing cottage and the churchyard of the adjacent Grade I listed church. English Heritage had raised concerns. It was considered that the large footprint of the proposed bungalow would impact on views to and from the church.

Mr Thurlow, Agent, said a previous application had been withdrawn and the position amended to take English Heritage comments into account. The Parish Council and local residents supported this application and he did not consider it was detrimental to the village.

Mr Joel, Ward Representative, supported the application. The dwelling would be occupied by the applicant's daughter. The removal of the existing timber garage would improve highway safety. The plans had been amended and there were no overlooking windows.

**Refused, as recommended.**

- (h) Item 8: 3PL/2008/1485/F: Hockering: Heath Cottage, 24 Heath Road: Single storey extension to cottage for Mr and Mrs P Claussen

Mrs Irving declared a personal interest in this item.  
Mr Rose declared a personal and prejudicial interest in this item and left the room whilst it was discussed

This application was for a small extension to a cottage. It was well screened and no objections had been received.

**Approved, as recommended.**

**Notes to the Schedule**

The following persons were in attendance to speak on the following items:

<u>Item No</u>	<u>Speaker</u>
Agenda	Mr Bambridge – Ward Representative
Item 10	Mr Mallen – Parish Council

**Action By**

	Mr Worsfold – Highways
	Mr Warlow - Agent
1	Mr Stasiak – Ward Representative
2/	Mr Chambers – Objector
Agenda	Mrs Lyons - Objector
Item 9	
3	Mr Potter – Objector
	Mr Butters – Town Council
	Mr Shoot - Applicant
4	Mr Kendall – Objector
	Mr Everett - Applicant
6	Mr Joel – Ward Representative
	Mrs Highton – Objector
	Mr Day - Agent
7	Mr Joel – Ward Representative
	Mr Thurlow - Agent

**Written representations taken into account**

<u>Reference No</u>	<u>No of Representations</u>
3PL/2008/1081/O	2
3PL/2008/1141/F	4
3PL/2008/1279/F	1
3PL/2008/1413/F	24
3PL/2008/1328/D	1

**209/08 APPLICATIONS DETERMINED BY THE DEVELOPMENT SERVICES MANAGER (AGENDA ITEM 12)**

This item was noted.

**210/08 ENFORCEMENT ITEMS (AGENDA ITEM 13)**

This item was noted.

**211/08 APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (AGENDA ITEM 14)**

This item was noted.

**212/08 APPEAL DECISIONS (AGENDA ITEM 15)**

This item was noted.

The meeting closed at 1.28 pm

CHAIRMAN

**BRECKLAND COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE – 15 DECEMBER 2008**

**SCHEDULE OF DEFERRED APPLICATIONS**

<b>REFERENCE AND DETAILS OF APPLICATIONS</b>	<b>MEETING FIRST REPORTED TO</b>	<b>DEVELOPMENT SERVICES MANAGER'S RECOMMENDATION</b>	<b>REASON FOR DEFERMENT</b>
3PL/2007/1436/H: Swaffham: Proposed residential development, Brandon Road: Gladedale Homes: Variation of S106 Agreement.	26/11/2007	Approval	For signing of S106.
3PL/2008/0874/F: Thetford: Brunel Way: Construction of industrial units	11/08/2008	Approval	For resolution of various outstanding matters
3PL/2008/0206/F: Kenninghall: Memorial Hall, School Close: Erection of 12 dwellings and garages for Kenninghall Parish Council	01/09/2008	Approval	For negotiation of S106
3PL/2008/0579/F: Harling: Lopham Road: Residential development for Mr A Taylor and Mr D Taylor	01/09/2008	Approval	For signing of S106
3PL/2008/1083/F: Attleborough: Land at Bryony Way/Carvers Lane: Residential development comprising 38 dwellings and associated roads, infrastructure and open space for Norfolk Homes Ltd	22/09/2008	Approval	For signing of S106
3PL/2008/1184/F: Colkirk: H Banham Limited, Land at Church Road: Installation of radio base station consisting of 30 metre tower, 6 No antennae, 6 No dishes and ancillary development for Telefonica O2 UK Ltd	03/11/2008	Approval	For investigation of other sites
3PL/2008/1204/F: Watton: Thetford Road: Proposed extension to Tesco store for Tesco Stores Ltd.	03/11/2008	Approval	For signing of S106
3PL/2008/1306/O: Shipdham: Crow Hill Farm, Watton Road: Proposed single dwelling for Mr Ivan Chubbock.	03/11/2008	Refusal	Approved, subject to signing of S106
3PL/2008/1141/F: Dereham: Former CMC Warehouse, Norwich Road: Proposed conversion of former maltings to 14 apartments for Mr Steven Parish.	24/11/2008	Approval	To allow the applicant to make proposals to overcome overlooking concerns

**BRECKLAND COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE – 15<sup>TH</sup> DECEMBER 2008**

**REPORT OF DEVELOPMENT SERVICES MANAGER**

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

**BYLAUGH: PROPOSED RESIDENTIAL DEVELOPMENT, BYLAUGH PARK,  
ELSING ROAD**

**Applicant: Mr S Vince Reference: 3PL/2008/1273/O**

**Summary** – This report concerns proposals to develop land in Bylaugh Park for 34 dwellings. The development is intended to help fund works to Bylaugh Hall. It is recommended that planning permission is refused on policy and countryside protection grounds.

**1. INTRODUCTION**

This report concerns an application for outline planning permission for the residential development of land off Elsing Lane, Bylaugh. As originally submitted the application proposed the erection of a total of 38 properties: 19 residential dwellings and 19 units of holiday accommodation. The application has subsequently been amended to propose a total of 34 residential dwellings. The proposed development is intended to fund the completion of restoration work on Bylaugh Hall. The application is supported by a Design & Access Statement, Conservation Statement, Valuation Reports, Wildlife Mitigation Strategy, Flood Risk Assessment and a draft section 106 agreement.

The application site forms part of Bylaugh Park, and is located within an area of generally open countryside, between the villages of Elsing and Bawdeswell. The site is located approximately 1 km to the north-east of Bylaugh Hall. The site comprises an area of open grassland and extends to 6 hectares.

A recent application for the development of 58 holiday units was withdrawn in August 2008. Planning permission was refused for 5 holiday units in 2005.

**2. KEY DECISION**

This is not a key decision.

**3. COUNCIL PRIORITIES**

The following Council priorities are relevant to this report:

- A safe and healthy environment
- A well planned place to live and work

**4. CONSULTATIONS**

Bylaugh Parish Meeting has objected to the application on the grounds that the proposed development would result in a significant intrusion into the surrounding rural landscape. Concerns are raised in particular about the scale of the development, the adequacy of the surrounding road network and local services generally, and harm to local amenity.

The Highway Authority has objected to the application on the grounds that the proposal would result in a significant development in an unsustainable location with poor public transport links and pedestrian/cycling facilities.

