

Item No.	Applicant	Parish	Reference No.
1	Clayland Estates Ltd	SAHAM TONEY	3PL/2013/0869/F
2	Breckland Council	DEREHAM	3PL/2013/0921/F
3	Mr Stuart Neal	THETFORD	3PL/2013/0981/F
4	Mr H S Thompson	NORTH ELMHAM	3PL/2013/1045/O
5	Mr Richard Bailey	LITCHAM	3PL/2013/1111/O

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ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0869/F	CASE OFFICER: Paul Took
LOCATION:	SAHAM TONEY Cley Lane	APPN TYPE: Full POLICY: Out Settlement Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Clayland Estates Ltd The Glass House Lynford Gardens	
AGENT:	Clayland Architects The Glass House Lynford Gardens	
PROPOSAL:	Erection of 29 new dwellings	

KEY ISSUES

Principle of development.
Form and character of the area.
Residential amenity
Design and layout
Landscaping
Drainage
Highway issues
Affordable housing provision.
Open space
Archaeology

DESCRIPTION OF DEVELOPMENT

The site, which is located outside the Settlement Boundary has an area of approximately 1.27 hectares and proposes a mix of 29 bungalows and houses designed in a traditional form, which equates to a density of 23 dwellings per hectare. The proposed scheme includes a mix of open market, affordable and social rented homes at a ratio of 17 open market and 12 rented or shared ownership units (41%).

The site is accessed from a single access point from Cley Lane via a type 6, adopted mews style road, together with a footpath link on to the existing, adjacent recreational ground.

SITE AND LOCATION

The site, which is located outside the Settlement Boundary, is currently occupied by the applicants business and is currently partially used as a yard for vehicles and storage of various builders' materials. A small, industrial type workshop/storage building is located to the south together with an area of storage of materials; the remainder is currently overgrown and unused. The site is bounded by a variety of trees and hedges.

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The site is located to the east of the village and adjoins the existing development that has formed around the crossroads with Bell Lane and Cley Lane. The development in this area comprises a mixture of traditional cottages and more recent mix of bungalows and houses.

EIA REQUIRED

No

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

SS1	Spatial Strategy
CP.01	Housing
CP.05	Developer Obligations
CP.11	Protection and Enhancement of the Landscape
CP.12	Energy
CP.14	Sustainable Rural Communities
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	With particular regard to paras. 12, 49 & 56

CIL / OBLIGATIONS

A financial contribution is being provided in respect of off-site open space/recreation facilities in accordance with Policy DC 11 of the adopted Core Strategy.

Affordable housing provision is secured through S106 to meet local affordable housing needs. The Council seeks 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

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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

SAHAM TONEY P C -

Parish Council objects to the application on the basis of rejection of development above 5 houses highlighted in Village Appraisal; highway concerns; over stretched infrastructure and services in Watton; outside the Settlement Boundary; within flood plain; but, should it be approved, requests conditions requiring a pedestrian walkway into Watton including a foot bridge over the river; legal agreement securing affordable housing for residents of Saham or those with connections to the village; modern sewerage system; flooding issue to be addressed; relocation of overhead cables underground including those over the play park.

ENVIRONMENT AGENCY

No objection subject to condition

NATIONAL GRID

Advice to applicant

ENGLISH HERITAGE

No comments - Do not consider that it is necessary for this application to be notified to English Heritage.

THE RAMBLERS

None

NATURAL ENGLAND

No objection

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections are raised in principle to the development but the proposed footpath link is required to form part of the application site in order to secure an adequate pedestrian facility linking it to existing services within the village, which without would result in a highway objection to the

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application.

Requests amendments

NORFOLK COUNTY COUNCIL OBLIGATIONS

Potential Infrastructure requirements:

Fire hydrant; contribution to library provision; commuted sum for maintenance of existing and new biodiversity areas; any highway requirements

PUBLIC RIGHTS OF WAY OFFICER

No objection to the proposal in principle but insufficient information provided to comment fully in respect of footpath link.

TREE & COUNTRYSIDE CONSULTANT

The applicant is to be applauded for their firm commitment to implementing the wildlife mitigation and enhancement measures suggested by Norfolk Wildlife Services in their report of May 2013. Some of these suggestions are generic in nature and need to be firmed up in a detailed and specified submission.

HOUSING ENABLING OFFICER

The village of Saham Toney has an identified need for affordable housing, and the provision of 12no. affordable dwellings would go some way to assisting in meeting this need. The proposed affordable dwellings combine a mix of 1 and 2 bed dwellings which are much needed across the district.

The applicant has indicated that they wish to retain ownership of the intermediate rented dwellings and let them to applicants from the Council's housing register. We will require the dwellings to be tied to a nominations agreement detailing the aspects of how the dwellings shall be let and any other relevant information. In the event that the applicant is no longer in a position to own the dwellings, then the legal agreement will require them to remain affordable dwellings in the future.

We would prefer to see the intermediate dwellings for sale to be delivered as shared ownership units, and the final models for delivery shall need to be included in the affordable housing scheme. As the application is justifying development on the basis of the Council's lack of a demonstratable five-year housing supply, then we would expect the affordable dwellings to be there to meet the wider affordable housing need of the District.

CONTAMINATED LAND OFFICER

No objection following additional information, subject to conditions and note re asbestos

ENVIRONMENTAL HEALTH OFFICERS

No objections subject to conditions

ENVIRONMENTAL PLANNING

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The application proposes 29 dwellings on land outside of the Settlement Boundary in Saham Toney. Saham Toney is classified as a Local Service Centre village through Policy SS1 of the Core Strategy and Development Control Policies DPD, however the village did not receive a growth allocation through this document. Policy SS1 is of relevance to the determination of this application, it demonstrates that the village has a good level of service provision, which would make it a sustainable location for a level of residential growth.

