

Item No.	Applicant	Parish	Reference No.
1	Minstergate Motors	THETFORD	3PL/2015/0953/F
2	Dawe Estates	CARBROOKE	3PL/2016/0206/F
3	Mr Mark Chapman	SHROPHAM	3PL/2016/0252/O
4	Charbon Properties Limited	BEESTON	3PL/2016/0269/O
5	Mr Rouf Homes Ltd	THETFORD	3PL/2016/0379/F
6	Mr Andrew Jackson	ASHILL	3PL/2016/0427/O
7	Mr Paul Gardner	LITTLE DUNHAM	3PL/2016/0431/F
8	Ms Melanie Stephan	HOLME HALE	3PL/2016/0440/F
9	S. P. K Engineering	MILEHAM	3PL/2016/0534/O
10	Mr S. Andrews & Ms L Harding	ELSING	3PL/2016/0557/F
11	Burmeister and Wain Scandinavian Contractor	SNETTERTON	3PL/2016/0610/VAR

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2015/0953/F	CASE OFFICER: Viv Bebbington
LOCATION:	THETFORD Shi Kon Budokan Staniforth Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Minstergate Motors Mundford Road Thetford	
AGENT:	Ski Property Management 9 Park View Weeting	
PROPOSAL:	Demolish building & erect 6 dwellings with associated parking/amenities	

REASON FOR COMMITTEE CONSIDERATION

The application is referred to the Planning Committee at the request of the Planning Manager.

KEY ISSUES

Principle
Design and external appearance
Impact on amenity
Highway safety

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission to demolish an existing building and erect six dwellings. The dwellings would be provided in two terraces, each of three storeys. One terrace would front Fulmerston Road and the other Staniforth Road. The proposal would have 12 parking spaces in total.

SITE AND LOCATION

The site forms part of the Barnham Cross Estate and is located at the junction of Fulmerston Road and Staniforth Road. The site is predominantly residential in character and within the Settlement Boundary. The existing building on the site is used as a meeting hall. Opposite the site on Fulmerston Road is a modern 2 / 3 storey residential development. Opposite the site on Staniforth Road is a terrace of two storey dwellings. To the west of the site is an area of open space abutting the highway with a parking court to the rear. The south-west corner of the site backs on to a terrace of three bungalows and a telecommunications tower.

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

CP.01	Housing
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.16	Design
DC.19	Parking Provision

CIL / OBLIGATIONS

The requirement for affordable housing provision has been revised by government during the application process. As such, the proposal falls under the threshold and affordable housing provision is no longer required.

CONSULTATIONS

THETFORD T C

Objection

This site would be overdeveloped with a distinct lack of Amenity.

There are concerns over highway access and the turning circle for vehicles in the parking area. The development would also restrict access to the electrical sub-station at the southern end of the site. The houses overlooking Fulmerston Road appear to be forward of the present rows of houses on that street and is therefore out of keeping with others in the area. This development does therefore not enhance the form and characteristics of the area.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions regarding vehicular access, provision of visibility splay and provision of parking and turning area.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection.

CONTAMINATED LAND OFFICER

No objection subject to unexpected land contamination condition.

HOUSING ENABLING OFFICER

Two on site affordable housing units are required.

CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER

Rear Access footpath to plots 2 & 6 should be gated. Plots 3 & 6 should have windows in gable to assist surveillance onto parking areas

REPRESENTATIONS

The following is a summary of representations received:-

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- overlooking sheltered bungalows
- over development, lack of amenity
- out of keeping with the character of the area
- loss of light and privacy
- increase in noise and disturbance during construction and from future residents
- inadequate parking in the area
- car headlights shining into neighbouring properties
- workability of parking spaces

Letter of support

- in keeping with recent social housing in the area
- need for affordable housing
- car parking acceptable

ASSESSMENT NOTES

1.0 The application is referred to the Planning Committee at the request of the Planning Manager.

1.1 For decision making purposes, as required by Section 38(6) of the Planning & Compulsory Purchase Act 2004, the Development Plan comprises the Adopted Core Strategy and Development Control Policies Development Plan Document, together with the Site Specific Allocations DPD. Material considerations in respect of national planning policy are the NPPF and the more recently published National Planning Practice Guidance.

2.0 Principle

2.1 The site is located within a residential estate to the south-west of the town centre. The site is within the settlement boundary and therefore the principle of residential development on the site is consistent with Policy DC02 and the NPPF. Policy TH37 also provides for the infill / redevelopment of existing housing stock within the urban area of Thetford.

2.2 In line with local and national planning policy, the proposal development would make efficient use of a brownfield site and provide additional housing.

3.0 Design and appearance

3.1 In terms of scale and appearance of the layout, development in the area consists mainly of terraces and semi-detached properties. Furthermore, opposite the site on Fulmerston Road is a recent redevelopment with a three storey block of modern design and appearance. The scale and design of the proposal would be consistent therefore with its surroundings. Parking would be provided to the front of the dwellings, but this arrangement is not uncommon in the area. Landscaping would help to soften the appearance of hard surface areas. The existing building on the site makes only a limited contribution to the street scene.

3.2 The design and layout has been amended to incorporate the comments from the Police Architectural Liaison Officer. Windows have been added to the gable to increase surveillance of the parking areas and gates included to improve the security to the rear access.

3.3 It is considered, therefore, that the proposal would be compatible with, and sympathetic to, the established pattern of development and the character of the surrounding residential development and is consistent with Policies DC02, DC16 and TH37.

4.0 Impact on amenity

4.1 The development would introduce developed frontage and alter the outlook of the existing properties facing the site on Fulmerston and Staniforth Road. However, the proposal would retain adequate separation distances to the front of these properties and, as a result, would not have an overbearing effect or cause undue overlooking or shadowing. There are no existing dwellings positioned immediately to the rear of the proposed building. The three bungalows to the south-west of the site adjoin the proposed car parking area and are not positioned directly behind the proposed dwellings. The outlook from the rear of these properties would not be unduly compromised. Views of the development would be oblique. It is not considered that the siting of the proposed dwellings would adversely impact on the amenities of the bungalows. It is considered there is an adequate distancing so as not to result in any adverse loss of privacy / overlooking or overbearing impact. Accordingly, the proposal is considered to have appropriate regard to Policy DC01.

4.2 To protect the amenity of the adjoining residents during construction, a condition restricting noise and hours of operation has been imposed.

5.0 Highways safety

5.1 The Highway Authority is satisfied that the approved plan provides an acceptable level of onsite parking and sufficient turning within the site. As such, no objection has been raised subject to conditions regarding the position and standard of access and provision of a visibility splay.

6.0 Other issues

6.1 An ecological appraisal with bat survey report has been undertaken and the Ecological consultant has confirmed that the report sufficiently assesses any potential ecological implications of the development.

7.0 Conclusion

7.1 The proposal would utilise an underused piece of brownfield land and would provide for a positive contribution to housing supply and improve the appearance of the site and its immediate vicinity. The proposal is considered to be in accordance with policy and is recommended for approval subject to appropriate conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

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3007	Full Permission Time Limit (3 years)	
3047	In accordance with submitted	
HA08	New access - construction over verge	
HA24	Provision of parking and servicing - when shown on plan	
3920	Non-standard EHO condition	
PD07	No PD for classes A B C D & E	
4000	Variation of approved plans	
3996	Note - Discharge of Conditions	
AN61	NOTE NCC Inf 2 When Vehicular access works required	
2001	Application Approved Following Revisions	
2014	Criterion E - Planning Apps Where Approved	
HA21	Provision of parallel visibility splay	This condition will require to be discharged
3946	Contaminated Land - Unexpected Contamination	This condition will require to be discharged
3402	Boundary screening to be agreed	This condition will require to be discharged
3408	Landscaping - details and implementation	This condition will require to be discharged
MT03	External wall and roof materials to be agreed	This condition will require to be discharged

ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2016/0206/F	CASE OFFICER: Jemima Dean
LOCATION:	CARBROOKE Manor Farm Willow Corner	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N LB GRADE: Adjacent Grade 2 TPO: N
APPLICANT:	Dawe Estates Manor Farm Willow Corner	
AGENT:	Dawe Estates Manor Farm Willow Corner	
PROPOSAL:	New Farm Workshop	

REASON FOR COMMITTEE CONSIDERATION

The application is referred to planning committee as it is a major application.

KEY ISSUES

Principle of development
Impact on listed building
Amenity
Highway safety

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of a new agricultural building adjacent to existing grain store buildings at Manor Farm in Carbrooke. The building would measure approximately 49 metres in length by 24 metre in depth with a pitched roof to a maximum height of 6.5 metres. Materials would comprise powder coated profiled steel sheet in grey, built off a block work plinth with a black painted finish. The roof would be clad with powder coated profile steel sheet in grey colour. Pedestrian doors would be in powder coated steel in grey. The roller shutter would be in powder coated steel grey. The building would include a workshop for the agricultural business, a temporary grain store facility and further equipment and machinery storage space. The building would be roughly split into three approximately equal sections. The workshop and grain store areas would also be utilised on a seasonal basis for machinery storage.

The application originally proposed two new farm entrances one to serve Fen Farm and the other to serve Manor Farm, both leading directly from Shipdham Road to the north of the village. The proposed Fen Farm access raised concerns with regard to the loss of an extensive length of hedgerow to allow adequate visibility, and the application has since been amended omitting the Fen Farm access whilst retaining the proposed new access to serve Manor Farm. The new access would be formed of in-situ concrete.

SITE AND LOCATION

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The application site comprises a 0.2 hectare parcel of land to the north of the farm house and agricultural buildings connected with Manor Farm. Manor Farm is located outside the Settlement Boundary of Carbrooke to the north east of the village. Access serving Manor Farm is currently located within village comprising a track that leads from Shipdham Road, between two residential properties. The site currently comprises an agricultural field with woodland to the south east. Shipdham Road runs to the west of the site. Surrounding land use other than the village itself is largely arable. The site and wider land has a gently fall to the south.

Manor Farm House and Manor Farm Barn, 50 metres north east .of Manor Farm House, are Grade II listed buildings. The listing description is as follows:

Manor Farm House:-

Farmhouse. Mid C17, refaced in C18. Brick with corrugated tile roof. Lobby entrance. 2 storeys on brick plinth, facade of C18. Door left of centre under flat entablature. 2 3-light casements to right under segmental arches. C20 French window to left. Flat brick string course. 3 3-light casements to first floor with flat heads. One small blocked window above door. Gabled roof with low coped parapet to south on kneelers. Tripartite mid C17 stack over door with brick cap. South gable with large external stack of three set-offs. Pantiled fireboxes left and right for ovens. String course at first floor and eaves line enclosing stack.

Manor Farm Barn:-

Barn. Early C19. Brick with corrugated asbestos roof. Rendered brick plinth. West front with full height double doors. Blind windows left and right with segmental heads. Lozenge ventilation openings to north and south walls. Full height double doors to east.

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

CP.04	Infrastructure
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.12	Trees and Landscape
DC.16	Design
DC.17	Historic Environment
NP	N/A
NPPF	With particular regard to paragraphs 7, 17 and 28
NPPG	National Planning Practice Guidance

CIL / OBLIGATIONS

Not Applicable

CONSULTATIONS

CARBROOKE P C

The Parish Council has no objection to this application.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

HISTORIC BUILDINGS CONSULTANT

No further comment or objection following the submission of the revised submission material.

CONTAMINATED LAND OFFICER

No objections or comments on the grounds of Environmental Protection.

ENVIRONMENTAL HEALTH OFFICERS

No objections.

TREE AND COUNTRYSIDE CONSULTANT

The required visibility splay for Fen Farm access would require the removal of approximately 90m of established roadside hedgerow and trees. The hedgerow is unmanaged but is clearly older than 30 years old and longer than 20m. There are at least seven woody species present as well as a ditch and bank. Although a full survey of the hedgerow has not been undertaken it is likely that hedgerow regulations would apply and therefore presumption should be in favour of protecting and retaining the hedgerow. Removal would drastically alter the appearance of what is a rural lane and open up views of buildings which are currently screened.