The Environment Agency has objected to the application on the grounds that the submitted Flood Risk Assessment does not provide sufficient information to enable the adequacy of proposed surface water drainage arrangements to be assessed fully.

Natural England has raised no objection to the application subject to conditions requiring further wildlife surveys and mitigation measures.

Norfolk Wildlife Trust has raised no objection subject to conditions requiring the proposed wildlife mitigation and enhancement measures to be implemented.

Norfolk Landscape Archaeology has asked that any permission granted should be subject to a condition requiring an archaeological evaluation.

The Council's Tree & Countryside Officer has, whilst welcoming the submitted ecological report, raised concerns about the overall environmental impact of the development.

The Council's Historic Buildings Officer has requested that more detailed proposals are submitted.

The Council's Senior Planning Policy Officer has raised objections to the application on the grounds that the proposal would conflict with rural housing policies and result in large scale development in an unsustainable location.

The Council's Contaminated Land Officer has asked that further information be provided about nearby filled ground.

To date, three letters of objection to the application have been received from local residents, raising concerns about harm to the rural character of the area, additional traffic, harm to wildlife and drainage. One letter of support has been received citing the potential benefits of new development to local businesses.

## **5. POLICY**

Relevant national planning policy can be found in PPS 3, PPS 7 and PPG 13. English Heritage's guidance 'Enabling Development and the Conservation of Significant Places' (2008) is also relevant. Relevant 'saved' Local Plan policies include Policies HOU.6 and TRA.5.

## **6. ASSESSMENT**

The principal issues raised by the application concern: i) planning policy matters, ii) the likely impact of the development on the character of the area, and iii) whether any objections to the development would be outweighed by the potential benefits relating to the completion of restoration works to Bylaugh Hall.



**Planning policy**

At a national and local level, planning policies seek generally to resist proposals for new housing development in rural areas outside defined settlements. These policies aim to protect the countryside for its own sake and to direct development to sustainable locations with access to local services and a range of transport options. The proposed development would conflict directly with these policies and would result in a significant residential development outside a settlement and in a relatively isolated rural location.

**Rural character**

The application site is located in an attractive area of open countryside which forms part of the valley of the River Wensum. The site falls within the walled confines of the original parkland linked to Bylaugh Hall. Development in the area is sporadic and includes a number of individual dwellings and a large poultry farm. In this context it is considered that a development of the scale proposed would inevitably result in a loss of rural character due to increased general activity levels and the visual impact of new buildings. Whilst the visual effects of the development on the wider landscape would be mitigated by the screening provided by existing woodlands and estate walls, the proposed development would nevertheless result in a significant intrusion into the rural landscape when viewed from neighbouring properties. It is not considered that the development would have any material effect on the setting of Bylaugh Hall.

**Enabling development justification**

In support of the proposals the applicant contends that the proposed housing would be appropriate 'enabling development'. Enabling development is defined in English Heritage guidance as 'development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. While normally a last resort, it is an established and useful planning tool by which a community may be able to secure the long-term future of a place of heritage significance, and sometimes other public benefits, provided it is satisfied that the balance of public advantage lies in doing so. The public benefits are paid for by the value added to land as a result of the granting of planning permission for its development'.

The proposed residential development is intended to help fund the completion of the restoration of Bylaugh Hall, a Grade II\* listed building. Since 2004 substantial works have been undertaken to rebuild the Hall from its previously ruinous state to create functions rooms and apartments. The works required to complete the restoration of the Hall include the reconstruction of the collapsed south-east tower and the reinstatement of missing stonework. These works are classified as of high priority in the submitted Conservation Plan for the Hall.

In line with the English Heritage guidance on enabling development, information relating to costs and development values has been provided in support of the proposal. This information includes detailed costings for the proposed restoration works, together with details of the cost of works undertaken so far and value of the Hall on completion of the restoration works. A financial appraisal of the proposed enabling development has also been provided. In summary, this information shows that the cost of the restoration works to the Hall would exceed by a significant margin the value of the Hall on completion. Much of this deficit has already been absorbed by the applicant. The proposed enabling development is intended to cover the majority of the deficit associated with the outstanding works, with any remaining

shortfall met by the applicant from other funds. The proposed legal agreement would ensure that funds from the proposed development would be directed towards repairs to the Hall. The financial information provided by the applicant has been sent to the District Valuer for independent scrutiny.

Subject to verification from the District Valuer, it is considered that the application generally satisfies the tests set out in English Heritage's policy relating to financial justification and protection of the historic asset. It remains therefore to consider the critical question of whether the public benefits from the repair of Bylaugh Hall outweigh decisively the disbenefits of breaching other planning policies. Whilst a persuasive case can be made for the completion of the restoration of the Hall, it is considered the balance of arguments is not in favour of the proposed development in this case. It is considered that the benefits of repair works would be outweighed by the harm caused by the proposed new development. The erection of 34 residential properties in an area of open countryside unrelated to existing settlements would constitute a significant departure from planning policy and inevitably result in a loss of rural character.

#### **Other matters**

Concerns have been raised locally about the impact of additional traffic on the surrounding road network. A new access to the development is proposed off Elsing Lane, which would be designed in accordance with the specifications of the Highway Authority including the provision of visibility splays. Improvements are proposed to Elsing Lane by the provision of additional passing bays between the site and the A1075 to the north. It is considered that these access arrangements would be adequate to cater for the additional traffic likely to be generated by the proposed development. The Highway Authority has not raised concerns about highway capacity, although objections have raised due to absence of sustainable transport links to the site.

Objections have been raised locally due to concerns about the impact of the development on local wildlife interests. The submitted ecological assessment suggests that the proposed development could take place without significant impact on protected species. Various measures are proposed to protect wildlife interests and to enhance biodiversity. English Nature has recommended measures to protect the adjacent woodland areas to prevent disturbance to wildlife and asked that further reptile surveys be undertaken. These matters could be dealt with by planning conditions.

Objections to the application have been raised by the Environment Agency on the grounds that insufficient information about ground conditions has been provided to enable the adequacy of proposed surface water drainage arrangements to be assessed fully. Additional information has been submitted by the applicant and further comments from the Agency are awaited.

#### **7. RECOMMENDATION**

It is recommended that planning permission is refused on the grounds that the proposals would be contrary to rural housing and sustainable transport policies, and would cause harm to the rural character.