The planning statement references the District's housing land supply as the justification for the application, with particular reference given to paragraph 47 of the National Planning Policy Framework (NPPF). Breckland can currently only demonstrate a 2.8 year supply of deliverable housing land (correct as at April 2013), and as such paragraph 49 of the NPPF is of relevance. Whilst the Spatial Strategy considers Saham Toney to be a sustainable location, the absence of a positive growth allocation means any development outside of the Settlement Boundary needs careful consideration.

The lack of a five year housing land supply does not in itself overcome the need to consider the context of the site and the character and appearance of the area. It is important to consider whether the proposed site is the most suitable land available within the village for new housing development. No assessment has been included with this application to assess the appropriateness of this site in comparison to other available land within the village. Whilst the Council's Strategic Housing Land Availability Assessment considers this site to be deliverable, it does however note the following key points which are relevant to this application:

- The rural nature of this part of Cley Lane
- The sensitivity of the landscape
- Distance from services and facilities within the village (i.e. school is approximately 1.2 km away).

In addition to the above points, the availability and deliverability of this site needs to be considered in accordance with Footnote 11 to paragraph 47 of the NPPF. Whilst this is referenced in the applicant's planning statement the information available is limited.

As the site is for 29 dwellings, it would be expected that on-site open space would be provided in the form of a Local Area of Play. The policy requirements for open space are set out within Policy DC11 of the adopted Core Strategy. It is noted that the proposal intends to include a connecting footpath to the playing field north of the site, however this in itself does not overcome the need for on-site provision. LAPs are designed for children up to the age of 6, should be within a 1 minute walk of their home and should be easily identifiable as an area for play. The site does not currently provide any onsite open space and I cannot see reference within the application to improvements to the adjoining playing field. As such, it is contrary to the requirements of Policy DC11.

The design and layout of the scheme needs to be taken into consideration in relation to Policy DC16 'Design' of the Core Strategy. This particularly relates to scale and massing of dwellings, and also the urbanising characteristics of the car parking proposed to the rear of the site.

As the proposal is for more than 10 dwellings Policy DC14 Energy Generation and Efficiency is of relevance, which requires at least 10% of the energy from either onsite or decentralised renewable sources. Should the authority be minded to approve this application, the requirements of this policy should be conditioned.

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HISTORIC ENVIRONMENT OFFICER

Request that the results of an archaeological evaluation are submitted prior to the determination of the application.

HEALTH & SAFETY EXECUTIVE - No Comments Received

NORFOLK WILDLIFE TRUST - No Comments Received

CRIME PREVENTION OFFICER - No Comments Received

STREETSCENE - No Comments Received

REPRESENTATIONS

A number of representations have been received that raise concerns in respect of the following issues: Potential increase in traffic; access on to dangerous stretch of road; need for speed reduction works; lack of footpath; Drainage matters; flooding issues; outside settlement boundary; lack of facilities in the village

Letters of support refer to the need for affordable housing in the village.

ASSESSMENT NOTES

* The application is referred to the Planning Committee as it is a major application where there has been a strong interest from local residents including the Parish Council.

Principle of development.

* It is recognised that the site lies outside the adopted Saham Toney Settlement Boundary. For this reason the proposal conflicts in principle with Policies SS.1, DC.2, CP.1 and CP.14 of the Core Strategy and the Development Control Policies Development Plan Document (2009). The scheme has not been put forward as one under the exceptions site policy (DC4).

* However paragraphs 47 and 49 of the National Planning Policy Framework (NPPF) state that where an authority does not have an up to date five year housing land supply (at present the District figure is 2.8 years), the relevant local policies for the supply of housing as referred to above should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development.

* The Government defines sustainable development as having three roles:-

- economic, in terms of building a strong economy and in particular by ensuring that sufficient land of the right type is available in the right places
- social, by supporting, strong vibrant and healthy communities by providing the supply of housing required to meet future need in a high quality environment with accessible local services and
- environmental, through the protection and enhancement of the natural, built and historic environment.

* Paragraph 8 of the NPPF stresses that these roles should not be undertaken in isolation, because they are mutually dependent, therefore a balanced assessment against these 3 roles is required.

* In terms of the economic and social criteria, the scheme for 29 dwellings is well located to

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services and facilities (public house, school, shop etc) and as such will make positive contributions in this regard. Environmentally, the modest encroachment into the countryside and the retention of the majority of existing trees and the landscaping proposals considered by the Tree and Countryside Officer is considered to represent a minimal level of harm.

* On balance it is considered that the positive attributes of these new houses from an economic and social perspective outweigh any environmental harm and therefore the scheme is considered to represent a sustainable development.

* Footnote 11 of the NPPF confirms that the site should be in a suitable location, available now, and have a realistic prospect of being developed within five years.

* With regard to availability and deliverability, it is considered appropriate to impose a two year period for commencement of development in order to reaffirm the deliverability of the development; a stated requirement of the 5 year supply issue. This would be achieved by a suitable condition.

* Notwithstanding that the site lies outside of the Settlement Boundary, the scheme is considered to represent a sustainable development and would positively contribute to the shortfall of the District's housing requirement and therefore the principle is considered to be acceptable.

* The applicants have also provided written confirmation that the development is viable to provide the required contributions including the level of affordable housing. They state the site was acquired at a rate that took into account the affordable housing requirement and the scheme has been budgeted accordingly yet without compromising on quality of detail.

Impact upon the form and character of the area.

* The site is situated immediately adjacent to the Settlement Boundary and the existing, established residential development of this part of the village. The existing character is derived from the variety of development in the area which the proposed development seeks to emulate.