REPRESENTATIONS

Twelve representations have been received in response to the application. Six raise concerns relating to: flooding; drainage; waste; increase in traffic; road safety; impact on trees / hedgerow; building is excessively large; amenity; noise; lighting; impact on character of the area; lorries will still use main entrance to Manor Farm. Six responses support the proposal on grounds that it will benefit: amenity; highway safety; amenity.

ASSESSMENT NOTES

1.0 Principle

1.1 The application seeks full planning permission to construct an additional agricultural building to the north of the existing group of farm buildings serving Manor Farm. A new access is proposed to serve Manor Farm from Shipdham Road to the north of Carbrooke Road.

1.2 The building would facilitate the consolidation of the storage and maintenance / repairs of agricultural machinery into a single location to improve the efficiency and security of the overall farming operation. Much of the large machinery used in association with the farm is currently stored outside throughout the year. It is proposed that the building would be a re-use of an existing steel frame building.

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1.3 The current access serving Manor Farm is located within the residential areas of Carbrooke and as a consequence there are significant vehicle movements through the village. The use of machinery through this access causes unnecessary disturbance both to the outlying parts of the agricultural holding and Fen Farm. The proposed new access to the north of the village would reduce the need to manoeuvre vehicles through the village.

1.4 Core Strategy Policy CP14 supports appropriately located economic development in the countryside where the operation of the business necessitates the locations and represents a sustainable solution to an identified need and is in line with national policy.

1.5 The National Planning Policy Framework also supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.

1.6 It is considered that the proposed development would be in general accordance with National and Local Plan Policy Guidance which supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.

2.0 Impact on Listed Building

2.1 Section 66 of the Planning, (Listed Buildings and Conservation Areas), Act 1990 states that; special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, must be had.

2.2 Manor Farm House and Manor Farm Barn are Grade II Listed Buildings and therefore development that affects a Listed Building is subject to a comprehensive assessment with regard to the impact upon the integrity and appearance of the building.

2.3 An assessment has been submitted as part of the application to address potential impacts of the proposal on the existing listed buildings at Manor Farm. The Historic Buildings Consultant has raised no objections to the proposed building or the formation of a new access to serve Manor Farm. The proposal is in keeping with the Listed Buildings and therefore would enhance the appearance of the Listed Buildings and preserve their character. The requirements of the Planning, (Listed Buildings and Conservation Areas), Act 1990 have been met.

3.0 Amenity

3.1 In terms of amenity concern has been raised locally that the proposal would lead to additional harm in terms of its impact on nearby amenity with regard to noise and lighting, and there has also been support raised locally on account that the proposal would lessen the noise related harm through the diversion of noise farm traffic from residential areas.

3.2 The proposed new access to serve Manor Farm would result in less farm traffic need to travel through Carbrooke and in this respect would generally improve the level of amenity in this to resident of the village.

3.3 The new building would provide a reasonable sized workshop for an agricultural business of this size, and storage for farm machinery and grain. It is not considered that this use would give rise to an unacceptable amount of harm in terms of impact on amenity. Conditions in respect of lighting and hours of operation would be conditioned. There are no immediate neighbouring properties which would be significantly affected by the proposed development. The Environmental Health Team has been consulted on the application and no objection to the proposal. It is considered that the proposal responds favourably to Core Strategy Policy DC01.

4.0 Highway Safety

4.1 In term of access the proposal would assist in removing farm traffic from the north needing to enter the village and satisfactory visibility has been demonstrated. Norfolk County Council Highways have been consulted on the proposed development and have raised no objections subject to conditions.

5.0 Conclusion

5.1 The proposed development is appropriately located and will meet an identified need store grain and farm machinery and for maintenance / repairs of agricultural machinery to improve efficiency of the overall farming operation. The proposal is in keeping with the Listed Buildings, there would be no significant impact on existing residential amenity and no objections have been raised with regard to highway safety subject to conditions.

5.2 It is considered that the proposed development is in accordance with national and local plan policies and approval is, therefore, recommended subject to conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

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ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2016/0252/O	CASE OFFICER: Viv Bebbington
LOCATION:	SHROPHAM Land Adjacent Red Lodge Hargham Road	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr Mark Chapman c/o agent	
AGENT:	Steve Medler Ltd 40 Bradenham Road Shipdham	
PROPOSAL:	Two dwellings	

REASON FOR COMMITTEE CONSIDERATION

The application is referred to Planning Committee as it is a departure from Development Plan Policy.

KEY ISSUES

Principle
Impact on local character and amenity
Highway safety

DESCRIPTION OF DEVELOPMENT

The site seeks outline planning permission for two dwellings on a 0.20 Ha piece of land which is currently laid to rough grass adjoining an existing dwelling.

Access forms part of the application. All other matters are reserved.

Access to the site would be via an existing access off Hargham Road.

The dwelling would be constructed using red bricks and red pantiles.

SITE AND LOCATION

The site is outside the settlement boundary for Shropham. It is in a semi rural location, within a loose knit group of commercial and residential properties, to the east of the village and some 400m from the settlement boundary. Immediately either side of the site are two dwellings. Opposite the site are commercial buildings including a gym and fitness centre.

EIA REQUIRED

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.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.17	Historic Environment
DC.19	Parking Provision
NPPF	With particular regard to paras 8,47,49 & 55

CIL / OBLIGATIONS

Not applicable.

CONSULTATIONS

SHROPHAM P C

No objection

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to comments subject to conditions

CONTAMINATED LAND OFFICER

No objection subject to conditions regarding ground gas protection

TREE AND COUNTRYSIDE CONSULTANT

No comment

HISTORIC ENVIRONMENT OFFICER

No objection subject to a condition securing a scheme for archaeological investigation.

PRINCIPAL PLANNER MINERAL & WASTE POLICY - No Comments Received

REPRESENTATIONS

None.

ASSESSMENT NOTES

1.0 The application is referred to the Planning Committee as it is contrary to Policies DC02 and CP14 of the Breckland Core Strategy 2009.

1.1 For decision making purposes, as required by Section 38(6) of the Planning & Compulsory Purchase Act 2004, the Development Plan comprises the Adopted Core Strategy and

Development Control Policies Development Plan Document, together with the Site Specific Allocations DPD. Material considerations in respect of national planning policy are the NPPF and the more recently published National Planning Practice Guidance.

2.0 Principle

2.1 The application seeks outline planning permission for the erection of two dwellings on land outside a settlement boundary. For this reason the proposal conflicts in principle with Policies DC02 and CP14 of the Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries. However, paragraphs 47 and 49 of the National Planning Policy Framework, (NPPF), states that where an authority does not have an up to date five year housing supply and 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 granted permission in the context of the presumption in favour of sustainable development.

2.2 The NPPF identifies three dimensions of sustainable development:

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

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

2.4 In terms of the economic and social criteria, the proposal would provide two new dwellings and would make a positive, albeit modest, contribution to the housing supply shortfall and provide some short-term economic benefits through its construction and the longer- term economic benefits through additional household spend within the surrounding area that would be generated by the provision of two dwellings.

2.5 With regard to whether this is a suitable location, the site is outside the settlement boundary of Shropham which is located west of the site. Shropham has a lack of service provision and residents are largely dependant on higher order settlements for almost all shopping, employment, education and leisure purposes. It has a village hall, social club playing fields and gym and fitness centre. There is no footpath from the site to the village facilities and the road is a busy rural road. Consequently the proposal would conflict with the objectives of the NPPF which seek to minimise the need to travel by means of the private car.

2.6 It should be noted that the NPPF recognises that opportunities to maximise sustainable

transport solutions will vary from urban to rural areas. The site is close to the neighbouring villages of Rocklands and Caston which have primary schools and shops. There is also a bus service to Attleborough. Therefore, in line with paragraph 55 of the NPPF the proposed dwellings would help support services in neighbouring villages and Attleborough and help support the social facilities within the village of Shropham.

2.7 Environmentally, although outside the Settlement Boundary, the site is in a semi rural location within a loose knit group of existing commercial and residential buildings. As such the site is considered to be appropriate infill. The site is not an important gap within the street scene which needs to be maintained. The proposal would consolidate the existing pattern of development and give the immediate locality a more built up appearance. Whilst this will result in some loss of character, the harm would be limited given the following factors:

- the visual containment of the site by existing adjoining development;
- the proposal would not intrude into the countryside and would not be isolated; and
- the proposal would not cause material harm to the character and appearance of the area.

The combination of all of these environmental factors together result in the proposal satisfying the environmental role of sustainable development.

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

2.9 With regard to availability and delivery, this is an outline application and the site is within the applicants ownership and available making the development deliverable within a reduced period of two years to meet the housing shortfall. It is recommended that the time limit is reduced to two years for commencement in accordance with other applications in Breckland, approved having regard to the five year housing supply position.

2.10 The proposal would not result in an isolated development in the countryside. The scheme would provide additional housing, generate some economic activity and be developed without causing undue harm to the character and appearance of the area.

2.11 Paragraph 55 of the NPPF states that housing should be located where it will enhance and maintain the vitality of existing rural communities and help sustain facilities in the surrounding settlements. It is considered this proposal will meet this aim.

3.0 Impact on local character and amenity

3.1 The application is outline with all matters reserved except access.

3.2 Whilst the proposal does not include layout an indicative layout has been provided. It is

considered that the site is of sufficient size to accommodate two dwellings in a manner which would be compatible with the established pattern of development.

3.3 There is a good degree of separation between the site and the neighbouring properties fronting Hargham Road to ensure that the proposal would not result in any significant impact on outlook, privacy and daylight of neighbouring properties.

3.4 For the above reasons the development would not cause any demonstrable impacts onto the rural character of the area, the setting of the site or the amenity of the neighbouring residential properties. As such the proposal is consistent with policies DC01 and DC16.

4.0 Highway Safety

4.1 Access is proposed from Hargham Road via an existing access located on the northern boundary of the site. The Highway Authority has raised no objection to the proposal. There is sufficient land available to provide a satisfactory level of visibility. Standard planning conditions in respect of access arrangements, parking and turning have been recommended.

4.2 There is no footpath linking the site to the social facilities within the village and therefore pedestrians and cyclists would need to share the carriageway and therefore due to the busy nature of road there would be a degree of conflict between traffic and cyclists or pedestrians. However the Highway Authority has not raised an objection to the proposal on the grounds of pedestrian safety and therefore it would be difficult to justify refusal on the grounds of pedestrian safety.

6.0 Other Matters

6.1 The Contaminated Land Officer raises no objection subject to a conditions requiring ground gas protection.

6.2 The Historic Environment Services has raised no objection subject to a condition requiring an archaeological investigation due to the proximity of the site to a deserted medieval village.

7.0 Conclusion

In conclusion, it is considered that the proposal would constitute a sustainable form of development as defined in Paragraph 7 of the NPPF, which would help to support the local rural community, would not compromise local amenity and would not adversely impact the character and appearance of the surrounding area. Approval is therefore recommended subject to conditions.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

3005	Outline Time Limit (3 years)	
3058	Standard Outline Condition	
3047	In accordance with submitted	
3920	Non-standard condition	
4000	Variation of approved plans	
3996	Note - Discharge of Conditions	
3923	Contaminated Land - Informative (Extensions)	
2001	Application Approved Following Revisions	
2014	Criterion E - Planning Apps Where Approved	
HA05	Standard outline highways condition	This condition will require to be discharged
AR01	Archaeological work to be agreed	This condition will require to be discharged
3946	Contaminated Land - Unexpected Contamination	This condition will require to be discharged

ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2016/0269/O	CASE OFFICER: Nick Moys
LOCATION:	BEESTON Land off Herne Lane	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Charbon Properties Limited Unit 4 Dereham Road	
AGENT:	JWM Design 23 Litcham Road Mileham	
PROPOSAL:	Proposed residential development	

REASON FOR COMMITTEE CONSIDERATION

This application is referred to Planning Committee as a major development and a departure from the development plan.

KEY ISSUES

1. Policy matters and the principle of development
2. Effects on local character
3. Transport

DESCRIPTION OF DEVELOPMENT

Outline planning permission is sought for the erection of 11 dwellings, with all matters reserved for later consideration. Indicative development layout plans have been provided.

