

Item No.	Applicant	Parish	Reference No.
1	Crown Chicken Ltd	KENNINGHALL	3PL/2011/1100/F
2	C C L Holdings Ltd	KENNINGHALL	3PL/2012/0156/F
3	Abel Homes Limited	SWAFFHAM	3PL/2012/0576/O
4	Croxton Park Ltd	CROXTON	3PL/2012/0595/F
5	Mr & Mrs A J Townshend	HARDINGHAM	3PL/2012/0642/F
6	Breckland District Council	MILEHAM	3PL/2012/0660/O
7	Dudgeon Offshore Wind Ltd	NECTON	3PL/2012/0703/F
8	Friends of All Saints Church	SWANTON MORLEY	3PL/2012/0776/O
9	Breckland District Council	THETFORD	3PL/2012/0790/F
10	Breckland District Council	THETFORD	3PL/2012/0791/CA

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ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2011/1100/F	CASE OFFICER: Heather Burlingham
LOCATION:	KENNINGHALL Green Farm Edge Green	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Crown Chicken Ltd Green Farm Edge Green	
AGENT:	Nicholas G Bailey MCIAT Duart Cratfield Road	
PROPOSAL:	Extension to hatchery	

KEY ISSUES

Principle of development
Scale, siting, design and materials appropriate to building, use and rural location
Impact on rural landscape
Impact on amenity
Impact on highway safety

DESCRIPTION OF DEVELOPMENT

The application relates to an extension to an existing hatchery. The existing building will be extended by 12m in length with a further extension forward of that building 17.9m deep by 24m wide. The additional floor space amounts to 645 square metres. The eaves and ridge height will match the existing building. Materials are Moorland green profiled sheeting to roof and gables with matching flat panels to the walls, as the existing building.

SITE AND LOCATION

The hatchery comprises various linked industrial style buildings finished in Moorland green sheeting with loading bay extension and associated plant and equipment. The building stands to the rear of a large group of buildings, storage bins and plant associated with The Mill which processes animal feed. An office building and weighbridge stand to the front of The Mill with parking, hardstanding and manoeuvring areas for the mill and access around the boundary of the site to the hatchery and beyond to a parking area and workshop. A bungalow is sited at the access off Heath Road. The whole site is within the same ownership.

The site lies some distance outside the village of Kenninghall, part of a group of dwellings known as Edge Green. Views to the site are generally more open from the South and Lopham Road,

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with the group of buildings being seen across agricultural land.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2004/1425 - Retrospective planning for extensions to hatchery including alterations to site perimeter and road layout - Approved 28/9/2004
3PL/2012/0156 - 4 x 48T bulk bins with automatic door - See application included on this agenda.
3PL/2011/1263 - Certificate of Lawfulness.
Details of the planning history of the whole of the site are outlined in a recently issued Certificate of Lawfulness. A report to Committee in relation to issues raised within that application is included on this agenda
3PL/2011/0445 - CHP Plant - Approved - 9/11/2011
3PL/2012/0737 - CHP plant - not yet determined

POLICY CONSIDERATIONS

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

CP.09	Pollution and Waste
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.07	Employment Development Outside of General Employment Area
DC.16	Design

Para 28 National Planning Policy Framework

CONSULTATIONS

KENNINGHALL P C -

The council has looked at the application and wish me to inform you that they cannot currently even consider this application because the information that has been submitted is a) inaccurate and b) missing essential ingredients.

ENVIRONMENTAL HEALTH OFFICERS

Recommends approval subject to conditions in relation to noise levels, traffic movements, fly control, pest control, waste collection, drainage

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CONTAMINATED LAND OFFICER

No objection

NORFOLK COUNTY COUNCIL HIGHWAYS

Summary of the additional information supplied by the applicant:

- Crown Chicken operate the site Monday - Friday, hatching taking place on Mondays, Tuesdays, Thursdays & Fridays only
- Two lorries are currently used by the hatchery. The same vehicles are used to collect the eggs and transport the chicks away from the site
- The maximum capacity of eggs on each lorry is 76,800. The maximum capacity of chicks on each lorry is 70,000
- The maximum hatch achievable currently stands at 387,072 (calculated on a maximum setting of 460,800 eggs and a hatch rate of 84%). This equates to 96,768 chicks hatching on each of the four hatch days.
- A 25% expansion equates to 576,000 eggs being transported to site and based on the same hatch rate of 84% 483,840 chicks hatching over the period of a week. This equates to 120,960 chicks hatching on each of the four hatch days

The applicant and agent have provided the following figures for traffic movements:

- Chick delivery - 16 per week. This would equate to each lorry entering and leaving the site once a day on each of the four hatch days
- Egg collection - 40 per week. This would equate to each lorry entering and leaving the site twice a day Monday - Friday
- Waste - 2 per week
- Washing - 2 per week

I am aware that there is significant local concern regarding the mill and hatchery, most notably the level of vehicle movements (particularly by HGVs) that is generated by the site. Should however your Authority determine that the use of the mill and hatchery are lawful then it has to be accepted that their existence will generate some degree of vehicle movements and a large percentage of these will be by HGVs. As this specific application deals with an extension to the hatchery the vehicle movements generated by the milling operations can not be considered as part of this application, the assessment from a highways perspective has to be whether the extension to the hatchery is likely to generate additional traffic and if so will this result in unacceptable highway conditions.

The applicant has stated that there is capacity within the existing vehicles to accommodate the expansion in production. In addition to reading the supporting information I have visited the site, discussed this matter with the applicant and observed the loading of the vehicles. From my observations I witnessed there to be capacity within the vehicles for the crates to be stacked to a greater height, therefore allowing an increased number of chicks / eggs to be transported in each load. I have no relevant evidence that would contradict the applicant's figures.

You will be aware of the comments in response 3PL/2011/1263. However, should the use of the hatchery be deemed lawful, on the basis of the evidence above I consider adverse comment on highway safety grounds in this instance would be difficult to substantiate.

The applicant should note that the above stance will not commit the Highway Authority to accepting further development proposals on this site. Any application submitted that is likely to

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give rise to an increase in vehicle movements at the junction of Heath Road with Lopham Road is likely to be resisted by the Highway Authority in the interest of highway safety.

ENVIRONMENT AGENCY

No objection subject to condition regarding foul water drainage system. Advisory notes

REPRESENTATIONS

Letters of representation have been received with a number of issues raised in respect of the milling operation. These include:-

Operations at Crown Milling resulting in increased traffic movements, damage to road; noise; consideration should be given to cumulative impact in relation to milling operations and combined heat and power plant.

Those comments specific to the hatchery relate to additional traffic movements generated by extension of hatchery; concerns that application refers to initial expansion; smell and flies; pollution of ditches; hours of operation; question over whether hatchery has consent; cumulative impact and requirement for Environmental Impact Assessment for whole site;

ASSESSMENT NOTES

* The application is referred to Planning Committee as it is considered locally sensitive in the light of other applications and decisions in relation to the wider site. Members' attention is drawn to a report included on this agenda in relation to a Certificate of Lawfulness which is considered relevant to the determination of this application and 3PL/2012/0156 relating to bulk bins at The Mill, also included on this agenda.

Principle of development

* The application relates to the expansion of a use which has been established on the site for many years and been the subject of previous extensions.

* Policy supports the expansion of existing agricultural uses in rural locations where the development would not adversely affect the type and volume of traffic generated.

* The extension generally follows the form and design of the existing, is directly linked to the existing hatchery and well related to other buildings on the wider site avoiding intrusion into the rural landscape.

* In terms of amenity, consideration is given to impact on residential amenity by virtue of noise, smells, pollution/drainage, flies/rodents and any increase in traffic associated with the expanded use.

Scale, siting, design and materials appropriate to building, use and rural location

* The proposed extension follows the form, design and materials of the existing building and is considered appropriate to its use. Its scale allows for an expansion of the existing use to support the wider poultry business. The extension is well related to the existing hatchery and other buildings on the site.

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Impact on rural landscape

* The extended buildings are not considered likely to have a significant impact on the wider rural landscape. Whilst the complex of buildings, and in particular the larger mill buildings, can be seen at some points in the landscape, the hatchery itself is a more modest building and the extension is not considered likely to be intrusive.

Impact on amenity

* The entire hatchery operation is contained within the buildings comprising incubators and hatchers, electrically heated and water cooled, in a controlled, ventilated environment. Any noise is generally from plant and equipment required to maintain that environment. Some upgrade of plant and equipment may be necessary to serve the expanded use.

* Waste from shells, infertile eggs, cull chicks etc is passed through a sealed system to a skip which is cleared by a licensed waste operator. That skip is considered to have sufficient capacity to deal with a 25% expansion.

* Any wash down water is contained in tanks and removed as necessary. Rainwater is connected to the lagoon system which operates for the whole site. The Environment Agency has requested a condition requiring details of a scheme to dispose of foul water to be submitted to and approved by the Local Planning Authority.

* The site is also subject to permits from the Environment Agency which deal with a wide range of environmental issues including those raised locally in relation to noise, smell, flies, pollution.

* In terms of general increase in activity, the hatchery is a 24 hour operation however the lorry movements in terms of egg/chick delivery are limited to Monday to Friday 6.00 am to 3.45 pm. There are no lorry movements at weekends. The hours of operation would not change to accommodate the additional capacity. The applicants do not envisage any increase in traffic movements, stating that existing vehicles have, through a minor modification to the vehicles, capacity to transport more eggs and chicks in each load.

* This advice is based on a 25% expansion to the number of eggs and chicks produced with the introduction of 6 more incubators and 3 hatchers. No details of how the hatchery will be laid out have been provided and local representations suggest the additional floor space proposed could provide for more units and would result in an increase in traffic movements to the detriment of the residential amenity of dwellings on Heath Road.

* Any future expansion of the business is constrained by the floorspace available. Whilst it is acknowledged that the capacity of the hatchery may increase beyond the figures quoted in this application, in the light of the current operations from the wider site and the traffic movements related to the uses, it is not considered that there would be significant increases in traffic movements such that it would have a serious detrimental impact on residential amenity

Impact on highway safety

* The concerns of residents of Heath Road in relation to HGV movements from the junction of Lopham Road to the site are acknowledged. The road is relatively narrow with informal passing bays and verges have become damaged. Visibility at the junction of Heath Road with Lopham Road is restricted. However, the Certificate of Lawfulness accepts the use of the mill and the hatchery is lawful and not controlled through planning conditions in relation to hours of operation, numbers of vehicle movements etc. The use of the site as a mill and hatchery is a matter of fact.

The type of vehicles likely to be visiting the site is not likely to change by virtue of the extension to the hatchery. The assessment of traffic movements must be based on any increase which may be generated by the extension to the hatchery above and beyond existing. The Highway Authority response is based on the 25% increase in capacity quoted for eggs and chicks and having regard to the results of the Certificate of Lawfulness. However, as stated above, it is considered that any increase in the number of eggs in and chicks out created by the additional

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floorspace is unlikely to result in significant increase in traffic movements such that it would impact on highway safety.

