

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

<b>Item No.</b>	<b>Applicant</b>	<b>Parish</b>	<b>Reference No.</b>
1	Sara Jane Inglis	BESTHORPE	3PL/2007/0773/F
2	Mr C Griffin	BEESTON	3PL/2007/0882/F
3	Ideal Developments UK Ltd	HOLME HALE	3PL/2007/0898/F
4	Ideal Developments UK Ltd	HOLME HALE	3PL/2007/0899/F
5	Ideal Developments UK Ltd	HOLME HALE	3PL/2007/0900/F
6	R & H Leisure (Norfolk) Ltd	ATTLEBOROUGH	3PL/2007/0933/CU
7	Great Hockham Children's Centr	HOCKHAM	3PL/2007/0936/F
8	Woodys Haulage Ltd	ATTLEBOROUGH	3PL/2007/0951/O
9	Paul Rackham Limited	ROUDHAM/LARLING	3PL/2007/0992/F
10	Mr E Raker	THOMPSON	3PL/2007/0994/F
11	Mr E Raker	THOMPSON	3PL/2007/0995/LB

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

<b>ITEM</b>	<b>1</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0773/F	
<b>LOCATION:</b>	BESTHORPE Unit 10 Rookery Business Park Silver Street	<b>APPN TYPE:</b> Full <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>	Sara Jane Inglis The Warehouse 49 Old Palace Road	
<b>AGENT:</b>	Sara Jane Inglis The Warehouse 49 Old Palace Road	
<b>PROPOSAL:</b>	Extension to existing warehouse type building & change of use to a gymnastics facility (D2 leisure use)	

### **KEY ISSUES**

1. Sustainability
2. Highways implications
3. Compatability with neighbouring uses

### **DESCRIPTION OF DEVELOPMENT**

The proposal is for the change of use of a warehouse building to a gymnastics facility (Use Class D2) including the construction of a single storey lean-to extension. The resulting facility would provide a main hall, changing facilities, viewing area, office, store and reception area and there is also a parking area to the west of the building. The site is accessed through the Rookery Business Park which adjoins the Silver Street carriageway to the west.

### **SITE AND LOCATION**

The application site has been previously used for storage purposes and consists of a modern, externally clad, pitched roof building which is part of the Rookery Business Park. This consists of a number of modern industrial buildings and a variety of users. Immediately to the north of the site are open fields. The Business Park is accessed via Silver Street which lies to the west.

### **RELEVANT SITE HISTORY**

3PL/2005/1815/F Planning permission for the change of use of an agricultural building to light industrial use was approved in 2006.

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### **POLICY CONSIDERATIONS**

Policies ENV.3, TRA.9 and REC.1 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

ENV.3 The landscape outside the Areas of Important Landscape Quality and Historic Parks and Gardens will be protected from development wherever possible

TRA.9 Parking provision will be required in accordance with adopted standards.

REC.1 Indoor sport, leisure and recreation facilities will be encouraged, subject to criteria.

### **CONSULTATIONS**

BESTHORPE P C

No Objection.

Comments:- We feel this would be an enormous asset to the village from both the employment and the recreational point of view. The benefits far outweigh the possible traffic problems.

HIGHWAY AUTHORITY - Given the existing use of the site, it would be difficult to substantiate an objection on the grounds of it not being accessible by sustainable transport modes. Therefore, there is no objection subject to a condition relating to the creation of the parking area.

COUNCIL'S PLANNING POLICY OFFICER - Objection. The proposal has not satisfied the sequential test as required by PPS6 in that the applicant has not provided information on the possibility of purchasing a site and constructing a purpose built building. It fails Local Plan Policy REC.1 which requires such developments to be within or immediately adjacent to a Settlement Boundary.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection subject to clarification of the method of foul drainage.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **ASSESSMENT NOTES**

\* Firstly, in terms of its location, the Council's Planning Policy Officer has expressed concern that the building is in an inappropriate location, outside of the Settlement Boundary, and the failure of the applicant to fully investigate the possibility of acquiring a site for a purpose built gymnastics facility.

\* Whilst the site is outside of any defined Settlement Boundary, the applicant has provided comprehensive information relating to their search for appropriate sites, which demonstrates that there are no suitable sites within the towns of Norfolk ie Norwich, Wymondham, Attleborough, Rackheath, etc. They have also confirmed that they were open to the option of purchasing a plot of land but, as well as very few being available, these were cost prohibitive by virtue of having to compete with house builders/commercial businesses. These sites have also been documented. In light of this, it is considered that whilst it is not ideally located, the applicant has fully explored the market available and there are no appropriate, centrally located sites available and therefore, it is considered that it would be unreasonable to refuse the application on the grounds of it being sited outside of a town.

\* The Highways Authority has stated that, whilst the site is not well located in terms of access by sustainable modes of transport, given due regard to the existing use of the site, it would be difficult to substantiate an objection on these grounds. Therefore, should the Council be minded to approve the application a condition relating to the construction of the parking area will be required. For this reason there are no highway grounds for refusal.

\* A single storey lean-to extension is proposed. This is simple in design, modest in size and of matching materials and therefore relates adequately to the existing building and will not compromise the character and appearance of the surrounding area.

\* In terms of amenity, the nature of the proposed use and the hours of operation proposed will not result in any significant nuisance to the neighbouring uses ie noise, smells, etc.

\* In conclusion, the proposal is considered acceptable, subject to conditions, and is, therefore, recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3110** External materials to match existing
- 3502** No other use within Use Classes Order
- 3920** Hours of operation restriction
- 3750** On-site parking & turning to be provided
- 3804** Precise details of foul water disposal
- 3998** NOTE: Reasons for Approval

## BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007

<b>ITEM</b>	<b>2</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0882/F	
<b>LOCATION:</b>	BEESTON Norfolk Farm Produce Ltd Herne Lane	<b>APPN TYPE:</b> Full <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 C Griffin Norfolk Farm Produce Ltd Herne Lane	
<b>AGENT:</b>	LPB Design 32 Blackthorn Road Attleborough	
<b>PROPOSAL:</b>	Construction of single storey loading bay/pallet store extension to existing cold store	

### KEY ISSUES

1. Impact upon highway safety
2. Impact upon the character and appearance of the locality
3. Drainage
4. Impact upon neighbour amenity

### DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the construction of a loading bay and pallet store. This would be a pitched roof building, attached to the northern side of the existing cold store building. It would be open sided and constructed using steel framework with a sheet metal roof.

### SITE AND LOCATION

The site forms part of a large commercial operation, Norfolk Farm Produce Ltd. At present there are a number of buildings on site (some under construction via 3PL/2005/0976/F) and also has significant amounts of outside storage on the site. The site is accessed via Herne Lane which is located to the west of the site.