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

<b>Item No.</b>	<b>Applicant</b>	<b>Parish</b>	<b>Reference No.</b>
1	Mr S Vince	BYLAUGH	3PL/2008/1273/O
2	Mrs Firman (plots 2,3 & 4)	ROCKLANDS	3PL/2008/1467/O
3	Mr & Mrs Poole	SAHAM TONEY	3PL/2008/1518/F
4	Mr Harvey Lay	CARBROOKE	3PL/2008/1530/D
5	McCarthy & Stone (Dev) Ltd	ATTLEBOROUGH	3PL/2008/1548/F

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

<b>ITEM</b>	<b>1</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2008/1273/O	
<b>LOCATION:</b>	BYLAUGH Bylaugh Park	<b>APPN TYPE:</b> Outline <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr S Vince Bylaugh Hall Bylaugh	
<b>AGENT:</b>	Mr J Montgomery Purcell Miller Tritton LLP 3 Colegate	
<b>PROPOSAL:</b>	Mixed use residential & holiday/second home accommodation	

**CONSULTATIONS**

BYLAUGH P C

Objection

See letter on file

**RECOMMENDATION**

**Refusal of Outline Planning Permission**

**REASON(S) FOR REFUSAL**

**3920** SEE REPORT ITEM

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

<b>ITEM</b>	<b>2</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1467/O	
<b>LOCATION:</b>	ROCKLANDS 68 The Street	<b>APPN TYPE:</b> Outline <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mrs Firman (plots 2,3 & 4) & Mr & Mrs Firman (plot 1) C/o Agent	
<b>AGENT:</b>	Paul Took Planning 60 Neatherd Road Dereham	
<b>PROPOSAL:</b>	Demolition of bungalow and erection of four dwellings	

**KEY ISSUES**

1. Drainage/flooding
2. Form and character of the village
3. Residential amenity

**DESCRIPTION OF DEVELOPMENT**

The proposal seeks outline planning permission (including access and layout) for four dwellings. Two of the dwellings would be detached whilst the other two dwellings would be semi-detached. It should also be noted that dwelling No.1 would replace an existing dwelling.

**SITE AND LOCATION**

The site lies within the Settlement Boundary of Rocklands and is situated in a location that suffers from poor drainage. The site is currently a grassy area of land to the rear of properties along the north-western side of The Street.

**RELEVANT SITE HISTORY**

3PL/2005/0359/O - Residential development - Refused  
3PL/1992/0219/F - Erection of cottage style dwelling and garage - Approved

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1 - Sustainable development

PPS3 - Housing

PPS7 - Rural Areas

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.

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**

ROCKLANDS P C

Welcome the demolition and replacement of the bungalow but object to the erection of the other 3 dwellings based on flooding/drainage, close proximity to the primary school, backfilling, narrowing of the street to provide visibility splays and increased traffic.

COUNCIL'S TREE & COUNTRYSIDE OFFICER: Feels the relationship with the trees is satisfactory

HIGHWAYS AUTHORITY: Awaiting comments which will be reported verbally

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER : Awaiting comments which will be reported verbally

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

### **REPRESENTATIONS**

Numerous letters of objection received from neighbours relating to:

- Drainage
- Traffic congestion and on street parking issues
- Danger to pedestrians/cyclists
- Impact on trees
- Rules out the school purchasing the land for a playing field
- Setting of a precedent
- Out of character for the area
- Encroachment onto green space
- Piecemeal development
- Impact on adjacent classroom and school
- Impact on residential amenity
- Density of development is out of keeping with the locality
- Health hazard
- Sewage problems

### **ASSESSMENT NOTES**

\* This application is reported to Development Control Committee as it is considered to be locally sensitive.

\* The site lies within the Settlement Boundary of Rocklands and so the principle of residential development is acceptable. The proposal represents backland development which would not be out of character for the area because of previous backland development behind 46 The Street. The area is characterised by dwellings with generous gardens and this scheme has been amended to ensure that all of the proposed dwellings have adequate gardens. Additionally, planning permission was granted in 1992 for the erection of a cottage style dwelling and garage on land to the rear of 68 The Street. It should be noted that design issues do not form part of this application and would be assessed at the reserved matters stage.

\* The layout of the dwellings indicates that they would be located at a suitable distance from neighbouring dwellings to avoid any issues such as loss of privacy or overlooking. It should also be noted that there would be no detrimental impact on the school classroom to the south of Plot 4; that classroom has no windows along its northern-western elevation.

\* The site is of a large enough size to ensure that all of the proposed properties have sufficient on-site parking. The Highways Authority has not objected to the proposal and stated that improved visibility splays are proposed, which are acceptable in light of the document "Manual for Streets". Additionally, the Highway Authority claims that the revised application includes the creation of a footway along the site's frontage and the widening of an existing footway to the south of the site, as far as Rocklands County Primary School, which is a welcome enhancement to the existing provision and a considerable improvement on what was originally proposed under application 3PL/2007/0972/O.

\* Comments regarding drainage issues will be reported verbally to the Committee once they have been received from the Council's Environmental Health Officer.

\* The proposal is recommended for approval subject to conditions.

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

**RECOMMENDATION**

**Outline Planning Permission**

**CONDITIONS**

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3048** In accordance with submitted AMENDMENTS
- 3104** External materials to be approved
- 3300** No P.D. for fences, walls etc
- 3302** No P.D. for extensions, roof alterations, porches
- 3304** No P.D. rights for extensions, sheds, etc
- 3306** No P.D. rights for garages
- 3308** No alterations to lose integral garage
- 3402** Boundary screening to be agreed
- 3740** Highway condition - vehicular access
- 3740** Highway condition - visibility splay
- 3740** Highway condition - access/parking/servicing/turning
- 3740** Highway condition - off-site highway improvement works
- 3740** Highway condition - off-site highway improvement works
- 3740** Highway condition - on-site surface water disposal
- 3920** Any conditions suggested by EHO
- 3994** Highway note
- 3994** Highway note
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans



**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

<b>ITEM</b>	<b>3</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1518/F	
<b>LOCATION:</b>	SAHAM TONEY Land at Ovington Road	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr & Mrs Poole Hideaway Ovington Road	
<b>AGENT:</b>	Kester Cunningham John Sols Beacon House Kempson Way	
<b>PROPOSAL:</b>	Removal of condition 6 of 3PL/2000/1297 relating to turning area	

**KEY ISSUES**

The impact of the proposal on highway safety.

**DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission to remove condition 6 of 3PL/2000/1297/0. This site was the subject of an outline application for the erection of three dwellings and was allowed on appeal subject to conditions. Approval of reserved matters was granted by the Council on the 19th February 2002.

**SITE AND LOCATION**

The site lies within the Settlement Boundary of Saham Toney. The site is south of Ovington Road and west of Saham Mill.

**RELEVANT SITE HISTORY**

3PL/2000/1297/O - Erection of three dwellings - Outline planning permission - Allowed on appeal  
3PL/2001/1526/D - Erection of three dwellings - Approval of Reserved Matters - Approval  
3PL/2003/1683/F - Erection of detached garage - approved  
3PL/2005/0895/F - Retain wall as existing (removal of condition 5 on planning permission  
3PL/2001/1526/D - Withdrawn  
Enforcement Notice issued - 22 May 2006.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG13: Transport

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.

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**

SAHAM TONEY P C

NO REPLY AS AT 25TH NOVEMBER 2008.