Conclusion

* The extension of the hatchery in association with a wider agricultural use is supported by policy. The proposal is an expansion of an existing use in a form appropriate to that use and its rural location and would not result in intrusion into the wider landscape. The nature of the use, within a controlled environment and covered by environmental permits, is not considered likely to have a detrimental impact on the amenities of local residents. There are unlikely to be any significant increase in traffic movements such that it would impact on highway safety or residential amenity.

RECOMMENDATION Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Noise levels
- 3920** Any Environmental Health conditions
- 3920** Details of foul water drainage system
- 3994** Environment Agency advisory
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

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ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0156/F	CASE OFFICER: Heather Burlingham
LOCATION:	KENNINGHALL Green Farm Edge Green	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	C C L Holdings Ltd Green Farm Edge Green	
AGENT:	C C L Holdings Ltd Green Farm Edge Green	
PROPOSAL:	Construct 4 x 48T bulk bins with automatic door	

KEY ISSUES

Principle of development
Scale and siting appropriate to use and rural location
Impact on rural landscape
Impact on amenity
Impact on highway safety

DESCRIPTION OF DEVELOPMENT

The application relates to the erection of four 48T bulk bins on metal frames and clad with Moorland Green sheeting. Rooflights are shown to the roof and an automatic door allows vehicles to be loaded inside the structure. The bins are fed from an extension of existing conveyors from the mill. The enclosed bins would measure 16.25m high x 5.7m wide and 16.75m deep. The structure would be located adjacent similar enclosed storage bins to the rear of the main mill building. Access for vehicles is between the mill and the hatchery.

SITE AND LOCATION

The site is that of an animal feed mill with associated buildings, silos and plant and a hatchery. An office building and weighbridge stand to the front of The Mill with parking, hardstanding and manoeuvring areas for the mill and access around the boundary of the site to the hatchery and beyond to a parking area and workshop. A bungalow is sited at the access off Heath Road. The whole site is within the same ownership.

The site lies some distance outside the village of Kenninghall, part of a group of dwellings known as Edge Green. Views to the site are generally more open from the South and Lopham Road, with the group of buildings being seen across agricultural land.

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EIA REQUIRED

No

RELEVANT SITE HISTORY

The mill has operated for a number of years. Details of the planning history of the whole of the site are outlined in a recently issued Certificate of Lawfulness 3PL/2011/1263/EU - Approved - 23/7/2012.

A report to Committee in relation to issues raised within that application is included on this agenda.

3PL/2004/1425 - Retrospective planning for extensions to hatchery including alterations to site perimeter and road layout - Approved 28/9/2004

3PL/2011/1100/F - Extension to hatchery - See application included on this agenda.

3PL/2011/0445 - CHP Plant - Approved - 9/11/2011

3PL/2012/0737 - CHP plant - not yet determined

POLICY CONSIDERATIONS

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

CP.09	Pollution and Waste
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.07	Employment Development Outside of General Employment Area
DC.16	Design

Para 28 National Planning Policy Framework

CONSULTATIONS

KENNINGHALL P C -

The Parish Council are not able to approve this application in advance of the determination of the certificate of lawful use and any determination of the need for retrospective applications for other development recently carried out without permission.

CONTAMINATED LAND OFFICER

No objection

ENVIRONMENTAL HEALTH OFFICERS

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No objection subject to noise condition

NORFOLK COUNTY COUNCIL HIGHWAYS

Comments with regard to additional information regarding grinders:

Whilst this differs from that originally assumed in my comments of 20 April I understand that more than one grinder has been in use for some time and it remains that this application does not specifically increase the number of grinders in use. I am of the opinion that my comments of 20 April remain relevant.

Existing Activities

- The mill operates one grinder only and this application does not propose to change this
- The existing operations can produce around 80 separate product lines
- The majority of meal/pellet produced is used on / transported to the applicant's own farms
- The applicant produces some volume of meal to order
- The mill currently has common bins and lines for meals and pellets

Proposed Bins

- The bins will be used to store a meal that is already manufactured on-site
- The bins are sought to enable the production of a bio-secure/non contaminated product
- The four bins are sought for short term storage of a (made to order) meal product only
- The meal set for storage in the proposed bins will be produced from within the normal intake of raw materials

As with the associated applications 3PL/2011/1100 & 3PL/2011/1263 I am aware there is significant local concern regarding the mill and hatchery, particularly the level of vehicle movements that is generated by the site (especially HGVs). Should however your Authority determine that the uses of the mill and hatchery are lawful then it has to be accepted their existence would generate some degree of vehicle movements and given the nature of the activities a large percentage of these will be by HGVs.

From the evidence supplied it would appear that the level of production of the mill is reliant on the speed and capacity of the grinder and that the volume of end product can vary depending on what meal/pellet is being processed at any specific time; and this in turn impacts on the number of vehicle movements on any one day.

In considering this particular application I have to be mindful of what can legally take place should the use of the mill be considered lawful, especially if no transport related restrictions are put on the potential certificate. I am also aware of the applicant's argument that the presence of the bins to store meal will enable vehicles to leave with full loads, rather than the lorries potentially having to make multiple partial loads to transport the same volume of product because the mill does not have adequate space to accommodate the storage of its produce.

You will be aware of the comments in response 3PL/2011/1263. However, on the basis of the information submitted, should the use of the mill be deemed lawful, I consider it would be difficult to argue the erection of the bins themselves would generate additional vehicle movements (above that already attributed to the mill) and as such adverse comment on highway safety grounds would be difficult to substantiate.

The applicant should note however that the above stance will not commit the Highway Authority

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to accepting further development proposals on this site. Any application submitted that is likely to give rise to an increase in vehicle movements at the junction of Heath Road with Lopham Road is likely to be resisted by the Highway Authority in the interest of highway safety.

NORFOLK COUNTY COUNCIL HIGHWAYS

Thank you for your e-mail and clarification with regards to the number of grinders operating at the mill. Whilst this differs from that originally assumed in my comments of 20 April I understand that more than one grinder have been in use for some time and it remains that this application does not specifically increase the number of grinders in use. I am of the opinion that my comments of 20 April remain relevant.

MINISTRY OF DEFENCE

No objections

REPRESENTATIONS

Letters of objection raise concerns in relation to noise, dust and light pollution; hours of operation; need for Environmental Impact Assessment; traffic movements; damage to roads; expansion of use inappropriate to area; visual intrusion; overshadowing; smell, pollution of ditches; the mill does not benefit from planning permission

ASSESSMENT NOTES

* The application is referred to Planning Committee as it is considered locally sensitive in the light of other applications and decisions in relation to the wider site. Members' attention is drawn to a report included on this agenda in relation to a Certificate of Lawfulness which is considered relevant to the determination of this application and 3PL/2011/1100 relating to an extension to the hatchery, also included on this agenda.

Principle of development

* The application relates to the provision of further bulk bins at an animal feed mill which has been established on the site for many years. See report in relation to Certificate of Lawfulness

* Policy supports the expansion of existing business uses in rural locations where there is no significant impact on the landscape or amenity. Rural locations are considered appropriate where there is a recognised need for such buildings to serve an agricultural enterprise and/or where the proposal is for the expansion of an existing use.

* Similar bulk bins already stand on this site, to the rear of the mill. The current proposal follows the general scale, form and materials of other storage facilities and, being set to the rear of the mill and seen against that building above the hatchery is not considered to be intrusive in the landscape.

* In terms of amenity, consideration is given to impact on residential amenity by virtue of noise, dust and general increase in activity and traffic associated with the expanded use.

* The additional storage is required to store meals which are made to order and required to be uncontaminated by other products. The amount of output from the mill is regulated by the capacity of existing equipment. No new forms of raw materials are required to be brought to site. The bins will not provide long term storage but allow the production of a wider range of products which will be processed through the mill when feed for Crown's own farms is not being produced.

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Scale, siting and materials appropriate to building, use and rural location

* The structure follows the form and materials of other storage facilities at the mill and its siting does not result in intrusion into the rural landscape.

Impact on rural landscape

* The structure is located in the centre of the group of buildings and whilst the complex can be seen at some points in the landscape across open agricultural land, the addition of further storage bins does not appear unduly intrusive.

Impact on amenity

* The nature of the use of the mill will not change by virtue of providing additional storage. The output is governed by the capacity of existing equipment. No additional raw materials are required to be brought to the site to fulfil specific orders. The Certificate of Lawfulness accepts the use for the processing of animal feed without restrictions on operating hours or vehicle movements.

* The bins will be enclosed with automatic doors allowing vehicles to be loaded within a controlled area, restricting noise and dust.

* The Crown Milling site is subject to an Environmental Permit which enables the Environment Agency to exercise detailed controls over all emissions to the local environment.

Impact on highway safety

* The concerns of residents of Heath Road in relation to HGV movements from the junction of Lopham Road to the site are acknowledged. The road is relatively narrow with informal passing bays and verges have become damaged. Visibility at the junction of Heath Road with Lopham Road is restricted. However, the Certificate of Lawfulness accepts the use of the mill and the hatchery is lawful and not controlled through planning conditions in relation to hours of operation, numbers of vehicle movements etc. The use of the site as a mill and hatchery is a matter of fact.

The assessment of traffic movements must be based on any increase which may be generated by the additional storage bins above and beyond existing. Based on the information supplied and having regard to the results of the CLUED and consultation with the Highway Authority, the bulk bins are not considered likely to generate a significant increase in traffic such that it would result in unacceptable highway conditions.

Conclusion

The enclosed bins are considered appropriate to their use and siting within the complex of buildings. The structure will not be intrusive in the landscape. The use of the bins will not result in significant increase in noise above the background of that associated with the mill. Loading within the building will prevent dust pollution.

The bulk bins will provide storage for a wider range of products required to be produced to order and kept separate from other feeds and are not intended for long term storage. No additional deliveries of new raw products are required. The additional bins are not likely to result in a significant increase in vehicle movements.

RECOMMENDATION

Planning Permission

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CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Noise level
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

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ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0576/O	CASE OFFICER: James Stone
LOCATION:	SWAFFHAM Swans Nest Site Land East of Brandon Road	APPN TYPE: Outline POLICY: Part In Set Bndry ALLOCATION: Site Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Abel Homes Limited c/o agent	
AGENT:	Savills (L&P) Limited Unex House 132-134 Hills Road	
PROPOSAL:	Erection of 250 dwellings at the Swans Nest site access from Brandon Road	

KEY ISSUES

Allocation under Site Specific Policies & Proposals DPD
Highway safety
Residential amenity
Landscaping
Biodiversity
Historic environment

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission, including access, for 250 dwellings. The proposal has been amended to incorporate the requests of NCC Highways and has resulted in the footpath/cycleway to the west of the site being located directly adjacent to Brandon Road rather than to the east of the hedgerow.

SITE AND LOCATION

The application site is located on the southern edge of Swaffham and is situated to the east of Brandon Road. The site is currently agricultural land with a mature hedgerow running from east to west across the middle of the site. To the north and west of the site is existing residential development whilst planning permission has been granted for a large residential scheme directly to the south of the site. To the east of the site is mainly grassland and open fields. The majority of the application site is designated for residential development under the Site Specific Policies & Proposals DPD. All of the residential component of the proposal lies within the site designated under the DPD. The only parts of the proposal that lie outside of the DPD designated site are the areas for open space provision and biodiversity enhancement (in this case extending an existing

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woodland).