The indicative details proposed show a development of seven detached houses and two pairs of semi-detached units. Four of the dwellings would be provided as affordable housing. Amended proposals were submitted during the course of consideration of the application increasing the proposal from 10 to 11 dwellings.

Vehicular access is proposed via two new entrances off Herne Lane, one of which would also provide a 'field access' to open land to the rear. A new public footpath link is proposed through the site and northwards towards the main village.

The application is supported by a Design & Access Statement, Habitat & Protected Species Survey, Flood Risk Assessment and Contamination Report.

SITE AND LOCATION

The application site forms part of an open field on the southern fringe of the village of Beeston, approximately 700 metres from the village centre. The site extends to around 2.4 hectares and comprises areas of grassland and scrub. It is understood that it has been used for grazing

purpose in recent years. The site is bounded to the east and west by residential properties and further to the north by commercial land. There are agricultural fields to the south on the opposite side of Herne Lane.

EIA REQUIRED

No.

RELEVANT SITE HISTORY

3PL/2015/0388/O
Proposed residential development (38 Dwellings)
Withdrawn 27-07-2015

POLICY CONSIDERATIONS

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

CP.05	Developer Obligations
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
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 17.
NPPG	National Planning Practice Guidance

CIL / OBLIGATIONS

A Section 106 will be required to secure the provision of the proposed affordable housing.

CONSULTATIONS

BRYAN LEIGH

The Parish Council supports this application, subject to i) sufficient separation being provided to neighbouring properties, ii) the provision of the proposed footpath and iii) there being no further development.

WENDLING P C

No objections.

NORFOLK COUNTY COUNCIL HIGHWAYS

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Objection on the grounds that inadequate provision is made for pedestrians and that the site is too remote from local service centre provision.

FLOOD & WATER MANAGEMENT TEAM

The proposal should be assessed on the basis of standing advice. No further comments.

ENVIRONMENT AGENCY

No objection.

ANGLIAN WATER SERVICE

The waste water recycling centre does not have capacity to treat foul water flows from this development. However, Anglian Water would take necessary steps to increase capacity should planning permission be granted.

TREE AND COUNTRYSIDE CONSULTANT

No objections.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

Further surveys for Great Crested Newts are required. A construction ecological management plan and biodiversity enhancements should be secured by planning conditions.

Further comments are awaited in respect of the additional survey information submitted.

ENVIRONMENTAL HEALTH OFFICERS

No objections subject to conditions requiring measures to mitigate noise impacts from adjacent development.

CONTAMINATED LAND OFFICER

No objection subject to conditions.

ENABLING OFFICER

The development should provide 40% affordable housing.

NORFOLK FIRE AND RESCUE SERVICE

No objection subject to a condition requiring the provision of a fire hydrant.

HEALTH & SAFETY EXECUTIVE - No Comments Received

HOUSING ENABLING OFFICER - No Comments Received

REPRESENTATIONS

Concerns have been raised by local residents about effects on the amenities of neighbouring properties, increased traffic and effects on wildlife.

ASSESSMENT NOTES

1.0 This application is referred to Planning Committee as a major development and a departure from the development plan.

2.0 Principle of development and policy matters

2.1 The application site falls outside the Settlement Boundary for Beeston. The proposal is therefore in conflict with Core Strategy Policy CP14 which seeks to focus new housing within defined settlement boundaries. However, as the Council cannot currently demonstrate a five year supply of housing land, Policy CP14 cannot be considered to be up-to-date insofar as it relates to the supply of housing land. It is considered therefore that Policy CP14 should be afforded

reduced weight.

2.2 In this situation, the presumption in favour of sustainable development set out in the National Planning Policy Framework, (NPPF), means that permission for development should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate that development should be restricted.

2.3 The NPPF defines sustainable development in broad terms by reference to economic, social and environmental considerations and indicates that planning should seek gains in relation to each element. The provision of housing to meet local needs is identified as a key component of sustainable development and in this respect the NPPF seeks to boost significantly the supply of housing. The conservation of the natural environment is also central to the NPPF, including protecting valued landscapes and minimising effects on biodiversity. In order to promote sustainable development in rural areas, the NPPF indicates that housing should be located where it will enhance or maintain the vitality of local communities. Isolated dwellings in the countryside should be avoided unless justified by special circumstances.

2.4 Although some distance outside the defined settlement limit, the proposal would form part of a well established and loose knit pattern of the housing and commercial development located to the south of the main body of the village. The site is adjoined on two sides by existing development and is within walking and cycling distance of the village centre. The proposal would not therefore result in an isolated development in the countryside. Whilst the proposed would result in some loss of openness to this part of the village, for the reasons set out below (section 3.0) it is not considered that the harm caused would be significant.

2.5 Beeston is designated in the Council's Spatial Strategy as a 'rural settlement' and is identified only for nominal growth due to its limited range of local services. The village has a primary school, village hall and playing fields, and local business provide some employment. However, there is no village shop and very limited public transport. The village pub closed earlier this year. The nearest service centre village, Litcham, is located two miles away and includes shops, schools, pub and medical facilities. Dereham is located around 4.5 miles away.

2.6 New residents would contribute to the vitality of the local community and provide some support for existing facilities, though this latter benefit is tempered by the limited range of services available in the village itself. The proposed new footpath to the village would also improve pedestrian access to this part of the village, including existing housing on Herne Lane. The construction of the development would have some short-term economic benefits. Importantly, given the current shortfall in housing land, the proposal would make a positive contribution to the supply of housing in the area, including affordable housing, and broaden the range of housing available in the village. In these terms, the development would support the social and economic aspects of sustainable development, and this weighs in favour of the proposal.

2.7 It is clear, however, that the level of service provision in the village is such that future residents would be largely dependent on higher order settlements for most shopping, employment and leisure purposes. As bus services are limited, (there are no scheduled services,

but the Swaffham Flexibus operates in the area), it is reasonable to assume that most trips by residents would be made by car. Consequently, the proposal would conflict to a degree with the objectives of the NPPF to minimise the need to travel and to maximise opportunities for sustainable transport. However, given the relatively small scale of the proposal and the availability of a wide range of facilities in other settlements nearby, it is considered that the resulting harm to sustainability would not be substantial.

2.8 In this respect it is noted that The NPPF also recognises that opportunities to maximise sustainable transport solutions will vary from urban to rural areas. The NPPG also indicates that all settlements can play a role in delivering sustainable development in rural areas, and that rural housing is essential to ensure viable use of local facilities.

2.9 Based on the information currently available, it is not considered that there any technical constraints which would prevent the development coming forward in the short term. However, in order to encourage the early delivery of the proposed housing, a two year time limit is recommended for the submission of reserved matters, with a further year to commence the development.

2.10 Taking all these matters into account, it is considered that any harm arising from the proposal would not significantly and demonstrably outweigh its benefits. Accordingly, it is concluded that the proposed development is acceptable in principle.

3.0 Effects on local character

3.1 Both local and national planning policies require careful consideration to be given to the impact of new development on the character of its surroundings. Core Strategy Policy CP11 says, amongst other things, that the countryside will be protected for its intrinsic beauty and rural character, and that the design of new development should be sympathetic to landscape character, informed by the Council's Landscape Character Assessment, (LCA). Core Policy DC02 deals with housing mix and density, whilst Policy DC16 promotes good design. The NPPF indicates that planning should contribute to the protection and enhancement of valued rural landscapes and that the design of new development should respond to local character and use streetscapes and buildings to create attractive places to live.

3.2 The application site is located with the Beeston Plateau landscape character area, (Type E7), as defined in the Council's Landscape Character Assessment. The main characteristics of this area are its elevated plateau landform and predominantly arable land cover, with medium to large scale field pattern interspersed with hedgerows and mature woodlands. Most settlements are linear in form, but with modern development some, including Beeston, have become more nucleated. Key visual sensitivities include the elevated landform and the availability of distant views across the countryside.

3.3 Due to its scale and nature, the proposed development would inevitably transform the appearance of the site and its immediate locality, giving them a much more built up character and diminishing the present sense of openness. However, the proposed housing would be seen in

the context of existing housing to either side, and would not result in an outward extension of the village into open countryside. Due to the presence of other development and existing hedgerows, wider views of the site would be limited. The site itself does not contain any significant landscape features and is considered to have limited scenic qualities. Given the nature of nature of existing development in the locality, including adjacent commercial development, it is not considered that this settlement edge is inherently sensitive to change.

3.4 Although in outline form, the application is supported by indicative proposals which demonstrate that the site could be developed in a way that would be sensitive to the characteristics of the site and its situation. The indicative layout shows an informal arrangement of houses, set back from the road and in good sized plots, with ample space for generous landscaping to the site frontage and other boundaries. The density of development would be low, (5 DPH) and good separation distances would be maintained to neighbouring dwellings. In this form, it is considered that proposed development would relate well to the spacious pattern of surrounding development. The provision of new hedgerows and tree planting would enhance this settlement edge, whilst existing views across the site to commercial development beyond would be largely obscured. A well designed scheme could thus enhance the appearance of the area.

3.5 Accordingly, it is concluded that whilst there would be some loss of openness, the proposal would not result in any significant harm to the surrounding rural landscape. The indicative layout proposed is considered to be well conceived and demonstrates that development here could be integrated successfully into its surroundings. The proposal would be consistent therefore with Core Strategy Policies CP11, DC01 and DC16, and with guidance in paragraphs 58 and 109 of the NPPF.

4.0 Transport

4.1 Access to the development would be via two new entrances onto Herne Lane, which would be signed in accordance with relevant highway standards, including in relation to visibility for emerging vehicles. Herne Lane would benefit from some localised minor widening to accommodate increased traffic movements, but this could be achieved within land owned by the applicant and secured by planning condition. Herne Lane connects, immediately to the east of the site, with Dereham Road, which is of a good standard, being designated as an HGV and local access route. Safe vehicular access can be achieved therefore.

4.2 There is, however, a lack of pedestrian facilities in the area and currently no safe route to the village is available. The Highway Authority has objected to the application on this basis, (and due to the remoteness of the site generally from local services). To address this issue, a new public footway is proposed from the development through adjoining land towards the village centre. This footway would meet Dereham Road, which does not have any pedestrian facilities, some 500 metres to the south of the village school. From that point, a 'trod' type footpath is proposed along existing highway verges for a further 200 metres up to the main built up part of Dereham Road. It is also suggested that, subject to further discussion with the Highway Authority, traffic management measures could be introduced to enhance pedestrian access generally e.g. 20mph speed limit, additional signage, etc.

4.3 The proposed new footway would be unlit and would not generally be overlooked by development. Nor would it form part of a continuous footway link to the village centre. It would nevertheless provide a usable route from the proposed development to the village, which would also benefit existing housing on Herne Lane which currently has no such facility. It would also provide improved pedestrian links from the village to existing employment areas and to amenity land managed by the Parish Council, (restored claypits). Taking these matters into account, it is considered that whilst the proposed pedestrian access arrangements would not be ideal, rejection of the application on this ground would not be justified.

5.0 Other Matters

5.1 Residential amenity - Whilst the proposal would alter the outlook from neighbouring properties to the east and west, there is nothing to suggest that the development, if appropriately designed and laid out, would have an overbearing effect on adjacent dwellings or cause undue overlooking or overshadowing. The indicative layout shows side to side separation distances of at least 20-30 metres between new houses and existing dwellings. Traffic movements would result in some additional disturbance to existing residents, but given the scale of the proposal, this would be unlikely to have a significant adverse effect, particularly given existing levels of HGV traffic along Herne Lane. Consequently the proposal would not conflict with Core Strategy Policy DC01 or with the guidance set out in paragraph 17 of the NPPF.

5.2 Ecology - The application is supported by a Habitat & Protected Species Survey. Further surveys for Great Crested Newts have been provided during the course of the application. These surveys have found that the site itself is generally of limited ecological value, although boundary trees and hedges to provide valuable habitat for birds and other wildlife. However, Great Crested Newts are present in ponds and ditches to the north of the proposed housing site, and various mitigation measures are proposed to avoid harm during construction. Habitat creation measures are also proposed, including management of existing and proposed ponds, landscape enhancement and the provision of hibernaculum. Further comments are awaited from the Council's Ecological Consultant on these proposals.