HIGHWAY AUTHORITY - Views will be reported verbally

### **REPRESENTATIONS**

One letter has been received from the solicitors acting on behalf of the current owner of the adjacent Saham Mill. The main points raised are summarised below:

- \* The planning permission including the requirement to provide a turning area was in existence before the applicants purchased the land
- \* The original vendor of the land retained the turning area land for 11 months after the applicants had purchased the development site and any conveyancing error could have been rectified during that time
- \* The planning permission required the turning area to be constructed before the dwellings were occupied but the applicants took no action in respect of the turning area and allowed the dwellings to be occupied in breach of the condition
- \* The current owner of Saham Mill is prepared to allow a turning area to be constructed provided it is on terms agreeable to her
- \* Consideration was given to highway safety when the original planning application was decided and when the council decided to take enforcement action for failure to provide it including the need for large vehicles (including fire engines) to turn on site and not to have to reverse out onto the public road
- \* Consider that the correct action for the inspectorate is to modify the remedy specified in the enforcement notice to follow that in the planning condition to prevent occupation of the dwellings concerned until the turning area is provided.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

### **ASSESSMENT NOTES**

- \* The proposal is referred to Development Control Committee as an enforcement notice has been served in relation to non-compliance with the condition which has been applied to be removed and is currently subject to an appeal
- \* Condition 6 of outline planning permission 3PL/2000/1297/O states:  
"No development shall take place until precise details of arrangements for the access, parking and turning of vehicles, including service vehicles, associated with the development have been submitted to and approved in writing by the local planning authority. None of the dwellings hereby permitted shall be occupied until the parking and turning spaces have been provided in accordance with the approved details. The areas approved for this purpose, including any integral garages, shall be permanently retained as such for the use of occupants and visitors to the dwelling"
- \* The dwellings are now built and occupied and a situation has arisen whereby the condition cannot be complied with as insufficient land has been conveyed to the applicants from the previous owner of the site
- \* The current owner of Saham Mill and the applicants have been unable to reach agreement on the purchase of additional land to enable the condition to be complied with
- \* The Council served an enforcement notice for non-compliance with this condition on both the applicants and the third party owner which was upheld by the Planning Inspectorate who took the view that the turning space should be provided
- \* However, an application was subsequently made to the High Court by the third party owner to quash the decision and the enforcement notice was subsequently quashed
- \* The matter is now before the Planning Inspectorate for further decision
- \* This is now a difficult situation for all parties, including the District Council, owing to the land ownership position
- \* The applicants have applied to remove the condition on the basis that it is unnecessary in light of the lack of accidents relating to access and egress from the site and that there is no difficulty manoeuvring within the site caused by the lack of the turning head
- \* In conclusion, whilst the provision of a turning head would be desirable it would appear that no significant difficulties have arisen since occupation of the dwellings, which has significantly compromised highway safety in this location
- \* In addition, in the absence of agreement between the two parties, the Council would be unable to enforce compliance with the condition without having to consider use of the Council's powers to compulsorily purchase the land
- \* It is considered that, in this instance, there are insufficient grounds in highway safety terms to justify this course of action.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

<b>ITEM</b>	<b>4</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1530/D	
<b>LOCATION:</b>	CARBROOKE Neighbourhood Centre Blenheim Grange (Former RAF Watton) Norwich Road	<b>APPN TYPE:</b> Reserved Matters <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr Harvey Lay HDD RAF Watton City Gate East	
<b>AGENT:</b>	Mr Peter Bradley Jefferson Sheard Architects 1 Scotgate Mews	
<b>PROPOSAL:</b>	New build mixed use local centre consisting retail units with car parking & 4 no. 3 bed townhouses with parking	

**KEY ISSUES**

1. Compliance with outline approval
2. Impact upon the character and appearance of the locality
3. Design
4. Residential amenity
5. Highway safety
6. Trees

**DESCRIPTION OF DEVELOPMENT**

The application seeks reserved matters approval for the erection of two pairs of semi-detached houses with associated off-road parking and the erection of a terrace of 6 retail units with associated on-site parking. This follows the granting of outline approval 3PL/2005/0476/F.

**SITE AND LOCATION**

The site is currently vacant and positioned to the south of Norwich Road and west of a new estate road. The site has a number of mature trees within it and forms part of a larger re-development of the former RAF Watton site which remains on-going.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

### **RELEVANT SITE HISTORY**

3PL/2008/1171/D - Reserved matters app for 1 local centre mixed use development of retail units 40 parking spaces and 4 2 bed houses - Refused  
3PL/2008/0546/F - Variation of cond 17 (regarding roundabout access) on 3PL/2005/0476/F - Withdrawn  
3PL/2008/0234/D - New local centre development (5 commercial units (use class A1, A2, A3, A5 and D1) and 22 flats) - Approved.  
3PL/2007/0799/D - Means of access to employment area (approval of reserved matters following hybrid application 3PL/2005/0476/F )- Withdrawn  
3PL/2005/0476/F - Full PA 222 dwellings and associated works and outline PA employment land and local facilities centre - Approved.

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development  
PPS3: Housing  
PPS6: Planning for Town Centres

### **CONSULTATIONS**

CARBROOKE P C

Majority no objection, one objection and comments as follows:

One objection on the grounds that the Design & Access Statement (pages 2 & 4) is incorrect; the site is in Carbrooke, not Watton. There is a convenience store already at Maid Marion. The infrastructure (road etc) should be finished before further construction is allowed. With the stoppage of house building for the foreseeable future, this construction should be put on hold. General consensus that the new design (including the roof) is much improved

GRISTON P C

NO REPLY AS AT 28TH NOVEMBER, 2008

WATTON TOWN CLERK

No objection.

DEFENCE ESTATES - No objection.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - Conditions required in relation to delivery hours, opening hours, no loudspeakers etc, details of extraction systems etc to be agreed and surface water details to be clarified.

COUNCIL'S CONTAMINATED LAND OFFICER - Precautionary condition required.

NORFOLK CONSTABULARY - some parking spaces could be abused by shoppers, surveillance of residential parking could be improved, the ATM should have a "privacy zone", reflective surfaces, anti-ram bollards and lighting. They would wish to see the scheme gain "Secured by Design" status.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objection.

### **REPRESENTATIONS**

None received.

### **ASSESSMENT NOTES**

- \* The application is referred to Development Control Committee as the previous application was determined by the Committee.
- \* The application gained outline approval on 3PL/2005/0476/F which established the principle of the development. A subsequent reserved matters application (3PL/2008/1171/D) was recently refused on the grounds of the retail part of the proposal being of a design which is inappropriate by virtue of its flat roof arrangement, external materials, scale and mass which in turn failed to take full advantage of this prominent "gateway" site.  
Consequently, the current scheme has attempted to address these concerns by incorporating pitched roofs with strong gable detail, a palette of external materials consistent with the adjacent residential development and a greater scale and mass to the built form.
- \* It is considered that the revised design will contribute significantly to the locality and makes a stronger statement on what is a site of importance within the locality.
- \* The dwelling designs are considered consistent and sympathetic to those already built as part of the wider development in terms of size, appearance and materials and as such are acceptable.
- \* In terms of neighbour amenity, it is considered that the retail units are compatible with the proposed residential units and those which already exist by virtue of the size, position and orientation of the retail units and associated parking subject to conditions restricting opening and delivery hours.
- \* In terms of highway safety, the Highway Authority have confirmed that they have no objections subject to conditions.
- \* There are trees within and adjacent to the site and as such the layout reflects the need to maintain these. The Tree & Countryside Officer has confirmed that there are no objections to the proposal.
- \* The drainage details (foul and surface water) have been dealt with under the previously approved outline planning permission.
- \* In conclusion it is considered that the scheme is consistent with the outline approval, meets relevant policy requirements and takes account of the concerns previously raised by the Development Control Committee and as such is recommended for approval.

