

BRECKLAND COUNCIL

PLANNING COMMITTEE - 1st OCTOBER 2012

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

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

DEFERRED ITEM REPORT

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

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

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

KEY ISSUES

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

DESCRIPTION OF DEVELOPMENT

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

SITE AND LOCATION

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

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EIA REQUIRED

No

RELEVANT SITE HISTORY

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

POLICY CONSIDERATIONS

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

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

CONSULTATIONS

WATTON TOWN CLERK -

No objections to a residential development.

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

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

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

ENVIRONMENT AGENCY

No objection subject to conditions.

KEN HAWKINS, RAMBLERS' ASSOCIATION

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

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boundary.

MINISTRY OF DEFENCE

No objection.

NORFOLK COUNTY COUNCIL HIGHWAYS

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

CONTAMINATED LAND OFFICER

No objection subject to conditions.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions.

ENVIRONMENTAL HEALTH OFFICERS

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

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

Premises: Plaswood Products Ltd, Griston Road, Watton

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

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

Reason for condition:-

In the interest of the amenities of future occupants

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

Reason for condition:-

In the interest of the amenities of future occupants

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

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

Reason for condition:-

To ensure a satisfactory method of surface water drainage.

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

STREETSCENE

Bin storage needs to be fully considered.

ECONOMIC AND STRATEGY OFFICER - No Comments Received

ASSET MANAGEMENT - No Comments Received

REPRESENTATIONS

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

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

Letters of support for the scheme have also been received.

ASSESSMENT NOTES

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

Principle of Development

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

Planning History

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

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

Compatibility with adjacent industrial premises (noise and disturbance)

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

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

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

Visual impact upon the character and appearance of the locality

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

Highway Safety

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

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

Neighbour amenity

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

Other issues

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

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

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

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

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

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

Conclusion

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

RECOMMENDATION

Outline Planning Permission

CONDITIONS

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

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