### RELEVANT SITE HISTORY

3PL/2005/0976/F - New agricultural storage and grading building with associated external hardstanding was approved in July 2006.  
3PL/2001/0714/EU - Use of land for turning, parking, and storage area (certificate of lawfulness) was withdrawn.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **POLICY CONSIDERATIONS**

Policies ENV.3, ENV.28, TRA.5 and ECO.5 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

ENV.3 The landscape outside of the Areas of Important Landscape Quality and Historic Parks and Gardens to be protected from development wherever possible.

ENV.28 Amenity will be protected.

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

ECO.5 Economic Development outside settlement boundaries will only be permitted in exceptional circumstances.

### **CONSULTATIONS**

BEESTON P C

At the Parish Council meeting held on 26 June 2007 the members OBJECTED to the above application for the following reasons:

1. whilst the Council accepts that the buildings are justified for the developers plans to implement the work being built at present no consideration has been given to the already congested roads and although the design and access statement says there will be no additional traffic movements the Council is sceptical about this claim.

2. there is already problems with flooding on roads around the site and there is serious concern that the amount of surface water entering the current system would exacerbate the problem.

3. If Breckland Council decides to approve the application the Council requests that conditions be placed on the developer to improve the road network and consider a lorry routing plan.

Additionally it is requested that strict observance of the working hours should be adhered to and no repair of pallets undertaken in this area.

The council feels that as with the application from Payne Pallet Inverters more should be done to assist in improving the local road network.

HIGHWAYS AUTHORITY - No objection based on information that the development will not result in an increase in vehicle movements, subject to condition requiring turning area within the site.

HEALTH & SAFETY EXECUTIVE - No objection.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **ASSESSMENT NOTES**

- \* The business is well established at this site and the proposal seeks permission to extend the existing premises.
- \* The proposal is designed to improve the facilities at the existing site by providing a covered area for unloading and loading of produce and storage of timber pallets, a significant number of which are presently stored in the open.
- \* As the proposal represents an improvement of facilities to cater for improved working practices rather than for an increase in output of the existing business operation, it is considered that the proposal would not cause any additional nuisance to the locality, with particular reference to vehicle movements into and out of the site and noise and disturbance levels. It is considered appropriate to control working hours via condition. This will be worded to replicate that imposed upon planning permission 3PL/2005/0976/F.
- \* The Highways Authority has raised no objection to the proposal based on information stating there would be no increase in vehicle movements but request a condition requiring a turning area to be provided within the site.
- \* In terms of the visual impact of the building, the extension has been designed to reflect the existing buildings in terms of scale, mass, height, roof configuration and external materials and as such relates effectively to the existing buildings. Furthermore, the position of the extension within the site, coupled with it being viewed against the backdrop of other buildings, means that it is not detrimental to the character and appearance of the wider locality.
- \* The Parish Council have raised concerns relating to flooding in the locality. The applicant has confirmed that they intend to deal with surface water run-off via infiltration trenches. There is no fundamental objection to this method, however, it is considered appropriate to condition that exact details of this method are submitted prior to commencement of the development.
- \* It is considered that the application is acceptable and is, therefore, recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3104** External materials to be approved
- 3549** Loading, unloading & pallet storage only
- 3549** Loading/unloading operating hours
- 3547** Lighting Pollution
- 3802** Precise details of surface water disposal
- 3750** On site turning space to be provided
- 3998** NOTE: Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

<b>ITEM</b>	<b>3</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0898/F	
<b>LOCATION:</b>	HOLME HALE Plot 1 Church Farm	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Ideal Developments UK Ltd The Old Rectory Holme Hale	
<b>AGENT:</b>	Sketcher Partnership Limited First House Quebec Street	
<b>PROPOSAL:</b>	New house and garage	

### **KEY ISSUES**

1. Impact upon the character and appearance of the area
2. Impact upon highway safety
3. Impact upon neighbour amenity
4. Impact upon adjacent trees

### **DESCRIPTION OF DEVELOPMENT**

There are three full planning applications for the site, each of which is for a detached two storey dwelling, all of which are different in design. All three plots are accessed via the same private drive which runs through the site and adjoins the Church Road carriageway to the north. The development of the site will necessitate the demolition of the existing agricultural buildings.

### **SITE AND LOCATION**

The site is a large, vacant, rectangular shaped plot which contains within it agricultural buildings which are in a poor state of repair. Access to the site is via Church Road, which is located to the north of the site; to the east and west are existing residential dwellings and to the south is an open field accessible through the site. There are a number of mature trees on the western boundary of the site.

### **RELEVANT SITE HISTORY**

3PL/2006/0709, 0710, 0711 and 0712 each sought permission for a dwelling and were all refused and subsequently dismissed at appeal in 2007.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **POLICY CONSIDERATIONS**

Policies HOU.4, ENV.19, INF.8, TRA.5 and ENV.20 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

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

ENV.19 Trees under threat may be retained through the imposition of Tree Preservation Orders.

INF.8 Development will only be permitted on or within in close proximity to landfill or contaminated sites providing an assessment of ground contamination has taken place.

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.

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

### **CONSULTATIONS**

HOLME HALE P C

Comments please see letter on file.

HIGHWAYS AUTHORITY - Object. The unclassified road (Church Road) is inadequate to serve the development proposed by virtue of its poor alignment, restricted width, lack of passing provision and restricted visibility at the adjacent School Road and Church Road junction and would therefore be detrimental to highway safety.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - Endorses the recommendations of the accompanying Arboricultural Report in respect of those trees to be felled and those to be retained. Tree protection conditions should be used.

### **REPRESENTATIONS**

Letters of objection have been received on the following grounds:

The existing barn should be renovated; the design is like an "Estate" development; a number of trees will be removed; concerns relating to highway safety and the claim that no additional traffic will occur given the existing site use is not true as the site is not used at present; not in keeping with spatial pattern of development in the area; concerned that there is an intention to develop the land to the south; the land is farmland; the density is far in excess of that in the locality; construction traffic and work will disrupt neighbours; whilst the number of dwellings has been reduced from 4 to 3 the footprints are larger and therefore density has not changed; loss of privacy brought about by plot 1; set a precedent for the adjacent site and it is an overcrowded development; bats may be present in the existing barn which is to be demolished.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **ASSESSMENT NOTES**