### **RECOMMENDATION**

**Approval of Reserved Matters**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

- 3012** Approval of Reserved Matters condition
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3410** Hardlandscaping - details and completion
- 3404** Surfacing of parking etc-details and construction
- 3549** No permanent external lighting without prior agreement
- 3920** Restriction for floorspace for rest/hot food take-away
- 3920** Restriction for non institutional
- 3549** No permanent external lighting without prior agreement
- 3549** No permanent external lighting without prior agreement
- 3522** No generators/air handling plant without consent
- 3516** Prov. of fume extraction & filtration system&duct
- 3740** Highway condition-gates
- 3740** Highway conditions-access/parking/servicing/loading/turning
- 3992** Non-standard note re: S106
- 3998** NOTE: Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

<b>ITEM</b>	<b>5</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2008/1548/F	
<b>LOCATION:</b>	ATTLEBOROUGH 25 Queens Road	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	McCarthy & Stone (Dev) Ltd Sterling House Orchard Parade	
<b>AGENT:</b>	The Planning Bureau Ltd 26-32 Homelife House Oxford Road	
<b>PROPOSAL:</b>	38 sheltered apartments for the elderly plus communal facilities (Category II Type accommodation)	

### **KEY ISSUES**

1. Impact upon the character and appearance of the area
2. Highway safety
3. Affordable housing contributions

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the construction of 38 apartments and associated facilities to be occupied by over 55's only. The accommodation is provided within a single detached building arranged in a C shape around a landscaped parking courtyard within landscaped gardens and amenity area to the rear. The frontage facing Queens Road is 2 ½ storeys, rising to 3 storey in the centre of the site and to the rear the proposal steps down to 2 storeys.

The buildings will be facilitated through the demolition of an existing detached house and outbuildings. The site is accessed via a single point from Queens Road on the eastern boundary.

### **SITE AND LOCATION**

The site is a large rectangular shaped plot, approx 0.28 ha in area, located on the northern edge of the town centre on Queens Road, a main road into the town. The area to the north, east and west of the site is predominantly residential. Opposite the site on Queens Road is a Victorian terrace which is located within the Conservation Area.

Abutting the site to the south is the Lidl supermarket. The land is approx 1 metre higher than the road level.



## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

### **RELEVANT SITE HISTORY**

This is a resubmission of an identical application which was considered by Members in June 2008. It was resolved to approve the application subject to a Section 106 agreement regarding the provision of affordable housing, but to refuse the application if the legal agreement was not signed by a specified date. The agreement was not signed therefore the application was refused.

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS6: Planning in Town Centres

HOU2: Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria

TRA.5: Where development would endanger transport safety, general 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**

ATTLEBOROUGH TC

No objections. Comment: Council wholeheartedly support the development. It is an attractively designed development and much needed.

HIGHWAY AUTHORITY - No reply

NORFOLK LANDSCAPE ARCHAEOLOGY - No objection subject to a condition requiring an archaeological investigation.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - No comment.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to conditions.

NORFOLK COUNTY COUNCIL - No reply

COUNCIL'S HOUSING ENABLING & PROJECTS OFFICER

The proposal falls within the policy requirements to make a contribution to Affordable Housing. Usually we would like to achieve a 35% provision on site but the developer has been able to present a sound viability case not to provide the units on site but to make a financial contribution via a commuted sum for affordable housing provision.

A sheltered housing scheme of this nature will be a welcome provision within this community to allow older residents an opportunity to move into a supported accommodation scheme of a high quality. A private sector provision of this sort will complement the public sector provision in meeting a range of housing needs. The commuted sum achieved from this scheme will be used to provide affordable housing to meet the community within Attleborough.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008**

NORFOLK CONSTABULARY - comments /advice regarding access and security issues.

### **REPRESENTATIONS**

None

### **ASSESSMENT NOTES**

- \* This application is reported to Development Control Committee as it is a major application.
- \* This is an identical application in terms of the design, layout and appearance to a scheme considered by Members in June. The only difference is the method of affordable housing provision.
- \* Members will recall that the principle of the proposal was supported; however, ultimately the application was refused as the Section 106 agreement to secure onsite units at a discounted rate could not be signed within the required time scale.
- \* Negotiations have been ongoing and the applicant has submitted a revised offer due to the current depressed market conditions. The current application has been submitted with an offer for an off site commuted sum of £300,000. The applicants are prepared to accept a shortened planning permission of 18 Months to ensure the commuted sum fully reflects the prevailing market conditions at the commencement of the development.
- \* The District Valuer has confirmed that the offer is appropriate to the current market conditions and has recommended that the sum is agreed.
- \* The proposal is fully supported by the Housing Enabling & Projects Officer.
- \* The legal agreement will also provide for a contribution towards library provision.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Special Time Limit (18 months)
- 3046** In accordance with submitted plans
- 3740** Any highway conditions - TBA
- 3944** Contaminated Land - Desk top study
- 3943** Contamination found during development
- 3413** Indicated landscaping to be implemented
- 3104** External materials to be approved
- 3385** Archaeological condition
- 3996** Note - contamination
- 3992** Non-standard note re: S106
- 3998** NOTE: Reasons for Approval

**BRECKLAND COUNCIL**      Agenda Item 12  
**DEVELOPMENT CONTROL COMMITTEE**

List of decisions made by the Development Services Manager under the agreed terms of delegation.

