

Item No.	Applicant	Parish	Reference No.
1	Silver Drift Ltd	SWAFFHAM	3PL/2013/0623/F
2	Millngate Swaffham Ltd	SWAFFHAM	3PL/2013/0712/F
3	Traditional Norfolk Poultry Lt	STOW BEDON/BRECKLES	3PL/2013/0730/F
4	Traditional Norfolk Poultry Lt	STOW BEDON/BRECKLES	3PL/2013/0731/F
5	Traditional Norfolk Poultry Lt	STOW BEDON/BRECKLES	3PL/2013/0732/F
6	Traditional Norfolk Poultry Lt	STOW BEDON/BRECKLES	3PL/2013/0733/F
7	Traditional Norfolk Poultry Lt	STOW BEDON/BRECKLES	3PL/2013/0734/F
8	Traditional Norfolk Poultry Lt	STOW BEDON/BRECKLES	3PL/2013/0736/F
9	Traditional Norfolk Poultry Lt	STOW BEDON/BRECKLES	3PL/2013/0737/F
10	Forest Holidays LLP	HARLING	3PL/2013/0735/F
11	Mr & Mrs J Hewitt	BLO' NORTON	3PL/2013/0741/F
12	Taylor Wimpey East Anglia S	CARBROOKE	3PL/2013/0754/F
13	& A Jones Developments Mr	WATTON	3PL/2013/0798/F
14	Robert Childerhouse	WEETING	3PL/2013/0833/F

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ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0623/F	CASE OFFICER: Jemima Dean
LOCATION:	SWAFFHAM Great Friars Farm Silver Drift	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Silver Drift Ltd C/o Agent	
AGENT:	Cornerstone Planning Limited 6 Nightingale Drive Cringleford	
PROPOSAL:	Anaerobic Digestion renewable energy facility and associated landscaping works	

KEY ISSUES

Principle of development
Landscape impact
Local amenity

DESCRIPTION OF DEVELOPMENT

The proposed development comprises the construction of a biomass fuelled renewable energy facility. The facility and process would convert around 55,000 tonnes of locally sourced biomass into biogas which would, in turn, be used to generate renewable electricity, to be transferred into the National Grid network, for local and national use.

The proposed facility would consist primarily of four tanks: one 14.4m high x 30m diameter; one 14.4m high x 34m diameter; and two 14.4m high x 37m diameter (all domed heights with a wall height of 7.4m); together with four silage clamps 120m x 27 with 3.5 high walls tapered at both ends. A new access is proposed along with other associated works including a weighbridge, site office, attenuation lagoon, feed hopper and a technical/control building.

The biogas plant would generate clean, renewable energy from local biomass and would generate electricity for around 6,000 homes. The plant would operate using an anaerobic digestion (AD) process, converting organic material from crops into biogas within a completely airtight, oxygen free environment.

The AD plant would convert locally sourced crops into biogas and bio fertiliser. The feed stock of 55,000 tonnes, brought to the site by tractor units, would be delivered to the site over a three month harvest period and vehicles would deliver to the site over a 16 hour day. The plant would produce approximately 39,000 tonnes of organic fertiliser which would be transported locally by tractor and trailer.

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The vehicular traffic generated by the proposal on average would amount to approximately 41 vehicles per day, which would represent approximately 2.5 vehicles per hour, a maximum of 5 to 6 trips per hour in total.

SITE AND LOCATION

The application site comprises a broadly rectangular parcel of land around 3km to the west of Swaffham. The site is approximately 4.9 hectares and is located in close proximity to existing agricultural buildings including two sets of poultry units to the north west and to the east. The site is accessed via the A47 which runs approximately 600m to the south and south west. The site and surrounding landscape is generally flat and level. Restricted byway (Swaffham RB60) runs to the north of the application site, and for a short stretch shares the vehicular access track to the site.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3SR/2013/0011/SCR - concluded not EIA development

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
DC.01	Protection of Amenity
DC.12	Trees and Landscape
DC.15	Renewable Energy
NPPF	With particular regard to para. 97 and 98

CIL / OBLIGATIONS

Not Applicable

CONSULTATIONS

SWAFFHAM TOWN COUNCIL -

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No objection.

ENVIRONMENT AGENCY

No objection subject to conditions

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection in terms of additional traffic generated, however, development such as this requires a connection to the national grid. It is recommended a plan be submitted to show how/where this site will connect to the national grid to assess whether this aspect of the proposal will have any highways implications.

ENGLISH HERITAGE

No objection

HISTORIC ENVIRONMENT OFFICER

No recommendations for archaeological work.

RAMBLERS ASSOCIATION: NORFOLK AREA

Object: There is a need to secure a means of segregating traffic from the walkers using the byway.

NATURAL ENGLAND

No objection

MINISTRY OF DEFENCE

No safeguarding objections

HIGHWAYS AGENCY

No objections subject to conditions.

ENVIRONMENTAL HEALTH - AIR QUALITY

No objection on grounds of Air Quality

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions in respect of type and amount of feedstock materials; noise levels; operating hours; no loudspeaker equipment etc.; type of reversing alarms; pest control scheme.

TREE & COUNTRYSIDE CONSULTANT

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Mitigation and enhancement proposals, as detailed by Wild Frontier Ecology, need to be translated into a fully specified landscaping plan secured via planning condition.

PUBLIC RIGHTS OF WAY OFFICER

No objection to the proposal on rights of way grounds but would make the following comments. Applicants may wish to consider the Ramblers Association comments and consider creating sufficient width along this stretch of route to allow segregation between private and public use.

R S P B - No Comments Received

REPRESENTATIONS

None

ASSESSMENT NOTES

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

Principle of development

* Core Strategy Policy DC15 supports renewable energy projects subject to certain criteria.

Landscape impact

* Policy DC15 supports renewable energy projects subject to certain criteria, including landscape impact. Policy CP11 requires rural landscapes to be protected in order to maintain their appearance and ecological/historical value. The site falls within the Heathland with Plantations Landscape Character Area as defined in the Council's Landscape Character Assessment, defined by large scale plantation forestry and a simple composition.

* The proposed anaerobic digestion plant would be located next to existing agricultural buildings on agricultural land to the north of the A47. The site is bounded in part to the north by a small wooded area and existing agricultural buildings, albeit some of these are poultry units which are low in height. Apart from this, the site is largely open. Key elements of the scheme in terms of visual impact are the four domed storage/digestate tanks which would be 14.4m in height and the proposed silage clamps with an overall height of 7.4m.

* There would be close views of the proposed energy plant from the public right of way that runs to the north of the application site, a public bridleway, as well as locations with a lower sensitivity to the south. More distance glimpsed views would be possible for public users of the A47. Views from the south would, to some extent, be mitigated by the fact that the plant would be seen against a back drop of trees and hedging and not open skyline and also in the context of the existing agricultural buildings, albeit much greater in height. Clearer and more apparent views of the plant would be from the north.

* Landscaping is proposed as part of the application in the form of plantation belt woodland and new hedgerows, to help further screen the development in the future. Although no detailed landscaping scheme is presented at this stage, this could be secured via planning condition. Woodland belt planting around the southern side would screen the proposed plant to some extent. To lessen the landscape impact of the proposed plant it is thought, by the Tree and Landscape Consultant, that its colour should be non-reflective matt green and/or grey. Whilst the colour is not stated within the application, this could be secured via planning condition.

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* Overall, it is considered that whilst there would be some short and long terms harm to the landscape, the development would not have a significant adverse effect on the character and appearance of the surrounding rural landscape. The proposal would, therefore, comply with Policies CP11 and DC15.

Ecology

* The proposed plant would fall approximately 900m to the northeast of the Breckland Forest Site of Special Scientific Interest (SSSI) forming part of the Breckland Special Protection Area (SPA). The ecological appraisal concludes the impacts on the SPA population are considered to be negligible as a result of this proposal. The Tree & Countryside Consultant and Natural England have raised no objection to the proposed development. In this respect the proposal is considered acceptable.

Pollution

* The Environment Agency (EA) was consulted on the proposal. They objected to the proposed development as submitted due to insufficient detail to demonstrate that the risk of pollution to controlled waters is acceptable. More detailed information and an assessment was required by the EA which has been duly submitted by the applicant. In response to the further information the objection to the application has been withdrawn.

Local Amenity

* The nature of the development is such that it has the potential to impact on local residents due to increased smells and noise. Core Strategy Policies DC1 and DC15 require consideration to be given to effects of all new development on residential amenity.

* It is understood that the site will operate 24 hours per day 7 days per week. The closest residential receptor lies approximately 170m to the north east of the proposed AD facility. The noise impact assessment submitted with the application determined that the noise rating levels generated fall below the noise rating level criteria agreed with Breckland District Council.

* The anaerobic digestion plant would be fuelled by biomass; the operations of the plant may result in odour emissions from number activities; these have the potential to cause an impact at sensitive receptors within the vicinity of the site. The odour assessment submitted with the application predicted odour concentrations would be below the relevant benchmark level at all sensitive receptors in the vicinity of the site.

* It is considered that the proposed development would be unlikely to cause unacceptable smell or noise nuisance to local residents. Conditions would be attached to any planning permission in relation to these issues.

Highway safety

* In terms of traffic generated by the proposed development, the Highways Agency is of the opinion that the proposal would be unlikely to adversely affect the operation of the A47 trunk road.

* With regard to the impact on the local road network it is proposed that the AD plant is fuelled using locally grown crops and, with this in mind, it is thought that the actual increase in traffic in the area would be minimal whilst essentially the transportation routes would alter. However, a plan to show how/where the site would connect to the grid has been requested by the Highway Authority to assess whether this aspect of the proposal would have any highway implications. To date this has not been received.

* The impact of the additional traffic on users of the restricted byway (Swaffham RB60) which forms part of the northern boundary of the site has raised concerns from The Ramblers Association. It is considered that having regard to the relatively short stretch of track where this

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conflict would exist, when considering the modest number of vehicles associated with the proposed development and the fact that vehicles already use this track, no significant harm would occur. The Public Rights of Way Officer does not object to the proposal on rights of way grounds.