* The site is contained by existing landscaping which provides a "soft" approach on the edge of the village although the site does not provide extensive or important views from the wider area. The boundary treatment is, in the main, being retained maintaining a visual screen of the development.

* The development proposes a density of 23 dwellings per hectare, which is comparable to other developments in the area, including on the nearby Bell Lane development.

Residential amenity.

* The layout of the proposed dwellings provides a variety of size of plots but all units are provided with a minimum of two parking spaces, bin storage and adequate amenity space. The layout of the units has sought to avoid any impact on neighbouring dwellings in terms of overlooking or overshadowing and is considered acceptable.

Design.

* The mix of bungalows and houses are all designed in a traditional style, using a variety of materials, including flint, brick, render and pantiles. The detailing is also considered traditional and appropriate, which provides a good quality of traditional construction.

Drainage

* Foul Water: Anglian Water has confirmed that the existing foul drainage system has the capacity to accept the proposed scale of development.

* Surface Water: The site lies within Flood Zone 1 of the Environment Agency flood map; the zone at least risk of fluvial flooding, however as the site exceeds 1 hectare in area a flood risk assessment has been carried out and forms the basis of a surface water drainage scheme. The details include the provision of large attenuation cells that accept the water from the larger areas

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of roads and hard standings. Other areas are proposed to be served by engineered designed soakaways.

* These details have been assessed by the Environment Agency who have withdrawn their initial holding objection and raise no objections subject to the imposition of conditions.

Highway Issues

* The proposal has raised a number of local objections in respect of highway safety issues, however the Highway Authority has raised no objections in principle subject to various revisions and the inclusion of a footpath link into the adjacent recreation area, together with the imposition of conditions. Revised details have been submitted and the further comments of the Highway Authority will be reported verbally.

* The applicant has responded to some of the concerns stressing the site lies within a 30mph zone and that the scheme has raised no objections in principle from the Highway Authority. The applicant has offered to make provision for a speed reactive sign and although the Highway Authority does not consider it necessary, they raise no objections and an approximate position has been agreed. The repositioning of the speed sign, which the applicant has also offered, is considered inappropriate and has not been agreed.

* At present there is no footpath along Cley Lane and the development will create 112 metres along the site frontage, constructed to the specification of the Highway Authority. Furthermore, a footpath link is provided from the proposed development into the adjacent Wells Cole Community Centre which will enable public access to this area and through to the school, church, bus stops etc.

Affordable Housing

* The development consists of a mix of market and affordable housing. The affordable element has been agreed with the Council's Housing Enabling Officer and provides a mix of 12 one and two bed units for rent or shared ownership, which equates to 41% of the development. This is compliant with Policy DC4.

* The affordable housing would be secured through the Section 106 agreement.

* The design of these units has sought to maintain a similar style and quality as the overall development, which is considered to successfully integrate these units into the scheme.

Open Space.

* A contribution is being provided for off-site open space/recreation facilities in accordance with Policy DC 11. It is considered that this is the most appropriate and beneficial in this situation given the close proximity of the adjacent Wells Cole Recreation Ground.

Archaeology.

* Following consultation with Norfolk Archaeology a field evaluation has been requested on the basis of archaeological features previously being recorded on adjacent areas that indicate the potential presence of a Roman settlement. Trial trenches and areas to be surveyed have been agreed with the Archaeological Unit. In accordance with the NPPF guidance this is a situation that has the potential for, and significance of, such heritage importance that a desk-based assessment would be insufficient to address. It would also be inappropriate to issue a decision until this matter has been satisfactorily concluded. The result of the survey and comments of the Archaeological Unit are awaited.

Other Issues

* Section 106 contributions will ensure the provision of County Council requirements of fire hydrants, library provision etc.

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Conclusion.

* In conclusion, it is considered that this scheme represents a sustainable form of residential development and is acceptable given the Council's lack of a 5 year supply of housing land and the guidance within the NPPF.

* The site adjoins the existing settlement and the proposed layout, scale and form of development is considered to reflect the existing character of the area, would not compromise neighbour amenity and satisfies all highway safety requirements.

* The provision and level of affordable housing is welcomed and the contributions towards open space facilities and other County requirements are satisfactory.

* The concerns of the various representations have been taken fully into account, however it is maintained that the application has addressed these matters or they will be dealt with by the imposition of suitable conditions.

* The application is therefore recommended for approval subject to the resolution of the relevant legal agreement and to the satisfaction of the Norfolk Archaeology Unit regarding the potential archaeological interest.

RECOMMENDATION Planning Permission

CONDITIONS

- TL01** Time Limit - two years
- 3048** In accordance with submitted
- 3920** Environment Agency conditions
- 3920** Highway conditions
- 3920** Wildlife mitigation and enhancement
- 3920** Environmental Health conditions
- 3920** Contaminated Land Officer conditions
- 3920** Asbestos
- 3920** Energy generation
- 3920** Archaeology conditions
- 3920** Subject to S106
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2001** Application Approved Following Revisions
- 2014** Criterion E - Planning Apps Where Approved

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ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0921/F	CASE OFFICER: Heather Byrne
LOCATION:	DEREHAM Breckland Business Centre St Withburga Lane	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: Primary Shopping Are CONS AREA: Y TPO: N LB GRADE: Adjacent Grade 2
APPLICANT:	Breckland Council Elizabeth House Walpole Loke	
AGENT:	Breckland Council Elizabeth House Walpole Loke	
PROPOSAL:	Provision of smoking shelter	

KEY ISSUES

Principle of development
Neighbour amenity
Visual amenity

DESCRIPTION OF DEVELOPMENT

This application seeks for the provision of a smoking shelter at Breckland Business Centre. The proposed structure will be open on two sides (north and west elevations) with the other two sides constructed of shiplap weatherboarding, and the roof constructed of felt roof material. The proposal will measure 2.52m in length, 1.95m in width, 2.14m in height to the front elevation and 2.34m in height to the rear elevation.