- \* This application, together with 3PL/2007/0899/F and 0900/F follow those refused and subsequently dismissed at appeal in 2006 (applications nos. 3PL/2006/0709/F, 0710/F, 0711/F & 0712/F). At that time the Inspector concluded that the development failed to enhance the form and character of the village by virtue of the intensity of the built form proposed.
- \* In light of this, the applicant has:
  - reduced the number of dwellings from 4 to 3 by having a single dwelling on the site frontage, and,
  - the resulting dwelling has a lower eaves height and ridge height than the previous scheme and no longer has a separate access.
- \* This reduction in numbers, and the significant change and reduction in built form on the site frontage, which is the most prominent part of the site, addresses concerns in relation to visual impact from Church Road. Furthermore, Plot 3, at the rear of the site, has been amended so that it is orientated to face towards Church Road and thus create a visual end to the development.
- \* The design, scale, mass, arrangement of fenestration and materials proposed are considered appropriate in a village location.
- \* The layout of the scheme allows for sufficient private amenity space to accompany each dwelling.
- \* There are a number of mature trees on site, therefore, the applicant has submitted an Arboricultural Report to accompany the application. The Council's Tree & Countryside Officer has assessed the report and concluded that there are no objections subject to conditions relating to the trees to be retained.
- \* The Highways Authority have expressed concern at the inability of the adjacent carriageway (Church Road) to cope with additional traffic by virtue of its restricted width, poor visibility and lack of passing provision. On balance, it is considered that as these proposals will result in an improvement to the appearance of the site and the ability to secure passing bays which will benefit all users of Church Road, the Local Planning Authority would not wish to refuse the applications on highway grounds. A condition will secure that passing bay(s) are implemented prior to first occupation of the development.
- \* Local residents have stated that they feel that the barn should be converted. However, given that the applicant does not require planning permission to demolish the barn, coupled with it being in a poor state of repair, the Local Planning Authority cannot insist upon it being retained/converted.
- \* Concerns relating to construction traffic and disruption to neighbours do not represent reasons for refusal in this instance, and should noise and disturbance occur it could be pursued under Environmental Health Legislation.
- \* The Parish Council and local residents have expressed concern at the development encroaching further south beyond the village settlement limit. As a consequence, the applicant has re-positioned the southern boundary to correlate with that of the settlement limit.
- \* Concern has been expressed at the development setting a precedent for other development, however, all applications must be assessed on their individual merits with reference to relevant policies and any other material considerations.
- \* In terms of the possibility of bats populating the barn, given that the barn can be demolished without consent, it is considered that it is most appropriate to include an informative upon the permissions stating that, should bats be encountered, necessary consents will be required from DEFRA.
- \* In conclusion, it is considered that the applications are acceptable and as such are recommended for approval.

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

**RECOMMENDATION** Planning Permission

**CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3104** External materials to be approved
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3402** Boundary screening to be agreed
- 3140** Prior approval of slab level
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3920** Passing bays to be provided
- 3998** NOTES Re Bats & Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

<b>ITEM</b>	<b>4</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0899/F	
<b>LOCATION:</b>	HOLME HALE Plot 2 Church Farm	<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>	Ideal Developments UK Ltd The Old Rectory Holme Hale	
<b>AGENT:</b>	Sketcher Partnership Limited First House Quebec Street	
<b>PROPOSAL:</b>	New house and garage	

### **KEY ISSUES**

1. Impact upon the character and appearance of the area
2. Impact upon highway safety
3. Impact upon neighbour amenity
4. Impact upon adjacent trees

### **DESCRIPTION OF DEVELOPMENT**

There are three full planning applications for the site, each of which is for a detached two storey dwelling, all of which are different in design. All three plots are accessed via the same private drive which runs through the site and adjoins the Church Road carriageway to the north. The development of the site will necessitate the demolition of the existing agricultural buildings.

### **SITE AND LOCATION**

The site is a large, vacant, rectangular shaped plot which contains within it agricultural buildings which are in a poor state of repair. Access to the site is via Church Road, which is located to the north of the site, to the east and west are existing residential dwellings and to the south is an open field accessible through the site. There are a number of mature trees on the western boundary of the site.

### **RELEVANT SITE HISTORY**

3PL/2006/0709, 0710, 0711 and 0712 each sought permission for a dwelling, and were all refused and subsequently dismissed at appeal in 2007.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **POLICY CONSIDERATIONS**

Policies HOU.4, ENV.19, INF.8, TRA.5 and ENV.20 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

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

ENV.19 Trees under threat may be retained through the imposition of Tree Preservation Orders.

INF.8 Development will only be permitted on or within in close proximity to landfill or contaminated sites providing an assessment of ground contamination has taken place.

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.

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

### **CONSULTATIONS**

HOLME HALE P C

Comments please see letter on file.

HIGHWAYS AUTHORITY - Object. The unclassified road (Church Road) is inadequate to serve the development proposed by virtue of its poor alignment, restricted width, lack of passing provision and restricted visibility at the adjacent School Road and Church Road junction and would therefore be detrimental to highway safety.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - Endorses the recommendations of the accompanying Arboricultural Report in respect of those trees to be felled and those to be retained. Tree protection conditions should be used.

### **REPRESENTATIONS**

Letters of objection have been received on the following grounds:

The existing barn should be renovated; the design is like an "Estate" development; a number of trees will be removed; concerns relating to highway safety and the claim that no additional traffic will occur given the existing site use is not true as the site is not used at present; not in keeping with spatial pattern of development in the area; concerned that there is an intention to develop the land to the south; the land is farmland; the density is far in excess of that in the locality; construction traffic and work will disrupt neighbours; whilst the number of dwellings has been reduced from 4 to 3 the footprints are larger and therefore density has not changed; loss of privacy brought about by plot 1; set a precedent for the adjacent site and it is an overcrowded development; bats may be present in the existing barn which is to be demolished.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **ASSESSMENT NOTES**

- \* This application, together with 3PL/2007/0898/F and 0900/F follow those refused and subsequently dismissed at appeal in 2006 (app nos. 3PL/2006/0709/F, 0710/F, 0711/F & 0712/F). At that time the Inspector concluded that the development failed to enhance the form and character of the village by virtue of the intensity of the built form proposed.
- \* In light of this, the applicant has:
  - reduced the number of dwellings from 4 to 3 by having a single dwelling on the site frontage,
  - and the resulting dwelling has a lower eaves height and ridge height than the previous scheme and no longer has a separate access.
- \* This reduction in numbers, and the significant change and reduction in built form on the site frontage, which is the most prominent part of the site, addresses concerns in relation to visual impact from Church Road. Furthermore, Plot 3 at the rear of the site has been amended so that it is orientated to face towards Church Road and thus create a visual end to the development.
- \* The design, scale, mass, arrangement of fenestration and materials proposed are considered appropriate in a village location.
- \* The layout of the scheme allows for sufficient private amenity space to accompany each dwelling.
- \* There are a number of mature trees on-site, therefore, the applicant has submitted an Arboricultural Report to accompany the application. The Council's Tree & Countryside Officer has assessed the report and concluded that there are no objections subject to conditions relating to the trees to be retained.
- \* The Highways Authority have expressed concern at the inability of the adjacent carriageway (Church Road) to cope with additional traffic by virtue of its restricted width, poor visibility and lack of passing provision. On balance, it is considered that as these proposals will result in an improvement to the appearance of the site and the ability to secure passing bays which will benefit all users of Church Road, the Local Planning Authority would not wish to refuse the applications on highway grounds. A condition will secure that passing bay(s) are implemented prior to first occupation of the development.
- \* Local residents have stated that they feel that the barn should be converted. However, given that the applicant does not require planning permission to demolish the barn, coupled with it being in a poor state of repair, the Local Planning Authority cannot insist upon it being retained/converted.
- \* Concerns relating to construction traffic and disruption to neighbours do not represent reasons for refusal in this instance, and should noise and disturbance occur it could be pursued under Environmental Health Legislation.
- \* The Parish Council and local residents have expressed concern at the development encroaching further south beyond the village settlement limit. As a consequence, the applicant has re-positioned the southern boundary to correlate with that of the settlement limit.
- \* Concern has been expressed at the development setting a precedent for other development, however, all applications must be assessed on their individual merits with reference to relevant policies and any other material considerations.
- \* In terms of the possibility of bats populating the barn, given that the barn can be demolished without consent, it is considered that it is most appropriate to include an informative upon the permission stating that should bats be encountered then they will require the necessary consent from DEFRA.
- \* In conclusion, it is considered that the applications are acceptable and as such are recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

**CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3104** External materials to be approved
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3402** Boundary screening to be agreed
- 3140** Prior approval of slab level
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3920** Passing bays to be provided
- 3998** NOTES Re Bats & Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

<b>ITEM</b>	<b>5</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0900/F	
<b>LOCATION:</b>	HOLME HALE Plot 3 Church Farm	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Ideal Developments UK Ltd The Old Rectory Holme Hale	
<b>AGENT:</b>	Sketcher Partnership Limited First House Quebec Street	
<b>PROPOSAL:</b>	New house and garage	

### **KEY ISSUES**

1. Impact upon the character and appearance of the area
2. Impact upon highway safety
3. Impact upon neighbour amenity
4. Impact upon adjacent trees

### **DESCRIPTION OF DEVELOPMENT**

There are three full planning applications for the site, each of which is for a detached two storey dwelling, all of which are different in design. All three plots are accessed via the same private drive which runs through the site and adjoins the Church Road carriageway to the north. The development of the site will necessitate the demolition of the existing agricultural buildings.

### **SITE AND LOCATION**

The site is a large, vacant, rectangular shaped plot which contains within it agricultural buildings which are in a poor state of repair. Access to the site is via Church Road, which is located to the north of the site, to the east and west are existing residential dwellings and to the south is an open field accessible through the site. There are a number of mature trees on the western boundary of the site.

### **RELEVANT SITE HISTORY**

3PL/2006/0709, 0710, 0711 and 0712 each sought permission for a dwelling, and were all refused and subsequently dismissed at appeal in 2007.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **POLICY CONSIDERATIONS**

Policies HOU.4, ENV.19, INF.8, TRA.5 and ENV.20 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

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

ENV.19 Trees under threat may be retained through the imposition of Tree Preservation Orders.

INF.8 Development will only be permitted on or within in close proximity to landfill or contaminated sites providing an assessment of ground contamination has taken place.

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.

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

### **CONSULTATIONS**

HOLME HALE P C

Comments please see letter on file.

HIGHWAYS AUTHORITY - Object. The unclassified road (Church Road) is inadequate to serve the development proposed by virtue of its poor alignment, restricted width, lack of passing provision and restricted visibility at the adjacent School Road and Church Road junction and would therefore be detrimental to highway safety.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - Endorses the recommendations of the accompanying Arboricultural Report in respect of those trees to be felled and those to be retained. Tree protection conditions should be used.

### **REPRESENTATIONS**

Letters of objection have been received on the following grounds:

The existing barn should be renovated; the design is like an "Estate" development; a number of trees will be removed; concerns relating to highway safety and the claim that no additional traffic will occur given the existing site use is not true as the site is not used at present; not in keeping with spatial pattern of development in the area; concerned that there is an intention to develop the land to the south; the land is farmland; the density is far in excess of that in the locality; construction traffic and work will disrupt neighbours; whilst the number of dwellings has been reduced from 4 to 3 the footprints are larger and therefore density has not changed; loss of privacy brought about by plot 1; set a precedent for the adjacent site and it is an overcrowded development; bats may be present in the existing barn which is to be demolished.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **ASSESSMENT NOTES**

- \* This application, together with 3PL/2007/0898/F and 0899/F follow those refused and subsequently dismissed at appeal in 2006 (app nos. 3PL/2006/0709/F, 0710/F, 0711/F & 0712/F). At that time the Inspector concluded that the development failed to enhance the form and character of the village by virtue of the intensity of the built form proposed.
- \* In light of this, the applicant has:
  - reduced the number of dwellings from 4 to 3 by having a single dwelling on the site frontage,
  - and the resulting dwelling has a lower eaves height and ridge height than the previous scheme and no longer has a separate access.
- \* This reduction in numbers, and the significant change and reduction in built form on the site frontage, which is the most prominent part of the site, addresses concerns in relation to visual impact from Church Road. Furthermore, Plot 3 at the rear of the site has been amended so that it is orientated to face towards Church Road and thus create a visual end to the development.
- \* The design, scale, mass, arrangement of fenestration and materials proposed are considered appropriate in a village location.
- \* The layout of the scheme allows for sufficient private amenity space to accompany each dwelling.
- \* There are a number of mature trees on-site, therefore, the applicant has submitted an Arboricultural Report to accompany the application. The Council's Tree & Countryside Officer has assessed the report and concluded that there are no objections subject to conditions relating to the trees to be retained.
- \* The Highways Authority have expressed concern at the inability of the adjacent carriageway (Church Road) to cope with additional traffic by virtue of its restricted width, poor visibility and lack of passing provision. On balance, it is considered that as these proposals will result in an improvement to the appearance of the site and the ability to secure passing bays which will benefit all users of Church Road, the Local Planning Authority would not wish to refuse the applications on highway grounds. A condition will secure that passing bay(s) are implemented prior to first occupation of the development.
- \* Local residents have stated that they feel that the barn should be converted. However, given that the applicant does not require planning permission to demolish the barn, coupled with it being in a poor state of repair, the Local Planning Authority cannot insist upon it being retained/converted.
- \* Concerns relating to construction traffic and disruption to neighbours do not represent reasons for refusal in this instance, and should noise and disturbance occur it could be pursued under Environmental Health Legislation.
- \* The Parish Council and local residents have expressed concern at the development encroaching further south beyond the village settlement limit. As a consequence, the applicant has re-positioned the southern boundary to correlate with that of the settlement limit.
- \* Concern has been expressed at the development setting a precedent for other development, however, all applications must be assessed on their individual merits with reference to relevant policies and any other material considerations.
- \* In terms of the possibility of bats populating the barn, given that the barn can be demolished without consent, it is considered that it is most appropriate to include an informative upon the permission stating that should bats be encountered then they will require the necessary consent from DEFRA.
- \* In conclusion, it is considered that the applications are acceptable and as such are recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

**CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3104** External materials to be approved
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3402** Boundary screening to be agreed
- 3140** Prior approval of slab level
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3920** Passing bays to be provided
- 3998** NOTES Re Bats and Reasons for Approval

## HOLME HALE PARISH COUNCIL

Please reply to:  
Fern View Cook Road Holme Hale Thetford Norfolk. IP25 7DJ

Development Control  
Elizabeth House  
Walpole Loke  
Dereham  
Norfolk  
NR19 1EE

03 07 07



Dear Sir

Planning application: 3PL/2007/0898/F - 900/F

Thank you for agreeing to hold these planning applications open until after Holme Hale Parish Council has met.

Observations from the Parish Council are as follows:

The council is pleased to see the number of houses on this plot reduced to a level more in keeping with the rest of the village. It is noticeable from the plans that plot three has moved further South than plot four was on the previous application. The council believe this may well be outside the building envelope.

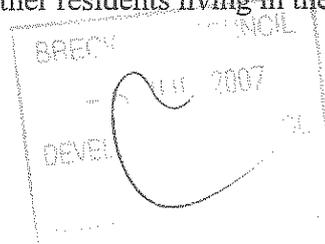
Norfolk County Council commented previously, 'Church Road is considered suitable to cater for single file traffic only.' This is not a 'first time buyer' development; therefore, there will probably be an average of two vehicles per house, some of which could be large vehicles.

Holme Hale Parish Council would urge the planning committee to ask the developer to widen Church Road so that two vehicles could pass for the total width of Church Farm. This to be done before any development starts otherwise the numerous vehicles going to the developing site will find it difficult to negotiate Church Road without causing damage to the highway and verges. The Parish Council would also ask that all building materials be kept within the site and site traffic respects other residents living in the area.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G W Tranter'.

G W Tranter Clerk to Holme Hale Parish Council  
copy. J. Ball District Councillor



## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

<b>ITEM</b>	<b>6</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0933/CU	
<b>LOCATION:</b>	ATTLEBOROUGH 11/12 Maurice Gaymer Road	<b>APPN TYPE:</b> Change of Use <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> Employment <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	R & H Leisure (Norfolk) Ltd 2 Walnut Tree Cottage Burgh Common	
<b>AGENT:</b>	Andrew P R Love Architecture.Design.Planning Cherry Tree Farm	
<b>PROPOSAL:</b>	Change of use from B1 use to roller skating rink and soft play area - D2	

### **KEY ISSUES**

Leisure provision within an industrial area.

### **DESCRIPTION OF DEVELOPMENT**

This application seeks the change of use of an existing warehouse to provide a new roller skating facility with childrens soft play area. The scheme also proposes a small retail area for skating accessories, a kitchen and associated office, stall area and storage space. Two externally illuminated signs are shown located on the front elevation.

### **SITE AND LOCATION**

The site forms part of Gaymers Industrial Estate which is an established industrial area to the south of Attleborough Town Centre.

### **RELEVANT SITE HISTORY**

3PL/2000/1600 - Planning permission - Variation of condition on 3PL/1998/0342 to include sale of motorcycles and spare parts.  
3PL/1999/1399 - planning permission - extension.  
3PL/1999/1334 - planning permission - 6 metre flag poles.  
3PL/1998/1453 - planning permission - warehouse and offices.  
3PL/1998/1257 - planning permission - erection of business unit.  
3PL/1998/0342 - planning permission - erection of service/MOT garage, integral offices and forecourt car sales.  
3PL/1998/0333 - planning permission - erection of warehouse, integral offices and external works.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **POLICY CONSIDERATIONS**

Policy REC.1 of the Breckland District Local Plan (Adopted September 1999) is considered relevant to this application.

REC.1 Indoor sport, leisure and recreation facilities will be encouraged, subject to criteria.  
Planning Policy Statement 6 - Planning for Town Centres

### **CONSULTATIONS**

ATTLEBOROUGH TC

No Objection

Comments: Council fully supports healthy leisure opportunity. leisure activities are required. This is an area of mixed industrial and commercial use.

HIGHWAY AUTHORITY - No objection.

COUNCIL'S PLANNING POLICY OFFICER - The need and suitability of the site has not been adequately demonstrated in accordance with the sequential test requirements of PPS 6 and Policy REC.1. In addition it needs to be established that the proposal would not result in an unacceptable loss of industrial floorspace; ideally this should be established by showing that the unit has not been able to be let for industrial purposes.

### **REPRESENTATIONS**

None

### **ASSESSMENT NOTES**

\* Policy REC.1 of the Local Plan supports the provision of indoor sport, leisure and recreation facilities subject to criteria. In particular, sites within the town centre will be given first preference followed by sites on the edge of the town centre, and the proposal should not result in an unacceptable loss of industrial floorspace.

\* Whilst it is acknowledged that the site is within an industrial area, it is considered that there would be no buildings of this size and suitable for this use within the town centre. The Town Council fully supports the proposal and comments that leisure activities are required in the town.

\* The Highway Authority raises no objection to the application. Vehicular access to the site is considered adequate and good pedestrian facilities are present linking the site to the town centre and the surrounding residential areas.

\* It is not considered that the proposal, if approved, would result in an unacceptable loss of industrial floorspace.

\* No details of the appearance of the two externally illuminated signs are given. These would require separate consent under the Advertisement Regulations.

\* The proposal is, therefore, considered acceptable and is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3502** No other use within Use Classes Order
- 3920** Prior to commencement proposed access etc shall be laid out
- 3920** No change to size of retail area, retail sales ancillary
- 3920** Use hereby approved shall not operate between 10pm-8am
- 3994** NOTE: This permission does not give consent for signage
- 3998** NOTE: Reasons for Approval

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

<b>ITEM</b>	<b>7</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2007/0936/F	
<b>LOCATION:</b>	HOCKHAM Site to the North of Great Hockham Primary School Watton Road	<b>APPN TYPE:</b> Full <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>	Great Hockham Children's Centr Watton Road Great Hockham	
<b>AGENT:</b>	ADM Architectural Services Ltd Flint Cottage Shropham Road	
<b>PROPOSAL:</b>	Re-location of children's centre with car parking facility	

**KEY ISSUES**

1. Impact on edge of settlement.
2. Impact on character and appearance of countryside.

**DESCRIPTION OF DEVELOPMENT**

This application proposes the relocation of an existing children's centre in the grounds of Great Hockham Primary School to a site adjacent to the school. The proposed building is a flat roofed, temporary structure, measuring approximately 12m x 12m. A small play area is shown adjacent to the building and 13 car parking spaces are proposed. Additional landscaping is shown along the northern boundary of the site.