Conclusion

* It is considered that the proposal would accord with Council policies relating to protection of rural landscapes and residential amenities. Some harm would be caused to the appearance of the area, but it is not considered that this would be significant and it would be increasingly mitigated by proposed landscaping. It is considered the proposed plant would be sufficiently far from existing properties to avoid significant impacts on local amenities and rambles would not be unacceptably put in danger.

* On balance, it is considered that the proposed development is appropriate in this location and, as such, it is recommended that planning permission is granted subject to conditions.

RECOMMENDATION **Planning Permission**

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted
- 3920** EHO - type and amount of feedstock materials
- 3920** EHO - noise levels
- 3920** EHO - hours restriction
- 3920** EHO - no loudspeaker etc.
- 3920** EHO - reversing alarms
- 3920** EHO - pest control scheme
- 3920** EA - contamination
- 3920** EA - verification report
- 3920** EA - unexpected contamination
- 3920** EA - surface water disposal
- 3920** EA - piling or foundation details
- 3920** EA - silage clamp details
- 3920** EA - flood risk assessment
- 3920** Landscape condition
- 3920** Materials condition
- 3994** EA NOTES

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ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0712/F	CASE OFFICER: Jayne Owen
LOCATION:	SWAFFHAM Castle Acre Road	APPN TYPE: Full
APPLICANT:	Millngate Swaffham Ltd & Tesco Stores Ltd c/o Agent	POLICY: In Settlemnt Bndry
AGENT:	The Harris Partnership 101 London Road Reading	ALLOCATION: General Employ Area
PROPOSAL:	Vary conditions 2 & 7 on 3PL/2012/0269/F (revise site plan, floor plan, elevations, roof plan & landscape specs)	CONS AREA: N TPO: N
		LB GRADE: N

KEY ISSUES

Principle of development
Design and appearance
Amenity
Highway safety
Natural environment
Contaminated land

DESCRIPTION OF DEVELOPMENT

The application seeks to vary conditions 2 and 7 on 3PL/2012/0279/F which granted planning permission to demolish buildings and the erection of a new supermarket (A1), landscaping, servicing, parking and highway improvements and new access.

The application is submitted together with a Landscape Planting Specification and Methodology, an Arboricultural Implications Assessment and an Arboricultural Method Statement.

*The application seeks to vary conditions 2 and 7 attached to the above mentioned application.

* Condition 2 reads:

The development must be carried out in strict accordance with the application form, plans, drawings and other documents and details submitted or provided by the applicant, as amended by the documents referred to above.

* Condition 7 reads:

Prior to the commencement of trading, the proposed vehicular and pedestrian accesses shall be provided in accordance with the approved plan (drawing number 9466-31F) and thereafter retained. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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The amendments principally comprise:

Revisions to the size and design of plant area; changes to fenestration detailing (door and window positions); repositioning of lobby; trolleys and ATM; indicative signage repositioned; changes to external cage marshalling area including increasing size by 20 sq m; timber cladding to the service area fence extended along Brocks Road from the access to the car park

SITE AND LOCATION

The application site is a 1.187 ha parcel of brownfield land to the north of Swaffham at the junction of Brocks Road and Castle Acre Road, which is one of the main routes through Swaffham. The site is approximately 330 m away from the primary shopping area boundary of Swaffham and is within the Settlement Boundary of Swaffham. The site, which is currently vacant, is within the Eco-Tech General Employment Area and currently comprises a derelict building that was constructed within the Eco-Tech Business and Innovation Park as a series of workshop units.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2012/0269/F - Demolish buildings and erection of new supermarket (A1) landscaping, servicing, parking and highway improvements/new access - 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

SS1	Spatial Strategy
CP.05	Developer Obligations
CP.07	Town Centres
CP.09	Pollution and Waste
CP.10	Natural Environment
CP.13	Accessibility
DC.01	Protection of Amenity
DC.06	General Employment Areas
DC.09	Proposals for Town Centre Uses
DC.12	Trees and Landscape

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DC.14	Energy Efficiency
DC.15	Renewable Energy
DC.16	Design
DC.19	Parking Provision
NPPF	With particular regard to paragraphs 7-9, 11-16, 17, 18-22, 23-27, 29-41, 56-68 and 69-78.

CIL / OBLIGATIONS

Not Applicable

CONSULTATIONS

SWAFFHAM TOWN COUNCIL -

No objection.

HIGHWAYS AGENCY

No objection

CRIME REDUCTION/ARCHITECTURAL LIAISON OFFICER

No objection

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections

TREE & COUNTRYSIDE CONSULTANT

No objection - a detailed landscaping plan should be forthcoming conditioned to any consent.

ASSET MANAGEMENT

No objection to the proposed layout, but have the following comments: -

1. There are no drainage details shown on the layout plan. Drainage can be a problem in this part of Swaffham, with no positive surface water drainage available. There are two surface water storage/soakage ponds on the estate intended to serve development of the business park, but there is obviously limited storage available and rules were agreed with the Environment Agency on the permitted use of the BDC drainage infrastructure. Any drainage proposals would need to meet these Env Agency guidelines.

2. The proposals include some works to Brocks Road, which is a private road belonging to BDC. Asset Management intend to have the road adopted in the future, so any work must be carried out to an adoptable standard.

ENVIRONMENTAL HEALTH OFFICERS

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No objections

CONTAMINATED LAND OFFICER

No objections subject to conditions

ENVIRONMENT AGENCY - No Comments Received

REPRESENTATIONS

Representations have been received raising the following issues:

Objection to the store being built as Swaffham is already well served and this store will only serve to further destroy the local businesses in the town centre leading to further degradation of the town centre beyond its already unacceptable levels.

Highway Safety - Increase in traffic on the Castle Acre Road will lead to severe problems and congestion.

ASSESSMENT NOTES

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

Principle of development

* The principle of the development is established by planning permission reference 3PL/2012/0269/F. The previous planning permission granted is subject to a Section 106 Obligation regarding the provision of improved bus services and contributions towards projects, initiatives or programmes to promote and enhance Swaffham town centre as a retail destination.

* The previous Section 106 Obligation binds the original permission and any further permissions issued for this development. On this basis no Deed of Variation is necessary.

* The changes are considered to be of a minor nature and do not fundamentally change the nature and scale of the originally approved scheme.

Design and appearance

* The site is currently a disused brownfield site which is visually unattractive and detracts from the visual amenity of the area. The proposal, as previously approved, would result in the demolition of an existing, unattractive building and the erection of a much more aesthetically sensitive supermarket. The scheme will include some landscaping but this is minimal owing to the size constraints of the site.

Landscape Impact

* The Tree and Countryside Consultant has been consulted on the proposals and has commented that the outline proposals illustrated in Ravencroft's drawings are acceptable. A detailed landscaping plan should be forthcoming and conditioned to any consent.

Amenity

* The proposed store would not be located directly adjacent to any residential properties but there

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are dwellings to the east of the site, on the opposite side of Castle Acre Road. The Council's Environmental Health Officers have been consulted and no objections have been raised based on the information provided and providing the development proceeds in line with the application details. Conditions previously recommended and attached to the original planning permission remain applicable. These conditions include restricting loading and unloading times and times when power tools, vehicles or machinery shall be used on the site and that prior to the commencement of trading a scheme to provide security, including CCTV and car park lighting to be submitted to and approved in writing by the Local Planning Authority.

Highways

* Norfolk County Council Highways have been consulted on the proposal and have commented that the proposal has no implications with respect to the off-site highway works or the site accesses and therefore no highway objections are raised.

* The Highways Agency have been consulted on the proposal and have commented that the proposals would not adversely affect the A47 Trunk Road at this location.

Natural Environment

* The Tree and Countryside Consultant was satisfied with the content of the previously submitted arboricultural, landscaping and ecological reports. In summary, the ecological study did not demonstrate the existence of protected species. However, Core Strategy Policy CP10 (Natural Environment) requires measures for the enhancement of biodiversity on the proposal site. Building on the previously submitted ecological study and the landscaping plan, a scheme for the positive encouragement of biodiversity on the post-development site will be, as previously, conditioned to any consent.

Contaminated Land

* The Contaminated Land Officer has been consulted on the proposal and has raised no objections to the application to vary conditions 2 and 7. Previous recommendations for conditions with respect to contaminated in relation to 3PL/2012/0269/F remain applicable.

* Other Matters

With regard to the comments made by Breckland Council's Asset Management Department details of the drainage proposals have never been indicated on the proposed site plan. The drainage details are subject to condition discharge from the original consent (3PL/2012/0269/F Conditions 17 and 18) and the highways works at the junction of Castle Acre Road and Brocks Road are covered by condition from the original consent (3PL/2012/0269 Condition 11). The applicants are in discussion with Norfolk County Council Highways and the other proposed works between Brocks Road and the site will be to adoptable standards.

Conclusion

* The proposed supermarket has already been found acceptable in principle. The scheme as revised remains acceptable having regard to the design and appearance, landscape impact, residential amenity, highways impact, the natural environment and contaminated land subject to conditions. The original Section 106 Obligation binds the original permission and any further permissions for this development.