EIA REQUIRED

No

RELEVANT SITE HISTORY

The application site was allocated for a residential development of 250 dwellings as part of the Site Specific Policies & Proposals DPD Adopted January 2012.

POLICY CONSIDERATIONS

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

CP.05	Developer Obligations
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.14	Energy Efficiency
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision

CONSULTATIONS

SWAFFHAM TOWN COUNCIL -

No Objection.

NORFOLK COUNTY COUNCIL HIGHWAYS

Additional information has been supplied by the applicant and an appropriate mitigation package has been agreed which includes the following:-

Provision of a Toucan Crossing on Brandon Road at the Northern end of the site.

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A 3m wide footway/cycleway along the site frontage connecting to the Ben Bailey site to the south and the existing footway to the north.

A contribution of £37,500 towards public transport to be secured by a S106 agreement.

A Travel Plan, Travel Plan Bond of £125,000 and a Travel Plan Monitoring Fee of £2500 also to be secured by a S106 agreement.

Therefore the Highway Authority has no objection subject to the S106 being signed prior to any permission being issued and subject to conditions.

ENVIRONMENT AGENCY

No objection subject to conditions.

NORFOLK LANDSCAPE ARCHAEOLOGY

The impact of this proposed development on the historic environment cannot be determined at the current time, as there is no assessment of the extent, nature and survival, and therefore significance, of features associated with the heritage assets excavated in the land to the south and features associated with the large enclosure to the east of the proposed development area.

We therefore request that the applicant be advised to withdraw the application and complete the archaeological field evaluation, in accordance with paragraph 128 of the NPPF, or that the application be refused, on the grounds of insufficient information, again, in accordance with paragraph 128 of the NPPF.

NATURAL ENGLAND

This application is within 620m of the Breckland Forest SSSI and Breckland SPA. However, we are satisfied that the Ecology Report (August 2012) identifies that the proposed development will not have any significant effect on the special interest features of these sites.

We advise that this development should be undertaken in accordance with the recommendations for biodiversity mitigation and enhancement identified in the Ecology Report. Ideally a biodiversity strategy should be prepared for the development and this should include details of mitigation.

CRIME PREVENTION/ARCHITECTURAL LIAISON OFFICER

The scale of development proposed through application 3PL/2012/0576/0 is anticipated to require financial contributions towards delivering Police services to address community safety, tackle the fear of crime and seek to achieve a reduction in crime.

The Norfolk Constabulary is currently obtaining information/guidance from each of the District Commanders and Local Delivery Inspectors for Policing impact. This will include details in respect of any impact arising from this particular development.

While this information is being collated, I would be grateful if you would treat this letter as a holding objection to the application. In the meantime, if it is concluded that application 3PL/2012/0576/0 will have an impact to require developer contributions towards Police Infrastructure.

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ECONOMIC AND STRATEGY OFFICER

Norfolk County Council have requested the s106 agreement to make provision for £60 per dwelling for library provision, 1 fire hydrant per 50 dwellings at a cost of £844 per hydrant and a financial contribution towards the Peddars Way.

TREE & COUNTRYSIDE CONSULTANT

A T Coombes has provided a sound survey to inform further development plans. The constraints they identify should be respected in any detailed design.

HOUSING ENABLING OFFICER

The outline application for 250 homes will be subject to an affordable housing contribution of 40% which will equate to 100 dwellings.

Swaffham has an identified need for affordable housing with 514 applicants on the Council's housing register. Discussions between the Strategic Housing Team and the applicant have been positive and a mix of affordable housing to match the needs of the area has been provisionally agreed.

We will expect the dwellings to be built to a minimum of the HCA's housing quality indications and to code 3 of the Code for Sustainable homes or an equivalent environmental rating agreed with the Council.

CONTAMINATED LAND OFFICER

Recommends conditions and informatives

ENVIRONMENTAL HEALTH OFFICERS

Recommend that the applicant consults a qualified drainage engineer.

STREETSCENE - No Comments Received

ASSET MANAGEMENT - No Comments Received

ENVIRONMENTAL HEALTH - AIR QUALITY - No Comments Received

ANGLIAN WATER SERVICE - No Comments Received

REPRESENTATIONS

Letters of objection, including a petition, have referred to noise disturbance during construction; lack of employment to support future residents; overcrowding; urban expansion; lack of bus service; highway safety; traffic; impact of traffic on businesses; impact on wildlife; landscape impact; impact on Peddars Way route; loss of trees/hedgerows; water supply; over-supply of housing in Swaffham, and loss of arable land.

Letters of support have referred to the site being a logical extension to the urban boundary.

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ASSESSMENT NOTES

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

Allocation under Site Specific Policies & Proposals DPD

* The site has been allocated for residential development comprising of 250 dwellings under the adopted Site Specific Policies and Proposals DPD. It is considered that the proposal complies with the guidelines contained in Policy SW1 of this document. The main guidelines relevant to this application from the policy are that there is the provision of safe access from Brandon Road, the retention of perimeter hedgerows and trees, adequate planting/landscaping on the southern part of the eastern boundary, protection and enhancement of the existing right of way to the south of the site, provision of pedestrian/cycle links to the right of way and residential development to the south and regard to future potential development to the east of the site. The layout of the scheme allows for future expansion to the east of the site and there are pedestrian/cycle links with the Ben Bailey site to the south.

Highway safety

* The proposal will be accessed via two points of access off Brandon Road. The proposal has been amended at the request of the Highway Authority resulting in the provision of a pedestrian and cycle way directly adjacent to Brandon Road. The NCC Highways Authority has no objection to the proposal.

Residential amenity

* The application site would be separated from existing forms of residential development in the area by mature hedgerows and trees. The proposed residential development indicated on the masterplan would be sited at an adequate distance from other existing residential properties to avoid issues with regard to overlooking, overdominance and loss of sunlight. It should also be noted that the proposed access routes would not be located in close proximity to any existing dwellings.

Landscaping

* The majority of the mature perimeter vegetation will be preserved as part of the scheme and will help to ensure that the impact of the development on the visual amenity of the area is minimal. A series of small play areas for young children have been incorporated into the scheme and a large area of recreational open space will be provided to the south east of the development. Pedestrian links will ensure that future residents of the Ben Bailey scheme to the south of this site also have easy access to the new recreational area. Furthermore, the recreational area will be well overlooked by future residents to help create a safe environment.

Biodiversity

* The application site is within 620m of the Breckland Forest SSSI and Breckland SPA. However, Natural England are satisfied that the Ecology Report (August 2012) identifies that the proposed development will not have any significant effect on the special interest features of these sites.

* Biodiversity enhancement will include the expansion of an existing native woodland to the north-east of the site along with various mitigation measures outlined in the Ecology Report to help preserve protected species.

Historic environment

* The impact of this proposed development on archaeological interests cannot be determined fully at the current time, as there is no assessment of the extent, nature and survival, and therefore significance, of features associated with the heritage assets excavated in the land to the south and features associated with the large enclosure to the east of the proposed development

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area. The results of an archaeological survey currently being conducted at the time of writing this report will be reported verbally to the Planning Committee and a planning condition will ensure that the archaeological significance of the site is fully assessed prior to development.

Other issues

* The Flood Risk Assessment (May 2012) submitted with the application states that the implementation of the proposed surface water drainage system for the scheme will ensure that the site and its occupants will be at minimal risk from surface water flooding.

* Additional information to address the concerns raised by the Environment Agency has been submitted and considered by the Environment Agency who confirm there are no objections to the development connecting to the mains foul sewerage system. The Flood Risk Assessment is considered acceptable. Conditions are recommended.

* A Section 106 agreement will ensure adequate provision for affordable housing, open space provision and Norfolk County Council requirements.

* There are currently no policies in the Core Strategy requiring financial contributions towards Norfolk Constabulary.

Conclusion

* The proposal is recommended for approval as the site has been outlined for residential development under the adopted Site Specific Policies and Proposals DPD. The proposal would not be harmful to the residential amenity of the area and would enhance biodiversity on the site whilst ensuring that there are safe points of access from Brandon Road. There would be no harmful impact with regard to landscaping and drainage.

* Planning conditions will cover reserved matters, master planning and design, highways, biodiversity enhancement, tree protection, drainage, archaeology and contamination.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

3920 Conditions to be confirmed

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ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0595/F	CASE OFFICER: Viv Bebbington
LOCATION:	CROXTON Adj. 7 Watton Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Croxton Park Ltd Croxtton Park Farm Croxtton	
AGENT:	Marrison Agriculture Ltd 1 Ironside Way Hingham Ind. & Business Centre	
PROPOSAL:	New purpose built refrigerated onion store	

KEY ISSUES

Principle of development
Impact on Special Protection Area
Visual impact
Highway safety

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission to erect a general purpose vegetable storage building, designed for the long term storage of onions and potatoes. The building is 42metres by 25.7metres with a 10m by 8m plant room. It would be a steel frame building clad with plastisol coated steel sheeting in olive green to match the adjacent existing buildings.

SITE AND LOCATION

The site is outside the Settlement Boundary for Croxtton within an existing farmyard complex which is located on the west side of Watton Road, north of the village. There are existing crop and storage buildings at the site which are similar in design and appearance to the one currently proposed. The site is located within the Stone Curlew protection area.

EIA REQUIRED

No

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RELEVANT SITE HISTORY

The site has a history of planning permissions for general purpose agricultural and machinery buildings dating from the 1980's. Recent proposals include:
3AG/2011/0005 -storage building - No prior approval required
3PL/2009/0228 - workshop and storage building approved June 2009

POLICY CONSIDERATIONS

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

CP.10	Natural Environment
DC.01	Protection of Amenity
DC.16	Design

CONSULTATIONS

CROXTON P C -
No objections

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to a condition for use as ancillary storage only

TREE & COUNTRYSIDE OFFICER

Following submission of further information in relation to pest control and confirmation that produce is solely derived from the Croxton holding it is now possible to conclude that the proposal is unlikely to have a significant adverse effect on the citation features of the SPA.

NATURAL ENGLAND

No objection

R S P B

No objection subject to conditions in respect of external lighting, and pest control and construction outside stone curlew nesting period.

REPRESENTATIONS

None

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ASSESSMENT NOTES

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

Principle of development

* The proposal seeks the erection of an agricultural building for the storage of agricultural produce grown on the holding. There are currently insufficient storage facilities on the site to store the produce grown. The National Planning Policy Framework promotes the development and diversification of agriculture and other land-based rural businesses.

Impact on Special Protection Area

* The site is located immediately adjacent to the forestry elements of the Breckland Special Protection Area (SPA) and from land within the SPA supporting or deemed capable of supporting Stone Curlews. The SPA is also cited for the conservation of nightjar and woodlark.

* A habitat regulation assessment has been undertaken and following clarification from the applicant that there would be no external lighting and the submission of further details in respect of pest control submitted, it has been concluded that the proposal is unlikely to have a significant adverse effect on the citation features of the SPA.

