

BRECKLAND COUNCIL - PLANNING COMMITTEE - 06-08-2012

ITEM	3	RECOMMENDATION : APPROVAL	
REF NO:	3PL/2012/0527/F	CASE OFFICER: James Stone	
LOCATION:	SWAFFHAM Former Sixth Form College site (northern part of) Market Place	APPN TYPE:	Full
APPLICANT:	Norfolk County Council County Hall Martineau Lane	POLICY:	In Settlement Bndry
AGENT:	NPS Property Consultants Ltd Lancaster House 16 Central Avenue	ALLOCATION:	Town Centre
PROPOSAL:	Demolish buildings & Erect 16 flats, works to boundary walls to widen/ improve access & associated works	CONS AREA:	Y TPO: N
		LB GRADE:	Grade II

KEY ISSUES

Principle of development
Design - including impact on Conservation Area and adjacent Listed Building/wall
Residential amenity
Highway safety and parking
Open space and affordable housing contributions

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission to provide 16 flats (6 one bed flats and 10 two bed flats) in two storey buildings. Access to the site will be created off Lynn Street/Market Place whilst a pedestrian link will be provided from Whitsands Road.

SITE AND LOCATION

The application site covers the northern part of the former Swaffham Sixth Form Centre. The whole of the site is within the Swaffham Conservation Area and Settlement Boundary. Furthermore, the whole of the site is within the defined Town Centre of Swaffham whilst the majority of the access way and parking area is within the defined Primary Shopping Area. To the north east of the site is a Listed dwelling and wall. Adjacent to the northern boundary of the site is the post office and car park whilst the remainder of the former sixth form centre site is adjacent to the south. Residential dwellings can be found to the south west of Whitsands Road and to the north east of Lynn Street/Market Place.

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EIA REQUIRED

No

RELEVANT SITE HISTORY

Conservation Area Consent has been granted for the demolition of buildings on site and for the demolition of part of the boundary walls. Listed Building Consent has also been granted for the demolition of a small section of the wall adjacent to Lynn Street/Market Place. To the south of the site planning permission has been approved at Planning Committee for 14 dwellings, although the permission is still to be issued due to outstanding Section 106 requirements.

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.07	Town Centres
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.09	Proposals for Town Centre Uses
DC.11	Open Space
DC.12	Trees and Landscape
DC.14	Energy Efficiency
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision

CONSULTATIONS

SWAFFHAM TOWN COUNCIL -

Objection due to highway issues regarding access, as the traffic is very busy already this would not be a good or safe location for access. The access is currently dangerous and additional traffic generated by the residential development would make it much worse. Also to request the applicant amends their application to include a cycle way alongside the pedestrian access through the site.

ENVIRONMENT AGENCY

No objection to the proposed development but informative comments provided on pollution prevention and foul water.

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NATURAL ENGLAND

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. However, we would expect the LPA to assess and consider the possible impacts resulting from this proposal on the following when determining this application:

- Protected Species
- Protected Areas
- Biodiversity Enhancements.

NORFOLK COUNTY COUNCIL HIGHWAYS

Having had informal discussion regarding the redevelopment of this site I am pleased to see that my recommendations have been incorporated into the proposals. Suitable highway conditions have been provided.

HISTORIC BUILDINGS CONSULTANT

No objection. As per informal pre application discussion.

TREE & COUNTRYSIDE CONSULTANT

Trees

The Arboricultural Impact Assessment by AT Coombes makes sound recommendations - in particular the necessity for arboricultural supervision during demolition followed by tree protection fencing where appropriate. The recommendations of the report should be conditioned in full to any consent.

Notwithstanding the above, it is unclear how and where the services to the new buildings are to be routed. AT Coombes recommend a no-dig construction vehicular access, engineering details of which should be submitted and agreed prior to commencement. Note that service lines beneath such an access would be an oxymoron.

Biodiversity

The findings of Wild Frontier Ecology are accepted as an appropriate appraisal of potential impacts on protected wildlife and provided the mitigation proposals in section 5 are implemented there need be no further action.