RECOMMENDATION

Planning Permission

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CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3920** Net retail sales area not exceed 1,970 sqm
- 3413** Indicated landscaping to be implemented
- 3920** Biodiversity scheme
- 3941** Renewable Energy
- 3740** Highways: vehicular access
- 3740** Highways: visibility splays
- 3740** Highways: laid out parking etc
- 3740** Highways: provision of wear and tear
- 3740** Highways: scheme of off-site improv works
- 3740** Highways: submit overarching travel plan
- 3920** Scheme to provide security
- 3949** Contaminated Land - Site Investigation/Remediation
- 3920** Contam Land Verification Report
- 3946** Contaminated Land - Unexpected Contamination
- 3920** Surface water drainage scheme
- 3920** No infiltration of surf water drainage
- 3920** Piling not permitted
- 3920** Details of fume extraction systems
- 3920** Full details generators compressors etc
- 3920** No power tools in certain hours
- 3994** S106 note bus improvements
- 3994** Highways Note INF1
- 3994** Highways Note INF6
- 3994** Non-standard note
- 3923** Contaminated Land - Informative (Extensions)
- 3994** Env Agency Informatives
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2000** NOTE: Application Approved Without Amendment

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ITEM	3	REPORT RECOMMENDING REFUSAL
REF NO:	3PL/2013/0730/F	CASE OFFICER: Viv Bebbington
LOCATION:	STOW BEDON/BRECKLES Breckles Farm Site Land near Breckles Heath	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Traditional Norfolk Poultry Ltd Oak Tree Business Park Hargham Road	
AGENT:	Lanpro Services 4 St. Mary Duke Street	
PROPOSAL:	Retain 2 small poultry arcs in movable locations within area on Drg TNP001/0250 5-3 & feed silo (Retrospective)	

RECOMMENDATION **Refusal of Planning Permission**

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ITEM	4	REPORT RECOMMENDING REFUSAL
REF NO:	3PL/2013/0731/F	CASE OFFICER: Viv Bebbington
LOCATION:	STOW BEDON/BRECKLES Breckles Farm Site Land near Breckles Heath	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Traditional Norfolk Poultry Ltd Oak Tree Business Park Hargham Road	
AGENT:	Lanpro Services 4 St. Mary Duke Street	
PROPOSAL:	Retain 2 small poultry arcs in movable locations within area on Drawing TNP001/0250 4-3 & feed silo (Retrospective)	

RECOMMENDATION **Refusal of Planning Permission**

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ITEM	5	REPORT RECOMMENDING REFUSAL
REF NO:	3PL/2013/0732/F	CASE OFFICER: Viv Bebbington
LOCATION:	STOW BEDON/BRECKLES Breckles Farm Site Land near Breckles Heath Stow Bedon Watton	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Traditional Norfolk Poultry Ltd Oak Tree Business Park Hargham Road	
AGENT:	Lanpro Services 4 St. Mary Duke Street	
PROPOSAL:	Retain small poultry arcs in movable locations, see Drg TNP001/0250 7-3 & associated feed silo (Retrospective)	

RECOMMENDATION **Refusal of Planning Permission**

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ITEM	6	REPORT RECOMMENDING REFUSAL
REF NO:	3PL/2013/0733/F	CASE OFFICER: Viv Bebbington
LOCATION:	STOW BEDON/BRECKLES Breckles Farm Site Land near Breckles Heath	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Traditional Norfolk Poultry Ltd Oak Tree Business Park Hargham Road	
AGENT:	Lanpro Services 4 St. Mary Duke Street	
PROPOSAL:	Spanish-type polytunnel (No.1 on TNP001/0250 1), feed silo, water tank & access road/ turning area Retrospective	

RECOMMENDATION **Refusal of Planning Permission**

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ITEM	7	REPORT RECOMMENDING REFUSAL
REF NO:	3PL/2013/0734/F	CASE OFFICER: Viv Bebbington
LOCATION:	STOW BEDON/BRECKLES Breckles Farm Site Land near Breckles Heath	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Traditional Norfolk Poultry Ltd Oak Tree Business Park Hargham Road	
AGENT:	Lanpro Services 4 St. Mary Duke Street	
PROPOSAL:	Retain small poultry arcs in movable locations within area on Drg TNP001/0250 6-3 & feed silo (Retrospective)	

RECOMMENDATION **Refusal of Planning Permission**

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ITEM	8	REPORT RECOMMENDING REFUSAL
REF NO:	3PL/2013/0736/F	CASE OFFICER: Viv Bebbington
LOCATION:	STOW BEDON/BRECKLES Breckles Farm Site Land near Breckles Heath	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Traditional Norfolk Poultry Ltd Oak Tree Business Park Hargham Road	
AGENT:	Lanpro Services 4 St. Mary Duke Street	
PROPOSAL:	Retain Spanish-type polytunnel (2 on TNP001/0250 2-1) feed silo, water tank, access & turning area Retrospective	

RECOMMENDATION **Refusal of Planning Permission**

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ITEM	9	REPORT RECOMMENDING REFUSAL
REF NO:	3PL/2013/0737/F	CASE OFFICER: Viv Bebbington
LOCATION:	STOW BEDON/BRECKLES Breckles Farm Site Land near Breckles Heath	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Traditional Norfolk Poultry Ltd Oak Tree Business Park Hargham Road	
AGENT:	Lanpro Services 4 St Mary Duke Street	
PROPOSAL:	Retain spanish-type polytunnel (3 on TNP001/0250 3-3), feed silos, water tank, access & turning area (Retrospective)	

RECOMMENDATION **Refusal of Planning Permission**

BRECKLAND COUNCIL

PLANNING COMMITTEE - 28th OCTOBER, 2013

REPORT OF DIRECTOR OF COMMISSIONING

(Author: Viv Bebbington, Senior Planner)

STOW BEDON: Breckles Farm, Land near Breckles Heath

Retain Spanish-type poly tunnel, feed silos, water tank, access & turning area (Retrospective). 3PL/2013/0733/F, 3PL/2013/0736/F, 3PL/2013/0737/F

Poultry arcs in movable locations within area & feed silos. 3PL/2013/0730/F, 3PL/2013/0731/F, 3PL/2013/0732/F, 3PL/2013/0734/F

Applicant: Traditional Norfolk Poultry

INTRODUCTION

This report covers 7 separate retrospective applications for the retention of poly tunnels and moveable arcs for poultry at land known as Breckles Farm. The issues relating to each of the planning applications are identical and the sites all adjoin each other and form part of one farming unit, therefore the applicant has submitted one single supporting statement and Design and Access statement to cover all the development which has occurred on the holding. It is therefore considered appropriate to assess the applications as part of a single report.

Each individual application has its own separate site layout and detailed plan identifying a separate site area and roaming area.

In total the applications provide for:-

- 3 Spanish -type poly tunnels with associated feed silos and water tanks, access and turning area, for seasonal use for turkeys
- 10 mobile chicken arcs with associated silos

Members should be aware that the description for the 3 larger Spanish type poly tunnels has recently been amended. The applications were originally submitted on the basis that those poly tunnels would be used for turkeys during the period August to December and chickens for the remaining part of the year and all the consultations undertaken and included in this report are on this basis. The applicant has recently amended the scheme to refer only to seasonal use for turkeys. The amendment would result in a reduction in the scale and use of the site both in terms of vehicular activity and impact on the environment at those times outside the turkey breeding seasons. All consultees have been re-consulted on this amendment and their comments on the reduced scheme will be reported verbally.

KEY ISSUES

Principle

Impact on the adjacent SPA, SSSI and County Wildlife sites

Visual impact

Highway issues

DESCRIPTION OF THE DEVELOPMENT

Three applications seek to retain three poly tunnels and their associated feed silos and water tanks (3PL/2013/0733, 0736 and 0737). Each poly tunnel has been submitted as a separate application showing a separate roaming area which extends into the adjacent woodland. The use of the poly tunnels was originally submitted for seasonal turkeys and chickens for the remaining part of the year. The three applications have subsequently been amended for seasonal use for turkeys only (August to December). Each poly tunnel would house 6,000 turkeys.

The remaining four applications seek to retain a total of 10 smaller mobile arcs and associated silos and water tanks (3PL/2013/0730, 0731, 0732 and 0734). These arcs are proposed to be used all year round for the accommodation of chickens. Each arc would house 1,500 chickens. The arcs would be moved around within the wider planning unit.

The proposal includes the shared access road.

SITE AND LOCATION

The site is located in an isolated location to the west of the A1075 Watton to Thetford road adjacent the STANTA training area.

The site is in close proximity to Breckland Forest, Breckland Farm and Cranberry Common SSSI's which all form part of the Breckland SPA. It is in proximity to the Stanford Training Area SSSI which is part of the Breckland SAC and Breckland SPA.

The site is, in part, accessed via Peddars Way. This is designated as a 'soft road' and also forms part of a national trail which is popular for walkers, cyclists and horse riders.

EIA REQUIRED

The proposals have been screened and it has been concluded the proposals are not EIA development and therefore an EIA has not been requested.

RELEVANT SITE HISTORY

3PL/2012/1339/F, 3PL/2012/1340 /F & 3PL/2012/1341 - Retain Spanish-type poly tunnel Nos 1, 2, & 3 – Withdrawn

An Enforcement Notice was served on the site for the unauthorised poly tunnels on 19 October 2012.

The Applicant appealed against the Enforcement Notice. This was dismissed and the notice took effect on 24 August 2013. The grounds of appeal did not include ground (a) that planning permission should be granted and therefore the planning issues did not form part of the decision. The Inspector did conclude that the mobile arcs were development and therefore required planning permission.

POLICY CONSIDERATIONS

CP 10 - Natural Environment

CP11 - Protection and Enhancement of the Landscape

DC 1 - Protection of Amenity

NPPF - Paras 28, 309, 118

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

STOW BEDON AND BRECKLES PARISH COUNCIL

This response applies to all seven applications, as this is in effect one unauthorised development.

1. Summary

1.1 My Council objects in the strongest possible terms.

1.2 Whilst my council is used to chicken farms and has no objection to them as such, this one surrounded by SSSIs, SPAs and SACs, and wholly containing a County Wildlife Site, directly adjacent to the Peddars Way National Trail is not the right location.

1.3 Access is only available via Peddars Way itself, from either one of two minor roads which have already been severely degraded by the vehicles coming to this site over the past 20 months. One of these is Woodcock Road, which bears Peddars Way, joining the A1075 at Wretham at an already dangerous junction. The other passes over a narrow railway bridge (the railway is disused) past the Puddledock Farm Camping & Caravanning site, emerging onto the A1075 next to the Hockham Woods picnic area.

Both these minor roads are extensively used by walkers, cyclists and riders, many of whom are tourists to Breckland, and will have come specifically to enjoy Peddars Way.

1.4 The Ecological Assessment Report. Aspect Ecology, the author, completely belittles the fact that it is a County Wildlife Site, failed to notice the barbed wire fence the applicant has placed alongside the Peddars Way highway, spotted no invertebrates of note (hardly surprising, given the site has been occupied by 40,000 chickens for 18 months) although a survey of an adjacent site found over 60 different species, found only one animal and two birds on the whole site (presumably this excludes chickens), talks about the risk of overhead predation from foxes, etc.

1.5 The applicant has understated the vehicle movements by 100% in both the Supporting Statement and the Ecological Assessment.