**SITE AND LOCATION**

The site is located adjacent to the Settlement Boundary for Great Hockham, in open countryside, to the north of Great Hockham Primary School. There are extensive views from the site over the open Brecks countryside.

**RELEVANT SITE HISTORY**

No relevant site history.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **POLICY CONSIDERATIONS**

Policies ENV.3, ENV.23, ENV.26 and ENV.32 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

ENV.3 The landscape outside of the Areas of Important Landscape Quality and Historic Parks and Gardens to be protected from development wherever possible.

ENV.23 Important views across open countryside will be protected from development.

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

ENV.32 Development that will form a new edge to a settlement maybe permitted subject to criteria concerned with layout, design, landscaping and ecological and wildlife value.

PPS7 - Sustainable Development in Rural Areas

### **CONSULTATIONS**

GREAT HOCKHAM P C

No Objection - Comments please see letter on file.

HIGHWAY AUTHORITY - No objection in principle, subject to achieving the required visibility splay and clarification that the on-site footpath will link to the existing public footway that fronts the school.

COUNCIL'S PLANNING POLICY OFFICER - Objection: The absence of any assessment of alternative peripheral locations together with the design of the building and limited nature of the landscaping scheme results in a policy objection in relation to Policies ENV.3, ENV.26 and ENV.32 of the Local Plan.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - Questions whether the proposed building is appropriate in the Brecks natural area. The spread of a temporary structure at this gateway to Great Hockham presents neither the Brecks natural area nor Hockham in its best light. If there has to be a new building, a well designed permanent structure would be preferable.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **ASSESSMENT NOTES**

- \* The existing children's centre is located within the grounds of the Primary School. The applicant explains that the existing building is beyond economic repair and is utilising valuable recreational space within the school premises. It is not possible to expand the premises in its current location. The applicant considers it preferable to be located close to the Primary School and no other sites within the village are available.
- \* The site lies outside the Settlement Boundary in open countryside where there is a presumption against new development in order to protect the character and appearance of the countryside.
- \* The proposal would breach an established and substantial boundary on the edge of the settlement and extend development into open Brecks countryside and, as a result, will form a new edge to the village when approaching from the north.
- \* Policy ENV.3 requires that the countryside will be protected for its own sake and regard will, therefore, be given to the scale, design and use of materials and the need for landscaping. The design element is reinforced by Policy ENV.26 which requires a high standard of design. Critical to this proposal is Policy ENV.32 which requires that new development that will form a new edge to a settlement will only be permitted where the development enhances the visual quality of the approach and includes a comprehensive landscaping scheme.
- \* Government guidance in PPS7, 'Sustainable Development in Rural Areas' is also of relevance, in particular paragraph 7 which states that planning authorities should support the retention of local facilities. The need to support communities also needs to be balanced against the requirement to protect the quality and character of the wider countryside.
- \* The applicant's statement that there is no alternative site within the Settlement Boundary is accepted. It is also accepted that clearly there is some merit in co-location of the children's centre to the Primary School. However, these issues have to be balanced against the impact of the proposal on the character and appearance of the wider open countryside.
- \* The gateway location of this site is visually prominent on the approach into Great Hockham. It is considered that the proposed design of the building is inappropriate in such an important location and would detract from the visual approach into the village.
- \* Whilst the merits of the proposal are acknowledged, it is considered that the design of the building in this location cannot be supported and the application is, therefore, recommended for refusal.

### **RECOMMENDATION**

**Refusal of Planning Permission**

### **REASON(S) FOR REFUSAL**

- 9110** D.W.L.P. - ENV.3 - Protected for its own sake
- 9900** D.W.L.P. - ENV.23 - Protecting views across countryside
- 9900** D.W.L.P. - ENV.26 - High quality of new build
- 9900** D.W.L.P. - ENV.32 - Must enhance edge of settlement
- 9900** Does not enhance visual quality

## GREAT HOCKHAM PARISH COUNCIL

Head of Development Control  
Elizabeth House  
Walpole Loke  
Dereham  
NR19 1EE

23 JUL 2007

Planning Reference 3PL/2007/0936/F  
Great Hockham Pre-School & Children's Centre

## Observations of the HOCKHAM Parish Council

No objection    Comments –

The centre is vital to the well being of the young of this parish and of other local parishes that have no childcare facilities.

It operates a total wrap -a-round service to all those that require it.

It also runs breakfast, after school and holiday clubs.

The centre is fully supported by the village school.

The centre is in a unique position being next to the village school and provides a safe and secure environment for the children.

The village school has very strong links with the centre and works closely with it, this helps with the transition to the village school as the children are used to the environment and there is therefore less stress on the young children when they move.

The current building is not viable any more and is sited on a location that it is impossible for expansion.

The centre is also available to the parishioners and others that wish to use computers and digital camera. The new centre will allow better access.

The Management Committee at the Children's Centre is also considering other educational packages for adults and others, so that the public can also benefit from its location and resources.

The new build is a pre owned unit and is finished to a high standard. Its layout will meet with future requirements and legislation etc.

The site is currently a car park for parents at the school and has an existing entrance. If the application is successful it should make the parking surface better and also safer for children going to the village school.

The site will be planted to screen the new building.

The site is owned by a local farmer who is to enter into a long-term lease with the centre for the land.

David Childerhouse, Clerk to the Parish Council  
Tel 01953 489079  
e-mail davidchilderhouse@supanet.com

2 Kingshill  
Great Hockham  
Thetford  
IP24 1NW

## GREAT HOCKHAM PARISH COUNCIL

The Parish Council fully support this application and the work that the Children's Centre does for the young of both this and other local parishes and would ask that the members of the planning committee consider visiting the site first, so they have a clear picture of the applications aims.

Whilst this development is just outside the village envelope, it is unique being the only pre-school available in the village and being so close to the local school. It is essential as a feeder for the future development and existence of Hockham School.

---

David Childerhouse, Clerk to the Parish Council  
Tel 01953 489079  
e-mail davidchilderhouse@supanet.com

2 Kingshill  
Great Hockham  
Thetford  
IP24 1NW

## BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007

<b>ITEM</b>	<b>8</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2007/0951/O	
<b>LOCATION:</b>	ATTLEBOROUGH Woodys Haulage Ltd Woodys Yard West Carr Road	<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> Adjacent Grade 2
<b>APPLICANT:</b>	Woodys Haulage Ltd West Carr Road Attleborough	
<b>AGENT:</b>	RMR Design & Build Ltd 34 Yarmouth Road Norwich	
<b>PROPOSAL:</b>	Construction of new office buildings, demolition of existing offices	

### KEY ISSUES

New office development on an unallocated site in the countryside.