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## Permission

3PL/2007/2029/F	Banham Poultry Ltd	SWAFFHAM Silver Drift Farm Kings Lynn Road	Erection of bungalow for farm manager of both sites
3PL/2008/0033/F	Mr J Ogilvy	BEESTON Valley Farm Watery Lane	Erection of extension to pole barn
3PL/2008/0463/F	Col Keith Boulter	RIDDLESWORTH Riddlesworth Hall School	Reconstruct building enclosing existing swimming pool & to include tutorial/sports accommodation
3PL/2008/0954/F	Mr J Marengi	SWAFFHAM Sunset Princes Street	Demolition of boundary wall and erection of new brick wall
3PL/2008/1114/F	Mr W Millard	LITTLE ELLINGHAM Wood Farm Scoulton Road	Demolish existing extension & erect new extension, porch, conservatory & chimney, brick cladding & re-roofing
3PL/2008/1090/F	Mrs Howard	DEREHAM Holly Lodge Commercial Road	Extension - new bedroom over existing garage
3PL/2008/1078/F	Mrs J Gordon	BRETENHAM Rushford College Church Lane	Extension & alterations to coach house to form annex, new general/wood store to replace existing storage building
3PL/2008/0606/F	Walcis Limited	LYNG Land at rear of Back Lane	Change of use from outbuilding to dwelling

# BRECKLAND COUNCIL

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### Permission

3PL/2008/1139/F	Finefare Developments Ltd	THETFORD 20 Castle Street	Demolish car maintenance garage. Erect retail A1 unit at gr floor & res. apartment at 1st floor
3PL/2008/1254/F	Mr S Hughes	HOCKHAM 3 Home Farm Park	First floor extension to rear
3PL/2008/1244/A	Tesco Stores Limited	DEREHAM Tesco Stores Ltd Kingston Road	Roof and building mounted signage (some illuminated)
3PL/2008/1243/A	Tesco Stores Ltd	DEREHAM Tesco Stores Ltd Kingston Road	Freestanding signage in car park and adjacent to store
3PL/2008/1242/A	Tesco Stores Limited	DEREHAM Tesco Stores Ltd Kingston Road	Two new store gantry signs
3PL/2008/1239/F	Anglian Water Services Ltd	KENNINGHALL Sewage Pumping Station Powell Close	Erection of 6m telemetry aerial together with control kiosk, chemical dosing plant & gantry over wet well
3PL/2008/1221/F	Mr Clive Nelson	COLKIRK Jan Jui Market Hill	Installation of velux rooflights to both roof pitches (retrospective)
3PL/2008/1209/F	M and G Property Ventures	SOUTH LOPHAM Willowdene Primrose Lane	Erection of 2 new dwellings and garages

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### Permission

3PL/2008/1180/F	Mr C Percival	WHINBURGH/WESTFIELD Manor Farm	Conversion of farm buildings to two dwellings
3PL/2008/1179/F	R J Eagle & Sons	SCARNING Brookside Farm Chapel Lane	Conversion of redundant farm buildings to a dwelling
3PL/2008/1287/F	Mr Colin Griffin	NECTON Boundary Farm Dunham Road	Revisions to 3PL/2005/0639/F including extension to garage under construction & erection of storage building
3PL/2008/1278/F	Dr M & Mrs D Funnell	THETFORD Castle House 105 Castle Street	Remove & erect new wall & railings and internal alterations
3PL/2008/1276/F	Miss Nicola Gilbert	SHIPDHAM The Gilbert Stud Ash Farm	U shaped stable complex comprising 10 stables, hay barn, feed room & tack room
3PL/2008/1272/F	Mr G Humphries	DEREHAM Osier Farm Neatherd Moor	Extension to existing dwelling and proposed garage
3PL/2008/1271/F	R Paterson	SHIPDHAM Grange Farm	Livestock building
3PL/2008/1270/F	Dr R Kobilecki	HARLING Keepers Cottage West Harling	Erection of new garden walls, timber garage and car port

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### Permission

3PL/2008/1266/F	Mr M Stedman	GRESSENHALL Plots 1, 3 & 4 Bittering Street	Variation of condition 4 on planning application 3PL/2007/0408/O (use of concrete roof tiles)
3PL/2008/1260/F	Mr Duncan Edwards	HOLME HALE Barnside Church Road	New green oak frame garden room and chimney to existing inglenook fireplace
3PL/2008/1255/F	Mr P & Mrs K Nichols	YAXHAM Twin Oaks Stone Road	Proposed extension to dwelling & double garage
3PL/2008/1330/F	Mr & Mrs G Everett	SHIPDHAM 6 Market Street	Replacement porch extension to existing house
3PL/2008/1329/F	Dr O Hendrie	HILBOROUGH The Old Rectory Cockley Cley Road	New steel trellis porch with butt boarded hardwood ceiling & copper sheet roof covering
3PL/2008/1324/F	Mr T R Scott	WATTON 2 Norwich Road	Sub division of existing ground floor flat into 2 flats
3PL/2008/1323/F	Mr P Prangnell	DEREHAM 10 Tebbutt Avenue	Revisions to 3PL/2007/1245/F (double storey side, single storey rear extension) width reduced & new detached garage
3PL/2008/1320/F	Mr & Mrs M Perks	DEREHAM 42 Cemetery Road	Proposed two storey rear extension

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### Permission

3PL/2008/1318/F	C P Oldman Builder Ltd	MATTISHALL 93 Dereham Road	Extension & alterations to bungalow
3PL/2008/1317/F	Mr & Mrs V Nicholson	BEETLEY 21 Fakenham Road	Front extension to existing bungalow
3PL/2008/1316/F	Mr D Lister	WATTON 225 Lovell Gardens	Extension to rear
3PL/2008/1313/F	Ms A Blows	THETFORD 55 Earls Street	Change of use ground floor to mix of A1/A2, basement flat to cafe, erection of bin store & cycle stand
3PL/2008/1368/F	Mr & Mrs R Emery	LYNG 45 Pightle Way	Front porch & rear extensions to bungalow
3PL/2008/1367/F	R Woodgett & Son	SCARNING Land adjacent Westholme Chapel Lane	Proposed erection of a pair of two bedroom houses
3PL/2008/1365/F	The Dove Company	DEREHAM 10 Charles Wood Road Rashs Green	First floor extension
3PL/2008/1364/F	Mr B Johnson	NORTH ELMHAM 1 Spong Hill	Continued standing of caravan for further five years

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### Permission

3PL/2008/1362/A	Healthcare Homes Group Ltd	BEETLEY Bilney Hall East Bilney	Erection of 2 no. directional signs wall/post mounted
3PL/2008/1360/F	Mr & Mrs Nickolls	DEREHAM 206 Norwich Road	Erection of hardwood conservatory to rear of property
3PL/2008/1359/F	Mr & Mrs N Clements	SWAFFHAM 41 Heathlands	Conversion of garage into playroom, erection of first floor bedroom & bathroom extension
3PL/2008/1357/F	Mr & Mrs R Sweet	BEESTON The Old Cottage Syers Lane	First floor extension & garage/cart shed
3PL/2008/1353/F	Healthcare Homes Group	SWAFFHAM Meadow House Norwich Road	Extension & alts to provide 9 bedrooms & ancillary accomm. C/U of land to SW corner of site from agricultural to C2
3PL/2008/1397/F	Mr & Mrs List	BEESTON Ash Tree Farm Herne Lane	Erection of farmhouse (amendments to previous 3PL/2008/0058/F)
3PL/2008/1396/F	Parkland Properties	GREAT DUNHAM Site adjacent South Cottage Litcham Road	Proposed dwelling - amended scheme
3PL/2008/1391/F	Mr M Foulger	OLD BUCKENHAM Lodge Farm Sandy Lane	Extension to rear