SITE AND LOCATION

The application site is located within the Primary Shopping area and town centre of Dereham and forms part of the Breckland Business Centre. To the west of the site are Grade II Listed Buildings and adjacent to the proposed structure is a Tree Preservation Order (T2 2009 No.39 - Beech). To the north commercial properties, to the east residential properties, to the south commercial properties and car parking, and to the west car parking area for the Breckland Business Centre and beyond the Centre itself. The site currently forms a grassed area.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

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POLICY CONSIDERATIONS

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

DC.01	Protection of Amenity
DC.16	Design
DC.17	Historic Environment
NPPF	With particular regard to paras.61 and 131

CIL / OBLIGATIONS

Not Applicable

CONSULTATIONS

DEREHAM T C -

No objection in principle but requests shelter remains open on two sides and sides to be transparent to avoid anti social behaviour, crime and disorder.

TREE & COUNTRYSIDE CONSULTANT

Concerns regarding excavation works and impact of leaching of toxic cement products into the rooting zone of the protected tree. Amended plans and details required

HISTORIC BUILDINGS CONSULTANT

No objection. As discussed with applicant informally.

ENVIRONMENTAL HEALTH OFFICERS

No objections. Comment regarding compliance with smoking laws

REPRESENTATIONS

A letter was received raising concerns regarding smokers currently congregating around the access and second hand smoke.

ASSESSMENT NOTES

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

Principle of development

* The application is considered to comply with the general principles of Policies DC.01, DC.16 and the NPPF.

Visual Impact

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- * In visual terms the proposed structure is relatively minor in nature due to the proposed dimensions and therefore will not impact unduly upon the surrounding streetscene.
- * It will also be constructed of materials to match the adjacent timber hut and therefore is in keeping with the surrounding properties.
- * Its location is also deemed acceptable as it is located away from the public footpath and situated within a corner with existing walls to the east and south of the proposal and a tree the subject of a Tree Preservation Order located to the north west which will provide a degree of screening to the proposal.

Neighbour amenity

- * In terms of neighbour amenity it is considered the proposal will not impact significantly in terms of loss of privacy, light or outlook due to the proposed location.
- * The proposal is mainly surrounded by commercial properties with some residential properties to the west; however it is considered the proposal will not impact unduly upon their amenity due to the nature of the proposal as a smoking shelter and due to the proposed dimensions.
- * A neighbour letter was received regarding people congregating around the access and also the issue of second hand smoke.
- * No objections have been raised by the Environmental Health Officer however the shelter is required to comply with smoking legislation.

Other Issues

- * The Historic Buildings Consultant was consulted on the application and raised no objection as it was requested at pre-application stage for the proposed structure to match the materials of the adjacent timber hut and therefore it is considered the proposal will not impact upon the integrity of the adjacent Listed Buildings to the west or the Conservation Area.
- * The Tree and Countryside Consultant was consulted on the application and raises concerns regarding concrete leaching into the ground and the impact of excavation work on the protected tree. Further details and plans will be provided to address this issue and further comments reported verbally.
- * The Town Council raised no objection to the proposal but recommended conditions be imposed relating to the shelter being open on two side and transparent to aid visibility. As stated above the proposal is open to the north and west elevations; however will be clad on the other two sides. This is considered acceptable for such a proposal as will provide visibility into the shelter from the two sides which are open. The two sides which are clad are adjacent to the adjoining walls and therefore it is considered unnecessary for them to also be open.

Conclusion

- * It is considered that the proposal would not compromise the character or amenity of the surrounding area, including any Listed Buildings and the Conservation Area and therefore is recommended for approval, subject to satisfactory amended plans and details in relation to protection of the adjacent tree.

RECOMMENDATION

Planning Permission

CONDITIONS

3007 Full Permission Time Limit (3 years)

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- 3048** In accordance with submitted
- MT02** External materials as approved
- 3920** North and West Elevations remain open
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2001** Application Approved Following Revisions
- 2014** Criterion E - Planning Apps Where Approved

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ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/0981/F	CASE OFFICER: Nicolla Ellis
LOCATION:	THETFORD 55 Hawthorn Walk	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr Stuart Neal 4 Collingwood Way Thetford	
AGENT:	Rod Atkins Architectural Designs Blackwater Cottage Southburgh Road	
PROPOSAL:	Erection of two and a half storey (Four Bedroom) Dwelling	

KEY ISSUES

Principle of development
Scale, design and materials appropriate to character of the area
Impact upon neighbour amenity
Highways impact.

DESCRIPTION OF DEVELOPMENT

The proposal is for the erection of a 2.5 storey dwelling on existing residential garden land to the NE of 55 Hawthorn Walk. The proposed dwelling will adjoin no. 55 and as such will be considered as an end-of-terrace property. The height, depth, width and materials of the dwelling will match those of the existing pair of semi-detached dwellings but will include the addition of two dormer windows on the rear elevation to create a second floor.

In addition to the above, it is also proposed that the existing garage adjacent to the site will be transferred to the new dwelling.

SITE AND LOCATION

As mentioned above, the site currently forms part of the amenity space associated with 55 Hawthorn Walk. To the NE of the site lies a block of garages belonging to the nearby dwellings which share an access running to the SE of the site, whilst the railway line runs to the NW. The site currently benefits from 2m high fencing to the rear of the dwelling.