* Both the RSPB and Natural England have raised no objection subject to conditions. A planning condition has been imposed to restrict external lighting and restricting the construction of the building during the stone curlew nesting season. Satisfactory details in respect of pest control have been submitted as part of the application and therefore have not been conditioned.

Visual impact

* The design and appearance of the building is similar to the existing buildings on the site and a smaller building on the site has been deemed not to require prior approval under the permitted development procedures. The building is positioned approximately 300 metres from the highway and views of the building are across existing farmland and against the back drop of the forest. The proposal is not likely to result in a detrimental visual impact on the rural character of the area.

Highway safety

* The applicant has confirmed that the proposal would result in a net decrease in traffic.

* The Highway Authority has raised no objection subject to a condition requiring the use to be ancillary storage.

Other issues

* There are no neighbouring dwellings not connected with the site which would be affected by the proposal.

Conclusion

The principle of the development is considered acceptable in policy terms and the proposal is considered acceptable in terms of visual impact, highway safety and is unlikely to impact on the cited interest of the SPA

RECOMMENDATION

Planning Permission

CONDITIONS

3007 Full Permission Time Limit (3 years)

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- 3046** In accordance with submitted plans
- 3920** No external lighting
- 3920** Construction outside nesting season
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 3920** Use in connection with holding only

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ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0660/O	CASE OFFICER: Jayne Owen
LOCATION:	MILEHAM Burghwood Drive	APPN TYPE: Outline
APPLICANT:	Breckland District Council Elizabeth House Walpole Loke	POLICY: In Settlemnt Bndry
AGENT:	Chaplin Farrant Ltd 51 Yarmouth Road Norwich	ALLOCATION: Sites with PP 4 HSG
PROPOSAL:	Construction of 11 new dwellings	CONS AREA: N TPO: N
		LB GRADE: N

KEY ISSUES

Principle of development

DESCRIPTION OF DEVELOPMENT

The proposal seeks outline planning permission with all matters reserved to establish the principle of the construction of 11 dwellings, four of which would be affordable, on land at Burghwood Drive in the village of Mileham. Access is proposed from Burghwood Drive. Materials are to agreed at the reserved matters stage.

SITE AND LOCATION

The application site comprises land within the Settlement Boundary of the village of Mileham. The site is currently laid to grass and is located to the rear of existing built form comprising pairs of two storey semi-detached dwellings to the north and detached and semi-detached single storey bungalows to the south which front towards Claxton Close. The site is currently enclosed by a mixture of hedging/planting/small trees and post and wire and close-boarded fencing.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2012/0660/O - Construction of 11 new dwellings - Withdrawn

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3PL/2005/1782/O - Construction of 8 open market dwellings and 3 social housing dwellings -
Approved 1 February 2006

POLICY CONSIDERATIONS

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

DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision

CONSULTATIONS

MILEHAM P C - No Comments Received

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to condition

ENVIRONMENT AGENCY

No objection subject to condition

NATURAL ENGLAND

The application is in close proximity to Horse Wood, Mileham Site of Special Scientific Interest (SSSI) and the River Nar Site of Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on these sites if the proposal is carried out in strict accordance with the details of the application as submitted.

CRIME PREVENTION/ARCHITECTURAL LIAISON OFFICER

Whilst the layout is of a cul de sac design and restricts any unnecessary vehicle permeability, some of the sub-divisional boundaries are creating unnecessary areas where there is no surveillance afforded and could afford easy access to an offender without a robust perimeter, for example to the west of the site.

It is also unclear at this stage if some plots have any surveillance to their respective car parking areas due to blank gable ends and lack of surveillance from active rooms. Both these factors can lead to increased crime and ASB. With 40% affordable housing it is assumed the developers will be seeking Secured by Design for this element. The opportunity exists to extend this to the whole site to include the open market properties as well.

Crime prevention should be a fundamental part of the design process, the physical structure of

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new development will be expected to integrate crime prevention measures with the other principles of good design.

HOUSING ENABLING OFFICER

The application will be subject to 40% provision of affordable housing of a mix and tenure to match the housing need for Mileham and the surrounding area.

The dwellings will be expected to meet at least the minimum HCA design standards (or other such as approved by the Council) and be delivered without public subsidy.

CONTAMINATED LAND OFFICER

No objections subject to conditions

ECONOMIC AND STRATEGY OFFICER - No Comments Received

STREETSCENE - No Comments Received

ASSET MANAGEMENT - No Comments Received

REPRESENTATIONS

Representations have been received raising the following issues:

Disruption to the very quiet community including the immediate neighbours who consist of elderly and vulnerable; unsightly to those who overlook the houses; scale of development in village with limited amenities and existing houses for sale or rent; loss of privacy, light and view; access; proximity of buildings to boundaries; roads leading to the proposed development are very narrow; children have always played on this field; impact on amenity; limited amenities and work in area; crime and disorder.

ASSESSMENT NOTES

* The application is referred to the Planning Committee as the applicant is Breckland Council and it is a major application.

* The application is a resubmission of a previous application considered by members of the planning committee at its meeting held on the 28th November 2011. The application was deferred and then subsequently withdrawn. The scheme has been revised reducing the number of dwellings from 13 to 11 and now includes an area of green space to the west of the site.

Principle of development

* The site is within the Settlement Boundary of the village of Mileham and the principle of development is therefore acceptable and in accordance with Core Strategy Policy DC2 Principles of New Housing. In addition, outline planning permission has previously been granted for 8 open market dwellings and 3 social housing dwellings on this site under planning reference 3PL/2005/1782/O.

* Policy DC4 requires 40% of the total number of housing units to be provided and maintained as affordable housing. The scheme provides for 4 affordable dwellings and the requirements of this

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policy are therefore satisfactorily met

* Core Strategy Policy DC11 states that all new development is expected to provide a contribution towards outdoor playing space equivalent to 2.4 hectares per 1000 population. In normal circumstances this would be secured by way of a unilateral undertaking however, as the applicant is Breckland Council this cannot be achieved in this way. The Council has advised that this requirement would form part of a legal agreement should the site be sold on to a third party.

* Breckland Council Strategic Housing Officer reiterates the requirement for 40% affordable housing of a mix and tenure to match the housing need.

Design, layout and siting

* All matters are reserved and therefore these issues do not form part of the current application. An indicative layout shows 5 pairs of semi-detached dwellings sited north and south of a central access extending Burghwood Drive to the west. One detached dwelling is proposed. It is considered that the form of development indicated would be in keeping with existing built form which comprises traditional two storey and single storey dwellings of a uniform character and appearance. The indicative layout also demonstrates an adequate level of amenity space for each dwelling. Car parking is provided at 200%.

Trees and landscaping

* Landscaping is a reserved matter which does not form part of the current application. However, the submitted Design and Access Statement states that it is envisaged that the garden areas will be partly paved with the remaining area turfed, with some small planted areas. Conditions requiring full details of boundary treatments and landscaping are considered appropriate.

Protection of amenity

* Impact on existing residential amenity will be considered at the reserved matters stage, however, the indicative layout satisfactorily demonstrates that more than adequate separation distances can be achieved with existing dwellings which should ensure, subject to satisfactory detailed design, that significant overlooking, overshadowing, or loss of privacy will not arise. Inevitably, the redevelopment of this site will affect the outlook of neighbouring dwellings, insofar as an undeveloped piece of land would be redeveloped for housing. However, the development is within the Settlement Boundary where the principle of development is acceptable in planning policy terms. In addition, planning permission has previously been granted for 11 dwellings on this site which is a material planning consideration in determining the current application. As referred to above, should outline consent be granted a condition requiring full details of existing and proposed boundary treatments should also ensure that existing levels of privacy are satisfactorily preserved.

Highways

* The Highways Authority, as previously, has raised concerns regarding the suitability of Back Lane to cater for the development. Concerns involve the suitability of Back Lane and Burghwood Drive, primarily on the grounds of restricted width, lack of pedestrian facilities and restricted forward visibility. However, it is acknowledged that the land is within the Settlement Boundary of Mileham, that a footway link to the B1145 (and local services) via Claxton Way is available avoiding the need for pedestrians to use Back Lane and that recent highway improvements (secured from the redevelopment of Kibigori Farm) has resulted in Back Lane measuring a width of 4.5 m between this site and the B1145, allowing two vehicles to pass. Whilst noting that all matters are reserved for future consideration, the Highways Authority has requested that any future detailed application should include the following:

* The adjacent bend in Back Lane (east of Back Lane's junction with Burghwood Drive) should be

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widened to a minimum width of 4.8m.

* Each dwelling should be provided with a minimum of two vehicle parking spaces

* A 20 mph zone should be provided starting at the entrance to Burghwood Drive. The applicant has been made aware of these requirements.

* Notwithstanding the above, no highway objections have been raised to the principle of the redevelopment of this site for housing subject to a condition requiring full details of roads and footways, foul and surface water drainage, visibility splays, access arrangements, parking provision in accordance with the adopted standard, turning areas, off-site highway improvements in the form of localised carriageway widening on Back Lane.

Conclusion

* In conclusion, the site is within the Settlement Boundary and planning permission has previously been granted on this site for 11 dwellings. Whilst all matters are reserved, the form of development indicated demonstrates that 11 dwellings can be satisfactorily accommodated on this site with an adequate level of amenity space for each dwelling and in a manner which would ensure that existing levels of privacy would be satisfactorily preserved. No highway objections are raised subject to a condition. The Council's Contaminated Land Officer raises no concerns subject to conditions.

* Approval is recommended subject to conditions. The requirement for the provision of affordable housing and a recreational contribution will form part of a legal agreement between the Council and any third party should the site be sold on.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- TL06** Outline permission -time limit
- A**
- 3408** Landscaping - details and implementation
- 3402** Boundary screening to be agreed
- 3946** Contaminated Land - Unexpected Contamination
- 3949** Contaminated Land - Site Investigation/Remediation
- 3920** Highways
- DE07** Number of dwellings only (outline)
- DE08** Slab level to be arranged
- PD07** No PD for classes A B C D & E
- 3988** NOTE: Submitted details indicative only
- 3920** Foul drainage
- 3923** Contaminated Land - Informative (Extensions)
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 9850** Non-std NOTE Environment Agency

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ITEM	7	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0703/F	CASE OFFICER: James Stone
LOCATION:	NECTON & FRANSHAM Land to the South of A47	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Dudgeon Offshore Wind Ltd 45 Wellesbourne House Wellesbourne	
AGENT:	Royal Haskoning 4 Dean's Yard Westminster	
PROPOSAL:	Construct new substation & section of onshore electrical cable route (Fransham Wood to Necton Substation)	

KEY ISSUES

Provision of renewable energy
Highway safety / traffic impact on a corridor of movement
Residential amenity
Landscaping
Visual impact

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of a new substation and an associated section of on-shore cable route.

The main components of the electrical substation are:

- 400kV switchyard (National Grid, 3.5ha)
- 400kV switchyard (Dudgeon, 1.9ha);
- Shared access road (0.5ha);
- EHV / 400kV transformers;
- Export cable compensation electrical reactors;
- Voltage Power Factor Compensation (VPFC) comprising control equipment housed in containers and outdoor equipment;
- Combined control room and EHV switchgear building;
- Relay protection / battery rooms;
- Harmonic filter compensation (if required);
- HV cable troughs and control /protection cable containment systems;
- Acoustic enclosures / screens; and
- Hardstanding, security fencing and screening.