1.6 The applicant has been on this site for approximately 20 months, and has used every possible device to delay and circumvent the planning process. My Council asks that permission is refused.

(For further comments on background, ecological assessment report and precedent, see web site)

10. Conclusion. My Council believes that this is a simple matter of commercial greed versus the delicate and valuable environment of the Brecks. Commerce will always find an alternative way to prosper. Once this environment (from which the Planning Authority has derived its very name) is destroyed, it will be very difficult to get it back. My Council is very disappointed that, after expending considerable effort and cost to successfully defend its Enforcement Order, Breckland Council did not have the courage to use the powers given by its Enforcement Order, Breckland did not have the courage to use the powers given it by the Government and refuse to accept these applications. It hopes that Breckland will now support the wildlife, Parish Councils and people affected and refuse permission, if necessary fighting for what it must know is right throughout the appeal process.

GREAT HOCKHAM PARISH COUNCIL

Hockham Parish Council **STRONGLY OBJECT** to these Applications.

Whilst this development is outside our parish, Hockham Parish Council fully support the comments made by Stow Bedon & Breckles Parish Council in whose parish the unauthorised development is situated.

The applicants traffic assessment states that typical vehicle movements are ~ 30 per week, however they have only counted the vehicles in one direction, so the true figure is at least 60 vehicle movements per week, over what are totally inadequate single track roads.

It should be remembered that the access to the site is via the Peddars Way, a National Trail which has been strongly promoted by both Norfolk County Council and Breckland Council for use by the public on foot, cycle or horse. This is an un-metalled track and since operations started at the Breckles Farm site some 18 months ago much of this part of the Peddars Way has become heavily rutted, often making it impassable.

Furthermore the road leading from the Peddars Way over the disused railway bridge to the A1075, known locally as the Tottington Road has suffered major damage caused by the number of large HGVs and tractor and trailer combinations that now travel up and down it daily, breaking the edge of the narrow road into the verges and opening up large potholes.

The 4 star Puddledock Farm Camping & Caravanning site is at the eastern end of the Tottington Road, near the Hockham Woods Picnic Area and the junction with the A1075. The camp site used to attract over 40,000 visitors per year to the area, the principal attraction being walking and cycling in Thetford Forest and along the Peddars Way, however since the development of the poultry site visitor numbers have fallen and they have received several complaints about massive tractors pulling long trailers that make no attempt to slow down for other users, drivers often having a mobile phone pressed to their ear!

Much of the traffic to and from the site already passes through the centre of Great Hockham en-route to TNPs plant in Shropham. This increase in the agricultural traffic through the village is already causing problems as the large tractors and trailers have damaged road verges and sometimes strike parked cars.

Like other rural parishes in Breckland we are well used to chicken, turkey and duck farms and have no objection to them in principal, but this poultry site development is simply in the wrong place and we would ask that these applications are refused.
Great Hockham Parish Council

WRETHAM PARISH COUNCIL

This response applies to all seven applications, as this is in effect one unauthorised development. My Council objects in the strongest possible terms to these retrospective applications. My Council is in complete agreement with the objections submitted by Stow Bedon & Breckles Parish Council in their letter dated 25 August 2013, and with the additional objections (especially relating to the impact of traffic movements) made by Hockham Parish Council in their email dated 2 September 2013. In addition, my Council would like to cast further doubt on the figures for vehicle movements quoted in both the Supporting Statement and the Ecological Assessment which accompanied these applications. Unless the poultry being reared on this site for the past 18 months are extremely unusual, there must be some need for water for the birds involved. There was no natural source of water on the site before TNP started their development. No mention is made of any water being brought in as part of the detailed vehicle movements submitted (which, as you know, are in themselves severely questionable). And no mention is made of a borehole having been sunk on the site. So what do the birds drink?. It may, of course, be that a borehole has been sunk, but in that event my Council wonders whether TNP has been through the tiresome process of applying for a licence from the Environment Agency. The Environment Agency has not yet commented in detail on the applications, and no doubt, if they do not happen to mention providing a licence for a borehole you will ask them about this. Sadly, the experience Breckland Council has of TNP adhering to the proper processes regarding planning procedures makes it more than possible that they will not have bothered with

this technicality. My Council also notes that no mention is made in the application of how dead birds will be stored or disposed of. The applicant makes a great show of the humane method of rearing they use, but surely they are not claiming that there will be no fatalities among 40,000 birds. Indeed, there have already been reports of dead birds in the surrounding area, presumably the result of predation. How are these (and other carcasses) being hygienically stored until removal, and how is this removal taking place without any vehicle movements. The most casual visitor to Wretham will appreciate that this Council is well used to having poultry farms within its boundaries. However, before now, none of these have been constructed in such proximity to the many special areas of habitat by developers who totally disregard the niceties of the planning process that all others have to follow. My Council hopes that Breckland Planning Committee will have the courage to do what its Officers have singularly failed to do, and turn down these applications, requiring the land to be returned to the use for which it has permission. Then, my Council hopes, in time the damage to the landscape, fauna and flora will have a chance to be reversed.

Comments on amended plans

It must always be remembered that these are retrospective applications, and so describe what is actually happening, rather than what is planned to happen. Therefore the impact which has been made on the environment and highway remains largely the same. The applicant is just describing it differently (and, one hopes, more accurately).

1. **Vehicle movements.** This is now the third attempt at providing accurate figures. In none of the tries so far has the total ever been shown, meaning that everybody who looks at the applications has to try to work it out for himself. The applicant's agent now says that the newest figures "clearly demonstrate the significant reductions in traffic movements these attachments to our proposals create." Yet if my Council has done the math correctly, this is not true. The original application gave figures for traffic movements in paragraph 9.2 of the Supporting Statement. This appears to give an annual total of 1,565 movements. The latest figures (if my Council's calculation is correct) come to 2,152 movements, an increase of nearly 40%
2. **Highways.** My Council agrees completely with the applicant's views that the other unauthorised development further north on Peddars Way, Watering Farm, shares responsibility for the damage done to the highways, and shares the concern that Breckland Council has not taken any enforcement action to halt this abuse of the planning system. Mind you, my Council is aware that Breckland did take action against TNP, but this has done nothing to prevent its similar abuse. This view does, though, represent a change of approach by TNT, as it is said locally that they were at one stage in discussion with the owner of Watering Farm about the possibility of exchanging sites, as a device to further delay any enforcement action that Breckland might have pursued.
3. **Number of chickens.** While the Council welcomed the proposed reduction in total number of birds, it felt that, from the point of view of the invertebrates that used to live on this site before the development took place, it makes little difference whether there are 40,000 chicken beaks trying to eat you, or those of 15,000 chickens and 18,000 turkeys (or, for that matter, just 15,000 chickens).
4. **County Wildlife Site.** The applicant has now pointed out that a small section of the County Wildlife site is fenced off and not accessed by birds. It is believed (but not stated) that this is not a change - the fence was always there. It should be noted that the newly submitted plans (drawings numbered 1-3, 2-3 and 3-3) inaccurately bear the descriptive label 'County Wildlife Site fenced off from roaming areas'. In truth, only a small part of the CWS is fenced off. The remainder, as the agent's email to Viv

Bebbington dated 10 October does make clear, will continue to be a foraging area, albeit only for four months of the year.

5. **Woodland Brand chickens?** Much of the application goes on about the added quality provided by the chickens being able to forage freely in woodland areas. If the chickens were actually to be excluded from the woodland areas, as now proposed, does that not devalue the fundamental idea of the brand, and thus reduce the chickens produced to the free-range standard product? In which case, is there not an impact on the validity of this whole project, which might lead, should initial permission be regrettably given, to a later application saying that it is financially essential to the business that the permanent polytunnels should not remain unused for eight months of the year?

In conclusion, my Council would repeat that there is nothing at all wrong with this development. It is just the location that is wrong. It has been noticed that the number of walkers passing through Stonebridge on the Peddars Way this year has been well down on the last few years, although the weather this summer has been much better, and this reduced number can only be as a result of the developments on Peddars Way.

My Council asks Breckland to refuse permission, and to reinstate the Enforcement order it fought so hard to uphold so recently.

NATURAL ENGLAND

No objection – The proposal is not likely to have a significant effect on the interest features of the Breckland SAC, Breckland SPA or the Norfolk Valley Fens SAC. The proposed mitigation measures would reduce the visibility of the development to users of Peddars Way.

ENVIRONMENT AGENCY

No objection subject to a condition regarding surface water disposal and information for the applicant.

NORFOLK WILDLIFE TRUST

Objection – Adverse impact on the County Wildlife Site and likely disturbance to Nightjar. Free range poultry are likely to impact on the woodland floor and woodland invertebrate.

RSPB

No comments received.

RAMBLERS ASSOCIATION

No objection in principle but concerned about the additional vehicle movements and the boundary of the site adjacent Peddars Way in terms of conflict with pedestrians, increase in noise and visual impact of warning signs.

HISTORIC ENVIRONMENT OFFICER

No objection

NORFOLK COUNTY COUNCIL HIGHWAYS

Objection - the unclassified roads serving the site, Peddars Way, Woodcock Road and Great Hockham Road are considered to be inadequate to serve the development proposed by reason of its poor alignment/ restricted width/ lack of passing provision/ substandard construction.

The development is likely to result in additional vehicular/ pedestrian conflict on Peddars Way, a National Trail.

TREE AND COUNTRYSIDE CONSULTANT

The proposal is unlikely to have a significant impact on the stone curlew special interest feature of the SPA however it would be prudent to condition an independent scheme for monitoring of the effectiveness of pest control as this has the greatest potential to harm to the citation ground nesting birds. No lighting should be introduced without the written consent of the LPA. Concern was also raised regarding foraging birds in the CWS.

AIR QUALITY OFFICER

No objection

WARD REPRESENTATIVE - Philip Cowen

The applications numbers above relate to the 7 retrospective planning applications made by TNP in respect of the unauthorised development in the forest (part of which is a county wildlife site) alongside the Peddars Way and adjacent the Thompson Water SSSI and the Breckland SPA. Since this applicant commenced unauthorised development in 2011 there has been considerable disquiet in the three parishes affected. Stow Bedon and Breckles, Wretham and Hockham and all three have voiced their objections most strongly to previous applications which were subsequently withdrawn by the applicant. New objections will be raised by the three parishes concerned I attended a meeting with all three yesterday evening.