5.3 Drainage - The site is located within Flood Zone 1, (low risk). The submitted Surface Water Drainage Strategy indicates that in line with SuDS principles surface water drainage would be disposed of by infiltration drainage if ground conditions permit. If not, surface water would be directed to a new attenuation pond. These proposals accord with SuDS guidance and are considered to be acceptable in principle. It is recommended that details of the surface water drainage system, including future maintenance, are required to be submitted for approval by condition.

6.0 Conclusion

6.1 Although outside the Settlement Boundary, the proposal would be reasonably well related to the built form of Beeston and would not result in an unacceptable intrusion into the countryside. The proposal would contribute to the supply of housing in the area, and local services would be likely to derive some support from the scheme. Whilst some loss of openness would result, the development would be generally consistent with the character of the surrounding residential development. The shortcomings of the proposal in terms of pedestrian access are not

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considered to be sufficient to outweigh the benefits of the proposal.

6.2 Taking all of these matters into account, it is concluded that the proposal would represent sustainable development, as defined in the NPPF and would not conflict with the objectives of development plan policies. For these reasons, it is considered that a departure from Core Strategy Policy CP14 is justified in this case. In principle, the site is considered to be suitable for residential development.

6.3 Consequently, it is recommended that outline permission is granted subject to conditions and the completion of a Section 106 Agreement.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

3005	Outline Time Limit (2+1 years)	
3058	Standard Outline Condition	
3054	Design framework -details to closely follow outline layout	
3935	Maximum 11 dwellings	
3940	Not exceed 2 storeys	
3935	Construction Ecological Management Plan	
3940	Habitat management	
3870	Surface water drainage + SUDS management	
3860	Foul drainage	
HA39B	Highway improvements off-site B	
UR09	Construction management	
3992	Non-standard note re: S106	
3996	Note - Discharge of Conditions	
4000	Variation of approved plans	
AN99	Criterion E - Planning Apps Where Approved	
AN61	NOTE NCC Inf 2 When Vehicular access works required	
CL01	Site Investigation/ remediation	This condition will require to be discharged
HA39A	Highway improvements-offsite A	This condition will require to be discharged
3925	Fire Hydrants	This condition will require to be discharged

ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2016/0379/F	CASE OFFICER: Simon Wood
LOCATION:	THETFORD Land off Kimms Belt/London Road	APPN TYPE: Full POLICY: In Settlement Bndry ALLOCATION: CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr Rouf Homes Ltd c/o Agent	
AGENT:	John Stebbing Architects Ltd Unit 2B Barton Road Trading Estate	
PROPOSAL:	Erect 29 dwellings with landscaping, car parking, waste/recycling and cycle storage	

REASON FOR COMMITTEE CONSIDERATION

This application is referred to Planning Committee as it is a major application.

KEY ISSUES

Principle of residential development
Design, impact on character and appearance of the surrounding area
Neighbour amenity
Highway safety.

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of 29 dwellings on land off the corner of Kimms Belt / London Road, Thetford. The proposed dwellings would comprise a mix of two and one bedroom flats, within a single building arranged over three floors.

The application also proposes to provide 29 parking spaces serving the flats, along with 44 cycle spaces. The site also provides some amenity space. The proposed block of flats would provide for a contemporary form of development utilising a blend of traditional and modern building materials, reflecting the vernacular of adjacent industrial buildings.

The proposed development will utilise an existing access point which currently serves the existing residential development, (12 flats), on site.

SITE AND LOCATION

The application site comprises a rectangular parcel of land covering an area of approximately 0.424 of a hectare, located on the corner of Kimms Belt and London Road, Thetford. The site lies within the existing Settlement Boundary of Thetford.

To site is bound by road frontage to the north, (London Road) and east, (Kimms Belt), with a mix of residential and open space beyond the highways. Immediately to the south lies existing

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residential development, which was permitted under planning permission 3PL/2007/0993/D. To the west lies industrial buildings and are separated by a line of mature trees.

The site itself is located on land identified as a General Employment Area, specified within Policy DC06 of the Breckland Core Strategy.

EIA REQUIRED

No.

RELEVANT SITE HISTORY

3PL/2007/0993/D - Mixed use development comprising residential and retail - approved September 2007.

3PL/2004/0136/O - Mixed use development comprising residential and neighbourhood retail - approved July 2004.

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.05	Developer Obligations
CP.09	Pollution and Waste
CP.11	Protection and Enhancement of the Landscape
CP.13	Accessibility
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.06	General Employment Areas
DC.11	Open Space
DC.12	Trees and Landscape
DC.14	Energy Efficiency
DC.16	Design
DC.19	Parking Provision
NPPF	With particular regard to paras 32, 59, 63 & 118.
NPPG	National Planning Practice Guidance

CIL / OBLIGATIONS

The proposed development of this scale and nature would require the provision of the following

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planning obligations:

- Provision for outdoor play and sports provision as required by Policy DC11 of the Core Strategy;
- The provision of 40% of the dwellings for affordable housing as required by Policy DC04 of the Core Strategy.

In terms of open space, and outdoor space for children's play and sport, policy DC04 requires contributions to be made towards provision on-site. However, in this instance, given that the necessary open space provision can not be provided on site, a financial contribution would be provided.

The applicant has agreed to enter into a Section 106 Agreement which would secure the provision of 40% of the dwellings for occupation on an affordable basis.

Other obligations will include an appropriate level of library contributions, as well as details to be provided of the management company who will oversee the long term maintenance of the communal drains and grate system.

CONSULTATIONS

THETFORD T C

Objections, due to over-development, resulting in inadequate parking and waste bins provision. There is also a loss of amenity space and S106 contributions should be sought to provide either a play area or adult fitness equipment. The site is a key site on the A11 corridor and lacks architectural flair; the materials used should at least match existing buildings.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to a condition.

CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER

Norfolk Constabulary Architectural liaison officer: - The undercroft parking area is a feature that can be used as an unofficial youth shelter, noise is amplified and the feature is a proven crime generator. Active windows should be installed to the undercroft with lighting and gates to be provided at the front elevation operated by a communal access control. Allowing a pedestrian walkway into the car parking area will also invite a criminal into the area. The cycle storage ground anchors should be secured and lit using vandal resistant lights and be in view of habitable rooms of the nearest dwelling. The gap between the bin store and core A should be gated as it provides a hidden alcove.

OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL

Financial contributions required in respect of library provision and a fire hydrant.

FLOOD & WATER MANAGEMENT TEAM

No objections.

HOUSING ENABLING OFFICER

Require affordable housing provision of 40% of the total number of dwellings equating to 11 units.

ENVIRONMENTAL HEALTH OFFICERS

No objections subject to conditions.

CONTAMINATED LAND OFFICER

No objections subject to conditions.

TREE AND COUNTRYSIDE CONSULTANT

No objections.

RAMBLERS ASSOCIATION: NORFOLK AREA

No comments.

FACILITIES MANAGEMENT

No objections.

REPRESENTATIONS

None.

ASSESSMENT NOTES

1.0 This application is referred to Planning Committee as it is a major application and is contrary to planning policy.

2.0 Principle of Residential Development

2.1 The application site is located within the Thetford Boundary as designated by the adopted Core Strategy and Development Control Policies Development Plan Document, (2009). When account is taken of the overall strategy for growth in the town and the current housing land supply shortfall in the District, it is considered that the balance of arguments favours the proposal.

2.2 The proposed residential use of the site is currently allocated as General Employment Area land, in part, within the Core Strategy Proposals Map. However, planning permission has been granted for the mix use development of both residential and commercial, with the residential element being implemented, and lies directly south to the site. As such, the principle of allowing residential development in this location is accepted.

2.3 In addition, residential development lies adjacent to the south to the north and east, and provides the necessary sustainability benefits given its location and close proximity to the town centre of Thetford. Accordingly, the principle of development is considered acceptable.

3.0 Design, Impact on Character and Appearance of the Surrounding Area

3.1 The application site comprises an area of undeveloped land with industrial development located directly to the west, with residential development bounding the site to the north, east and south.

3.2 Both local and national planning policies require careful consideration to be given to the impact of new development on the character of its surroundings. Core Policy DC02 deals with housing mix and density, whilst Policy DC16 promotes good design. The NPPF indicates that the design of new development should respond to local character and use streetscapes and buildings to create attractive places to live.

3.3 The proposed scheme has been designed to include a number of one and two bedroom flats, contained within a three storey building, in the context of the sites close proximity to the town centre, as well as its immediate surroundings. This addresses the streetscene along Norwich Road to the north, which forms the principal route into the town centre and Kimms Belt to the east, which is less formal in character and considered a secondary route. The design of the building will reflect both the industrial premises located to the west, albeit in a residential context, and the residential development directly to the south.

3.4 There are notable existing landscape features within the site that have been retained within the proposed layout of the site, principally the retention of a row of conifer trees separating the site and the industrial premises to the west.

3.5 With regards to scale, the building will be formed over three floors, and will be commensurate with the adjacent industrial buildings and residential apartment building to the south and would therefore sit comfortably within the surrounding built form. Whilst the building is contemporary in its appearance, it will utilise traditional materials such as buff brick and rendering on the external walls. In addition, some architectural flare is given to the window design which will be coloured orange.

3.6 Having regard to the above, the proposal would not harm the character and appearance of the area and is of a design appropriate for its context and, therefore, accords with the requirements of Core Strategy Policy DC16 as well as paragraphs 59 and 63 of the NPPF.

4.0 Living conditions

4.1 The proposed development would retain adequate separation distances to the surrounding residential properties that face on to or back on to the site for there to be no significant harm by way of loss of light, loss of outlook and by way of resulting in an over-bearing impact. This prominently relates to the wider site to the south which already comprises a block of flats.

4.2 Concerns have been raised by the Council's Environmental Health Officer about the impact on future occupants resulting in noise disturbance from existing industrial operations. The Environmental Health Officer has recommended sound proofing within the building along the western elevation to reduce potential noise impacts. However, given that no such condition was imposed on the adjacent residential development to the south, it is considered onerous to impose such a condition in this instance. In any case, a condition will be imposed requiring the development to be carried out in accordance with the details submitted within the application, specifically the use of double glazing and acoustic trickle vents. Accordingly, it is not considered that there would be any significant harm caused to the amenity of neighbouring residents or future occupants of the proposed dwellings.

5.0 Highway Safety / Traffic Implications

5.1 Policy CP04 of the Core Strategy seeks to ensure that all access and safety concerns are resolved in new developments. Paragraph 32 of the NPPF states that development should only

be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

5.2 The proposed development would utilise an existing access off Kimms Belt that would serve both the proposed development as well as the existing residential development to the south of the site. Whilst it is noted that the proposed development would generate additional vehicular traffic on the local highway network, it is not considered that this would be sufficient to cause any significant detriment to the safety and operation of the surrounding highway network.

5.3 Following consultation responses from the Highways Authority additional information regarding achievable visibility splays along Kimms Belt and Norwich Road has been provided. The Highways Authority has subsequently raised no objections to the proposed development subject to conditions. It is noted that the level of car parking provided is lower than expected. However, given the proximity of the proposed development to the town centre, and the availability of public transport, additional car parking provision is not required. In addition, the level of cycle parking provision on site addresses this aspect, to a degree.

5.4 Having regard to the above, it is considered that the proposals would not result in significant adverse impact on the safety and function of the surrounding highway network and would accord with Policy CP04 of the Core Strategy and the policies within the NPPF.

6.0 Impact on Nature Conservation Interests

6.1 The site is situated in the Stone Curlew buffer zone, as defined under Core Strategy Policy CP10, and within 650-700 metres of the Breckland SPA and SAC at their closest points. However, the proposed development would be surrounded by existing urban development and would be screened from the SPA. Accordingly, it is considered that there would be no material effects on the SPA. The proposed dwellings have been sited to retain the mature trees on site to the west, with proposed low impact landscaping within the site to reduce the impact of the buildings footprint.

6.2 Having regard to the above, the proposed development would not result in any loss of any valuable or priority habitats and subject to the imposition of appropriate conditions, there would be no significant harm caused to protected species on site and the ecological value of the site, in accordance with Policy CP10 of the Core Strategy and the requirements set out in the NPPF.