EIA REQUIRED

No

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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

DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.11	Open Space
DC.16	Design
NPPF	With particular regard to paras. 14, 49, 50

CIL / OBLIGATIONS

Affordable housing provision is secured through S106 to meet local affordable housing needs. The Council seeks 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

THETFORD T C -

There is inadequate parking, no storage for refuse bins provided and no direct access to the amenity areas to the rear.

CROXTON P C -

We have no comments on this application

NORFOLK COUNTY COUNCIL HIGHWAYS

From inspection of the site it is clear there is a parking area to the front of the existing dwelling

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and that this area has a fairly steep fall back down to a private drive which leads to the garage court to the rear. I understand two of the existing parking spaces in front of No55 are to be retained for use by this dwelling and the garage will be transferred into the curtilage of the new property. There appears to be space to park another vehicle in front of the garage also. Should your Authority support the application I would raise no objection to this application.

CONTAMINATED LAND OFFICER

Recommend condition in case unusual ground conditions are encountered during groundworks.

ENVIRONMENTAL HEALTH OFFICERS

No objections

CLLR ROBERT KYBIRD

There is no design and access statement with the application. It is not apparent where the existing claimed 6 parking spaces are, nor the proposed 5.

It is not apparent where bin storage will take place especially for the land locked proposed centre terrace, unless this is unsightly and actually occupies part of a parking space. The fully paved existing front garden appears to have inadequate surface water drainage arrangements.

REPRESENTATIONS

A number of letters of representation have been received from neighbouring properties raising concerns in relation to the proposed parking layout, storage of waste bins at no.55 and potential impact upon light, amenity and privacy.

A letter has also been received from Councillor Kybird raising concerns regarding the parking arrangements and bin storage.

ASSESSMENT NOTES

* The application is referred to Planning Committee as officers consider that, due to the significant local concerns, the matter should be determined by Members.

Principle of Development

* The application seeks consent for the erection of a 2.5 storey dwelling on existing private amenity space. The application is considered to comply with the general principles of policies DC1, DC2, DC11, DC16 and the NPPF. The following summarises the particular merits of the scheme.

* The site lies within the Settlement Boundary for Thetford where the principle of residential development is acceptable. Therefore the proposal is in accordance with Policy DC2 of the Adopted Breckland Core Strategy.

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Design

* Dwellings within the vicinity of the site are all of a similar scale, design and character which are a mix of semi-detached and terraced housing. Given that the proposal will match the design, height, depth and width of the existing adjacent dwellings, it is considered that the scheme is acceptable in terms of design and is not likely to unduly impact upon the character of the surrounding area.

* The proposal also provides sufficient private amenity space for the sizes of both the existing and proposed dwellings.

* The development will result in increased surveillance of the footpath to the rear of the site and adjacent garage court.

Amenity

* The site benefits from having only one adjacent neighbour and the highway separating the site from the dwelling to the SE, increasing the distance between properties. Whilst it is noted that the proposal is likely to have some impact upon light for the existing dwelling at no.55, this is not thought likely to be detrimental given its location to the SW of the proposed site. Further to this, the front and rear walls of the two dwellings will be flush. Additionally, the proposal is thought unlikely to significantly impact upon privacy for this adjoining neighbour as windows will look in a similar direction to those of no.55 and no.53.

* There have been several neighbour objections to the proposal in terms of loss of light and privacy, however notwithstanding the adjoining dwelling, the proposed dwelling will be located some 10.8m from the nearest dwelling across the highway and, as such, it is thought unlikely to adversely impact upon light amenity or privacy for the neighbours. Whilst there will be a window at first floor level overlooking the garage area, 55 Hawthorn Walk currently overlooks this area and as such, there will be no increase in the ability to overlook.

* In addition to the objections above, the Town Council and local Ward Representative have raised concern in relation to bin storage for 55 Hawthorn Walk as there will be no external access to the rear of the property. It is noted that this could have an impact upon the visual appearance of the area, however it is thought unlikely to be detrimental to amenity.

Highways

* The neighbour objections mentioned above also raise issues in relation to parking and the garage area. The application proposes two parking spaces in front of 55 Hawthorn Walk and two parking spaces in front of the existing garage, as well as the garage itself, which will be transferred to the new dwelling and therefore it is thought there is sufficient parking for the site.

* Further to this, the Highways Authority has raised no objection to the proposal.

Conclusion

* In conclusion, the application is considered to be acceptable in planning terms and is therefore recommended for approval.

* A unilateral undertaking has been signed for contribution towards open space provision, as required by Policy DC11.

RECOMMENDATION

Planning Permission

CONDITIONS

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- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted
- MT02** External materials as approved
- 3946** Contaminated Land - Unexpected Contamination
- 3402** Boundary screening to be agreed
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2000** NOTE: Application Approved Without Amendment
- 3995** NOTE - Unilateral undertakings
- 2014** Criterion E - Planning Apps Where Approved

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ITEM	4	RECOMMENDATION : REFUSAL
REF NO:	3PL/2013/1045/O	CASE OFFICER: Chris Raine
LOCATION:	NORTH ELMHAM Station Yard	APPN TYPE: Outline
APPLICANT:	Mr H S Thompson Lodge Farm Castle Acre	POLICY: In Settlemnt Bndry
AGENT:	Mr H S Thompson Lodge Farm Castle Acre	ALLOCATION: No Allocation
PROPOSAL:	Residential development for 19 dwellings	CONS AREA: N TPO: N
		LB GRADE: N

KEY ISSUES

Planning history
Principle of development
Viability
Highway safety
Railway safety
Design, layout, scale and appearance

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission for a residential development with all matters reserved, with the exception of means of access. An indicative "conceptual" layout has been submitted in support of the application; and whilst this makes reference to the provision of 21 dwellings. The applicant is requesting outline permission for 19 dwellings, with their viability appraisal having been undertaken on this basis.