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The Dudgeon onshore electrical cable system (cable route spur) will comprise of the following:

- A buried cable system, approximately 2.75km in length, consisting of up to three circuits, with each circuit comprising three electrical cables;
- Fibre optic communication cables (one per circuit);
- Earth continuity cables (one per circuit) (if required)
- Cable joint bays; and
- Cross bonding pits and / or cross bonding pillars (if required).

SITE AND LOCATION

The proposed substation is positioned in a field, approximately 37 hectares (92 acres) in size, located around 800m north east of Necton. The field is currently used for agricultural purposes and is bordered by mature hedgerows. The existing 400kV overhead power lines that run between Norwich and King's Lynn, including three towers (or pylons), cross the middle of the field. The site is adjacent to the A47 that runs along the north western boundary of the site.

The proposed cable route will run from the south western corner of the substation site and join the existing permitted cable route at a point located to the south east of Fransham Wood.

EIA REQUIRED

An environmental statement was submitted with the application.

RELEVANT SITE HISTORY

The applicants applied for the construction and operation of a new electricity substation on another site South of Little Dunham under ref: 3PL/2009/1188/O. This was refused at Planning Committee.

The application has since been referred to the Secretary of State and will be determined by a Public Enquiry.

POLICY CONSIDERATIONS

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

CP.05	Developer Obligations
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.12	Energy
DC.01	Protection of Amenity

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DC.12	Trees and Landscape
DC.13	Flood Risk
DC.15	Renewable Energy
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision

CONSULTATIONS

SPORLE P C - No Comments Received

HOLME HALE P C - No Comments Received

NECTON PARISH COUNCIL -

Object due to:

1. Highway safety / traffic
2. Rural landscape - Conspicuous and alien construction
3. Conflicting information relating to the connection between the substation and the National Grid overhead power lines.

This site is proposed at a location where the existing overhead power cables change in direction. Research indicates that it is normal for tension towers (towers of a more robust construction) to be located at these points.

DOW's application states its intention to replace an existing tension tower with two new terminal towers.

Earlier advice from the National Grid advises against the replacement of a tension tower.

FRANSHAM P C -

Object due to loss of Greenfield land, highway safety, visual intrusion and possible pollution to River Wissey.

LITTLE DUNHAM P C -

Support the application because the site will be screened by topography of the location, the site is not near to residential properties and there is good access from the A47.

GREAT DUNHAM P C -

No objections

BRADENHAM P C -

Objection due to landscaping and highways.

ENVIRONMENT AGENCY

No objection subject to conditions.

HIGHWAYS AGENCY

Directs conditions to be attached to any planning permission which may be granted.

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ENGLISH HERITAGE

The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

KEN HAWKINS, RAMBLERS' ASSOCIATION

The Ramblers' Association would wish it to be specified (1) that the inevitable interference with Fransham Bridleways 1 and 2 should be minimised, with the routes kept open to the greatest extent possible throughout the works, preferably closing only one of these bridleways at a time and hence allowing the other to be used as an alternative through route; (2) that suitable diversionary routes are signed clearly and kept open; and (3) that restitution work is completed as soon as possible after work affecting them has ended, to a standard at least as good as that prevailing before work commenced.

NATURAL ENGLAND

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils.

Natural England's advice is as follows:

The protected species survey has identified that species protected by domestic legislation may be affected by this application.

We have not assessed the survey for badgers, barn owls and breeding birds, water voles, widespread reptiles or white-clawed crayfish. These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection in principle to this development proposal but would point out the access route for service and maintenance vehicles would be narrow and is not suitable to cater for two-way traffic flows. Whilst I note the volume of traffic will be modest, nevertheless table 11.13 of the Environmental Statement indicates there will still be an increase in traffic amounting to some 222 movements per annum.

There is currently an under provision of passing places along the service access route. Erosion to the verge is already taking place and it is inevitable vehicles associated with this development will need to reverse at inappropriate locations.

In order to overcome the above shortcomings, the applicant needs to provide three passing places along St Andrews Lane. Accordingly planning conditions are recommended.

TREE & COUNTRYSIDE CONSULTANT

The application shows due regard for Policies CP10 and CP11 and is acceptable subject to a satisfactory ecological management plan to be submitted through a S.106 agreement.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions.

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CONTAMINATED LAND OFFICER

No objections

NATIONAL GRID - No Comments Received

NORFOLK LANDSCAPE ARCHAEOLOGY - No Comments Received

NORFOLK WILDLIFE TRUST - No Comments Received

PRINCIPAL PLANNER MINERAL & WASTE POLICY - No Comments Received

NATIONAL PLANNING CASEWORK UNIT - No Comments Received

HEALTH & SAFETY EXECUTIVE - No Comments Received

REPRESENTATIONS

Letters of support have referred to lack of impact on the landscape and providing work for the construction industry.

Letters of objection have referred to noise disturbance; landscape impact; visual impact; loss of farmland; highway safety; potential for crime at the site; impact on wildlife; soil / water erosion; health issues; electromagnetic fields; impact on historic buildings; possible terrorist target; construction noise; loss of arable land for the cable route and light pollution.

ASSESSMENT NOTES

* The application has been referred to the Planning Committee because it is a major application.

Provision of renewable energy

* Policy DC 15 Renewable Energy of the adopted Breckland Core Strategy states that 'Proposals for renewable energy will be supported in principle'. The application seeks approval for an onshore electrical connection so that the Dudgeon Offshore Wind Farm can be connected to the national electricity transmission system. The scheme is therefore supported in principle by the adopted Core Strategy.

Highway safety/traffic impact on a corridor of movement

* There has been no objection from the Highways Agency with regard to the impact on the A47 subject to planning conditions to ensure temporary access arrangements and road signage.

* The NCC Highways Authority has not objected to the application but has requested that the applicant provides three passing places along St Andrews Lane in order to cope with traffic during the construction phase.

Residential amenity

* The proposed substation would be erected in a fairly isolated location and it is not considered that there would be any issues with regard to noise disturbance, light pollution and over dominance. It should be noted that the Council's Environmental Health team have not objected to the proposal.

* The potential for any electrical interference with televisions will not increase as a result of the

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operation of the substation. The Government sets guidelines for exposure to electromagnetic fields (EMF) in the UK on the advice of the Health Protection Agency (HPA). The substation will not significantly change the existing levels of electromagnetic fields in the area and will be unlikely to pose any additional health risk to the public. There will therefore be no public health and safety risks from the operation of the substation and buried cable system.

Landscaping

* The applicants carried out an assessment using a range of data including, but not limited to, use of representative viewpoints. Two properties lie relatively close to the substation site but are already well screened in the direction of the substation. The proposed 30m wide woodland planting alongside the A47 corridor will further screen views as it matures. The impact in Year 1 is considered to be 'moderate adverse' for approximately ten properties (eastern edge) with a 'negligible' impact on the rest of Necton village. At Year 10 there is considered to be a 'negligible' impact on the whole of Necton village. The impact on all other village is considered to be 'negligible'.

* The development will include 4 hectares of new woodland planting and 850m of new hedgerows as well as improvements to 1,500m of existing hedgerows around the site through the addition of locally native species. It should also be noted that the impact of the substation will be offset, to some extent, by the existing presence of pylons across the site which have already 'urbanised' the area to some degree.

* For the cable there will be short term impacts on landscape character but during operation the only visible above ground features will be cross bonding pits and / or pillars which will have a negligible visual impact. The presence of the substation will result in some longer term impacts on landscape character but these changes will only affect a small area around the substation which constitutes a small part of the North Pickenham Plateau landscape area.

Other Issues

* The impacts on biodiversity and geological conservation have been fully assessed as part of the environmental impact assessment process. The cable route and substation have been planned to ensure that there is no impact on any international, European or nationally designated conservation sites. There has been no objection from Natural England to the proposal with regard to impact on protected species and a Section 106 agreement will ensure that a series of biodiversity corridors are provided to connect existing areas of biodiversity value. The corridor will consist of 5.5 hectares of species rich grassland corridors along a tributary of the River Wissey.

* The substation would not be located in close proximity to any heritage assets and there have been no objections from English Heritage. Furthermore, an archaeological Desk Based Assessment revealed 450 features on the Norfolk Historical Environment Records databases are located within the area around the proposed development, although the vast majority of these records comprised low value findspots. Additionally, a site visit, geophysical survey and trial trench survey were conducted within the new substation area to further inform the heritage assessment and these revealed that the only buried features within the development area comprised post-medieval infilled ponds, ditches and field boundaries of low importance.

* The development would not result in the loss of any Grade 1 'Excellent' farmland as there is only grade 2 and 3 farmland in the area.

* All reasonable attempts have been made to reduce the risk of theft from the substation site. During site operation, the substation will be protected by a suite of security measures including a 2.4m security fence. The applicants have stated that site security will be designed in line with the guidance for the protection of this type of facility.

* A risk of contamination of surface water supplies resulting from construction activities always exists but the environmental assessment carried out by the applicant illustrates that, providing

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pollution prevention guidance is adhered to, the lack of surface water resources in the area means any risk is negligible.

* With regard to Flood Risk, the site is located in Flood Zone 1 and the Flood Risk Assessment states that there is no known risk of flooding from other sources including fluvial, sewers, groundwater or surface water. There will be an increase in surface water runoff compared to the existing agricultural use and Sustainable Urban Drainage Systems will be implemented on the substation site to ensure there is overall flood risk reduction.

* The reinstatement of any drains that might be affected can be successfully completed across all soil types by adhering to best practice and in consultation with landowners and specialist drainage and soil contractors. The issues raised by local residents have been examined in detail and will all be addressed through the implementation of an appropriate Soils Management Plan to safeguard the soils and drainage within the relevant fields.

Conclusion

* The application is recommend for approval as the scheme would enable the provision of renewable energy and would not result in an unsatisfactory level of impact on highway safety, residential amenity, landscape or biodiversity.

* Proposed conditions will cover landscaping, highway safety, residential amenity, soil management, noise, construction hours, surface and foul water drainage, contamination, biodiversity, external lighting and a s106 will ensure the provision of wildlife corridors.

RECOMMENDATION

Planning Permission

CONDITIONS

3920 Conditions to be confirmed

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ITEM	8	RECOMMENDATION : REFUSAL
REF NO:	3PL/2012/0776/O	CASE OFFICER: Jayne Owen
LOCATION:	SWANTON MORLEY Plot adj. 'Crispins' Gooseberry Hill	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: Adjacent Grade 2
APPLICANT:	Friends of All Saints Church c/o agent	
AGENT:	Paul Took Planning 60 Neatherd Road Dereham	
PROPOSAL:	Building plot for single detached dwelling	

KEY ISSUES

Principle of development
Impact on setting of Listed Building

DESCRIPTION OF DEVELOPMENT

The proposal seeks outline planning permission with all matters reserved to establish the principle of constructing a two storey detached dwelling on land to the north-east of a two storey detached dwelling known as Crispins in order to facilitate improvement works to All Saints Church comprising replacement of the current electrical system, the installation of a new heating and lighting system and the provision of toilets and kitchen facilities.