### DESCRIPTION OF DEVELOPMENT

The application proposes the demolition of two existing office and store buildings on the site and the construction of 3 new office buildings over two floors. The total amount of new office space proposed is 2500 square metres. The submitted plans indicate that each proposed building would be subdivided to provide a total of 22 individual office units.

### SITE AND LOCATION

The site is located at Woodys Haulage Yard on the north side of West Carr Road, close to the junction with the A11. The site occupies approximately 0.5ha of the existing haulage yard.

### RELEVANT SITE HISTORY

3PL/2002/0078 - Staff & overspill car parking & office accommodation - permission - 03/05/2002.  
3PL/1999/1271 - Formation of soil bunds as visual and sound baffles with tree planting - Temp. permission - 23/05/2000.  
3PL/1998/0799 - Change of use to MOT servicing centre & haulage depot, storage of scrap materials & erection of three buildings - Permission - 25/08/1998.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **POLICY CONSIDERATIONS**

Policies ECO.5 and ENV.3 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

ECO.5 Economic Development outside settlement boundaries will only be permitted in exceptional circumstances.

ENV.3 The landscape outside of the Areas of Important Landscape Quality and Historic Parks and Gardens to be protected from development wherever possible.

### **CONSULTATIONS**

ATTLEBOROUGH TC

No objection.

HIGHWAY AUTHORITY - No objection.

COUNCIL'S PLANNING POLICY OFFICER - The scale of the proposal is contrary to policy objectives to control and limit new development in the countryside to that which is essentially needed (PPS1, PPS7 and Policy ECO.5).

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **ASSESSMENT NOTES**

- \* The site is located in open countryside. Whilst a haulage depot currently exists, the site is not allocated in the Local Plan for new commercial/office development.
- \* Information submitted with the application states that the offices will be used principally by the applicant for their own business use and to facilitate future expansion. At this stage it is not proposed to sub-let, although this may occur in the future.
- \* Policy ECO.5 states that commercial development outside Settlement Boundaries will only be granted in exceptional circumstances and where there are particular reasons for the development not being located on established or allocated industrial sites.
- \* A straight replacement of existing office buildings to accommodate the needs of the existing business would comply with Policy ECO.5 and this would cover any modest expansion requirements.
- \* The proposal involves an intensification of existing use to the extent of a 100% increase in office floorspace and a 200% increase in employee numbers on the site. The proposed layout of the office blocks, with their individual accommodation, clearly enables independent business units to become established and would, in effect, have the potential to become a small business park development. This would be contrary to Policy ECO.5 as there is no evidence as to why further businesses not associated with the established use need to be located at this site when there are remaining employment allocations to be built out in Attleborough.
- \* It is considered that the proposal is contrary to Policy ECO.5 as it effectively creates the potential for an independent business park on an unallocated site in the countryside for which there is no justification.
- \* The proposal is, therefore, considered to be contrary to countryside protection policies and is recommended for refusal.

### **RECOMMENDATION**

**Refusal of Outline Planning Permission**

### **REASON(S) FOR REFUSAL**

- 9900** Policy ECO.5 of BDLP states that:
- 9900** Contrary to policy - not located on established sites

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

<b>ITEM</b>	<b>9</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0992/F	
<b>LOCATION:</b>	ROUDHAM/LARLING Unit Ten Camp Farm	<b>APPN TYPE:</b> Full <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>	Paul Rackham Limited Manor Farm Bridgham	
<b>AGENT:</b>	Tony Hayden & Associates 20 Castle Meadow Norwich	
<b>PROPOSAL:</b>	Small two storey office extension to existing unit ten to be occupied by Hemcore Limited	

**KEY ISSUES**

Impact on rural environment

**DESCRIPTION OF DEVELOPMENT**

A two storey extension is proposed to the recently approved hemp processing plant at Camp Farm, Roudham. The extension would provide 152 square metres of additional space, providing offices for administrative staff, together with toilet facilities and an employee rest room. Externally the extension would be clad in coloured metal sheeting to complement the existing building.

**SITE AND LOCATION**

The proposed extension would be located to the rear of Building 10 at Camp Farm, Roudham. Building 10 itself is located to the rear of the large complex of buildings at Camp Farm. Camp Farm is situated within an area of generally open countryside to the west of the Roudham Heath Employment Area.

**RELEVANT SITE HISTORY**

Planning permission was granted in May this year for the change of use of Building 10 at Camp Farm to a hemp processing plant. Decisions are currently awaited on planning appeals relating to previous planning applications for the hemp plant and storage uses, and related enforcement notices.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **POLICY CONSIDERATIONS**

Policies ENV.22 and ECO.5 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

ENV.22 Proposals for farm diversification will be permitted subject to criteria.

ECO.5 Economic Development outside settlement boundaries will only be permitted in exceptional circumstances.

### **CONSULTATIONS**

ROUDHAM & LARLING P C

Previous plan of this building show office situated inside the building. What has changed to necessitate its re siting to the outside?

HIGHWAY AUTHORITY - has raised no objection to the proposal.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - has raised no objection to the application.

COUNCIL'S CONTAMINATED LAND OFFICER - has recommended a precautionary condition.

### **REPRESENTATIONS**

None

### **ASSESSMENT NOTES**

\* It is considered that the proposed office extension will have no significant impact on the local environment or on traffic conditions on local roads. The proposed extension would be modest in size and is intended to be used solely in connection with the proposed hemp plant adjacent.

\* It is recommended that permission be granted subject to a condition permitting the offices to be used only in connection with the hemp processing plant.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

**3007** Full Permission Time Limit (3 years)

**3046** In accordance with submitted plans

**3549** Offices used solely in connection with hemp processing plant

**3943** Contamination found during development

**3998** NOTE: Reasons for Approval

## BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007

<b>ITEM</b>	<b>10</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2007/0994/F	
<b>LOCATION:</b>	THOMPSON Redbrick Farmhouse	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> Within Curtilage G2
<b>APPLICANT:</b>	Mr E Raker Park Cottage Croxton	
<b>AGENT:</b>	Terence Povey Chartered Town Planner & Architect 36 Church Lane	
<b>PROPOSAL:</b>	Erection of dwelling to replace Redbrick Farmhouse (existing house to be demolished)	

### KEY ISSUES

Replacement dwelling in the countryside.  
This application needs to be considered with application 3PL/2007/0995/LB for Listed Building Consent to demolish the existing dwelling, also on this agenda.

### DESCRIPTION OF DEVELOPMENT

This application proposes the demolition of an existing dwelling and replacement with a new dwelling. The proposed dwelling is located in the same position, but slightly forward of the existing dwelling. The floorspace of the proposed house is approximately 10% smaller than that of the existing house, excluding the garage/store. It is a two storey, 5 bedroom, dwelling with a traditional rural design and appearance.