SITE AND LOCATION

The site is a large assymmetric parcel of land that is currently vacant. It is free from buildings and is accessed via Station Road which runs parallel to the southern boundary of the site. To the east and south of the site are existing residential dwellings and to the west are commercial premises, disused station building, platform and track. There are some mature trees to the rear part of the site.

EIA REQUIRED

No

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RELEVANT SITE HISTORY

3PL/1990/0423 - 3 temporary portacabins used for office space - Approved
3PL/1990/0137 - Change of use to manufacture of GRP products - Approved
3PL/2007/1688 - Residential development - Refused

POLICY CONSIDERATIONS

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

DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.14	Energy Efficiency
DC.16	Design
NPPF	With particular regard to paras. 48 & 49

CIL / OBLIGATIONS

Affordable housing provision is secured through S106 to meet local affordable housing needs. The Council seeks 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

NORTH ELMHAM P C -

In principle, there is no objection to the site being developed for housing. However, there is a very deep concern with the proposed access arrangements. In order to obtain a suitable visibility splay, the footpath is being pushed out into the carriageway. This will

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result in pedestrians having to walk outside the railway gate and will provide a dangerous situation where the likelihood of a potentially fatal accident is substantially increased. The road is very busy and vehicles approach this area, from both directions, at high speeds. This is a critical length of footpath as it forms part of the safe route to school which parents and children use twice per day. It is our view that there is no need for the footpath to be on the road side of the gate.

We understand that gardens of adjoining cottages are available for the developer to buy and, if this was done, the vision splay needed could be created without apparent risk. Furthermore, the Parish Council finds the drawings rather confusing and unhelpful. We ask if the developer could submit clearer drawings along the lines suggested. It is stressed that the Parish Council takes the whole issue, particularly the safety of pedestrians and other road users, extremely seriously.

NORFOLK COUNTY COUNCIL HIGHWAYS

Further information requested in respect of visibility splay, width of estate road, kerb radius, narrowing of Station Road and kerblines, alterations to crossing gates and alignment of footway on Eastgate Street

CONTAMINATED LAND OFFICER

No objections subject to conditions.

MID NORFOLK RAILWAY PRESERVATION TRUST

Comments in respect of land ownership issues; alterations and improvements to the level crossing; traffic impact on operation of railway crossing; boundary fencing; lighting; tree and shrub planting

ENVIRONMENTAL HEALTH OFFICERS

No objections subject to condition requiring fencing along the western boundary

NORFOLK FIRE AND RESCUE SERVICE

Request condition requiring a fire hydrant

HOUSING ENABLING OFFICER - No Comments Received

PRINCIPAL PLANNER MINERAL & WASTE POLICY - No Comments Received

ENVIRONMENT AGENCY - No Comments Received

REPRESENTATIONS

One letter of support has been received and objections on the following basis have been received:

Off road parking issues; certificate A is incorrect; certificate B should be used; reduced visibility from proposed access would be unsafe and concerns over water.

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ASSESSMENT NOTES

* The application is referred to the Planning Committee due to the planning history of the site which has included a number of Committee resolutions.

Planning History

* The Officer would wish to draw Members' attention to a previous application at this site for the same proposal which was recently refused by the Local Planning Authority following consideration by the Planning Committee on the basis that previous positive resolutions from the Planning Committee in relation to the scheme had failed to be successfully concluded; this being primarily due to the failure to complete a S106 legal agreement.

Principle of Development

* Notwithstanding the previous refusal, the site lies within the Settlement Boundary of the village of North Elmham and, as such, the principle of residential development is acceptable in accordance with Policy DC2 of the Breckland Core Strategy.

Viability

* The scale of the development proposed necessitates affordable housing and open space contributions in accordance with Policies DC4 and DC11 of the Breckland Core Strategy respectively.

* The application is supported by a viability appraisal for the site which concludes that the scheme can only be considered financially viable if no such contributions are made. On this basis the appraisal has been forwarded to the District Valuer (DV) in order that they assess the contents of the report and conclude whether this is an accurate reflection of the situation at the site. The conclusions of the DV are awaited and will be reported verbally to the Planning Committee. However, in the event that the DV agree with the conclusions of the viability appraisal it is officer's recommendation that no contributions should be sought as part of any subsequent approval.

Highway Safety

* The Highway Authority has requested a traffic speed survey be conducted in order to support the lower than recommended visibility levels being offered. In this instance, the applicant has not provided any such survey and on this basis there is an objection from the Highway Authority.

* It should be noted at this time that the visibility levels on offer were considered to be satisfactory by the Planning Committee when the same scheme (as part of a historic application) was previously considered.

* Other points raised by the Highway Authority relate to on-site matters such as the configuration of the access and roadway into the site. It is considered that these could reasonably be dealt with at reserved matters stage.

Railway safety

* The site is immediately adjacent to a railway crossing.

* Mid Norfolk Railway (MNR) have confirmed that as the red line includes land under their control, Certificate A is not applicable and Certificate B should be used. The applicant is aware of this and will submit the appropriate revised certificate.

* They have also confirmed that the alterations and improvements should be funded by the applicant and agreement on this matter was in place as part of the previous application. The applicant has been made aware of this requirement and he has confirmed that he will be discussing this requirement with MNR direct with an update to be provided to the Council. At this time no such update has been provided; an update on this matter will be provided at the Committee meeting.

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* MNR agree with the Highway Authority with regard to the need to assess the highway implications of the scheme further.

* MNR have requested that boundary treatments, external lighting and tree/landscaping be discussed with them. It is considered that these matters could be reasonably controlled to their satisfaction through planning conditions.