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### Permission

3PL/2008/1389/F	Mrs D Palmer	DEREHAM 15 Brook Grove Toftwood	Proposed rear extension
3PL/2008/1388/F	Mrs C Wood	WATTON Sunnymead 12 Loch Lane	Erection of lean-to conservatory
3PL/2008/1387/F	Mrs B Phillips	BEETLEY 2 Hall Cottages East Bilney	Erection of conservatory to link house to garden room
3PL/2008/1386/F	Mrs C Webster	WATTON 7 Goffe Close	Proposed alterations & extensions to include annex
3PL/2008/1385/F	Parochial Church Council	SOUTH LOPHAM St Andrews Church Church Road	Replacement of asbestos cement sheets to north & south sides of nave roof with random olive green westmorland slates
3PL/2008/1384/F	Mr & Mrs R Gibson-Denney	SWANTON MORLEY 8 Greengate	Single storey rear extension
3PL/2008/1431/F	Mr K Eldred	DEREHAM 7 Aldiss Avenue	Erection of conservatory with solid masonry wall to neighbour side
3PL/2008/1429/F	Mr Plumb	RIDDLESWORTH The Willows The Street	Erect a pvcu conservatory to rear of property

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### Permission

3PL/2008/1423/F	Mr J Campbell	LITTLE DUNHAM Cruachan School Lane	Two storey extension to rear of property (revised scheme)
3PL/2008/1417/F	Dr A Pink	LITCHAM Stapleherne Tittleshall Road	Single storey extension to existing domestic garage
3PL/2008/1416/F	Ms L Aspland	BESTHORPE The Old Village School School Lane	Two storey extension to existing dwelling
3PL/2008/1414/F	Mr & Mrs J Clements	BEETLEY 1 Fakenham Road	Replacement garage
3PL/2008/1411/F	Mr H Thornton	SAHAM TONEY 61 Richmond Road	Proposed extension & alterations
3PL/2008/1410/F	Ideal Developments UK	WATTON 10 High Street	Proposed alterations to existing second floor roof space flat to form additional flat
3PL/2008/1409/F	Mr C Peel	SPORLE Applegate Cottage Norwich Road	Replacement of private garage & erection of adjacent garden wall
3PL/2008/1348/LB	Mrs J Thurkettle	HOCKHAM Briardene Shropham Road	Alterations and maintenance to roof including alterations to the existing dormer roofs & replacement windows

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### Permission

3PL/2008/1338/LB	Merton Hall Estates	MERTON Merton Hall Estate Estate Office	Partial demolition of remaining unstable sections of walled garden & reconstruction inc. brick piers/buttresses
3PL/2008/1277/LB	Dr M & Mrs D Funnell	THETFORD 105 Castle Street	Remove & erect new front wall & railings and internal alterations
3PL/2008/1252/CU	Mr J Hockney	GREAT ELLINGHAM Beech House 6 Nelsons Loke	Change of use from agricultural land to garden (retrospective)
3PL/2008/1249/LB	Mr Philip Hodson	BRETtenham Shadwell Court Nunnery Stud	Treatment of dry & wet rot outbreaks throughout building on all levels
3PL/2008/0462/LB	Col Keith Boulter	RIDDLESWORTH Riddlesworth Hall School	Reconstruct building enclosing existing swimming pool & to inc. tutorial/sports accom.
3PL/2008/1461/F	Thetford Investments Ltd	HOCKHAM Great Hockham Hall	Erection of a new orangery within walled garden on site of a former greenhouse (demolished)
3PL/2008/1459/F	Mr J Smith	BESTHORPE 3 Council Houses Norwich Road	Rear single storey extension
3PL/2008/1458/A	Camvac Ltd	THETFORD Burrell Way	Erection of illuminated sign showing new company name following change of ownership

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### Permission

3PL/2008/1460/LB	Thetford Investments Ltd	HOCKHAM Great Hockham Hall	Erection of a new orangery within walled garden-on site of a former greenhouse (demolished)
3PL/2008/1448/LB	Mr Alan Gotto	BANHAM Priory End The Green	Forming new door opening between existing rooms
3PL/2008/1442/CU	Ms Salena Dawson	WATTON 20 Thetford Road	Change of use from vacant retail shop to Solicitors & internal alterations
3PL/2008/1440/CU	Trek Highway Services Ltd	DEREHAM Randells Hall Lane	Change of use from farm management sales & maintenance to traffic management & highways maintenance depot
3PL/2008/1430/LB	Dr Diana Coben	GARBOLDISHAM North Studio Kenninghall Road	Subdivide grd floor to provide add. bedroom accomm., kitchen & entrance hall, add. bathroom on 1st floor, other alts.
3PL/2008/1421/CU	F1 Computer Services &	THETFORD 27 Riverside Walk	Change of use from A1 retail to D1 education & training (retrospective)
3PL/2008/1349/EU	Mrs M Cole	BLO' NORTON Saddlers Cottage The Street	Bungalow built as extension (has been used as a separate dwelling for more than 4 yrs) (Certificate of lawfulness)
3PL/2008/1453/F	Mr David Morter	BESTHORPE Kildrummy Norwich Road	Front and side two storey extension. Single storey extension to rear and internal alterations

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### Permission

3PL/2008/1446/F	Mr David Bailey	HARLING Iceni 21a White Hart Street	Erection of wooden garden shed
3PL/2008/1445/F	Mr Derek Pinner	HOLME HALE 21 St Andrews Close	Front extension to bungalow
3PL/2008/1443/F	Mr Peter Groom	WATTON 6 Monkams Drive	Construction of white upvc double glazed conservatory
3PL/2008/1437/F	Mr Geoff Baldwin	NORTH TUDDENHAM Linden Lea Mill Road	Conservatory extension
3PL/2008/1434/F	Mr & Mrs Foster	SOUTH LOPHAM Four Acres Redgrave Road	Alterations & extension to form larger kitchen & bedroom over, form new porch/toilet
3PL/2008/1433/F	Mr & Mrs Mason	OLD BUCKENHAM Willow House Mill Road	Erection of domestic swimming pool building over existing swimming pool in garden
3PL/2008/1432/F	Mr & Mrs Lawrence	SHIPDHAM Sunny View Dereham Road	Erection of hipped roof conservatory to rear
3PL/2008/1407/F	Mr & Mrs E Crittenden	BEETLEY 7 Beech Road	Ground & first floor side extensions, single storey front extension & conservatory to rear