### SITE AND LOCATION

The site is located outside the defined Settlement Boundary and within an Area of Important Landscape Quality. It is adjacent to a range of barns which are Listed Buildings which have been converted to residential use. Much of the property has become engulfed in dense undergrowth and the property is currently uninhabited.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **RELEVANT SITE HISTORY**

2007/0995 - Demolition of existing house (LBC) - Also on this agenda.  
2004/2008 - Erection of dwelling to replace existing (to be demolished) - Refused 08.02.05  
2002/1852 - Erection of double garage, conservatory and open air swimming pool and brick wall - Permitted 13.02.03  
1995/0745 - Extension, alteration and change of use of barn to form single dwelling - Permitted 05.09.95  
1993/1323 - Conversion of redundant barns to four dwellings - Permitted 03.02.94  
1993/1324 - Conversion of redundant barns to four dwellings (LBC) - Permitted 03.02.94  
1988/2264 - Change of use from cart shed/granary into one residential unit - Refused 14.02.89

### **POLICY CONSIDERATIONS**

Policies ENV.1, ENV.13 and HOU.9 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.  
ENV.1 Development will not be permitted in the Areas of Important Landscape Quality and Historic Parks and Gardens except in exceptional circumstances.  
ENV.13 Statutory Listed Buildings will be protected.  
HOU.9 Replacement dwellings in the countryside will be permitted subject to criteria.

### **CONSULTATIONS**

THOMPSON P C

If permission is granted to demolish existing building then the council have no objection to this plan.

HIGHWAYS AUTHORITY - No objection.

COUNCIL'S HISTORIC BUILDINGS OFFICER - Does not support the principle of demolishing this curtilage Listed Building.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

### **REPRESENTATIONS**

Letters have been received from the occupiers of the adjacent barn conversions supporting the proposal and requesting that demolition and builder's vehicles access the site along the proposed driveway.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **ASSESSMENT NOTES**

\* This application follows a previous scheme which was refused planning permission (3PL/2004/2008/O). The previous scheme proposed a replacement dwelling outside the existing curtilage of the farmhouse, contrary to Policy HOU.9.

\* The existing dwelling has clearly been uninhabited for a number of years. It appears to be a relatively sound structure, although a structural appraisal submitted with the application notes a number of substantial structural defects.

\* The existing building is adjacent to Listed barns. It is not, however, Listed in its own right but is considered to be Listed by virtue of it being within the curtilage of the Listed barns.

\* It is considered that the design, scale and mass of the proposed dwelling is appropriate in a rural location. However, the proposal would result in the demolition of a curtilage Listed Building.

\* It is considered that the existing dwelling is capable of being repaired in the main. Accordingly, therefore, any proposal that involves its demolition is considered to be contrary to Policy ENV.13 and cannot be supported.

### **RECOMMENDATION**

**Refusal of Planning Permission**

### **REASON(S) FOR REFUSAL**

**9210** D.W.L.P. - Policy ENV.13

**9900** Demolition of curtilage Listed Building

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

<b>ITEM</b>	<b>11</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2007/0995/LB	
<b>LOCATION:</b>	THOMPSON Redbrick Farmhouse	<b>APPN TYPE:</b> Listed Build Consent <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> Within Curtilage G2
<b>APPLICANT:</b>	Mr E Raker Park Cottage Croxton	
<b>AGENT:</b>	Terence Povey Chartered Town Planner & Architect 36 Church Lane	
<b>PROPOSAL:</b>	Demolition of existing house	

### **KEY ISSUES**

Demolition of curtilage Listed Building.

This application needs to be considered with the application 3PL/2007/0994/F for a proposed replacement dwelling, also on this agenda.

### **DESCRIPTION OF DEVELOPMENT**

This proposal seeks consent to demolish a dwelling deemed to be Listed by virtue of being within the curtilage of Listed barns.

### **SITE AND LOCATION**

The site is located outside the defined Settlement Boundary and within an Area of Important Landscape Quality. It is adjacent to a range of barns which are Listed Buildings which have been converted to residential use. Much of the property has become engulfed in dense undergrowth and the property is currently uninhabited.

### **RELEVANT SITE HISTORY**

2007/0994 - Erection of dwelling to replace Redbrick Farmhouse (existing house to be demolished) - Also on this agenda.

2004/2008 - Erection of dwelling to replace existing (to be demolished) - Refused 08.02.05

2002/1852 - Erection of double garage, conservatory and open air swimming pool and brick wall - Permitted 13.02.03

1995/0745 - Extension, alteration and change of use of barn to form single dwelling - Permitted 05.09.95

1993/1323 - Conversion of redundant barns to four dwellings - Permitted 03.02.94

1993/1324 - Conversion of redundant barns to four dwellings (LBC) - Permitted 03.02.94

1988/2264 - Change of use from cart shed/granary into one residential unit - Refused 14.02.89

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-08-2007**

### **POLICY CONSIDERATIONS**

Policy ENV.13 of the Breckland District Local Plan (Adopted September 1999) is considered relevant to this application.

ENV.13 Statutory Listed Buildings will be protected.

### **CONSULTATIONS**

THOMPSON P C

The above council would not be happy for the whole building to be demolished. Only the clay lump past & restore & extend the rest.

COUNCIL'S HISTORIC BUILDINGS OFFICER - Does not support the principle of demolishing this curtilage Listed Building.

### **REPRESENTATIONS**

One letter has been received objecting to the proposal unless certain wildlife aspects are taken into consideration and an acceptable mitigation proposal for wildlife is put into place. The derelict farmhouse is a haven for wildlife. There are bats in the immediate area which may roost in the house. A full ecological survey and assessment should be carried out.

### **ASSESSMENT NOTES**

\* This application follows a previous scheme to demolish and replace the existing dwelling which was refused planning permission (3PL/2004/2008/O) on the grounds that the proposed replacement dwelling was outside the existing curtilage of the property, contrary to Policy HOU.9.

\* The existing dwelling has clearly been uninhabited for a number of years. It appears to be a relatively sound structure, although a structural appraisal submitted with the application notes a number of substantial structural defects.

\* The existing building is adjacent to Listed barns. It is not Listed in its own right but is considered to be Listed by virtue of it being within the curtilage of the Listed barns.

\* It is considered that the dwelling is capable of being repaired in the main. Accordingly, therefore, any proposal to demolish the building in its entirety is considered contrary to Policy ENV.13 and cannot be supported.

### **RECOMMENDATION**

**Refusal of Listed Building Consent**

### **REASON(S) FOR REFUSAL**

**9210** D.W.L.P. - Policy ENV.13

**9900** Demolition of curtilage Listed Building