Given the cumulative scale that the seven retrospective applications represent and the long chequered history attached to the unauthorised developments at the site I assume that they will be taken to committee as a major application. If not then in the interests of transparency and the serious planning aspects notably the impact on the local environment and the inadequate highway network along which traffic must travel to access the site, I would ask that the applications be placed before members for determination provided that the officer recommendation is one of approval. If the officers recommend refusal then for the avoidance of doubt I do not see the need for any of the applications to go to committee.

OBLIGATIONS/CIL

Not applicable

REPRESENTATIONS

Letters of support have been received from companies associated with the poultry production business.

Letter of objection has been received raising concern regarding the retrospective nature of the development, the impact on wildlife and the inappropriate location.

ASSESSMENT

* The applications are referred to Planning Committee as 3 of the 7 are major applications.

Principle

* The National Planning Policy Framework seeks to promote and support the development of agricultural businesses and, as such, the principle of the proposal is consistent with policy.

Impact on the SPA/ SAC and County Wildlife Site

* Natural England has not raised any objection to the retention of the 3 poly tunnels or the poultry arcs and has advised that the proposals are not likely to have a significant effect on the interest features for which the SAC and SPAs were classified.

* The roaming areas for each of the 3 poly tunnels extend into the adjacent woodland which has been designated as a County Wildlife Site. Concern has been raised by Norfolk Wildlife Trust that the use would have an adverse impact on the woodland floor. The applicant has since clarified that the roaming areas are not as extensive as originally indicated and do not extend to the full extent of the land owned by the applicant. Part of the CWS is out of the roaming area and unaffected by the development. The roaming areas are fenced off internally 20m from Peddars Way and 45m from the southern boundary. A condition can be imposed to prevent the future enlargement of the roaming areas. The seasonal use by turkeys from August to December would also be at a time when the undergrowth is dying back and when the roaming area is not used between January to July it would allow for flora and fauna to flourish. On this basis it is considered that the impact on the CWS would be less than originally envisaged and is not significant and it has been concluded not to raise an objection to the proposal on these grounds..

* On this basis of not objection from Natural England and the concerns by NMT being addressed it has been concluded not to raise an objection to the proposal on the grounds of impact on the SPA/SAC and CWS.

Impact on visual amenity

* The site is surrounded by woodland and therefore there are no long distance views into the site. However it is sited adjacent the Peddars Way which does afford short distance views into the site. Additional planting is proposed on the boundary with Peddars Way to minimise visual impact and conditions can be imposed to require such landscaping to be implemented and maintained. The applicant has also agreed to remove the barbed wire fencing and signage which has been erected on this boundary. The proposal is unlikely to have a significant visual impact from Peddars Way.

* The use of the site has, however, had a detrimental impact on Peddars Way itself. The increase in traffic using Peddars Way for vehicle access has resulted in the visual deterioration of the road. The nature of the road has changed. The surface has deteriorated and the verges/banks have been eroded resulting in the surface becoming wider than it previously was. It is acknowledged that Breckles Farm is not the only agricultural unit accessed by Peddars Way which has contributed to its recent deterioration.

* On this basis it is considered that the proposals have had an inappropriate visual impact upon the Peddars Way.

Highway issues

* The site is accessed in part by either Woodcock Lane or Great Hockham Road and Peddars Way. Both of the unclassified roads and Peddars Way are limited in width and insufficient to allow a car and HGV to pass. This has resulted in the deterioration of the verges and damage to the carriageway edges. The Highway Authority has also raised concern regarding the increased vehicular/pedestrian conflict as the Peddars Way and Great Hockham Road are popular with walkers/cyclists.

* Whilst it is accepted that the site is classified as agricultural land and therefore could be used for other agricultural purposes without the need for planning permission, it is considered that the unauthorised activities that the applicant is seeking to regularise are more intensive than crop growing and, as such, likely to generate a higher number of vehicle movements.

* The Highway Authority has been advised of the proposed amendment to use the poly tunnels for the seasonal use of turkeys only and the resulting reduction in traffic movements. Their comments will be reported verbally at the meeting.

RECOMMENDATION

Refusal on the grounds of inadequate highway network to serve the site, increase in vehicular /pedestrian conflict and contrary to CP 10 in terms of the detrimental visual impact the increase in traffic has had on Peddars Way

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ITEM	10	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0735/F	CASE OFFICER: Viv Bebbington
LOCATION:	HARLING Thorpe Woodlands West Harling Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: Adjacent Grade 2
APPLICANT:	Forest Holidays LLP c/o agent	
AGENT:	Concept Town Planning Limited Sambrook Hall Noble Street	
PROPOSAL:	Replacement of camping & caravanning with 70 no. timber cabins & assoc. buildings to be used for holiday accomm.	

KEY ISSUES

Principle
Impact upon SPA, SSSI
Impact on landscape
Impact on neighbouring amenity
Impact on trees
Impact on historic environment
Highway/ access issues

DESCRIPTION OF DEVELOPMENT

The proposal seeks to redevelop an existing camping and caravanning site with 70 log cabins within a 19.8Ha woodland site. The proposal includes a central building which provides a reception area, shop/ café, laundry and toilet, a maintenance area which includes 3 management static caravans, staff amenity facilities, laundry room, tractor storage, boiler plant storage, refuse area and workshop, and a cycle store.

The log cabins provide a mix of accommodation ranging from 1 bedroom units to 5 bedroom units. In total there are eight 1 bed units, twenty six 2 bed units, twenty five 3 bed units, nine 4 bed units (two storey unit) and two 5 bedroom units (two storey 4 bed unit with additional tree house). At full capacity with every bed space used there would be a maximum of 364 people occupying the cabins.

The site is divided into two distinct character areas which are divided by the access track. To the western part of the site is a wooded area with an existing internal forest road which currently serves approximately 51 formal caravan pitches set in clearings within the woodland. The proposal provides for 48 cabins in this area. To the north of this area is an open area of

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grassland which extends up to the River Thet. This is referred to as the rally field. The proposal retains this open area. The eastern area of the site is mainly open grassland and is the main camping/ caravan area. The proposal provides for 22 cabins in this area.

Each unit has a clay tile roof and timber clad walls with outside deck and hot tub. The units are suspended off the forest floor on steel piles.

SITE AND LOCATION

The site is located to the north of the A1066 Thetford to Diss road approximately 7 miles from Thetford and 2 miles from East Harling. The site is within a woodland setting. It is open all year round for camping and caravanning including both seasonal and tourist caravans. Access to the site is via a private track off West Harling Road. The access also serves an adventure centre which is adjacent the site to the south and several residential properties which are located to the north-east of the site. The closest neighbouring property, Thorpe Farm, immediately adjacent the site, is a Listed Building. The site adjoins an Ancient Monument. Peddars Way is to the west of the site.

The site is within the Stone Curlew Buffer Zone. The site is also partly within the Breckland Forest SSSI and Breckland SPA with the remainder of the site being immediately adjacent to the SSSI and SPA.

The northern part of the site is within Flood Zones 2 & 3 with the remainder in Flood Zone 3.

EIA REQUIRED

No. Prior to the submission of the application the applicant requested a screening opinion which concluded that an EIA was not required for the proposal.

RELEVANT SITE HISTORY

No relevant site history

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
CP.11	Protection and Enhancement of the Landscape
DC.01	Protection of Amenity
DC.08	Tourism Related Development
DC.12	Trees and Landscape

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DC.13	Flood Risk
DC.16	Design
DC.17	Historic Environment
NPPF	With particular regard to paras 28 & 118

CIL / OBLIGATIONS

Not Applicable

CONSULTATIONS

HARLING P C -

Only comments are that it appears to be a shame for long term users of this site that ALL camping and caravan pitches will be lost. Can not a small amount of pitches be kept?

BRIDGHAM P C -

Whilst Bridgham Parish Council have No Objections the Council feel it is a shame to lose affordable holidaying facilities and hope there is a better management system put in place than is currently there.

BRETtenham/KILVERSTONE P C -

Brettenham and Kilverstone Parish Council has considered application 3PL/2013/0735/F - Replacement Holiday Accommodation and decided to make no comment.

ENVIRONMENT AGENCY

No objection subject to conditions in respect of surface and foul water drainage

NATIONAL GRID

Advice given to applicant

ENGLISH HERITAGE

No objections

RAMBLERS ASSOCIATION: NORFOLK AREA

No objection subject to conditions

NATURAL ENGLAND

No objection subject to the imposition of conditions in respect of the timing of construction work, appropriate boundary treatment, minimalistic lighting and a management plan in respect of site operation and mitigation and biodiversity works.

PUBLIC RIGHTS OF WAY OFFICER

While I would not object to the proposal on rights of way grounds, I would make reference to the

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existence of Footpath No12 Harling that runs along the perimeter of part of the site and along the main access track. Any upgrading of the track will remain the responsibility of the owners/applicants to maintain at the higher standard.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions

R S P B

Objection - Disagree that an Appropriate Assessment under the Habitat Regulations is not required.

Whilst raising concern that the proposal may impact on the Stone Curlew feature of the SPA, they are pleased to see mitigation measures incorporated into site design to avoid impacts on nesting woodlark and nightjar.

HISTORIC BUILDINGS CONSULTANT

No comment.

TREE & COUNTRYSIDE CONSULTANT

In relation to trees, the proposed access to plots 40 - 49 presents some conflicts with 'A' category trees - veteran or near veteran oaks. In the wider landscape context it must be said that the loss of a limited number of trees, save the older oaks, would not be very significant.

It is unlikely that the proposal would have a significant adverse effect on the stone curlew special interest feature. The immediate SPA is potentially capable of supporting woodlark and nightjar and these birds are both ground nesting and have been shown to be affected by human activities at least to a distance of 400m from occupied buildings. Principal adverse effects might arise from night time lighting, noise, human disturbance on foot, rodents and disturbance by free ranging pets.

Further information is requested in respect of protection of veteran trees, water supply, foul water treatment, lighting, site management and pets policy.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions in relation to working hours and noise levels during construction, noise levels after construction, lighting

HISTORIC ENVIRONMENT OFFICER

No objection subject to amending the application to remove planting and scrapes to the NW of the site and a condition requiring the monitoring of works under archaeological supervision.

