

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-03-2007**

<b>ITEM</b>	<b>5</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0112/F	
<b>LOCATION:</b>	SOUTH LOPHAM Memories Pansthorne Farm Redgrave Road	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> Y <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr & Mrs G Horan Memories Pansthorne Farm	
<b>AGENT:</b>	T W Gaze & Son 10 Market Hill Diss	
<b>PROPOSAL:</b>	Creation of separate dwelling with existing commercial property	

**KEY ISSUES**

1. Policy
2. Impact on Conservation Area.
3. Highway Safety

**DESCRIPTION OF DEVELOPMENT**

Seeks to subdivide the uses on the site to provide the main house and attached annexe as one planning unit and convert an existing detached barn, which is currently used as B&B accomodation, to a dwelling to serve an existing commercial barn on the site, currently used as a tea shop, B&B accomodation and retail outlet.

**SITE AND LOCATION**

The site lies on the corner of the A1066 Diss Road and Redgrave Road adjacent to The White Horse Public House.

**RELEVANT SITE HISTORY**

There have been numerous planning permissions granted which relate to the use of the site, with the most relevant dating from 1996 when permission was granted for the conversion of an existing outbuilding to use as tea shop and B&B accomodation ancillary to the existing antiques shop.

Planning permission was also refused on 5th December 2006 for the creation of a separate dwelling to serve the existing commercial property (Ref: 3PL/2006/1544/F).

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### **POLICY CONSIDERATIONS**

Policies HOU.6, HOU.11, ENV.10 and ENV.28 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.  
HOU.6 Residential development will not be permitted outside of Settlement Boundaries unless it is justified for agriculture, forestry, recreation, tourism or the expansion of existing facilities.  
HOU.11 The conversion of rural buildings to residential use will be permitted subject to criteria.  
ENV.10 Conservation Areas will be preserved and enhanced.  
ENV.28 Amenity will be protected.

### **CONSULTATIONS**

CLERK TO S LOPHAM P C

The Council is unanimously in favour of the plans.

HIGHWAY AUTHORITY - No objection subject to the provision of adequate parking and turning.

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

NATURAL ENGLAND - No objection

### **REPRESENTATIONS**

None

### **ASSESSMENT NOTES**

- \* Members will recall that an identical application to that currently submitted was refused at the Development Control Committee of 4th December 2006.
- \* The site, whilst outside the designated Settlement Boundary for South Lopham, lies directly adjacent to this boundary, within the village Conservation Area.
- \* Whilst the building is not redundant and is currently used to provide B&B units, the main policy which appears to relate to this proposal is HOU.11, dealing with the conversion of rural buildings to residential dwellings.
- \* In this case, the building to be converted to a dwelling to serve the existing commercial use requires minimal alterations to allow its conversion. The Council's Historic Buildings Officer has raised no objections to the conversion scheme on the grounds that it would not have a detrimental impact on the appearance and character of the Conservation Area. The scheme would also protect the amenities of surrounding residential dwellings.
- \* The applicants have provided evidence showing that a genuine attempt has been made to market the property and the commercial uses as a going concern. However, the property has remained unsold.
- \* In the event of planning permission being granted, shared access to the site would continue to be provided off Redgrave Road. No objections to this have been raised by the Highway Authority.
- \* Therefore, on balance, the application is recommended for approval, subject to the completion of a Section 106 Agreement tying the use of the new dwelling to the commercial use.

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**ASSESSMENT NOTES**

- \* In accordance with Government guidelines, Breckland Council is in the process of providing a number of short stay Gypsy and Traveller sites across the District.
- \* The main purpose of the proposed site is a short term stopping site to enable the Council and the Police authorities to move on illegal incursions of Gypsies and Travellers in the Thetford area, on to a legal site.
- \* Historically, the frequency of these incursions in the Thetford area are four to six a year and usually consist of a maximum of four caravans plus associated towing vehicles. It is therefore considered that it is unlikely that the site will be heavily used.
- \* The Council's Principal Housing Officer forecasts that the site will be in operation for around eight weeks per annum.
- \* The proposed site will only be declared operational by one or more of the following keyholders - Norfolk County Council, Breckland District Council and Norfolk Constabulary.
- \* Once operational, a water supply (via standpipe), will be switched on and a skip and portable toilet(s) provided. The site will be cleared after each use. Operational management will be the responsibility of Norfolk Property Services who manage the permanent sites in Norfolk. There will be additional visits by Breckland District Council to ensure there are no local problems.
- \* Currently there are no such sites within the Thetford area. Accordingly, it is considered that the principle of this proposal is in accordance with Government advice.
- \* There are no residential properties close to the site. The nearest dwelling is approximately 200 metres away from the site. The site is well screened by woodland surrounding the site. Accordingly, therefore, it is considered that the proposed location for this site is acceptable.

**RECOMMENDATION**

**Planning Permission**

**CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3750** No direct access to A11
- 3998** NOTE: Reasons for Approval

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