7.0 Affordable Housing, Viability & Deliverability

7.1 Core Strategy Policy DC04 requires that to meet District housing needs the Council will require 40% of the total number of housing units to be provided and maintained as affordable housing within all new residential development on sites which the Local Planning Authority determines has a capacity for five or more dwellings; or comprises an area of 0.17 ha or more.

7.2 The proposed scheme is for 29 dwellings, of which 40% will be provided as affordable

accommodation, equating to 11 units. Given the applicant is willing to provide the policy requirement of 40% affordable housing, no viability assessment has accompanied the application.

7.3 Other contributions will be required to make the development acceptable in planning terms, including off-site open space and library financial contributions.

8.0 Other Matters

8.1 A Site Investigation report carried out by Marlborough Properties accompanies the planning application addressing potential contamination on the site. The report concludes that the site is not significantly contaminated and has been backfilled with demolition products. As such, a condition will be imposed ensuring that the development is carried out in accordance with the recommendations set out within the report.

8.3 With regards to drainage and flood risk implications of the proposed development, the site is located within Flood Zone 1 and is, therefore, in an area not at risk of flooding from rivers, tidal flows, groundwater and surface water. The site is not located within an area identified as a critical drainage area but is in an area identified as having poor drainage.

8.4 With regards to surface water drainage, the applicants have submitted a surface water management plan which proposes the use of infiltration techniques to allow the drainage of surface water into the ground and the diversion of an existing surface water drain that runs diagonally through the site. The submitted scheme will also utilise an attenuation crate system soakaway to manage surface water from the proposed building and car park. A management company will be formed to oversee the long term maintenance of all the communal drains, including the crate system. Again, a suitably worded condition will be imposed to ensure that surface water is managed in accordance with the submitted scheme.

9.0 Conclusions

9.1 In summary, the proposed development would be acceptable because the site is considered to be within a sustainable location; the adverse effects of the proposal would not significantly and demonstrably outweigh its benefits; and that overall, subject to conditions and the applicant entering into a Section 106 Agreement, the development would constitute sustainable development.

9.2 In accordance with policies contained within the Breckland Core Strategy and of the NPPF, the application is recommended for APPROVAL.

9.3 Delegated authority is requested for the application to be refused by the Council's Planning Manager 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 another more appropriate time scale for the completion of any such agreement.

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RECOMMENDATION

Planning Permission

CONDITIONS

3007	Full Permission Time Limit (3 years)	
3047	In accordance with submitted	
3860	Surface Water Management	
NR12	Sound proofing - in accordance with Section 3.5 of D&A St.	
3412	Trees/hedges to be retained	
3414	Fencing protection for existing trees	
HA24	Provision of parking and servicing - when shown on plan	
3920	Construction management plan	
3808	Approved surface water system to be constructed	
2001	Application Approved Following Revisions	
AN81	Discharge of conditions	
3923	Contaminated Land - Informative (Extensions)	
2014	Criterion E - Planning Apps Where Approved	
3140	Prior approval of slab level	This condition will require to be discharged
3402	Boundary screening to be agreed	This condition will require to be discharged
3106	External materials and samples to be approved	This condition will require to be discharged
3925	Fire Hydrants	This condition will require to be discharged
3408	Landscaping - details and implementation	This condition will require to be discharged
3548	Full details of external lighting	This condition will require to be discharged
3944	Contaminated Land - Desk Study/Site Investigation	This condition will require to be discharged
HA21	Provision of parallel visibility splay	This condition will require to be discharged

ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2016/0427/O	CASE OFFICER: Chris Hobson
LOCATION:	ASHILL Site at The Willows Hale Road	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr Andrew Jackson The Willows Hale Road	
AGENT:	Parsons & Whittlely Ltd 1 London Street Swaffham	
PROPOSAL:	Proposed residential development	

REASON FOR COMMITTEE CONSIDERATION

This application is referred to Committee as a Major Development proposal outside of the settlement boundary of Ashill.

KEY ISSUES

Principle of development;
Impact on character and appearance of surrounding area and landscape;
Highway safety and traffic implications;
Amenity implications;
Heritage and Archaeological implications;
Flood risk and drainage implications;
Ecology and arboricultural implications.

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission with all matters reserved save for access for a residential development at Hale Road, Ashill. The reserved matters comprising scale, layout, external appearance and landscaping will be the subject of future detailed reserved matters applications. Permission is sought for a single vehicular access from Hale Road and for the demolition of the existing dwelling at 'The Willows'.

This outline planning application as submitted seeks to establish the general principles of development and the apportionment of dwellings on the site. An indicative site plan has been submitted with the application indicates the following:

- Residential development of the site comprising 22 dwellings of which 40% would be affordable
- A development density of 20 dwellings per hectare across the whole site.
- A central area of Public Open Space.
- A mix of two, three, four and five bedroom dwellings, including single storey dwellings, (plots 15, 16 and 17), two storey detached dwellings, and two storey semi-detached dwellings.
- Footpath connection along Hale Road to link to the existing footpath to the south.

The proposed site plan has been amended to include the necessary visibility splays, extended footpath, and revised layout of plot one and shared drives. The application has been submitted with a number of accompanying documents, including, a Planning statement, Flood Risk Assessment and Preliminary Drainage Strategy, Design & Access Statement, Phase 1 Ecology Survey and report, desk top site report and Arboriculture report.

SITE AND LOCATION

The application site comprises a roughly rectangular piece of land at The Willows, Hale Road, Ashill. The site is located at the northern edge of the village of Ashill, and is located outside but abutting the settlement boundary to the south. The site extend to approximately 1.1 Hectares and comprising the dwelling and associated garden land at The Willows, and relatively flat open land to the rear including a barn and open grassland and paddocks. The site borders open fields to the north and east, single storey dwellings at Fairholme Close to the south, two storey dwellings fronting Hale Road to the southwest and northwest, and open fields beyond Hale Road to the west.

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

Policy SS1 Spatial Strategy
Policy CP01 Housing
Policy CP04 Infrastructure
Policy CP05 Developer Obligations
Policy CP06 Green Infrastructure
Policy CP10 Natural Environment
Policy CP11 Protection and Enhancement of the Landscape
Policy CP13 Accessibility
Policy DC01 Protection of Amenity
Policy DC02 Principles of New Housing
Policy DC04 Affordable Housing Provision
Policy DC11 Open Space
Policy DC12 Trees and Landscape
Policy DC13 Flood Risk
Policy DC16 Design
Policy DC17 Historic Environment
Policy DC19 Parking Provision

National Planning Policy Framework (NPPF)

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With particular regard to paras 11 - 14, 17, 32, 34, 35, 47, 49, 58, 63 - 65, 93-96, 100 - 103, 109 203 - 206 & 215.

NPPG National Planning Practice Guidance

CIL / OBLIGATIONS

A Section 106 Agreement would be necessary to secure the provision of on site affordable housing; the provision and on going maintenance of public open space on site; financial contributions towards providing additional and improved play facilities at Ashill community play area; provision of new class space to increase the capacity of Ashill VC Primary School facilities; and provision of increased library stock and equipment for the mobile library service serving Ashill. The applicant has also agreed to provide contributions towards improvements to the bus stop on Hale Road, and towards the provision of a SAM 2 sign, (speed awareness sign) along Hale Road.

The basis and value of the developer contribution sought are consistent with the policy and tests for imposing planning obligations set out in the NPPF and in Section 122 of the CIL Regulations, which require the obligation to be a) necessary to make the development acceptable in planning terms, b) directly related to the development and c) fairly and reasonably related in scale and kind to the development.

CONSULTATIONS

ASHILL P C

Object to application for following reasons:

- Ashill is not a Local Service Centre;
- An increase in size of Ashill of 18% would be detrimental to the health and wellbeing of the village and its residents;
- There is inadequate employment, education, and health facilities and infrastructure in the village;
- Inadequate drainage;
- Access would be on to dangerous part of the highway where there are existing traffic problems including speeding traffic, and one previous fatality;
- There are no footpaths along Hale Road at this point;
- The site is outside the settlement boundary.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to conditions, a scheme of off-site highway works and a Legal Agreement seeking the following:

- A contribution of 4,500 to provide a SAM 2 sign;
- Enhancement of the gateways at either end of the village;
- Upgrading of the existing bus stops on Hale Road;
- Widening of Hale Road to five metres across the site frontage;
- A two metre wide footpath along the roadside frontage of the site to link to the footpath north of Fairholme Close.

OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL

No objections subject to a legal agreement securing the following obligations:

- Financial contributions towards the provision of new class space at Ashill VC Primary School;
- Financial contributions towards additional library stock and equipment for the mobile library service serving Ashill;
- Provision of a fire hydrant on site.

FLOOD & WATER MANAGEMENT TEAM

No comments to make on the application.

TREE AND COUNTRYSIDE CONSULTANT

No objections subject to conditions securing an arboricultural survey and method statement and details of tree protection works.

HOUSING ENABLING OFFICER

No objections subject to a Section 106 Agreement to secure policy compliant affordable housing provision.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The application will need to be considered and assessed with regard to the Habitat Regulations.

With regard to protected sites, in addition to direct impacts to sites and their qualifying features, there is also the potential for indirect impacts to the qualifying features of European Sites such as Breckland SPA and Norfolk Valley Fens SAC. They note that direct impacts are unlikely, but that indirect impacts such as increased visitor numbers had not been assessed by the applicant or their consultants in the submission documents. Therefore, further information should be submitted.

In terms of impacts on protected species, the applicant submitted a preliminary ecological appraisal which identified the presence of a brown long eared bat roost in the loft of the bungalow on site. It is proposed that mitigation for the loss of the roost will consist of a bat loft in a new building and six bat boxes on trees on site. However, the lack of full information therefore means that the planning authority cannot fully assess the proposals against the last of the Three Tests of the Habitats Regulations: 'that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'.

It will therefore be necessary that if the development is considered to address all Three Tests within the Habitat Regulations and is progressed, the detailed design of the bat loft, (and any further mitigation), must be identified, (and informed by further surveys) and submitted for approval prior to determination of the application to full permission.

In the interests of providing pragmatic solutions to determining applications if you can ensure appropriate conditions are attached to an outline planning permission and that they are addressed before full planning permission is granted that may be a suitable way of moving forward. We would suggest such conditions need to cover:

- An assessment of indirect impacts of the development to the European Sites, (considering those impacts in combination with other developments that have already permitted or under planning consideration).
- The need to have the further emergence / re-entry surveys of the bungalow on site, (carried out in line with ecological best practice i.e . BCT Bat Survey Guidelines), carried out at the appropriate time of year, (May-September), prior to full determination of the application.
- All survey results to be submitted to the LPA for review including methodology of the surveys, the results in terms of bat species, numbers of bats, features being used for access and roosting by bats, type of roost.
- An outline of the avoidance and mitigation proposals that will be adopted by the applicant within the development illustrated on appropriate final design plans, (including replacement bat roost appropriate to its current use, habitat conservation or enhancement).
- You may wish to ensure the applicant provides you with sufficient information to consider the

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project in line with the Three Tests.

- You may wish to attach a condition that the applicant submits a copy of the licence from Natural England once obtained.

Officer Response:

Accordingly as this application is in outline with all matters reserved save for access and with no upper limit on dwelling numbers, conditions have been recommended requiring that the reserved matters applications include reports containing the above surveys, further assessment of indirect impacts and details of mitigation measures to be provided.

ENVIRONMENTAL HEALTH OFFICERS

No objections subject to condition securing details of surface water drainage, and foul water drainage.

CONTAMINATED LAND OFFICER

No objections subject to condition dealing with unexpected land contamination.

ANGLIAN WATER SERVICE

ANGLIAN WATER: - The foul drainage from this development is in the catchment of Watton Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows.

HISTORIC ENVIRONMENT SERVICE

The results of a recent archaeological evaluation on Hale Road to the southwest of the proposed development area highlights that there is potential for previously unidentified heritage assets with archaeological interest to be present within the current application site and that their significance would be affected by the proposed development. In this instance an archaeological desk-based assessment alone is unlikely to provide any further information about the presence, form, surviving condition and significance of any heritage assets at the proposed development site. We therefore request that the results of an archaeological evaluation are submitted prior to the determination of the application in accordance with NPPF para. 128. In this case the evaluation should commence with trial trenching for which a brief can be obtained from Norfolk Historic Environment Service.