CHIEF FIRE OFFICER

Request condition in respect of fire hydrants or alternative source of water

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NORFOLK RIVERS INTERNAL DRAINAGE BOARD - No Comments Received

NORFOLK WILDLIFE TRUST - No Comments Received

GPSS - No Comments Received

ECONOMIC DEVELOPMENT - No Comments Received

PRINCIPAL PLANNER MINERAL & WASTE POLICY - No Comments Received

REPRESENTATIONS

The following is a summary of representations received:-

- Loss of affordable camping /caravanning facility
- Sensitive area, SSSI and SPA - impact on flora and fauna and protective species
- Increase in cars
- Increase in water usage, capacity of existing borehole
- Inadequate width of access
- Concern re emergency access
- Increase in noise
- Impact on archaeology/ ancient monument
- Flooding
- Position of sewerage treatment and substation not shown
- Current site has less pitches than stated
- Occupancy figures stated contradictory, current usage less than stated
- Proposal would result in an intensification of use not reduction
- Loss of trees.
- Connections with the adventure centre
- Staff wages
- Accuracy of traffic survey
- Smell from sewerage treatment plant

ASSESSMENT NOTES

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

Principle of the development

* The proposal seeks to redevelop an existing caravan and camping site and construct 70 holiday cabins with associated administrative building and maintenance building with management accommodation. The use of the land remains the same, namely tourist accommodation, although the nature of accommodation will change. Policy DC 8 does not distinguish between different types of tourist accommodation. It is considered that the principle is in accordance with policy.

Impact upon SPA, SSSI

* The site is surrounded by elements of the SPA which is cited for the special interest features of nightjar, woodlark and stone curlew. The site is sufficient distance from habitat supporting or capable of supporting Stone Curlew and therefore it is unlikely that the development would have a significant adverse impact on Stone Curlew.

* The immediate SPA is potentially capable of supporting woodlark and nightjar and these birds are both ground nesting and have been shown to be affected by human activities at least to a

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distance of 400m from occupied buildings. Future clear felling within 400m of the site would create a suitable habitat for woodlark from 0 to 7 years after clear felling has taken place. Further information in respect of proposed forest clear felling, lighting, site management and pet policy has been submitted.

* Natural England has considered the additional information including the Forestry Commission's clear fell plan. They have concluded that there is the potential for adverse effects to arise on the interest features of the Breckland SPA through visitors (and dogs) walking out of the development and into the forest particularly during woodlark nesting season, however these effects could be avoided by construction outside woodlark breeding season, appropriate boundary treatment, minimalistic lighting, hygienic management of the site and recreational activities in and around the site being designed to avoid impacts. They have recommended a Management Plan should be drawn up and agreed with the Forestry Commission. Appropriate conditions have been imposed to address all of these issues

Impact on neighbouring amenity

* The amenities of the existing residents are already impacted to a certain degree by the existing use of the site. It is not considered that the proposed change in the nature of accommodation would result in a significant adverse impact.

* A noise level condition has been imposed to protect residential amenity.

* The use of the adjacent borehole which is positioned on neighbouring land is not a planning matter.

Impact on trees and landscape

* The layout has been amended to avoid conflict with several veteran oaks. It is considered that given the wider landscape context the loss of a limited number of trees would not be very significant. The proposal provides for the retention of existing planting and additional tree planting. Given the site's woodland setting it is considered that the proposal is unlikely to have a significant visual impact on the landscape

Impact on Historic Environment

* The proposal has been amended in accordance with comments from the Historic Building Services in respect of archaeology and a condition requiring a programme of archaeological work (monitoring of ground works under archaeological supervision and control) has been imposed.

* English Heritage has raised no objection in respect of the Scheduled Ancient Monument.

* The Historic Buildings Officer has raised no objection in respect of the impact on the setting of the Listed Building

* The proposal is unlikely to have a significant adverse impact on historic environment.

* The details of existing planting adjacent Thorpe House and in the north eastern area have been amended to reflect more accurately existing planting. A condition has been added to ensure that all existing planting shown to be retained is retained.

Highway/ access issues

* The Highway Authority has raised no objection to the proposal and submitted traffic information subject to a condition. Concern has been raised locally regarding the adequacy in width of the existing access track from the highway to serve the development. Whilst this access currently serves the existing caravan site, the applicant has agreed a condition to provide passing bays.

Water

* The applicant intends to use the existing borehole which is located within the curtilage of the adjacent property, Thorpe Farm, and connect to the main supply located on West Harling Road,

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including backing up to a water storage tank. Although the applicant has confirmed he has full rights to use this borehole, its use is a private matter. The capacity of the existing borehole to serve the development is not a significant planning issue as alternative measures would be available to the applicant.

Drainage

* The applicant has indicated that a treatment plant will be positioned within the former rally field to the north of the development and will be connected to the exiting outfall from the Adventure Centre. The plant would be positioned over 55m from the adjacent residential property. The applicant has also confirmed that there is no surface water collection on the site. The conditions requested by the Environment Agency have been imposed to ensure the proposed treatment plant has sufficient capacity to cope with the development and avoid an adverse impact on the environment and the amenities of the adjacent resident.

Capacity/ occupancy figures

* The applicant has indicated that the site has provision for 460 pitches accommodating caravans and tents and therefore the redevelopment of the site for 70 cabins would significantly reduce the number of people accommodated on the site at any one time: The development would result in a maximum occupancy of 364 whereas maximum occupancy of the camp site would be 1,840 (assuming 4 people per pitch).

* Concern by current users of the site has indicated that the number stated is incorrect and there are currently between 130 & 170 formal pitches with little use of the rally field.

* The applicant has confirmed that their figure is correct and is based on the potential maximum capacity of the site should it be managed and advertised to its full potential.

* It should be noted that the maximum existing capacity of the campsite, based on 150 pitches and between 3 & 4 people per pitch, could be between 450 and 600 persons. It therefore can be concluded that at the height of the camping season, which also coincides with the bird breeding season, the development would not result in an increase in visitors using the site.

* Concern has also been raised regarding the planning permission/ site licence for the existing site. The site has established by the Forestry Commission under 'Crown Immunity' and therefore did not need planning permission. There was no requirement for the site to require planning permission when the regulations were revised. The site is an exempted site and does not require a site licence by the Council.

Other issues

* A condition has been imposed to ensure the cabins are used as holiday accommodation and not for permanent residential occupation.

* A condition requiring the provision of fire hydrants or alternative water supply has been imposed at the request of the Norfolk Fire and Rescue Service

* Conditions in respect of noise level restrictions both during and post construction have been imposed at the request of the Environmental Health Officers.

* The built development is all within Flood Zone 1. The Environment Agency has not raised any concerns in respect of flooding.

* Issues raised regarding staff wages and contracts are not planning issues.

Conclusion

* The site is currently used for tourist accommodation and therefore, in land use terms, there is no objection in principle to the use of the site. It is considered that, subject to the imposition of the outlined mitigation measures and management plan, both during and post construction which can be secured through the use of conditions, the proposal is unlikely to have a significant

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adverse impact on the SPA. The proposal does not raise any adverse landscape, highway or drainage issues. The application is, therefore, recommended for approval.

RECOMMENDATION Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted
- 3920** Non-standard drainage condition - surface water
- 3920** Non-standard drainage condition - foul drainage scheme
- 3920** Non-standard drainage condition - unexpected contamination
- 3920** Non-standard highway condition - wheel cleaning
- 3920** Provision of passing bays
- 9850** Non-std NOTE re public right of way
- 3545** Use for holiday accommodation only
- 3543** Use as staff accommodation only
- 3920** Site clearance and construction timing restriction
- 3920** EHO condition - noise levels during construction
- 3920** EHO condition - noise levels post construction
- 3413** Indicated landscaping to be implemented
- 3412** Trees/hedges to be retained
- 3402** Boundary screening to be agreed
- 3920** Non-standard condition re fire hydrants
- 3920** Non-standard archaeology condition
- 3920** Management plan to be provided
- 3920** Non-standard lighting condition

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ITEM	11	RECOMMENDATION : REFUSAL
REF NO:	3PL/2013/0741/F	CASE OFFICER: Liz Starling
LOCATION:	BLO' NORTON Evangeline The Banks	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr & Mrs J Hewitt Evangeline, The Banks Blo Norton	
AGENT:	Guildsman Limited 58 The Parade Pontypridd	
PROPOSAL:	Erection of two single-storey, self-catering, holiday chalets	

KEY ISSUES

Principle/need for tourist related development
Design, scale and landscape impact
Impact upon residential amenity
Drainage
Highway safety

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission for the construction of two single-storey detached wooden holiday lodges on land opposite the applicants property known as Evangeline on Fen Road in Blo Norton.

The cabins would provide self-catering accommodation and would comprise of two bedrooms, kitchen/diner, lounge and bathrooms. Each cabin would be surrounded on three sides by a wooden terrace.

Access to the site would be via a shared access off Fen Road. One parking space has been provided to serve each cabin.

SITE AND LOCATION

The site lies in Blo Norton, outside any designated Settlement Boundary in a rural location. The site is set close to a small cluster of residential properties to the south of Fen Road, with lakes to the north west.

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EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/1989/1940/CU - Excavation of lakes for personal amenity - Approved on 30th January 1990.

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.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design
DC.19	Parking Provision
NPPF	With particular regard to paras. 28, 32, 109

CIL / OBLIGATIONS

Not applicable

CONSULTATIONS

BLO' NORTON P C -

Blo Norton Parish Council is pleased to support this application and the following concerns were raised and observed by the Councillors at a recent site visit:

The road is very narrow and it was suggested that whilst the applicants had made provision for one parking space for each holiday property, it should be extended to two parking spaces per property as this would then ensure cars did not need to park in the road and cause any obstruction.

The Parish Council would encourage Highways department to put slow down signs near to the entrance of the proposed build to remind those that use this road regularly that there is a new entrance and those driving around this area may not be as familiar with the road as those who use it every day.

ENVIRONMENT AGENCY

No objection in principle to use of a cesspool unless the loading upon the system is so large that emptying them frequently enough is impractical. Cesspools are a least sustainable option.