SITE AND LOCATION

The application site lies outside but immediately adjacent the Settlement Boundary of the village of Swanton Morley and comprises land located in the southernmost corner of an area of land currently uses as grazing/paddock land.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

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POLICY CONSIDERATIONS

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

CP.09	Pollution and Waste
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.11	Open Space
DC.12	Trees and Landscape
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision

English Heritage Enabling Development and the Conservation of Significant Places

CONSULTATIONS

SWANTON MORLEY PC -

Please be advised that five of our seven councillors had an interest in this application making the council inquorate in relation to this matter. Swanton Morley Parish Council will therefore not make comment on this application.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to conditions

HISTORIC BUILDINGS CONSULTANT

To be reported verbally

CONTAMINATED LAND OFFICER

No objections

ENVIRONMENTAL PLANNING

Development outside the Settlement Boundary. Proposal does not meet criteria of Policy CP14 and does not represent a meaningful contribution to five year supply of housing. Failure to satisfy requirements of paragraph 140 of NPPF in respect of "enabling development".

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REPRESENTATIONS

Representations have been received raising the following issues:

Site is outside Settlement Boundary and therefore contrary to the adopted Local Development Framework; if approved a precedent would be set for future proposals of a similar nature in the area; impact on setting of Listed Building opposite the site

A letter of support highlights social and cultural benefits of granting permission; historical importance of church; opportunities for events to raise funds; use limited by inadequate heating and facilities; conditions restrict wider community use.

ASSESSMENT NOTES

* The application is referred to the Planning Committee at the request of the Ward Member

Principle of Development

* The site is outside the Settlement Boundary of the village of Swanton Morley and is therefore contrary to Core Strategy Policies DC2 and CP14 which aim to restrict new development outside the built up limits of existing towns and villages except in exceptional circumstances.

* The development is presented as an enabling development to facilitate improvement of facilities to the village church.

* Paragraph 140 of the NPPF allows for proposals to come forward which could otherwise be contrary to policy if it would secure the future conservation of a heritage asset

* Similarly, English Heritage Enabling Development and the Conservation of Significant Places Policy and Guidance defines "enabling development" 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.

* It is normally a last resort 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.

* As such, the main issue which requires consideration is whether the benefits which would accrue from allowing the proposed development are sufficient to justify a significant departure from established policy

* The works to the church comprise the replacement of the current electrical system, including the installation of a new heating and lighting system and the provision of toilets and kitchen facilities.

* The need for the improvements are stated to enable the church to be used for fund-raising activities such as concerts all year round as currently the lack of kitchen and toilet facilities limits the use of the church for old peoples lunch clubs and tea parties etc

* Funds have previously been raised by the award of several grants from English Heritage and contributions from the applicant. As a result the building is structurally sound and fully watertight. The applicants state that the fact the church is now structurally sound means that the likelihood of receiving any further grants is not high

* Whilst the cost of the proposed works are given in the submitted application details, at the time of writing it is not clear from the submission what the current value of the land is or the value which would be added to the land as result of the granting of planning permission for its development.

* In summary, from the information included within the application, the work to be undertaken to the church would appear to be additional improvements to the building, to improve the facility without being necessary or essential to secure its future. It is therefore considered that it has not been satisfactorily demonstrated that the works are necessary in order to secure the long term

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future of the building sufficient to justify a significant departure from policy.

Design, Layout and Siting

* All matters are reserved and therefore these issues do not form part of the current application. However, an indicative layout shows a two storey detached dwelling and garage of an identical design and appearance to the neighbouring dwelling to the south-east. The site is currently part of an open gap within the street scene comprising land currently used for grazing and separated from existing built form by way of established boundary screening. The proposed development would be visually prominent within the street scene and represents an unnecessary extension of built form which would, if permitted, be likely to create a precedent for future proposals of a similar nature in the area, which would become more difficult to resist and which could, cumulatively, seriously harm the amenities of the area and prejudice the successful implementation of the adopted local development plan framework.

Trees and Landscaping

* Again landscaping is a reserved matter which does not form part of the application. However, the submitted Design and Access Statement states that there is an opportunity for the planting of indigenous species to the north and west. Conditions requiring a detailed landscaping scheme/boundary treatments are considered appropriate should outline planning permission be granted.

Protection of Amenity

* Impact on existing residential amenity would also be considered at the reserved matters stage, if outline planning permission were to be granted. However, the indicative layout satisfactorily demonstrates an adequate separation distance between the proposed dwelling and the nearest dwelling to the south. There are no adjoining dwellings to the north. Subject to satisfactory detailed design, significant overlooking, overshadowing, or loss of privacy should not arise.

Highways

* Norfolk County Council has been consulted on the proposal and have raised no objections subject to conditions.

Contaminated Land

* The Council's Contaminated Land Officer has been consulted on the proposal and no objections have been raised.

Conclusion

* In this instance, it is considered that it has not been satisfactorily demonstrated that the works are essential in order to secure the long term future of the building sufficient to justify a significant departure from policy or that the funds needed to facilitate the proposed works could not otherwise be achieved.

* The application is therefore recommended for refusal

RECOMMENDATION

Refusal of Outline Planning Permission

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REASON(S) FOR REFUSAL

9900 Contrary to Paragraph 140 of the NPPF

9900 Insufficient justificaion

9900 Precedent

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ITEM	9	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0790/F	CASE OFFICER: Chris Raine
LOCATION:	THETFORD Former Anchor Hotel & Bridge Street Car Bridge Street	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: Primary Frontage Town Centre CONS AREA: Y TPO: N LB GRADE: Adjacent Grade 2
APPLICANT:	Breckland District Council Elizabeth House Walpole Loke	
AGENT:	LSI Architects LLP The Old Drill Hall 23a Cattle Market Street	
PROPOSAL:	Demo. & redevelopment for mixed use of hotel, cinema & retail (A1), hot food(A5), restaurant (A3) & drinking (A4)	

KEY ISSUES

Principle of development
Visual impact upon the locality including the Conservation Area and Listed Buildings acknowledging wider public benefit
Local amenity
Highway safety
Archaeology

DESCRIPTION OF DEVELOPMENT

* The application seeks full planning permission for a town centre regeneration scheme consisting of the following:

- 62 bedroom hotel
- 3 screen cinema
- 5 units consisting of retail/restaurant/café uses
- associated plant & machinery eg air conditioning units etc

* The aforementioned facilities would be provided through the construction of linked 3 storey and 4 storey buildings configured to offer frontages to the adjacent River and Bridge Street. The design offers a contemporary approach incorporating a mix of traditional and contemporary materials such as brick, flint, timber panelling, profiled and flat metal cladding.

* The scheme also includes 64 on-site parking spaces and cycle parking provision with vehicular access via Bridge Street and egress via the Old Bury Road. The scheme also includes the creation of new public space between the building and the river to the north-east. This includes terracing, seating and grassed areas.

* In order to facilitate this development the existing Anchor Hotel would need to be demolished.

* The accompanying Conservation Area consent application for demolition of the Anchor Hotel is

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included on this agenda.

SITE AND LOCATION

The site occupies a prominent position within Thetford town centre and consists of the vacant Anchor Hotel, public car parking, public toilets and the bus station. The Anchor Hotel is a traditional two storey building which includes a residential unit which is in a poor state of repair having suffered fire damage. To the north-west of the site is the Bridge Street carriageway which provides access to the site, to the north-east is the River Thet beyond which is the Bell Inn Hotel and retail premises on Riverside Walk. To the east is the River Thet/Little Ouse River and Batten Island, to the south is the vacant Magistrates Court and a number of residential properties which front onto Old Bury Road. To the west of the site on the junction between Bridge Street and Old Bury Road is a Chinese restaurant, this building is a Grade II Listed Building.

EIA REQUIRED

No

RELEVANT SITE HISTORY

See 3PL/2012/0791/CA also on this agenda

POLICY CONSIDERATIONS

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

CP.07	Town Centres
DC.01	Protection of Amenity
DC.08	Tourism Related Development
DC.09	Proposals for Town Centre Uses
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.14	Energy Efficiency
DC.16	Design
DC.17	Historic Environment
TH16	Development in Flood Zones
TH17	Archaeology
TH18	Sustainable Construction Standards for Non-Residential Development
TH19	Thetford Urban Extension Strategic Design Principles

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TH1 National Planning Policy Framework - Presumption in Favour of Sustainable Development

TH2 Approach to the Town Centre

TH4 Transport - Achieving Modal Shift

TH5 The Impact of Change on Pedestrians, Cyclists and Buses

TH8 Healthy Lifestyles

CONSULTATIONS

THETFORD T C -

Thetford Town Council planning committee comments

Support the scheme in principle with the following comments

They do not support the demolition of the Anchor and request that the heart of the building be retained

Support mixed use scheme but with minimum of 40% retail

Request Conservation standard to the shop fronts in the arcade

Parking issues in the transport plan there needs to be a policy for cinema users to be directed to park in the Tanner Street North & South car parks , opening up King Street at night and the cars turning left into Riverside Walk and into Tanner Street

Mott MacDonald report July 2012 states that there will not be sufficient on site car parking for the development but there is sufficient on street parking to service the development (extra 50 spaces) suggest Bridge Street, Bury Road up to Ickniel Way , Old Bury Road and Mill Lane .

The committee do not support this idea, residents use these areas at night to park

The committee would ask that the Town Council Planning Policy Guidance be respected

Conservation areas

The Town Council expects all development within the town to protect the character of those parts of the town it considers to be of special architectural or historic interest whether or not these fall inside the formally designated conservation area. The Town Council expects all development within these areas to be a high standard and enhance the area. Proposed development must respect the existing building lines, form and density and have no adverse effect on the environs and /or adjacent buildings.

Street furniture

Street lighting Columns, cycle racks, bollard and litter bins should be painted to the Town Council agreed livery and street furniture should be kept to a minimum to avoid clutter.

ENVIRONMENT AGENCY

No objection subject to conditions relating to flood risk, land contamination and drainage.

CRIME PREVENTION/ARCHITECTURAL LIAISON OFFICER

No objection

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TREE & COUNTRYSIDE CONSULTANT

No objection subject to a condition to secure biodiversity enhancements.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions.

CONTAMINATED LAND OFFICER

No objection subject to conditions.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

HISTORIC BUILDINGS CONSULTANT

The proposal assumes the demolition of the Anchor Hotel. The building, whilst being within a designated conservation area, is not included on the statutory list of buildings of architectural or historic interest and therefore not listed. Historically, the building has been assessed for potential inclusion on the list on at least three separate occasions; the first during the resurvey of the town during the early 1990's, the second during the resurvey of the district in 2005 and thirdly as a result of local request during 2007. On each occasion the building did not meet the criteria to enable it to be included on the statutory list. The architectural interest of the building is considered therefore to be minimal to the extent that English Heritage has not referred to the potential for its consideration as an undesignated heritage asset and subsequently has no objection to the principle of demolition. Given this opinion and the legislative framework that is applicable in this instance, the loss of the building would appear to be unavoidable.