Design, layout, scale and appearance

* These are matters which would be considered at the reserved matters stage should outline planning permission, to establish whether the principle of three new dwellings in this location is acceptable, be granted. The indicative "conceptual" plan satisfactorily demonstrates that a residential development could be accommodated comfortably within the site together with an appropriate level of parking, turning area and amenity space whilst having regard to the character and appearance of the area. This "conceptual" plan was previously considered to be acceptable as part of its positive resolution in relation to the historic application at the site.

Other issues

* It is evident that consultation responses from the Contaminated Land Officer, Environmental Health Officer and Norfolk Fire and Rescue, raise no objections.

Conclusion

* In the event that there is no evidence to support the lower than recommended levels of visibility from the site access, the application is recommended for refusal on highway safety grounds. However, it should be stressed that the Planning Committee have previously resolved, when considering the previous application, that this was not a reason for refusal.

* Furthermore, in the event that discussions between the applicant and MNR are unsuccessful, it could be that compromising railway safety could be a reason for refusal.

* It should also be noted that subject to the DV endorsing the conclusions of the viability appraisal submitted by the applicant, the scheme is considered acceptable in all other ways.

RECOMMENDATION

Refusal of Outline Planning Permission

REASON(S) FOR REFUSAL

9900 Failure to demonstrate acceptable visibility can be achieved

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ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2013/1111/O	CASE OFFICER: Jayne Owen
LOCATION:	LITCHAM Rear of 8 Church Street	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: Adjacent Grade 2
APPLICANT:	Mr Richard Bailey 10 Church Street Litcham	
AGENT:	Parsons & Whittlely Ltd 1 London Street Swaffham	
PROPOSAL:	Proposed Residential Development	

KEY ISSUES

Principle
Design, layout, scale and appearance
Landscaping
Access
Impact on setting of Listed Building
Amenity
Contaminated Land

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission, including access, to establish the principle of the construction of three detached dwellings on land to the rear of 8 Church Street. Access is via an existing road off Church Street. Improvements are proposed to be provided to the width of the access in the vicinity of Nos 8 and 10 Church Street. Proposed materials would form part of an application for reserved matters should outline planning permission be granted.

An Arboricultural Implications Assessment and Tree Protection Plan and Contamination: Vulnerable Use Assessment have been submitted with the application.

SITE AND LOCATION

The majority of the site lies outside but immediately adjacent to the Settlement Boundary of the village of Litcham. The proposed access lies within the Settlement Boundary and partly within the Conservation Area and there is a Grade II Listed Building immediately to the south of the access where it meets Church Street.

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EIA REQUIRED

No

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

SS1	Spatial Strategy
CP.09	Pollution and Waste
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.16	Design
DC.17	Historic Environment
NPPF	With particular regard to paras. 12, 17, 47 & 49, 56-66, 120, 126

CIL / OBLIGATIONS

Affordable housing provision is secured through a S106 to meet local affordable housing needs. The Council seeks 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 or outdoor sports provision and children's play space across the district. The evidence of 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

LITCHAM P C -

The Parish Council objects to this application.

Firstly this is outside the settlement boundary as adopted in January 2012 and for this reason alone should be refused. This parcel of land was submitted for consideration in the Site Specific Policies and Proposals Issues and Options Consultation and was deemed non-conforming as Litcham is not a site for residential growth.

The access to these properties is too narrow to allow vehicles to pass when travelling to the properties which would mean that they would have to stop on Church Street which is already congested with traffic and possibly reverse onto the busy road to allow other vehicles to exit.

The Parish Council notes that the application states that a new or altered access to the public highway is to be undertaken but as this access is between two properties not in the ownership of the applicant it is unclear how this can be achieved.

The access to the proposed properties is at present used for access to the Post Office and the increase in traffic would mean that there would be inadequate space for lorries and post office vans to offload and load. Potentially there could be 12 additional vehicles using this narrow access road which would cause major problems with access to all the other properties. The indicative site plan shows what appears to be two storey dwellings which are not in keeping with the surrounding street scene.

For all these reasons the application should be refused.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to conditions.

ASSET MANAGEMENT

Acknowledged, but no specific comments

CONTAMINATED LAND OFFICER

Queries re. submitted plans. Further information required in respect of underground tank.
Conditions required.

HISTORIC BUILDINGS CONSULTANT

No objection.

TREE & COUNTRYSIDE CONSULTANT

The proposed development would result in the loss of existing trees - some of no particular merit but others of significant potential amenity - and greenspace within the environs of this historic rural settlement.

HOUSING ENABLING OFFICER

As this exceeds the site size threshold, a contribution towards affordable housing of £33,118.23 is required. This would be in the form of a commuted sum towards the off-site provision of

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housing and would be secured through a Section 106 Agreement.

ENVIRONMENTAL PLANNING

The proposal is contrary to the Core Strategy and the Development Control Policies Plan in principle, although consideration should also be given to the housing land supply issues in determining the application. Nevertheless, the acceptability of the scheme will need to be carefully balanced against the NPPF and other policies.

REPRESENTATIONS

None

ASSESSMENT NOTES

* The application is referred to Planning Committee at the request of the Ward Representative in the light of the site's position outside the Settlement Boundary and concerns regarding access.

Principle of development

* The majority of the site lies outside the Settlement Boundary of the village of Litcham with only the access being within the Settlement Boundary

* The principle of residential development should be considered against Policies SS1, CP1 and DC2 of the adopted Core Strategy and Development Control Policies DPD (2009). Whilst Breckland's five year housing supply shortfall results in Policy CP1 of the adopted Core Strategy being considered out-of-date against NPPF requirements, Policy SS1 of the adopted Core Strategy is considered up to date where the spatial hierarchy for growth locations for the District are identified.