Officer Response: As this application is in outline with all matters reserved save for access and with no upper limit on dwelling numbers, a condition has been recommended requiring that the reserved matters applications include the results of a trial trenching exercise that has been undertaken in accordance with an approved brief.

ENVIRONMENT AGENCY

No objections. The site is located above a Principal Aquifer. However, we do not consider this proposal to be High Risk.

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and / or designed infiltration, (SuDS). We consider any infiltration, (SuDS), greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13.

NATURAL ENGLAND - No Comments Received

REPRESENTATIONS

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Letters were sent to surrounding properties, site notices displayed around the site and notice displayed within the local press. The Council has received 11 representations raising objections to the proposed development for the following reasons:

- Detrimental impact on highway safety along Hale Road. Existing speeding traffic issues and history of fatal incidents.
- Lack of services and amenities, including education, health, and employment.
- Detrimental impact on character and appearance of the area and village.
- Located outside the settlement boundary.
- Existing foul drainage issues within the village would be worsened as existing infrastructure is inadequate and could not cope with additional dwellings.
- Lack of public transport services.
- Ashill is not a local service centre and the proposed development would not be sustainable.
- Detrimental impact on health and amenity of residents from overlooking, overbearing impact and loss of outlook.
- Loss of open aspect of the site.
- Proposals together with other proposals represent significant and harmful expansion of village.

ASSESSMENT NOTES

1.0 This application is referred to Committee as a Major Development proposal outside of the settlement boundary of Ashill.

2.0 Principle of development

2.1 For decision making purposes, as required by Section 38(6) of the Planning & Compulsory Purchase Act 2004, the Development Plan comprises the Adopted Core Strategy and Development Control Policies Development Plan Document, together with the Site Specific Allocations DPD. Material considerations in respect of National Planning Policy are the NPPF and the more recently published National Planning Policy Guidance.

2.2 In relation to settlement boundaries, the objectives of Policy CP14 include focusing development in sustainable locations with access to key services and protecting the form and character of settlements. These objectives are consistent with the NPPF's key aims and so in this respect Policy CP14 can be afforded some weight in accordance with paragraph 215. The site is located outside the settlement boundary of Ashill immediately to the north of the village, (as defined by policies SS1, DC02, CP01 and CP14 of the Core Strategy and Development Control Policies Development Plan Document 2009), where development is heavily restricted.

2.4 Planning law requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. It is necessary to consider therefore whether in this case any such material considerations, including national planning policy, would justify a departure from policy.

2.5 Paragraphs 47 and 49 of the National Planning Policy Framework, (NPPF), clearly state that where an authority does not have an up to date five year housing land supply, (at present the District figure is 4.73 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. Furthermore, it is noted that recent case law has identified that those development plan policies that would in effect restrict the

supply of housing including those identified above can only be given limited weight.

2.6 The NPPF defines sustainable development in broad terms by reference to economic, social and environmental considerations and indicates that planning should seek gains in relation to each element. The provision of housing to meet local needs is identified as a key component of sustainable development and in this respect the NPPF seeks to boost significantly the supply of housing. The conservation of the natural environment is also central to the NPPF, including protecting valued landscapes and minimising effects on biodiversity. In order to promote sustainable development in rural areas, the NPPF indicates that housing should be located where it will enhance or maintain the vitality of local communities.

2.7 Ashill is identified in the Council's Spatial Strategy as a rural village and is therefore not allocated any significant growth. Ashill does benefit from a primary school, public house, shop and community centre and recreation ground and play area. There are also bus stops nearby on Hale Road which provide hourly services to the nearby market towns of Dereham, Swaffham and Watton (no. 11) which provide for a range of the necessary employment, education, retail and leisure needs of future residents. In these terms, the application site is considered to be a sustainable location for some new development.

2.8 Although outside the defined settlement limit, the proposed development would adjoin the main built up area of the village to the south and would be adjacent to an existing post-war residential development to the south. Therefore, the proposal would be closely related to the built form of the village and would not result in an isolated development in the countryside. The residential use would also be compatible with the general residential character of the area to the south.

2.9 It is noted that the new households would provide economic support for existing shops and facilities and contribute to the vitality of the local community and a range of transport options would be available to them. The construction of the development would have some short-term economic benefits. The development would thus be consistent with the NPPF principles that housing should be located where it will maintain or enhance the vitality of existing communities, minimise the need to travel and support economic growth.

2.10 The provision of up to 22 dwellings as shown on the indicative plan would provide a significant contribution towards providing housing, particularly in light of the current shortfall in the provision of housing land in the District and has therefore been given significant weight in favour of the proposal. The proposal would also provide for provide for 40% of the scheme to be affordable dwellings in accordance with the requirements in policy DC04 of the Core Strategy.

2.12 In terms of availability and delivery, Paragraph 47 of the NPPF requires new sites for housing development to be deliverable, which is defined as being available now, suitable in terms of location and be achievable in respect of housing being developed on the site within the next five years. Although the application is in outline form, there is nothing to suggest that there are any technical constraints which would prevent the development coming forward in the short term. To encourage the early delivery of the proposed housing, a two year time limit for the submission

of reserved matters is recommended, with a further year to start work. The applicants have agreed to the reduced time limit for commencement of development.

2.13 Having regard to the above, it is concluded that the proposal would represent sustainable development, as defined in the NPPF and would not conflict with the objectives of development plan policies and would be suitable for residential development.

3.0 Character and impact on surrounding area and landscape

3.1 Policy CP11 of the Core Strategy seeks to ensure that the landscape of the District will be protected for the sake of its own intrinsic beauty and its benefit to the rural character. Development within the District is also expected to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.

3.2 The Council's Landscape Character Assessment Settlement Fringe Study, (2007), identifies that the site and immediate surrounding area to be within the Plateau Farmland character area and in particular within the Central Breckland Plateau (E5). This particular area is characterised by a gently undulating landscape, with often open skylines, little vegetation cover of significance other than field boundaries and remnant ancient woodland. The land is dominated by arable farmland, providing an open and sparse arable landscape with muted palette of colours and few structural landscape features. With regards to settlements it notes that the larger villages including Ashill are predominantly linear but continuing to grow and become more nucleated.

3.3 The proposed development would extend the built up area of Ashill further north along Hale Road into the open countryside and the appearance of the majority of the site would clearly change from open paddock and grazing land to a residential development compromising the built form of single and two storey dwellings and landscaped front and rear gardens. In terms of the more localised impacts, the site sits at the northern gateway into the village where the proposed development would be partially screened by the existing mature landscape belt that runs along the northern boundary of the application site. When seen the proposed dwellings would be viewed with the back drop of the main built form of the village beyond to the south. Similarly the proposals would be seen within the adjacent context of the built form of the village when viewed from the south. The most notable impact would be the views to the east of the site where the existing open character of the site can be appreciated from along Hale Road. However, it is noted that the dwellings would be seen as continuation of the residential area to the south.

3.4 With regards to the wider landscape impact, the scheme would abut earlier post-war residential expansion of the village to the south and be seen as an extension of this residential area. There is some sporadic built form of individual dwellings continuing at a very low density to the north and east of the site. Consequently, the proposal would not appear as a significant intrusion into the wider open countryside.

3.5 It is noted that the open aspect of the neighbouring dwellings immediately to the south would be eroded. However, this effect would be localised and could be mitigated to an extent by

sensitive scale of development, including lower level dwellings abutting those single storey dwellings, with appropriate separation distances and boundary planting which would all be secured at the detailed design stage through reserved matters applications. The proposed residential development would also be consistent with the residential character of the area of the village to the south.

3.5 As the application is outline with all matters reserved except access, the detailed matters of layout, design and landscaping are not for consideration. Nevertheless, it is considered that the submitted site plan demonstrate satisfactorily that development of the scale proposed could be accommodated on the site without causing significant harm to the character and appearance of the surrounding landscape and setting of Ashill.

3.6 The overall density proposed of 20 dwellings per hectare would not be high and the indicative layout proposed is considered to be well-conceived with clearly defined short cul-de-sacs. The open space being centrally located within the site and the layout providing for a mix of dwelling types and sizes. It is noted that there are a mixture of dwelling heights, forms and styles in the wider locality including the more traditional two storey cottages and post-war bungalows. In this context it is considered that the proposals of predominantly two storeys in height with single storey dwellings adjacent to would not appear out of place.

3.7 It is considered, therefore, that the proposal would be compatible with the established pattern and character of surrounding development and would be a logical addition to the existing built up area, effectively extending the existing post-war residential estate to the south. The application proposal would not conflict therefore with Core Strategy Policies CP11, DC02 or DC16, nor with the guidance in paragraphs 58 and 109 of the NPPF.

4.0 Highway Safety and Traffic Implications

4.1 Paragraph 32 of the NPPF states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Planning decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.
- Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

4.2 Outline permission is sought for residential development at the site with access to the site to be provided via a single access off the eastern side of Hale Road within a 30mph section of the highway. A number of the objections raised by local residents and the Parish Council highlight

concerns regarding speeding traffic and a previous fatal accident along the surrounding highway network. The Highways Authority have reviewed the proposals and have raised no objections subject to contributions being provided towards the provision of a speed awareness sign along Hale Road in the vicinity of the proposed development along with gateway improvements along Hale Road, the provision of a five metre wide carriageway along Hale Road, and two metre wide footpath to link to the existing network. It is noted that the proposals would result in additional traffic slowing and turning along Hale Road into and out of the site access which is located towards the northern entrance into the village. As a result, it is considered reasonable and necessary to secure contributions towards off-site improvements to the highway including road safety signage and the provision of a two metre wide footpath and five metre wide carriageway along Hale Road. However, it is not considered that the requested gateway improvements to the village would meet the tests for conditions and obligations set out in the NPPF. The scheme of off-site highway improvement works could be adequately secured by way of a condition and the applicants entering into an agreement with the Highways Authority under Section 278 of the Highways Act to provide these works.

4.3 With regards to traffic generation, given the number of dwellings proposed the proposal will inevitably result in some additional vehicular traffic on the surrounding highway network. However, it is not considered that a residential development of the size indicated would cause severe impacts on the capacity of the surrounding network. The amended plan shows the provision of adequate visibility north and south along Hale Road at the vehicular access and the applicant proposes to provide a footpath to connect the proposed development with the existing footpath along Hale Road to the south of the site. The indicative layout also demonstrates that sufficient vehicular parking would be provided for each dwelling on site. Furthermore, to mitigate for the increased demand on bus services and associated infrastructure, the applicants have agreed to provide contributions towards providing to bus stop improvements on Hale Road to the south of the application site which would also be secured by way of a Section 106 Agreement.

4.4 Having regard to the above and the comments of the Highways Authority it is considered that the proposed access arrangements would be acceptable and subject to conditions securing a scheme of off site highway works and financial contributions towards road safety signage and bus stop improvements, the application is considered to accord with paragraph 32 of the NPPF, which states that, 'development should only be refused on transport grounds, where the residual cumulative impacts of development are severe'.

5.0 Amenity considerations

5.1 The application site sits on the northern edge of Ashill adjacent to single storey residential properties at Fairholme Close to the south and two storey dwellings to the west. The land levels within and immediately adjacent to the site are relatively flat and the indicative site plan shows single storey dwellings sited adjacent to the single storey dwellings at Fairholme Close to the south and retention of sufficient separation distances to the surrounding properties. In order to ameliorate the new development into the adjacent built form to the south and ensure there would be no unacceptable overlooking and overbearing impact a condition has been recommended limiting those plots adjoining Fairholme Close to single storey. The provision of landscaping and planting along the site boundaries together, with appropriate fencing would further ensure sufficient privacy screens would be provided. Whilst the proposals would alter the open outlook

from the rear of these neighbouring properties, there is nothing to suggest that the development, if appropriately designed and laid out, would have an overbearing effect on adjacent dwellings to the south and west or cause undue overlooking or overshadowing. Therefore, it is considered that the proposals would not cause unacceptable impact on the amenity of those residents to the west of the site.