We have been involved in extensive informal pre application discussions regarding the proposals for this site and progress has been made to reduce the overall scale of the proposal, which has been a general concern since the inception of this project. Generally, the established pattern of development in the town is more modest with the exception being found only in later 20th century development. Consequently, the combined view is that the proposal will result in a degree of harm to the character and appearance of the conservation area by virtue of the overall scale of the proposed building.

Whilst the proposal could be improved via a reduction in its overall scale, this may dictate that the development would become unviable in economic terms

Consequently, as stated in section 12, paragraph 134 of the National Planning Policy Framework, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset - in this case the conservation area - this harm should be weighed against the public benefits of the proposal, including its optimum viable use.

In addition, it is considered unfortunate that the refurbishment of 17 Bridge Street, an adjacent grade II listed building, could not be addressed within the overall proposal.

If, on balance, the Local Planning Authority is minded to approve the application, appropriately worded conditions will be required to cover the entire palette of external materials and, where applicable, any detailing that has not been adequately detailed within the application package. A

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condition should also be included to ensure the protection and ongoing preservation of 17 Bridge Street.

NORFOLK LANDSCAPE ARCHAEOLOGY

No objection subject to a planning condition.

ENGLISH HERITAGE

Summary

English Heritage has no objection to the principle of demolishing the fire-damaged remains of the Anchor Hotel and redeveloping this site. We do have some concerns over the scale of the redevelopment and conclude that that will result in a degree of harm to the character and appearance of the conservation area. However, that harm will be less than substantial harm and will need to be weighed against the wider public benefit of bringing this site back into beneficial use and the associated gain to the vibrancy of the night-time economy of Thetford. English Heritage accepts that in this specific instance the gains may well outweigh the harm.

English Heritage Advice

There are three parts to this proposal; the CAC application for demolition of the existing buildings on the site, the planning application for the replacement buildings and a SMC application for works within the scheduled monument. The latter will be the subject of negotiations with the DCMS and will not be considered here.

With reference to the CAC application; English Heritage has no objection to the principle of demolishing the fire-damaged remains of the Anchor Hotel. While the core of this building is of some architectural interest, it has been heavily compromised by later alterations and is in such a poor state of repair that the architectural interest is now minimal. I note that there is some local historic interest in the building through its association with the filming of 'Dad's Army' but again, given the poor state of survival of the building, that association may now be best recorded via the statue on the riverside.

The building was most recently assessed for listing in 2006/7 and found not to meet the criteria for inclusion on the National List. However, while English Heritage would not wish to oppose the demolition of the Anchor Hotel, it should be noted that part of the building lies within the area of the Scheduled Monument and no works to remove ground slabs, grub-up foundations or services should be undertaken within the area of the scheduled monument without specific scheduled monument consent.

Turning to the replacement buildings to be erected on the site; English Heritage has been involved in extensive pre-application consultation concerning these proposals and I am pleased to note the overall progress that the design has taken. However, from the outset we have raised concerns over the amount of new accommodation that is to be provided on this site and the resulting scale of the built form. We acknowledge that the architects have worked hard to minimise the visual impact of the new development and are particularly pleased to see the extent of the active frontage that has been incorporated onto Bridge Street, but continue to have reservation in respect of the overall height of the hotel block in particular.

The scale of buildings in Thetford is modest, with many of the buildings in the town centre being only two storey in height, and while there are many that are two and a half storey, three-storey buildings are an exception and there are no historic buildings of four-storey height. The requirement to set the new building on a raised plinth to address flooding issues only serves to increase its apparent height and mass. I note that the hotel will be set back from the riverside, with a new piece of landscaped public realm created between the hotel and the river. The size of

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this space is relatively large and a four-storey hotel will not over-power it and, indeed, will provide an appropriate degree of enclosure to this space. However, overall I continue to have concerns that the building is out of scale with the rest of the conservation area and will therefore result in a degree of harm to its character and appearance.

In NPPF terms that harm will be 'less than substantial' and, as such, should be considered in the light of paragraph 134, which requires the harm to be weighed against the wider public benefits arising from the application, including securing 'optimum viable use'. English Heritage acknowledges that the current state of this site is a negative factor in the conservation area and the new public realm created along the riverside will be a real enhancement. We also note the contribution that this development will make to the Thetford night-time economy and improvement the overall 'offer' available to both residences and visitors alike.

Recommendation

English Heritage advises that this proposal will result in a degree of harm to the character and appearance of the conservation area by virtue of the overall scale of the new buildings and this will need to be weighed against the wider public benefits that would result from the proposal. In this instance English Heritage acknowledges that there will be significant public benefits resulting from bringing the site back into beneficial use, the enhancements to the public realm and the contribution that the proposals will make to the financial vitality of the town. We therefore would not be surprised if the wider benefits of the proposal do indeed outweigh the harm identified.

In the event that the LPA is minded to approve the development we would request that a condition is included preventing commencement of the development until such time that Schedule Monument Consent has also been granted for the works within the area of the Scheduled Monument. Conditions should also be included to ensure appropriate high quality materials are used for the exterior of the new buildings and hard-landscaping in the public realm, and to control signage for the hotel, cinema and commercial units. Furthermore, we would recommend careful control over street furniture in the new public realm and suggest that this is linked to an evolving theme that might be rolled out over time for the whole public realm in the town centre.

THETFORD SOCIETY

The proposed building is diabolical. It does not enhance the character and appearance of the Conservation Area. A four storey box is at complete odds with the other buildings on that side of the river in a Conservation Area. Take a look at the sympathetic building across the road in the Grammar school.

This scheme is questionable and smacks of the usual reactive planning adopted by BDC. Not so long ago this site was to be part of a school but now it is to be a budget hotel. BDC and MTF do not have a Town Centre Masterplan - one is commissioned - it would make more sense to wait until the Masterplan is published before forging ahead with such a development.

The fact that BDC have decided to go ahead with a budget hotel (the group is struggling to avoid administration as they try to service a huge debt) is seen by many as typical of BDC's antipathy towards Thetford.

The site lies within the stone curlew buffer zone.(see application Point 14)

A residential unit (between the Anchor and the Chinese restaurant)will be lost. (see application Point 18)

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Lighting is not in keeping with the heritage style adopted in the rest of the town centre.

Parking - a one hour survey, on one Saturday, on one day in June is a snap-shot not a study. On-street parking is suggested which would cause inconvenience, at the very least, to local residents. The suggested loss of 18 parking spaces is not the true picture - with a 60+ bed hotel, coffee shops and a cinema all the available parking spaces will be taken as there are only 61 spaces - for visitors to the hotel and workers in the hotel, the retail outlets and cinema. The Anchor car park is the only one on the south side of the town centre. Thetford residents will be denied this facility.

REPRESENTATIONS

A number of representations have been received, a summary of these is as follows: People do not wish to see the bus station moved; the Anchor Hotel could be re-used as part of a bus station regeneration scheme; the scheme is poorly designed and totally out of character with Thetford town centre; the proposal should use traditional materials and have regard for the traditional buildings within the vicinity; discrepancy in how many parking spaces are actually being lost; insufficient parking spaces have been provided; Thetford does not need more cafes and hotels; little consideration has been given to what residents of Thetford want and what is happening to the Captain Mainwaring statue; this must be kept in a prominent location as Dads Army is an important tourist attraction for Thetford.

ASSESSMENT NOTES

* The application is referred to the Planning Committee as it is a major application and the site is owned by Breckland Council who are also the applicant.

Principle of Development

* The site lies within Thetford Town centre and, as such, the general principle of development is supported on a national level by the National Planning Policy Framework (NPPF) and on a local level by the Breckland Core Strategy and Policy TH2 of the Thetford Area Action Plan (TAAP). The TAAP identifies the Riverside Regeneration Area (Bridge Street Car Park) as the part of the town centre and as a particular focus for new development and regeneration.

Visual impact of the scheme upon the locality

* The site forms part of the Conservation Area and is adjacent to an existing Grade II Listed Building.

* Firstly, there has been concern expressed through the consultation process that the "contemporary" approach to the design and external materials proposed is inappropriate to this part of Thetford. Whilst the contemporary approach leads to buildings which are evidently different in terms of appearance to a number of the traditional buildings in the locality, it does not mean that such an approach is unacceptable. It is considered that in this instance such an approach is acceptable in planning terms.

* However, in accepting a contemporary approach, it is still necessary to assess the proposal in terms of design principles including scale, height, mass etc. these being specifically referred to in Policy DC16 of the Breckland Core Strategy.

* It is considered that the scale of the development, having regard to the immediate locality, is

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excessive. This particular concern remains the view of English Heritage and the Historic Buildings Consultant and has been of primary concern from the outset of negotiations in relation to this proposal. English Heritage confirm the following:

"The scale of buildings in Thetford is modest, with many of the buildings in the town centre being only two storey in height, and while there are many that are two and a half storey, three storey buildings are an exception and there are no historic buildings of four storey height. The requirement to set the new building on a raised plinth to address flooding issues only serves to increase its apparent height and mass".

* Whilst there is concern on this point, it is considered by English Heritage and the Historic Buildings Consultant that this harm is not necessarily substantial. Where this is the case, it is stressed by both aforementioned parties that the Local Planning Authority need to consider the degree of harm caused to the character and appearance of the Conservation Area against the wider public benefits arising from the application, as set out in paragraph 134 of the NPPF, which states the following:

"Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

* In this regard, it is evident that the scheme would regenerate a longstanding derelict site and provide a community facility which is at present not available within the town (cinema) and additional facilities such as a hotel, retail, leisure uses and outside community space which will assist in attracting visitors to the town centre. Furthermore, the proposal would lead to the creation of jobs.

* It is considered that the wider benefits associated with this scheme outweigh the harm caused to the Conservation Area with regard to the scale of the development.

Local amenity

* It is evident that there are residential dwellings within the vicinity of the site and their amenities must be safeguarded. It is evident that the proposal would attract significant visitors to the site over a significant part of the day including night time visitors. The scheme also involves significant plant eg air conditioning units etc. It is also necessary to acknowledge that the former use of the site is a hotel use and the site does occupy a town centre location. With this in mind the Environmental Health Team has been consulted on the application and they have confirmed that they have no objection subject to conditions relating to agreeing noise details from all plant, no burning of materials, control of dust migration, restriction on working hours and noise levels from these works, agreement of details of lockable bins, all lighting fitted with hoods and angled downwards, all drains serving food preparation rooms/kitchens to be fitted with grease traps, restriction on hours for deliveries and waste collections, refrigeration motors on refrigerated vehicles to be turned off when in the service yard, restriction on noise levels from the site. In addition to these conditions, it is also considered essential to restrict the trading hours of the cinema and ground floor units.

Highway safety

* There has been concern raised at the level of parking provision put forward. The application has been assessed by the Highway Authority who has confirmed that they have no objection to the proposal subject to the imposition of conditions.

Archaeology

* The northernmost part of the site is classified as a Scheduled Ancient Monument and as such the application includes an archaeological investigation and evaluation which has been the subject of assessment by Norfolk Landscape Archaeology and English Heritage. Norfolk

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Landscape Archaeology has confirmed that they have no objection subject to the imposition of a planning condition relating to the need to undertake further investigative work and subsequently submit and agree with the Local Planning Authority details of this.