Provided the proposed cesspool/s meet the minimum standards required by Building Regulations

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for the total maximum number of potential occupants of the two chalets we have no objection.

If an alternative solution is chosen that necessitates a discharge to the environment then any need for an Environmental Permit will need to be considered. Given the proximity of Blo' Norton & Thelnetham Fen (SSSI) it is borderline whether or not an exemption or standard rules permit for any discharge to surface water would be allowed.

ENVIRONMENTAL HEALTH OFFICERS

Concerns raised and additional information requested in respect of the use the proposed foul drainage method (cesspools) due to the sensitive location, close to a lake and Fen and confirmation obtained from the Environment Agency that they are happy with such drainage being used in such a location.

TREE & COUNTRYSIDE CONSULTANT

No objection - The upper Lt. Ouse valley is an area of high landscape and conservation value features which the applicant is keen to take advantage of in their proposed tourist venture. It is primarily a wetland environment and its particular quality is very dependent on it remaining pollution free. I can only echo the concerns raised by Environmental Health regarding the lack of detail about arrangements for foul drainage. These must be resolved before any consent.

The Ecological Appraisal dated June 2013 by Mill House Ecology is accepted and makes some sensible recommendations which should be conditioned to any consent and acted upon. Comments in respect of exotic and invasive species in the area.

NORFOLK COUNTY COUNCIL HIGHWAYS

Objection on the grounds of highway safety due to the unsuitability of the surrounding road network to cater for the development due to its restricted width, poor alignment, poor visibility, lack of passing provision and inadequate on-site parking and turning.

HINDERCLAY PARISH CLERK - No Comments Received

REDGRAVE PARISH CLERK - No Comments Received

REPRESENTATIONS

Letters of objection have been received from local residents on the grounds of the substandard nature of the rural road and consequences for highway safety; additional demand on local resources; unsuitability of the terrain to cater for new development; setting an undesirable precedent for further/future development; drainage issues in the locality; detrimental impact on rural landscape and wildlife and the impact on the residential amenities of existing residents in terms of loss of privacy, noise, disturbance, outlook and security.

ASSESSMENT NOTES

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* The application is referred to the Planning Committee at the request of the Ward Representative having regard to local support.

Principle/need for tourist related development

* Whilst the site lies outside any designated Settlement Boundary, Policy DC8 of the Breckland Core Strategy permits new tourist accommodation where it meets a range of criteria to justify its location and need. In this case, the proposal is for a modest level of new self-catering accommodation where it is considered that sufficient justification has been provided in support of the application in respect of its location, need and the attractions which it would support. As such, it is considered that the scheme would comply with Policy DC8, subject to a condition being attached in respect of restricting its use to holiday accommodation.

Design, scale and landscape impact

* Concerns have been raised by local residents on the grounds that the proposed development would be inappropriate for the location and would cause detriment to the local landscape and wildlife.

* However, the proposed cabins are considered acceptable in terms of their location, scale and design and, whilst relatively large, would be well screened within the surrounding landscape.

* The scheme has been assessed by the Tree and Countryside Consultant who has raised no objection on the grounds of its impact on trees, wildlife or landscape.

* As such, it is considered that the scheme would accord with Policies DC12 and DC16 of the Breckland Core Strategy.

Impact upon residential amenity

* Local concerns have also been raised in respect on the impact of the development on the amenities currently enjoyed by local residents.

* Whilst the cabins would be located in close proximity to existing residential properties, it is considered that the scale of the development, combined with the design and positioning of the cabins, would not result in significant impact on the residential amenities of neighbouring properties in terms of privacy, light or noise and disturbance.

* As such, it is considered that the scheme would accord with Policy DC1 of the Breckland Core Strategy.

Drainage

* Whilst concerns were raised by the Council's Environmental Health Officer and the Environment Agency in respect of the drainage proposed, (cesspool) the agent has confirmed that the applicant would agree to the installation of a private treatment plant. Whilst this is a more sustainable and appropriate option, the Environment Agency highlights the possible requirement for an Environmental Permit in respect of discharge from such an alternative solution. The Environment Agency cannot confirm that such a permit will be granted given the proximity of Blo Norton and Thelnetham Fen. In the event of a positive recommendation, a condition to agree a method of foul water drainage including management could be satisfactorily used.

Highway safety

* Notwithstanding the above, the application has been assessed by the Highway Authority who have raised objection to the scheme on the grounds that the surrounding network is unsuitable to cater for further development due to its restricted width, poor alignment and visibility, lack of passing bays and inadequate on site parking provision.

Conclusion

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* In conclusion, due to the highway objection raised, particularly in respect of the unsuitability of the surrounding road network to cater for further development, the application is recommended for refusal on the grounds of being detrimental to highway safety.

RECOMMENDATION Refusal of Planning Permission

REASON(S) FOR REFUSAL

- 9900** Highways refusal - inadequate road
- 9900** Parking refusal - inadequate parking
- 2002** Application Refused Following Discussion - No Way Forward

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ITEM	12	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0754/F	CASE OFFICER: Jemima Dean
LOCATION:	CARBROOKE Beaufort Park, RAF Watton Phase 2C	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: Y LB GRADE: N
APPLICANT:	Taylor Wimpey East Anglia Tartan House Etna Road	
AGENT:	Taylor Wimpey East Anglia Tartan House Etna Road	
PROPOSAL:	Re-plan and substitution of revised house types to plots 50 to 68 from 3PL/2009/0118/D (30 dwellings)	

KEY ISSUES

Principle of development
Visual impact
Neighbour amenity
Highway safety
Contributions

DESCRIPTION OF DEVELOPMENT

The application seeks planning approval for the re-plan and substitute of revised house types plots 1 to 30 (formally plots 50 to 68) to the previously approved residential development for dwellings with associated access, car parking and open space under planning reference 3PL/2009/0118/D.

The reduced size of the proposed revised house type would allow for the provision of an additional 11 dwellings which would be incorporated into the proposal. The alignment of roads/cycle ways through the site, the location and quantity of open space and play areas would remain as approved. To a large extent the proposal follows the scale, massing and appearance of the approved application. The proposed development aims to improve the mix of dwelling types across the site and provide a scheme which is appropriate to purchasers.

A total of 60 car parking spaces have been provided at a ratio of 2 spaces per dwelling.

SITE AND LOCATION

The application site comprises an irregular shaped parcel of land currently being developed for residential housing, located to the south of Norwich Road, Watton. The application site falls within a larger residential development known as Beaufort Park, located on the former RAF Watton site.

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EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2005/0476/F - Full planning for residential granted 2006
3PL/2005/0477/O - Outline permission for residential granted 2006
3PL/2009/0118/D - Reserved matters application granted 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.01	Housing
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.16	Design
NPPF	With particular regard to para. 55

CIL / OBLIGATIONS

Affordable housing provision is secured through S106 to meet local affordable housing needs. The Council requires the applicant to enter into Planning Obligations to provide necessary local infrastructure requirements on development sites. This could include, where necessary, for development to deliver site specific open space, connection to utility services (as required by legislation), habitat protection/ mitigation, transport improvements and archaeology. In relation to open space, the Council has identified a shortfall of outdoor sports provision and children's play space across the district. The evidence for this shortfall is found in the Council's Open Space assessment. Therefore, to remedy the identified shortfall, the Council seeks Unilateral Undertakings to provide contributions towards open space improvements under the provisions of adopted Policy DC11 where developments would not meet the threshold for on-site provision. In light of the evidenced shortfall of open space, the Council considers that these contributions are demonstrably improving open space provision in areas of evidenced shortfall and therefore comply with Regulation 122 of the CIL Regulations.

The Council is intending to implement CIL in 2014. As such, the payment of CIL and S106 obligations will be used for different requirements, and developments will not be charged for the same items of infrastructure through both obligations and the levy. Once adopted, CIL funds will replace contributions towards off-site infrastructure.

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CONSULTATIONS

GRISTON P C - No Comments Received

WATTON TOWN CLERK - No Comments Received

CARBROOKE P C -

Carbrooke Parish Council object for the following reasons:

1. The proposed 30 houses will make the area very congested.
2. If the 30 houses are built this would make for poor access to Elworthy Close.
3. Any increase in house numbers would increase pressure on the site's infrastructure such as parking and the proposed play area.
4. Any increase in house numbers means that there are Health & Safety considerations in making sure there is access for emergency services.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection to scheme as amended subject to conditions

CONTAMINATED LAND OFFICER

Conditions and informatives recommended

TREE & COUNTRYSIDE CONSULTANT

No objection

CRIME REDUCTION/ARCHITECTURAL LIAISON OFFICER - No Comments Received

REPRESENTATIONS

None

ASSESSMENT NOTES

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

Principle of Development

* It is evident that the site lies within the Settlement Boundary and, as such, the principle of residential development is acceptable in this instance, as demonstrated by the extant permission for the site 3PL/2009/0118/D.

Visual Impact

* The revised layout to the previously approved scheme results in an additional 11 dwellings being provided on this phase of the wider residential development. However, it is evident that the revised layout is consistent with the other phases within the vicinity and has a sufficiently spacious feel and arrangement so as to not be detrimental to its surroundings.

* Furthermore, the house types proposed are entirely consistent with the wider residential estate in terms of design and external materials and an area of open space at the front of the site is

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retained from the previously agreed scheme. * In summary, it is felt that the revised layout, including an increase in numbers, does not result in a scheme which has a harmful effect on its surroundings.

Neighbour amenity

* The revised layout retains sufficient separation distances from existing neighbouring properties so as to not result in any significant loss of light, outlook or privacy. Equally, the relationships between the proposed dwellings within the scheme are such that the amenities of future occupiers of any dwellings on site would not be compromised.

Highway safety

* The Highway Authority has confirmed that it has no objection to the increase in dwellings on the site.

Contributions

* Given the number of dwellings proposed, it is evident that affordable housing contributions need to be considered. Discussions are ongoing regarding this issue. It should be noted that the discussions are only in relation to the net increase in dwellings (11). Members will be updated on these issues at the meeting.