CONTAMINATED LAND OFFICER

No objections subject to conditions and an informative.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions which will ensure the applicant provides an air source heat pump noise assessment and installs an anti vibration system. A further condition which will limit the hours of operation for the air source heat pump has also been suggested.

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NORFOLK LANDSCAPE ARCHAEOLOGY

No objection subject to conditions.

CRIME PREVENTION/ARCHITECTURAL LIAISON OFFICER - No Comments Received

ECONOMIC AND STRATEGY OFFICER - No Comments Received

ENABLING OFFICER - No Comments Received

STREETSCENE - No Comments Received

REPRESENTATIONS

There has been a letter of objection with regard to loss of privacy, loss of trees and noise from the air source heat pumps.

ASSESSMENT NOTES

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

Principle of development

* The application site is within the Settlement Boundary of Swaffham and, as such, the principle of residential development is acceptable. The site is within the defined Town Centre, and part of the accessway/parking area is within a Primary Shopping Area, but this is not considered to be a constraint to development because the proposal does not affect any Primary or Secondary Frontages. Furthermore, the site is now vacant and did not have a previous retail use whilst the adopted Breckland Core Strategy states that residential uses can help town centres to remain vibrant throughout the day and night.

Design

* The proposed buildings will be two storey in height, which is characteristic for the area, and have been designed in accordance with pre-application advice provided by our Historic Building Consultant to ensure that the proposal does not detract from the character of the Conservation Area. Furthermore, the proposed building would be located at an adequate distance from the Listed dwelling to the north-east of the site, known as 'Oakleigh House' to avoid detracting from this building. It is also felt that the layout of the site, which provides adequate landscaping, is sympathetic to the Conservation Area and will actually improve the town centre because the existing buildings can be argued to detract visually from the locality.

Residential amenity

* There is only one dwelling which is located in relatively close proximity to the site, and is not separated by a roadway, which is 'Oakleigh House'. It is considered that the flats would be located at an adequate distance from these premises to avoid issues with regard to overlooking, loss of daylight and overdominance. This is not to say that there would be no impact with regard to overlooking but that the separation distances between the proposed flats and the nearest dwelling are satisfactory in this town centre location. Furthermore, the proposed parking areas would be located at an adequate distance from this property to avoid disturbance from noise and headlights, something which would also be reduced by the existence of existing boundary treatment. With regard to the air source heat pumps, planning conditions will ensure that the pumps are not operating during unsociable hours and that noise levels are not excessive. There

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has been no objection from the Council's Environmental Health Officer.

Highway Safety / Parking

* Adequate car parking can be provided on site whilst it should be noted that the flats would only be a short walk away from numerous public parking areas in the town centre. The access to the site from Lynn Street/Market Place will be widened and there have been no objections from the Highways Officer who has stated that the scheme has taken his pre-application comments on board.

Open space and affordable housing contributions

* As part of this application the developer will be providing 6 affordable units and £14,080 towards children's play and outdoor sports. Both of these contributions meet the tests of policies DC4 and DC11 of the adopted Breckland Core Strategy. The contributions will be secured through a Section 106 Agreement.

Other Issues

* The scheme would not harm any protected species, with regard to birds and bats, and adequate mitigation measures will be conditioned as part of any consent. Natural England and the Tree and Countryside Consultant had no objection to the proposal.

* With regard to trees, the Tree and Countryside Consultant stated that the Arboricultural Impact Assessment by AT Coombes makes sound recommendations and does not object to the application.

* A planning condition will ensure that at least 10% of energy requirements will be from renewable sources.

* The Environment Agency have not objected to the application.