* Policy SS1 identified Litcham as a Service Centre where the strategy is primarily around service protection and enhancement and development to meet local needs. The absence of a positive growth allocation means any development outside of the Settlement Boundary needs to be given careful consideration. The site is in a sustainable location immediately adjacent to the Settlement Boundary of Litcham, a service centre with shops, pubs and schools.

* The site lies outside the Settlement Boundary and therefore the proposal conflicts in principle with the Core Strategy and the Development Control Policies Development Plan Document (2009) insofar as this scheme has not been put forward as one under the exceptions site policy. However paragraphs 47 and 49 of the National Planning Policy Framework (NPPF) state that where an authority does not have an up to date five year housing land supply, the relevant local policies for the supply of housing should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development.

* The Government defines sustainable development as having three roles:-

- economic, in terms of building a strong economy and in particular by ensuring that sufficient land of the right type is available in the right places

- social, by supporting, strong vibrant and healthy communities by providing the supply of housing required to meet future need in a high quality environment with accessible local services and

- environmental, through the protection and enhancement of the natural, built and historic environment. In terms of the economic and social criteria to be applied the scheme for 3 dwellings well located to services and facilities is considered a positive gain. Environmentally the

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small amount of encroachment into the countryside and the potential loss of trees highlighted by the Tree and Countryside Officer has to be balanced against these. On balance it is considered that positive attributes of these new houses would off set any environmental harm.

* The current housing land supply within the District is 2.8 years. The scheme would therefore contribute to the shortfall of the District's housing requirement. However, Footnote 11 of the NPPF that the site should be in a suitable location, available now, and have a realistic prospect of being developed within five years. An 18 month period for submission of Reserved Matters and a further 2 years for commencement of development would be achieved by a suitable condition.

* Core Strategy Policy DC4 (Affordable Housing Principles) is also of particular relevance to this application. The proposed development is of a size which triggers the requirement for affordable housing provision, The Council's Housing Enabling Officer has indicated a commuted sum of £33,118.23 towards the off site provision of affordable housing is required

* In addition, Core Strategy Policy DC11 (Open Space) requires all new residential development to provide a contribution towards outdoor playing space. Given the size of the site it is not practical to make provision on site so a commuted sum will be required to be paid, to be secured through the Section 106 Agreement.

Design, layout, scale and appearance

* These are matters which would be considered at the reserved matters stage should outline planning permission, to establish whether the principle of three new dwellings in this location is acceptable, be granted. The indicative site plan satisfactorily demonstrates that three dwellings could be accommodated comfortably within the site together with an appropriate level of parking, turning area and amenity space.

Landscaping

* Landscaping would be considered at the reserved matters stage should outline planning permission be granted. However, the indicative site plan indicates that an existing hedge along the northern boundary would be retained and any gaps within the hedge would be filled in as necessary with matching species. In addition, the application is submitted with an Arboricultural Implications Assessment and Tree Protection Plan.

Impact on setting of Listed Building

* The Historic Buildings Consultant has raised no objection to the scheme in relation to any impact on the Grade 2 Listed Building adjacent the access.

Amenity

* To the north of the site there are semi detached and terraced bungalows with low pitched roofs. In addition, there is significant screening along this boundary. Currently there are no windows visible above the existing boundary treatment. The potential for significant overlooking, overshadowing, loss of privacy or outlook of the site is therefore considered minimal. However, whilst the submitted details do not indicate the scale of dwellings proposed, it is considered that a condition requiring the proposed dwellings to be single storey without accommodation within the roof space would be appropriate should planning permission be granted, in order to ensure that the form of development is in keeping with existing built form.

Highways

* Access would be via an existing access track which currently serves 8 and 10 Church Street. Norfolk County Council have been consulted on the proposal and have commented that whilst layout has not been marked for consideration at this time, the indicative layout drawing satisfactorily demonstrates that on site turning and parking can be achieved and that

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improvements will be provided to the width of the access in the vicinity of Nos. 8 and 10 Church Street.

* From inspection of the site it is recognised that, at around 3.7m between walls, the width of the access adjacent the front of the post office falls short of what would normally be expected for an access serving multiple dwellings. However, in this instance, given the level of visibility available at this point, the likely vehicle speeds on Church Street in the vicinity of the site and that as demonstrated on the indicative plan adequate turning and parking can be provided on-site, adverse comment to the principle of the development from a highways perspective would be difficult to substantiate.

Contaminated Land

* The Council's Contaminated Land Officer has been consulted and raises queries regarding the submitted plans. Further information is required in respect of an underground tank. Conditions in respect of contaminated land are required

Conclusion

* The application seeks outline planning permission including access to establish the principle of residential development in this location. With respect to the principle, the site lies outside the Settlement Boundary and therefore conflicts with the Core Strategy and Development Plan Document 2009. However, having regard to paragraphs 47 and 49 of the National Planning Policy Framework (NPPF) which states that where an authority does not have an up to date five year housing supply, the relevant local policies for the supply of housing should not be considered up to date, the proximity of the proposed development to a service centre village and the contribution it would make to the District's housing shortfall, it is considered that the proposal should be supported. The access arrangements are considered acceptable, subject to conditions. All other matters are reserved for future consideration should outline planning permission be granted.

* Approval is therefore recommended subject to conditions. A Section 106 Obligation in relation to contributions towards off-site affordable housing provision and recreational contributions shall be signed and completed within three months of the date of any decision.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3048** In accordance with submitted
- 3920** Highways
- 3920** Highways
- 3920** Contaminated Land
- 3920** Up to 3 dwellings only
- 3920** Single storey only
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2001** Application Approved Following Revisions

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3950 S106 Note