* In terms of the public open space, there is an on-site provision at the front of the site which is one of a number of public open spaces throughout the wider development, including a large provision immediately adjacent to this site. This is consistent with that provided on the previously agreed scheme and, as such, is acceptable. It is necessary to ensure that this is provided as shown and subsequently managed and maintained. This will be dealt with via a suitably worded legal agreement or planning condition.

Conclusion

* The revised layout adequately relates to its surroundings and would safeguard both neighbour amenity and highway safety. For these reasons the scheme is considered to be acceptable in planning terms and is, therefore, recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted
- 3920** External materials
- 3920** Boundary treatments
- 3920** 10% renewable/decentralised energy
- 3920** Highways
- 3920** Public open space

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ITEM	13	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0798/F	CASE OFFICER: Viv Bebbington
LOCATION:	WATTON 119 Norwich Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	S & A Jones Developments c/o Agent	
AGENT:	David Futter Associates Ltd Arkitech House 35 Whiffler Road	
PROPOSAL:	Minor Material Amendment in respect of road changed from block paving to tarmac finish	

KEY ISSUES

Comparison with previous
Impact on amenity of area

DESCRIPTION OF DEVELOPMENT

The proposal seeks an amendment to a previously approved scheme for the redevelopment of a site for residential development - 14 dwellings.
The revised plans indicate a change in road finish to the main access road from block paving to tarmac.

SITE AND LOCATION

The site is located to the north of Norwich Road, Watton. The site adjoins residential development to the east, south and west

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2009/1084/F - Demolition of existing bungalow and development of site with residential development and ancillary works- Approved
3DC/2010/0125/DOC - Discharge of conditions
3PL/2011/0415/F - Variation of conditions 2 & 6 on planning permission - Approved
3OB/2012/0004 - Variation of Section 106 agreement - Pending

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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

DC.01	Protection of Amenity
DC.16	Design
NPPF	With particular regard to paras.14 and 17

CIL / OBLIGATIONS

Affordable housing provision is secured through S106 to meet local affordable housing needs. The Council requires the applicant to enter into Planning Obligations to provide necessary local infrastructure requirements on development sites. This could include, where necessary, for development to deliver site specific open space, connection to utility services (as required by legislation), habitat protection/ mitigation, transport improvements and archaeology. In relation to open space, the Council has identified a shortfall of outdoor sports provision and children's play space across the district. The evidence for this shortfall is found in the Council's Open Space assessment. Therefore, to remedy the identified shortfall, the Council seeks Unilateral Undertakings to provide contributions towards open space improvements under the provisions of adopted Policy DC11 where developments would not meet the threshold for on-site provision. In light of the evidenced shortfall of open space, the Council considers that these contributions are demonstrably improving open space provision in areas of evidenced shortfall and therefore comply with Regulation 122 of the CIL Regulations.

The Council is intending to implement CIL in 2014. As such, the payment of CIL and S106 obligations will be used for different requirements, and developments will not be charged for the same items of infrastructure through both obligations and the levy. Once adopted, CIL funds will replace contributions towards off-site infrastructure.

CONSULTATIONS

WATTON TOWN CLERK -

The Council has no objection

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection

REPRESENTATIONS

None

ASSESSMENT NOTES

* The application is referred to Planning Committee as it is an amendment to a major application

* The proposal seeks a material minor amendment to a previous permission.

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- * The principle of the development has been established by the grant of permission. The proposal seeks a change in the road finish. All other matters remain unchanged.
- * The proposal is considered minor in nature and does not significantly change the appearance of the development. It is therefore considered appropriate to deal with the proposal as a material minor amendment.
- * The change of road surface proposed is from brick weave to tarmac finish to the adoptable section of the road. The private shared drive remains as brick weave. No objections have been raised by the Highway Authority. It is considered the change in material is acceptable and does not change the character and appearance of the development.
- * All previous conditions which have not previously been discharged have been re imposed
- * The proposal is considered acceptable and is recommended for approval

RECOMMENDATION Planning Permission

CONDITIONS

- 3048** In accordance with submitted
- 3920** Screen fencing and walling
- 3920** Tree protection fencing
- 3920** Landscaping implementation
- 3920** Surface water scheme
- 3920** Off site highway works
- 3920** Road/footway to basecourse surface
- 3920** Visibility splay
- 3920** Parking and garaging
- 3920** Unidentified contamination
- 3920** Code Level 3
- 3994** NOTE: Section 106 agreement
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2000** NOTE: Application Approved Without Amendment

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ITEM	14	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0833/F	CASE OFFICER: Nicolla Ellis
LOCATION:	WEETING 3 Angerstein Close	APPN TYPE: Full POLICY: In Settlement Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr Robert Childerhouse 3 Angerstein Close Weeting	
AGENT:	Dream Haus Limited 103 Yew Drive Brandon	
PROPOSAL:	Rear extension, change of internal layout to include velux window roof vent & front porch	

KEY ISSUES

Principle of development
Design
Amenity
Natural environment.

DESCRIPTION OF DEVELOPMENT

The application relates to the erection of a single storey rear extension and a front porch to the existing bungalow. In addition, the application proposes to install two rooflight windows to the NE elevation of the original dwelling.

The rear extension will measure 9.3m in length to the rear of the proposed utility room, 8m in width and 4.7m in height. The extension will incorporate bi-folding doors to the SW elevation as well as rooflight glazing along the ridge of the development. It is proposed that the extension will be constructed using external materials to match the existing dwelling, with the exception of the utility room which will have a flat roof to match the existing garage.

The front porch will measure 1.2m in depth, 2.3m in width and will continue the ridge height of the existing front entrance. Again, the extension will be constructed using materials to match the existing dwelling.

SITE AND LOCATION

3 Angerstein Close is a detached bungalow situated within the Settlement Boundary of Weeting and is within the Stone Curlew Buffer Zone. Adjacent properties lie to the East and West of the site with a small wooded area to the South. The boundaries of the site are screened with vegetation and fencing.

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The property lies within a cul-de-sac which is located off the main Angerstein Close; all the dwellings within this cul-de-sac are bungalows of a very similar character and height.

EIA REQUIRED

No

RELEVANT SITE HISTORY

Permission was refused for a two storey rear extension to the bungalow under application reference 3PL/2013/0245/F.

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
NPPF	With particular regard to para.59.

CONSULTATIONS

WEETING P C -

No objection.

TREE & COUNTRYSIDE CONSULTANT

The proposal is below the threshold requiring a Habitats Regulations Assessment in respect of the Breckland Special Protection Area.

The plans are lacking recognition of adjacent trees as required by the 'local requirements' for Breckland.

REPRESENTATIONS

None

ASSESSMENT NOTES

* The application is referred to Planning Committee as the applicant is a Member of the Council.

* The application seeks consent for the erection of a single storey rear extension and the creation

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of a front porch to an existing bungalow.

* In order to assess the proposal, Policies CP10, DC1, DC16 and the NPPF must be considered. The following report assesses the application against these policies.

Principle of Development

* DC16 of the Adopted Breckland Core Strategy requires proposals to take into consideration the shape and configuration of a building and their style, design and arrangement, along with scale, height and mass of development. The NPPF, paragraph 59, reiterates this, encouraging development to consider neighbouring buildings in terms of the scale, mass and height of proposals.

* Policy DC1 requires development to have regard for residential amenity and the quality of the townscape. In addition, impact upon light, amenity and privacy of neighbouring properties needs to be considered.

* The site lies within the Stone Curlew Buffer Zone and as such Policy CP10 of the Adopted Core Strategy must be considered. In accordance with this Policy, development will only be permitted where it will not adversely impact upon the integrity of the designated area.

* The scheme proposed in this application is an amendment from that which was refused by the Planning Committee on 3rd June 2013 (application reference 3PL/2013/0245/F).

Design

* It is noted that the proposed rear extension is of a considerable scale in comparison to the original bungalow, however given the recent changes to the allowances under Permitted Development for householder extensions, the length of the extension falls over the allowance by 1.3m and as such, this difference is not thought great enough to substantiate a refusal in terms of its increase in floor area.

* Further to the above, the rear element of the proposal is set in from the side elevations of the main dwelling and although the ridge height will not be of a lower height to the bungalow, it is thought that the design of the extension will remain subservient and is considered to be the most appropriate design for the scheme, particularly given the low height of the bungalow.

* Given that the dwelling is situated within a largish plot, the proposed rear extension is not thought to result in the overdevelopment of the site.

* The proposed porch to the front of the dwelling is considered to be minor in scale and will be in keeping with the existing frontage to the dwelling and, as such, is not thought likely to be of detriment to the appearance of the dwelling or the street scene.

Amenity

* The dwelling is situated within a corner plot, with the neighbouring property to the West set at an angle to the application site. As such, it is considered that this neighbour is unlikely to be able to see a large extent of the rear addition.

* In terms of the neighbour to the East, the majority of the rear extension will be hidden from view by the existing garage. Furthermore, the extension is set back 4m from the Eastern boundary and 11m from the Western boundary of the site, reducing the ability to impact upon light, amenity and privacy.

* The proposed front porch is thought to be a minor development and will not introduce any additional windows. Moreover, the neighbouring property to the East is set back from the application site, and whilst the front windows of this property will overlook the new porch, it is considered that the porch will not result in undue harm to this neighbour, particularly given that the porch will remain in keeping with the main dwelling and the existing entrance.

Natural Environment

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- * The proposal lies within the stone curlew buffer zone and, as such, the proposal must be considered in relation to the impact upon these areas.
- * The Tree and Countryside Consultant has raised no objection to the proposal in respect of stone curlew.
- * However, the Tree and Countryside Consultant raised concerns that the application lacks recognition of adjacent trees. Further details have been sought but none have been received to date.
- * Notwithstanding this it is considered that the proposal is not likely to unduly impact upon the natural environment.

Conclusion

- * The design of the scheme is considered to be acceptable and is thought unlikely to be of detriment to the existing dwelling or the street scene.
- * In terms of amenity, it is thought that the scheme is unlikely to unduly impact upon neighbour amenity.
- * In conclusion, the proposal is considered to be acceptable in planning terms and is therefore recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted
- MT02** External materials as approved
- 3996** Note - Discharge of Conditions
- 4000** Variation of approved plans
- 2000** NOTE: Application Approved Without Amendment