# BRECKLAND COUNCIL

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### Permission

3PL/2008/1406/F	Mr J Daniels	HORNINGTOFT The Laurels Brisley Road	Kitchen & bedroom extension
3PL/2008/1405/F	Mr V Harwood	BRADENHAM 20 Hale Road	Internal alterations, rear single storey extension & pitched roof to replace extg flat roof on garage
3PL/2008/1404/F	Mr M Weale	HARLING The Willows Garboldisham Road	Garage conversion (raising flat roof to pitch) & small porch infill extension
3PL/2008/1403/F	Mr & Mrs A Sparks	LITTLE CRESSINGHAM The Old Arms The Arms	Demolition of garage & outbuildings and erection of new car port & garden room
3PL/2008/1402/A	Punch Taverns Ltd	NEW BUCKENHAM The George Public House Chapel Street	New illuminated pub signs
3PL/2008/1401/F	Mr & Mrs S Drew	MATTISHALL 8 All Saints Walk	Proposed extension & conversion of garage to form annex
3PL/2008/1399/A	Tesco Stores Limited	DEREHAM Tesco Stores Ltd Kingston Road	2 no. fascia signs on petrol filling station & car wash
3PL/2008/1381/F	Mr J Hammond	SPARHAM Land adjoining Wensum Lodge Lyng Road	Renovation & re-roofing of outbuilding for domestic storage

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### Permission

3PL/2008/1380/F	Miss Aleathia Mann	SPARHAM Springwood Church Lane	Proposed conservatory
3PL/2008/1377/F	Mr Peter Chapman	ATTLEBOROUGH Hall Farm Lower Stow Bedon	Conversion of redundant agricultural building to residential & demolition of existing lean-to's
3PL/2008/1376/F	Mr David Routlegde	SWAFFHAM 100 London Street	Proposed erection of new dwelling and detached double garage
3PL/2008/1375/F	Greene King Plc	COLKIRK Crown Inn Crown Lane	Extension to bottle store
3PL/2008/1374/F	Mr J A Becker	OLD BUCKENHAM The Old Dairy Barns Fen Street	Conversion of former workshop to dwelling with new garage
3PL/2008/1372/F	Mr J Lawn	ATTLEBOROUGH Poppies Slough Lane	Erection of independent living annex
3PL/2008/1371/F	Mr & Mrs Hunt	DEREHAM White House Farmhouse Etling Green	Proposed annex extension
3PL/2008/1351/F	Mr & Mrs Yeldham	WATTON 9 Abbey Road	Proposed rear conservatory

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### Permission

3PL/2008/1345/F	Mr & Mrs N Garioch	SAHAM TONEY Meadow Farm Chequers Lane	Re-siting of garage, stable, log shed complex as approved ref. 3PL/2007/1902/F
3PL/2008/1342/F	Mr M Gates	THETFORD 61 Mingay Road	Single storey side & rear extension to house & detached garden workshop building (for domestic use)
3PL/2008/1337/F	Mr L Shaw	KENNINGHALL Dove Cottage West Church Street	First floor extension & alterations to dwelling
3PL/2008/1336/F	Mr P Osborne	KENNINGHALL Playing Field Lopham Road	Excavate area and tarmac for sports pitch, use spoil from excavation to use as a BMX track
3PL/2008/1333/F	Mrs S L Dzendzera	THETFORD 14 Norwich Road	Proposed erection of one pair of semi-detached dwellings & one detached dwelling
3PL/2008/1332/F	Mr M Tarsey	FRANSHAM Lane Farm Main Road	Demo. of existing & erection of new dwelling & garage/ studio & private stables with menage (amended scheme)
3PL/2008/1331/F	Mr A D Nudd	ATTLEBOROUGH Woodlands Farm West Carr Road	Proposed barn conversion to residential
3PL/2008/1310/F	Mrs Cooper	SNETTERTON Mill Farm House Mill Lane	Front, side and rear extensions



# BRECKLAND COUNCIL

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### Permission

3PL/2008/1308/F	Benton Builders	SPARHAM Plot 1 Amberlea	Revisions to plot 1 on PP 3PL/2008/0358 (to include pool, conservatory, one & half and single storey extensions)
3PL/2008/1307/F	Mr T Keeble	DEREHAM 13a Stone Road Toftwood	Erection of porch
3PL/2008/1297/F	Mr P & Mrs L King	TITTLESHALL 53a Back Street	Replacement dwelling & garage to include barn conversion and creation of new parking/turning area
3PL/2008/1295/F	Mrs F J Milne	SWANTON MORLEY Mill House Harkers Lane	Part demolition of bakery & change of use of former bakery building into 2 residential units
3PL/2008/1294/F	Mr C Riches	THETFORD 47 Chester Way	Extension & conversion of dwelling into bed sits
3PL/2008/1292/F	Mr Secker	BEETLEY Woods End 14 Elmham Road	Double garage, rear extension, & replacement of flat roof with pitched roof
3PL/2008/1289/O	Mr & Mrs G Mason	HARLING Exton House White Hart Street	Proposed erection of a cottage style dwelling and garage

### Refusal

3PL/2008/0868/F	Dr J M Keene	KENNINGHALL Gills Farm East Church Street	Erection of new dwelling in walled garden
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### Refusal

3PL/2008/1154/O	Mrs Josephine Fayers	NORTH TUDDENHAM The Homestead Low Road	Demolition of existing farm buildings & erection of two three bedroom detached properties
3PL/2008/1192/F	Mr M Dickerson	THETFORD 37 Bury Road	Erection of a terrace of 3 no. two bedroom houses with associated parking and amenity areas
3PL/2008/1195/O	Mr Ian Harris	HOCKERING Hockering Nursery	Proposed permanent dwelling to supervise horticultural business
3PL/2008/1217/F	Mr C Allen	WEETING The Old Rectory Rectory Lane	Proposed new timber framed holiday chalet on site of approved studio/garage (3PL/2006/1618/F)
3PL/2008/1241/F	Mr & Mrs Eyre	NORTH LOPHAM Plot 2 39 The Street	Erection of detached dwelling and detached double garage
3PL/2008/1256/F	Mr A Whitwood & Mrs T	WEASENHAM ALL SAINTS 13 Massingham Road	Proposed extension to dwelling & formation of annexe
3PL/2008/1303/F	Mrs M Bailey	NEW BUCKENHAM Adjacent to Willow Dene Marsh Lane	Demo. of extg agricultural buildings & erection of 4 bed. detached dwelling & garaging/parking
3PL/2008/1322/O	Mr R Jordan	LYNG Land between Yew Tree Farm & Yew Tree Bungalow	Proposed building plot (one dwelling)

# BRECKLAND COUNCIL

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### Refusal

3PL/2008/1326/F	Mr S Bullard-Watling	ATTLEBOROUGH 2 Arlington Close	Proposed single storey side addition and demolition of conservatory
3PL/2008/1347/F	Mr D Ozcan	ATTLEBOROUGH Quickstop Church Street	Erection of 1 no. flat
3PL/2008/1373/F	Mr M Gathercole	SWAFFHAM Rear of 61 London Street	Erection of two storey house & garden wall
3OB/2008/0002/OB	Mr T Walker	LITCHAM Bramley Weasenhams Road	Discharge planning obligation as annexe no longer required by family member
3PL/2007/2060/CU	Mr J Ogilvy	BEESTON Valley Farm Watery Lane	Change of use of land for the stationing of a caravan to supervise the business run from Valley Farm
3PL/2008/1361/CU	William Hill Organisation Ltd	SWAFFHAM 44 Market Place	Use of premises for A2 purposes as a licensed betting office