Conclusion

* The proposed residential development would improve the appearance of the Swaffham Conservation Area and would not have a harmful impact on the adjacent Listed Building. The proposal would not be detrimental to the residential amenity of the area and there would be satisfactory access to the site and adequate parking. Sufficient provision for affordable housing and open space is proposed and the tree and nature conservation issues can be addressed by proposed conditions. The proposal therefore accords with relevant policies of the development plan and is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3920** NLA Condition
- 3920** NLA condition
- 3920** NLA condition
- 3750** Vehicular access

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- 3750** No direct access to/from Whitsands Road
- 3750** Access/parking etc laid out
- 3750** On site parking during construction
- 3750** Scheme of off site highway works
- 3750** Off site highways works to be completed
- 3750** Waiting restrictions
- 3994** Highway Note
- 3920** Noise assessment re air source heat pumps
- 3920** Anti vibration mounts
- 3920** Protected Species Survey
- 3941** Renewable Energy
- 3920** Bat boxes
- 3949** Contaminated Land - Site Investigation/Remediation
- 3946** Contaminated Land - Unexpected Contamination
- 3923** Contaminated Land - Informative (Extensions)
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3994** Non-standard note re EA
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

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ITEM	4	RECOMMENDATION : APPROVAL	
REF NO:	3PL/2012/0528/CA	CASE OFFICER: James Stone	
LOCATION:	SWAFFHAM Former Sixth Form College site (northern part of) Market Place	APPN TYPE:	Conserv.Area Consent
APPLICANT:	Norfolk County Council County Hall Martineau Lane	POLICY:	In Settlement Bndry
AGENT:	NPS Property Consultants Ltd Lancaster House 16 Central Avenue	ALLOCATION:	Town Centre
PROPOSAL:	Demolish buildings & erect 16 flats, works to boundary walls to widen / improve access & associated works		
		CONS AREA:	Y TPO: N
		LB GRADE:	Grade II

KEY ISSUES

Impact on the historic environment

DESCRIPTION OF DEVELOPMENT

The application seeks Conservation Area consent to demolish two buildings on site and would also involve the removal of the temporary building close to the proposed accessway. Furthermore, works would involve demolition of part of a wall close to Lynn Street/Market Place to provide adequate access. This wall is Listed and will also be regulated by a separate Listed Building Consent application. Finally, the application involves the removal of a small section of wall adjacent to Whitsands Road to provide a pedestrian link.

SITE AND LOCATION

The application site covers the northern part of the former Swaffham Sixth Form Centre. The whole of the site is within the Swaffham Conservation Area and Settlement Boundary. To the north east of the site is a Listed Building and wall.

EIA REQUIRED

No

RELEVANT SITE HISTORY

There is currently a full planning application, that accompanies this application, for the erection of

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16 flats and associated infrastructure improvements on site. To the south of the site planning permission has been approved at Planning Committee for 14 dwellings, although the permission is still to be issued because of outstanding Section 106 requirements.

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.12 Trees and Landscape
DC.17 Historic Environment

CONSULTATIONS

SWAFFHAM TOWN COUNCIL -

Objection due to highway issues regarding access, as the traffic is very busy already this would not be a good or safe location for access. The access is currently dangerous and additional traffic generated by the residential development would make it much worse. Also to request the applicant amends their application to include a cycle way alongside the pedestrian access through the site.

HISTORIC BUILDINGS CONSULTANT

No objection. As per informal pre application discussion.

REPRESENTATIONS

None

ASSESSMENT NOTES

* The application is referred to Planning Committee because it is relevant to a major planning application (ref: 3PL/2012/0527/F) also on this agenda.

Impact on the historic environment

* The application would result in the demolition of two buildings on site that do not contribute to the character of the Conservation Area. The demolition of small sections of walls adjacent to both Whistands Road and Lynn Street/Market Place is not considered to be harmful to the Conservation Area given the minimal scale of the works.

* The Historic Buildings Consultant has no objection to the proposal.

Other Issues

* A planning condition will ensure that there is no harm to existing trees on site.

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Conclusion

* The proposal would not harm the Swaffham Conservation Area. There would also be no detrimental impact with regard to adjacent Listed Buildings.

RECOMMENDATION

Conservation Area Consent

CONDITIONS

- 3011** Conservation Area Consent - Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3998** NOTE: Reasons for Approval
- 3996** Note - Discharge of Conditions
- 4000** Variation of approved plans