* English Heritage has requested a condition requiring that no works commence until Scheduled Monument consent has been granted for works within the area of the scheduled monument.

Other issues

* The applicant will include measures to provide at least 10% of its energy from renewable or decentralised sources and a planning condition will be included to this effect.

* The Environment Agency has assessed the submitted Flood Risk Assessment (FRA) and confirmed that the proposal will not cause unacceptable harm with regard to flood risk subject to the implementation of the flood risk mitigation measures outlined in the FRA being implemented.

* The Environment Agency has also assessed the land contamination implications of the scheme as has the Contaminated Land Officer at Breckland Council. Both consultees have no objection in relation to this issue subject to the imposition of planning conditions.

* In relation to drainage, the Environment Agency has requested that details of both foul and surface water drainage be agreed with the Local Planning Authority. This is considered to be an acceptable request.

* Norfolk Constabulary has been consulted and they confirm that discussions have taken place with a view to obtaining "Secured by Design" status and on this basis there is no objection to the layout of the scheme. However, they have requested that financial contributions be sought through a legal agreement to contribute towards addressing community safety, tackling the fear of crime and reducing crime. Norfolk Constabulary has provided no qualitative evidence to quantify how this proposal will impact upon the current crime related issues within Thetford and, as such, it is not appropriate to request such a contribution.

* The Tree and Countryside Consultant has assessed the submitted Arboricultural Impact Assessment and the Ecological Reports and accepts their conclusions. It has been requested that a condition be imposed requiring the agreement of biodiversity enhancements for the site. This is considered to be acceptable in accordance with Policy CP10 of the Core Strategy.

* The demolition of the existing Anchor Hotel including associated buildings and residential unit are the subject of a separate application for Conservation Area Consent which is also included on this agenda. It concludes that the demolition is acceptable.

Conclusion

* The proposed mixed use provides a range of facilities which are appropriate for the town centre location and whilst there are some concerns relating to the scale of the proposal, the public benefits of the scheme outweigh these concerns. The proposal adequately safeguards local highway safety and provides appropriate on-site parking provision. Furthermore, the scheme would not compromise the amenities of adjacent premises and properties. For these reasons the proposal is considered to comply with relevant planning policies and is therefore recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

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- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3941** Scheme for 10% of energy requirement
- 3920** Scheme to achieve BREEAM standard
- 3920** External materials to be agreed
- 3920** Noise levels/odour control/plant
- 3920** No burning of materials
- 3920** Dust mitigation
- 3920** Working hours/noise levels
- 3920** Bin storage for commercial waste
- 3920** Lighting
- 3920** Grease traps
- 3920** Deliveries/collection hours
- 3920** Control over refrigerated vehicles
- 3920** Noise levels
- 3920** Floor levels
- 3920** Compensation scheme flood water
- 3920** No sleeping accomodation at ground floor
- 3920** Flood warning/evacuation plan
- 3920** Site investigation/remediation
- 3920** Unexpected contamination
- 3920** Informative
- 3920** Surface water disposal/protection of groundwater
- 3920** Non invasive methods for foundations.
- 3920** Improvement to sewerage system
- 3920** Foul and surface water drainage
- 3994** Environment Agency advice
- 3920** Biodiversity enhancements
- 3920** Landscaping to open space
- 3740** Visibility splays
- 3740** Parking and servicing areas
- 3740** Parking - construction traffic
- 3740** Construction traffic management/routing
- 3740** Construction vehicles - wheel cleaning
- 3740** Off site highway improvements
- 3994** Highway informatives - off site works within highway
- 3994** Highway informatives - works within highway
- 3920** Scheme of Investigation - arch. works
- 3920** Hours of opening - shops
- 3920** Restriction on A2 uses
- 3920** Restriction on A5 uses
- 3920** No PD for local authority development
- 3139** Structural stability of adjacent Listed Building
- 3994** Note - Secured by Design
- 3994** Note - Scheduled Ancient Monument Consent
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

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ITEM	10	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0791/CA	CASE OFFICER: Chris Raine
LOCATION:	THETFORD Former Anchor Hotel & Bridge Street Car Bridge Street	APPN TYPE: Conserv.Area Consent POLICY: In Settlemnt Bndry
APPLICANT:	Breckland District Council Elizabeth House Walpole Loke	ALLOCATION: Primary Frontage Town Centre CONS AREA: Y TPO: N LB GRADE: Adjacent Grade 2
AGENT:	LSI Architects LLP The Old Drill Hall 23a Cattle Market Street	
PROPOSAL:	Demolition of existing buildings on site	

KEY ISSUES

Impact upon the character and appearance of the Conservation Area

DESCRIPTION OF DEVELOPMENT

The application seeks Conservation Area Consent for the demolition of the Anchor Hotel with associated outbuildings and an adjacent single residential unit.

SITE AND LOCATION

The site occupies a prominent position within Thetford town centre and consists of the vacant Anchor Hotel, public car parking, public toilets and the bus station. The Anchor Hotel is a traditional two storey building which includes a residential unit which is in a poor state of repair having suffered fire damage. To the north-west of the site is the Bridge Street carriageway which provides access to the site, to the north-east is the River Thet beyond which is the Bell Inn Hotel and retail premises on Riverside Walk. To the east is the River Thet/Little Ouse River and Butten Island, to the south is the vacant Magistrates Court and a number of residential properties which front onto Old Bury Road. To the west of the site on the junction between Bridge Street and Old Bury Road is a Chinese restaurant. This building is a Grade II Listed Building.

EIA REQUIRED

No

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RELEVANT SITE HISTORY

See 3PL/2012/0790/F also on this agenda

POLICY CONSIDERATIONS

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

DC.17 Historic Environment

CONSULTATIONS

THETFORD T C -

Thetford Town Council planning committee comments

Support the scheme in principle with the following comments

They do not support the demolition of the Anchor and request that the heart of the building be retained.

Support mixed use scheme but with minimum of 40% retail

Request Conservation standard to the shop fronts in the arcade

Parking issues in the transport plan: there needs to be a policy for cinema users to be directed to park in the Tanner Street North & South car parks, opening up King Street at night and the cars turning left into Riverside Walk and into Tanner Street

Mott MacDonald report July 2012 states that there will not be sufficient on site car parking for the development but there is sufficient on street parking to service the development (extra 50 spaces) suggest Bridge Street, Bury Road up to Icknield Way, Old Bury Road and Mill Lane. The committee do not support this idea, residents use these areas at night to park

The committee would ask that the Town Council Planning Policy Guidance be respected

Conservation areas

The Town Council expects all development within the town to protect the character of those parts of the town it considers to be of special architectural or historic interest whether or not these fall inside the formally designated conservation area. The Town Council expects all development within these areas to be a high standard and enhance the area. Proposed development must respect the existing building lines, form and density and have no adverse effect on the environs and /or adjacent buildings.

Street furniture

Street lighting Columns, cycle racks, bollard and litter bins should be painted to the Town Council agreed livery and street furniture should be kept to a minimum to avoid clutter.

ENGLISH HERITAGE

English Heritage has no objection to the principle of demolishing the fire-damaged remains of the Anchor Hotel. While the core of this building is of some architectural interest, it has been heavily compromised by later alterations and is in such a poor state of repair that the architectural interest is now minimal. I note that there is some local historic interest in the building through its

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association with the filming of 'Dad's Army' but again, given the poor state of survival of the building, that association may now be best recorded via the statue on the riverside. The building was most recently assessed for listing in 2006/7 and found not to meet the criteria for inclusion on the National List. However, while English Heritage would not wish to oppose the demolition of the Anchor Hotel, it should be noted that part of the building lies within the area of the Scheduled Monument and no works to remove ground slabs, grub-up foundations or services should be undertaken within the area of the scheduled monument without specific scheduled monument consent.

THETFORD SOCIETY

The proposed building is diabolical. It does not enhance the character and appearance of the Conservation Area. A four storey box is at complete odds with the other buildings on that side of the river in a Conservation Area. Take a look at the sympathetic building across the road in the Grammar school.

This scheme is questionable and smacks of the usual reactive planning adopted by BDC. Not so long ago this site was to be part of a school but now it is to be a budget hotel. BDC and MTF do not have a Town Centre Masterplan - one is commissioned - it would make more sense to wait until the Masterplan is published before forging ahead with such a development.

The fact that BDC have decided to go ahead with a budget hotel (the group is struggling to avoid administration as they try to service a huge debt) is seen by many as typical of BDC's antipathy towards Thetford.

The site lies within the stone curlew buffer zone.(see application Point 14)

A residential unit (between the Anchor and the Chinese restaurant) will be lost. (see application Point 18)

Lighting is not in keeping with the heritage style adopted in the rest of the town centre.

Parking - a one hour survey, on one Saturday, on one day in June is a snap-shot not a study. On-street parking is suggested which would cause inconvenience, at the very least, to local residents. The suggested loss of 18 parking spaces is not the true picture - with a 60+ bed hotel, coffee shops and a cinema all the available parking spaces will be taken as there are only 61 spaces - for visitors to the hotel and workers in the hotel, the retail outlets and cinema. The Anchor car park is the only one on the south side of the town centre. Thetford residents will be denied this facility.

HISTORIC BUILDINGS CONSULTANT

No objection - See 3PL/2012/0790/F

ANCIENT MONUMENTS SOCIETY - No Comments Received

TWENTIETH CENTURY SOCIETY - No Comments Received

COUNCIL FOR BRITISH ARCHAEOLOGY - No Comments Received

GARDEN HISTORY SOCIETY - No Comments Received

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GEORGIAN GROUP - No Comments Received

NORFOLK HISTORIC BUILDINGS TRUST - No Comments Received

CPRE NORFOLK - No Comments Received

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS - No Comments Received

SUFFOLK PRESERVATION SOCIETY - No Comments Received

VICTORIAN SOCIETY - No Comments Received

NORFOLK LANDSCAPE ARCHAEOLOGY - No Comments Received

REPRESENTATIONS

Objections received to the re-development of the site which suggest that the Anchor Hotel could be retained and re-used.

ASSESSMENT NOTES

The application is referred to the Planning Committee as the applicant is Breckland Council.

Impact upon the character and appearance of the Conservation Area

* English Heritage has confirmed that they have no objection to the demolition of the Anchor Hotel site. The buildings have been significantly compromised by later alterations to the original traditional buildings and are in such poor repair that their architectural merits are limited.

* It has been confirmed by the Historic Buildings Consultant that the building has been assessed for potential inclusion on the list on at least three separate occasions; the first during the re-survey of the town during the early 1990's, the second during the re-survey of the district in 2005 and thirdly as a result of local request during 2007. On each occasion the building did not meet the criteria to enable it to be included on the statutory list. The architectural interest of the building is considered therefore to be minimal.

* Given the above there is no objection to the loss of this building and the application is considered to be acceptable.

RECOMMENDATION

Conservation Area Consent

CONDITIONS

- 3010** Conservation Area Consent - Time Limit (5 years)
- 3046** In accordance with submitted plans
- LB13** No demolition until redevelopment agreed
- 3139** Structural stability of adjacent Listed Building
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions