

PLANNING COMMITTEE – 24TH AUGUST, 2015

SUPPLEMENTARY REPORT

REPORT AT SCHEDULE ITEM 1: Scoulton: Land at Norwich Road: Erect new crematorium, car park, access roads, ancillary buildings & gardens of remembrance : 3PL/2014/1204/F

(See pages 58-70)

CONSULTATIONS

ECOLOGIST AND BIODIVERSITY CONSULTANT

No objection. The submitted Great Crested Newt Appraisal adequately assesses the impact of the proposal on protected species.

AMENDMENTS

The applicant has submitted a revised site location plan, to include additional land to the east. The amendments have been made to provide the required visibility splay and associated replacement planting. The applicant has confirmed that the additional land would be within his control.

RECOMMENDATION

No change.

REPORT AT SCHEDULE ITEM 3: Land East of Walnut Tree Cottage, Attleborough Road, CASTON

Erection of 3 dwellings

Reference: 3PL/2015/0147/F

(See pages 71 - 78)

CONSULTATIONS

Caston Parish Council – Continue to raise an objection to the development.

In respect of the comments of the IDB (page 73), the amended scheme of 3 dwellings results in a distance of approx. 20 metres to adjacent watercourse. This is now well in excess of the IDB threshold.

In response to concerns raised by a neighbouring landowner, the applicant has provided clarification that the boundary of the site will not encroach outside land within their control.

REPRESENTATIONS

Three additional letters of objection received. No new issues of concern raised.

RECOMMENDATION

Two additional conditions: -

- details of visibility splays measuring 4.3 x 53 metres to be submitted and approved. Visibility splays to be implemented as agreed and maintained free of obstruction above 0.6 metres in height.
- Details of on site parking, turning and location of bin stores to be submitted and agreed. Parking, turning and bin storage areas to be implemented as agreed.

REPORT AT SCHEDULE ITEM 4: Chequers Lane, GRESSENHALL
Residential development of 2 dwellings
Reference: 3PL/2015/00386/O
(See pages 79 - 84)

REPRESENTATIONS

One additional letter of objection received :-

- History of permission refusals on the site
- Harm the character of the area
- Site is outside the settlement boundary of the village
- Site is a valuable open space for wildlife.

RECOMMENDATION

No change.

REPORT AT SCHEDULE ITEM 9: Yaxham: Fieldings Drive: Residential Development
Reference: 3PL/2015/0528/O
(See pages 114-120)

AFFORDABLE HOUSING

Following the recent removal of government guidance relating to planning obligations, the requirement of Policy DC4 'Affordable Housing' now applies to the application. The applicant has been made aware of this requirement and Officers are awaiting a response on how they wish to proceed with the application.

If the application is amended to accord with the requirements of Policy DC4, compliance will be addressed by a Section 106 Agreement.

RECOMMENDATION

It is recommended that Council resolve to grant planning permission subject to completion of a Section 106 Agreement. However, delegated authority is also requested to refuse the application if the legal formalities in respect of the Section 106 are not completed within three months of the date of this decision or that the Planning Manager has the authority to agree a another more appropriate time scale for the completion of any such agreement.