5.2 Given the density, height and scale of the dwellings proposed it is considered that in principle the proposals would provide for an acceptable form residential environment and it is noted that the provision of adequate private amenity space and levels of outlook and daylight for each dwelling and its future occupants would be secured through the detailed design of the proposed development within reserved matters applications and its assessment against the above policies.

5.3 Additional traffic movements would result in some additional disturbance to existing residents along Hale Road approaching the application site. However, given the existing situation, the size of the site and the likely volume, speed and distribution of such traffic, it is not considered that such disturbance would cause significant harm to the amenity of nearby residents.

5.4 The Council's Environmental Health Officer has raised no objections to the proposed development subject to conditions securing details of foul and surface water drainage. In order to ensure that the construction of the development would not result in any overriding harm to neighbouring occupiers a condition has been recommended requiring the submission and approval of a construction management plan.

5.5 Having regard to the above, it is considered that the proposal would not result in unacceptable effects on the amenities of local residents. Consequently the proposal would not conflict with Core Strategy Policy DC01 or with the guidance set out in paragraph 17 of the NPPF.

6.0 Flood risk and drainage

6.1 Paragraph 103 of the NPPF stipulates that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the sequential test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

6.2 The applicants have submitted a site specific flood risk assessment and preliminary drainage strategy which has informed the indicative site plan. The application site falls within Flood Zone 1 and is considered to be at low risk of flooding from various sources including that from rivers, tidal, groundwater, reservoir and canal sources. However, it is noted that the southeast corner of the site is subject to low, medium and high risk of surface water flooding to depths of less than 300mm. Further it is noted that the indicative layout shows dwelling located within areas at high risk of surface water flooding. Furthermore, it is noted that it has not been demonstrated that these dwellings could not otherwise be provided elsewhere in an area of less risk of flooding nor that these dwellings would be safeguarded from unacceptable risk of flooding in accordance with the NPPF.

6.3 With regards to managing surface water flows, the preliminary drainage strategy includes a combination of sustainable urban drainage systems, (SuDS), including sub surface box culverts under the impermeable road surfaces discharging to on site swales and depressions with controlled discharge to the drainage ditch to the north of the site. Surface water within each plot areas would be drained via permeable paving and sub-surface storage under parking areas and rainwater harvesting. However, it is noted that the controlled discharge rate of 6.2 l/s into the adjacent ditch would be in excess of the greenfield run off rate for the majority of the site contrary to the non statutory technical standards for SUDS. As a result, in order to avoid increasing the risk of flooding elsewhere, additional space for on site attenuation and storage may also need to be provided on site. Therefore, having regard to the above it has not been demonstrated that the 22 dwellings, as indicated, could be provided without being at risk of flooding and increasing the risk elsewhere.

6.4 However, it is noted that the application is in outline with only means of access and the principle of residential development for consideration at this stage. It is noted that a suitably worded condition could require the reserved matters applications to include a revised flood risk assessment and detailed surface water drainage scheme including sustainable drainage systems in accordance with policy DC13 of the Core Strategy, the NPPF and the non statutory technical standards for SUDS, which would determine the maximum number of dwellings that could be provided on site and their subsequent layout. The applicant has agreed to such a condition.

6.5 Foul drainage would be via the existing mains system in Hale Road. Anglian Water have confirmed that there would be capacity available in the surrounding sewerage system and within the Watton Water Recycling Centre for the flows from the proposed development and have raised no objection to the application subject to conditions, including a requirement to submit details of the foul water drainage scheme.

6.6 In this instance it is noted that the Lead Local Flood Authority, Environment Agency and Anglian Water have raised no objections to the proposed development. Given that this outline application seeks permission for the principle of residential development on the site and the means of access only, it is considered that subject to a condition securing a detailed surface water drainage strategy including the use of SuDS methods in accordance with policy DC13 and the non statutory technical standards for SUDS within the reserved matters applications, in principle residential development could be provided on the site whilst providing for sustainable drainage, that would not increase the risk of flooding elsewhere and not result in the pollution of groundwater, in accordance with paragraphs 103 and 120 of the NPPF and Core Strategy Policy

DC13.

7.0 Ecology and Arboriculture Implications

7.1 Both Core Strategy Policy CP10 and the NPPF require that development should contribute to a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible. Furthermore, in order to accord with Section 40 of the 2006 Natural Environment & Rural Communities, (NERC) Act, paragraph 118 of the 2012 National Planning Policy Framework, (NPPF) and policies CP06, CP08, CP10 and CP11 and of the 2012 Breckland Adopted Core Strategy & Development Control Policies Development Plan, all of which promote the conservation and enhancement of biodiversity through sustainable development. The applicant must do more to ensure that the scheme constitutes sustainable development and that the existing natural features are conserved in a way that guarantees their long-term viability.

7.2 With regards to implications on protected sites the site is located in excess of 2kms from the buffer zone of the SPA for stone curlew and from other SSSI's and other statutorily and non-statutorily protected sites. As a result the proposals would not result in any direct impacts on the SPA or other protected sites. Whilst it is considered that alone the proposals would have no significant recreational effects on the SPA it is noted from the comments of the Council's Ecologist that when considering the cumulative impacts these could not be ruled out and as such they have requested further information be secured by way of condition.

7.3 With regards to protected species and local flora and fauna, the application site comprises open fields and paddocks with mature hedgerow and tree coverage to the perimeters of the site, an existing barn and bungalow. The ecological appraisal identified the presence of a brown long eared bat roost in the existing dwelling indicatively shown to be demolished. No other evidence of bat roosts were found and it is noted that indicative layout would retain surrounding trees. In order to mitigate for the loss of this roost and ensure there would be no detrimental impact on the maintenance of the population and its conservation status it is proposed to provide a bat loft within one of the proposed dwellings and six bat boxes on new trees to be planted on site. Given the level of habitat identified and the significant economic and social benefits that would be derived from a residential development that could reasonably be provided on the site it is considered the proposals would provide for over-riding public benefits.

7.4 With regards to the remaining test of the Habitat Regulations it is noted that the application is in outline with all matters reserved save for access and merely seeks determination of the principle of residential development on the site and accordingly further details of the residential development and any necessary on site mitigation measures, working practices can be incorporated within the detailed design within reserved matters applications and secured by condition. The indicative layout would provide space for additional tree planting for bat boxes to be provided on site along with a dwelling in the same location as the existing building to provide a bat loft. It is also noted that the Council's Ecologist has raised no objections subject to conditions securing further surveys of bats, details of the type and extent of mitigation measures and assessments of indirect recreational impacts on the SPA. Therefore, it is considered likely that a European protected species licence would be issued by Natural England.

7.5 With respect to arboricultural implications, the proposed development as set out in the indicative site plan would retain the existing trees along the boundaries of the site. Otherwise the site comprises open grassland and it is considered that the indicative site plan demonstrates that a residential development of 22 dwellings could be provided on the site whilst retaining sufficient distance to the existing trees for there to be no significant harm caused to these trees and their ongoing sustainability. The Council's Arboriculture Officer has raised no objections subject to conditions securing further details of tree implications from the detailed layout of the site, any necessary protection measures and implications of any demolition works. In order to ensure that the detailed design and layout of the site, a condition has therefore been recommended requiring the submission of Arboricultural Impact Assessment and Method Statement to be submitted within the reserved matters applications.

7.5 In conclusion, it is considered that there are no overriding constraints to the development of the site in terms of ecology and nature conservation interests and that subject to the submission and approval of mitigation and enhancement measures within the subsequent reserved matters application, the proposed development would accord with the objectives of the NPPF and Core Strategy Policy CP10.

9.0 Other material considerations

Local infrastructure

9.1 A number of the concerns raised by the Parish Council and local residents highlight the ability of the highway, social and economic, and general infrastructure of the village to cope with additional housing development and resultant population. However, no objections have been raised by statutory consultees in this respect to the road and drainage infrastructure which is considered adequate or can be made so as part of the development. Financial contributions would be made to the expansion / improvement of local school accommodation, as well as to the mobile library service. Additional public open space would also be provided on site and the applicant has agreed to provide financial contributions towards improvements to play facilities at the nearby community play area. Existing difficulties with the provision of local medical services are acknowledged, though it is understood that this problem is principally one of doctor recruitment, a matter for the NHS.

Impact on heritage and archaeological assets

9.2 With regards to archaeological interests, the Historic Environment Service note that there have been pre-historic, roman and post medieval artefacts found within the surrounding area and that site has unknown potential for archaeological interests to be present and their significance maybe affected by the proposed development. They have subsequently recommended that further archaeological investigation in accordance with an approved scheme be undertaken prior to the determination of the application. However, it is noted that the application is submitted in outline with all matters reserved save for access. Therefore, subject to a condition securing the results of a written scheme of archaeological evaluation to be submitted with detailed reserved matters applications, it is considered that sufficient information and if necessary any mitigation would be secured at the reserved matters application and detailed design stage.

Land contamination

9.3 Paragraph 121 of the NPPF indicates that planning policies and decisions should ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

9.4 The applicants have submitted a phase 1 contamination report which identifies a number of potential sources of low risk sources of contamination and series of recommendations to make the site suitable for residential development. This has been reviewed by the Council's Contaminated Land Officer who has raised no objection subject to the development proceeding in accordance with the recommendation of the report and a condition requiring the submission of further investigations and any necessary mitigation measures should any unexpected contamination be found. It is also noted that the Environment Agency do not consider the presence of a principal aquifer under the site to be of high risk. Therefore, subject to a conditions it is considered that the proposed site would be suitable for the proposed residential development and the guidance contained within the NPPF would be met.

10.0 Conclusion

10.1 It is acknowledged that there is not a five year supply of sites within Breckland District. The National Planning Policy Framework, (NPPF), is clear and explicit that in such circumstances Local Planning Authorities should consider favourably sustainable development that would address that deficit. The lack of a five year supply and the requirements of the NPPF have therefore been given significant weight in the consideration of this application.

10.2 The benefits of the development can be summarised as follows:

- provision of a significant number of new dwellings that will contribute towards the Council's five-year housing land supply.
- 40% of the dwellings would be affordable.
- Initial job creation during construction phase and additional employment opportunities generated by supply chain.
- Increased expenditure within the local economy from the new households.
- Increase in Council Tax receipts.

10.3 The site is considered to be located in a sustainable location, accessible to facilities and local services within Ashill which would provide for some daily needs of future residents. The

existing local bus service provision would assist in connecting the dwellings to services in higher order settlements.

10.4 However, there will be an inevitable change to the open character and appearance of the site and this part of the village. However, the site is not within an area of recognised landscape quality and the adverse impact is localised and as such the proposals would not intrude to a significant extent into open countryside. Whilst concerns have been raised regarding the capacity of local infrastructure and existing drainage problems, contributions would be provided towards education and library facilities to mitigate for the demand and consultees have confirmed that existing capacity levels do not warrant contributions towards health provision. In addition, subject to conditions securing the implementation and on-going management of the foul and surface water drainage schemes, the proposed development would not give rise to increased risk of flooding elsewhere and would not be itself at risk of flooding.

10.5 For the reasons summarised above, it is concluded that the site is in a sustainable location for housing development and that any identified harm would not significantly and demonstrably outweigh the benefits of the scheme, taking into account the development plan and the policies of the NPPF as a whole, and there are no material considerations of sufficient weight to justify refusing planning permission.

11.0 RECOMMENDATION

11.1 The application is therefore recommended for approval, subject to conditions, the completion of a S106 Legal Agreement, and a Section 278 Agreement to cover the off-site highway works.

11.2 Delegated authority is requested for the application to be refused by the Council's Planning manager if the legal formalities in respect of the Section 106 are not completed within three months of any resolution to approve by members or that the Planning Manager has the authority to agree another more appropriate time scale for the completion of any such agreement.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- 3005** Outline Time Limit (2 years)
- 3058** Standard Outline Condition
- 3047** In accordance with submitted plans
- 3920** REM to include Surface water drainage scheme inc management
- 3920** REM to include Foul water drainage scheme within
- 3920** REM to include surveys and further reports
- 3920** CEMP- include ecological mitigation, protection

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- measures
- 3920** REM to include Arboricultural Method Statement and TPP
- 3920** REM to include results of Archaeological investigation
- 3920** Slab levels
- 3920** Construction Management Plan prior to commencement
- 3920** SHC01 - Detailed plans of roads, footways, cycleways,
- 3920** Surfacing
- 3920** SHC19 - Visibility splays
- 3920** SHC 39 - Scheme for Off site highways works
- 3920** Scheme to provide fire hydrants
- 3920** No vegetation clearance in bird nesting season
- 3920** Single sotrye dwellings to southern boundary
- 2001** Application Approved Following Revisions
- 3992** Non-standard note re: S106
- 3972** NOTE: Bats and Owls
- 3960** NOTE: E.A notes attached
- 3994** Note Highways comments
- 3994** Note Anglian Water comments
- 3996** Note - Discharge of Conditions
- 4000** Variation of approved plans
- 3946** Contaminated Land - Unexpected Contamination This condition will require to be discharged

ITEM	7	RECOMMENDATION : APPROVAL
REF NO:	3PL/2016/0431/F	CASE OFFICER: Heather Byrne
LOCATION:	LITTLE DUNHAM Land adjacent to Chestnut Cottage Necton Road	APPN TYPE: Full
APPLICANT:	Mr Paul Gardner Chestnut Cottage Necton Road	POLICY:
AGENT:	Clayland Architects The Glass House Lynford Gardens	ALLOCATION:
PROPOSAL:	Erection of dwelling, detached garage and cart lodge	CONS AREA: N
		LB GRADE: N
		TPO: N

REASON FOR COMMITTEE CONSIDERATION

This application is referred to Planning Committee as it is contrary to Policy.

KEY ISSUES

Principle of development
Site history
Impact upon character and appearance of area
Impact upon amenity
Highway safety impact
Impact upon trees

DESCRIPTION OF DEVELOPMENT

This application seeks consent for the erection of a two storey dwelling and detached garage on land currently within the curtilage of Chestnut House, Little Dunham. The application includes a new access from Necton Road. The proposal would be constructed of red bricks and roof tiles; however no specific details have been provided.

SITE AND LOCATION

The application site is located outside of any defined Settlement Boundary and is currently residential garden land associated with The Chestnuts, Necton Road. The site is surrounded to the north, west and south by residential dwellings and to the east by the highway. Currently the boundaries consist of mature hedgerows and trees.

EIA REQUIRED

No.

RELEVANT SITE HISTORY

3PL/2014/1169/O: A five bedroom two storey detached house with a detached double garage -

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Approved.

3PL/2011/0676/O: Erection of dwelling and detached garage - 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.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	With particular regard to paras 7, 8 49 & 141
NPPG	National Planning Practice Guidance

CIL / OBLIGATIONS

Not Applicable.

CONSULTATIONS

LITTLE DUNHAM P C

The Parish Council has no objections to this application.

NORFOLK COUNTY COUNCIL HIGHWAYS

No highway objections to the proposal, subject to the imposition of conditions relating to the vehicular access, access gates etc, parking and turning area, visibility splay and an informative relating to works within the public highway.

CONTAMINATED LAND OFFICER

No contaminated land objections based on both the accuracy of the information provided and the current records of contaminated land issues we hold to date.

HUGH COGGLES

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment, (AIA), Tree Protection Plan, (TPP) and Arboricultural Method Statement, (AMS).

ENVIRONMENTAL HEALTH OFFICERS

Recommend approval providing the development proceeds in line with the application details and subject to the imposition of conditions relating to surface water and foul water disposal and the Air Source Heat Pump.

NORFOLK RIVERS INTERNAL DRAINAGE BOARD - No Comments Received

REPRESENTATIONS

A representation was received stating the following:

- Proposal within close proximity to boundary and would result in overshadowing to neighbouring dwelling;
- Impact upon trees;
- Proposal should be located more centrally within plot and further forward; and
- Smaller garden area than previous outline approval.

ASSESSMENT NOTES

1.0 The application is referred to Planning Committee as it is contrary to Policy DC02 and CP14 of the Breckland Core Strategy 2009.

2.0 Principle of development

2.1 This application seeks outline consent, with all matters reserved, for the erection of a detached two storey dwelling outside of any defined Settlement Boundary. For this reason the proposal conflicts in principle with Policies DC02 and CP14 of the Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries. However, paragraph 49 of the National Planning Policy Framework, (NPPF), states that where an authority does not have an up to date five year housing land supply, (at present the District figure is 4.73 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 granted permission unless any adverse impacts would significantly outweigh the benefits.

2.2 The NPPF identifies three dimensions of sustainable development:

- 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.

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

2.4 In terms of the economic and social criteria, the proposal would provide one dwelling for market sale, would make a positive, albeit modest, contribution to the housing supply shortfall and provide some short-term economic benefits through its construction.

2.5 Environmentally, although outside the Settlement Boundary, the proposed development would fall within the main built up part of the village and be bounded by existing housing to the

north, west and south and therefore, it is considered the proposal would not intrude into the open countryside and would not be isolated.

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

2.7 With regard to availability and deliverability, the application is in full and the site would appear to be available now, making the development deliverable within five years to meeting the housing shortfall. However, if approved, it would be appropriate that the time limits are reduced and this would be in accordance with other applications in Breckland approved under the five year supply.

2.8 With regard to whether this is a suitable location, Little Dunham is classified as a rural settlement through Policy SS1, (Spatial Strategy), of the adopted Core Strategy and Development Control Policies Development Plan Document. These villages contain limited services and facilities and are not considered to be suitable for growth as they rely on higher order settlements for the majority of local services and facilities. Paragraph 55 of the NPPF states that housing should be located where it will enhance and maintain the vitality of existing rural communities.

2.9 Little Dunham has a limited number of facilities, including a pub / restaurant, village hall and bus service, although this is not frequent. Several nearby villages, including Litcham and Necton provide additional facilities such as schools, restaurants, shops and further bus services. Whilst not within Little Dunham, these facilities would be conveniently located in relation to the development.

2.10 Whilst the limited availability of local services and facilities within easy walking / cycling distance weighs against the proposal, the scheme would provide additional housing, generate some economic activity and offer a degree of support to existing village amenities. Moreover, the site could be developed without causing harm to the character and appearance of the area. It is considered therefore that, on balance, the adverse effects of the proposal would not significantly and demonstrably outweigh its benefits and would constitute a sustainable form of development as defined in paragraph 7 of the NPPF and taking into account the Planning Practice Guidance.

3.0 Site History

3.1 A previous application, reference 3PL/2011/0676/O, was granted approval for the erection of a dwelling and detached garage on the site. At this time the site was situated within the Settlement Boundary; however weight was given to the fact that the Settlement Boundary of Little Dunham was likely to be removed as part of the 2011 LDF Site Specifics DPD process. It was considered, on balance, that the erection of a dwelling would be acceptable because the site was surrounded by existing residential development and would not lead to the expansion of the existing village and would not cause any harm to the rural landscape or neighbour / local amenity.

3.2 An application was also approved under reference 3PL/2014/1169/O for a five bedroom two

storey detached house with a detached double garage, which has since expired as it had a one year time limit for the submission of reserved matters.

4.0 Impact upon character and appearance of area

4.1 The environmental role of sustainable development seeks to, in part, contribute towards protecting and enhancing the natural, built and historic environment. Consideration of a proposals impact on the character and appearance of the area within which it is situated is therefore, integral to the environmental dimension of sustainable development, as is design.

4.2 The proposal is essentially infill development between existing residential development and as such would not present as an isolated dwelling in the countryside. The proposed development is bounded by dwellings on both sides and will reinforce the existing linear pattern of development along the northern side of this section of Necton Road.

4.3 In terms of materials, the proposal would be constructed of red bricks and roof tiles; however no specific details have been provided and therefore if approved a condition would be imposed for precise details to be agreed to ensure the proposal is in keeping with the surrounding character of the area.

4.4 Due to the size of the plot it is also considered that the proposal would not result in a cramped form of development when compared to surrounding forms of development. If approved a condition would be imposed for the existing hedging to remain, apart from the area to provide the access, to ensure the development remains in keeping with the surrounding area.

5.0 Impact upon amenity

5.1 Concerns were initially raised regarding the location of the proposed dwelling within close proximity to the neighbouring dwelling to the north. An amended plan was received with the dwelling being located slightly further forward within the plot and further south increasing the gap to 4m between the proposed dwelling and the boundary to the north.

5.2 Taking into account the proposed amendments it is considered due to the location of the dwelling and existing / proposed boundary treatments that the proposal would not give rise to unacceptable amenity impacts in respect of overlooking, overshadowing, visual bulk or loss of light to adjacent dwellings. For these reasons the proposal responds favourably to Core Strategy Policy DC01.

5.3 If approved permitted development rights for first floor side windows would be removed to ensure the proposal maintains and protects neighbour amenity. A condition would also be imposed for the proposed boundary treatments to be erected prior to the occupation of the development to ensure the proposal maintains neighbour amenity.

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6.0 Highway safety impact

6.1 The Highway Authority states as the principle of development in this location has already been agreed they would raise no highway objections subject to the imposition of conditions relating to the access, access gates, parking and turning, visibility splays, and an informative relating to works within the public highway.

7.0 Impact upon trees

7.1 The Tree Consultant initially requested an updated tree survey. An updated survey was provided and the Tree Consultant states operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan, (TPP) and Arboricultural Method Statement, (AMS).

8.0 Other matters

8.1 The Environmental Health Officer recommends approval providing the development proceeds in line with the application details and subject to conditions relating to surface and foul water disposal and for details to be provided regarding the Air Source Heat Pump to alleviate environmental concerns.

8.2 The Contaminated Land Officer raises no objections based on both the accuracy of the information provided and the current records of contaminated land issues we hold to date.

9.0 Conclusion

9.1 In conclusion, it is considered that, on balance, the proposal would constitute a sustainable form of development as defined in paragraph 7 of the NPPF, which would help to support the local rural community, would not compromise local amenity and would not adversely impact upon the character and built form of the surrounding area.

9.2 Approval is recommended subject to conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3006** Full Permission Time Limit (2 years)
- 3047** In accordance with submitted
- PD01** No additional windows at first floor
- HA08** New access - construction over verge
- HA24** Provision of parking and servicing - when shown on plan

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3920	Air Source Heat Pump	
3920	Tree - AIA, TPP & AMS	
AN61	NOTE NCC Inf 2 When Vehicular access works required	
3104	External materials to be approved	This condition will require to be discharged
MT04	Clay pantiles	This condition will require to be discharged
LS10	Implementation of submitted boundary treatment	This condition will require to be discharged
HA13	Access gates - configuration	This condition will require to be discharged
HA19	Provision of visibility splay on approved plan	This condition will require to be discharged
3802	Precise details of surface water disposal	This condition will require to be discharged
3804	Precise details of foul water disposal	This condition will require to be discharged
LS07	Retention of hedges	This condition will require to be discharged

ITEM	8	RECOMMENDATION : REFUSAL
REF NO:	3PL/2016/0440/F	CASE OFFICER: Heather Byrne
LOCATION:	HOLME HALE Mayfield House 9 Lower Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Ms Melanie Stephan Lynford Gardens Lynford Road	
AGENT:	Clayland Architects The Glass House Lynford Gardens	
PROPOSAL:	2 replacement dwellings	

REASON FOR COMMITTEE CONSIDERATION

This application is referred to Planning Committee at the request of the Ward Representative.

KEY ISSUES

Principle of development
Impact upon character and appearance of the area
Amenity impact
Impact upon highway safety
Impact upon Protected Species

DESCRIPTION OF DEVELOPMENT

This application seeks consent for the erection of two dwellings on land to the south of Lower Road. The applicant states the site previously contained two residential dwellings; however, there is no evidence of this and land registry and Council tax only hold records for one dwelling. The proposal would result in one x three bed and one x four bed dwelling.

SITE AND LOCATION

The application site lies outside of any defined Settlement Boundary currently consists of a residential property, which was fire damaged in 2010. The site is a substantial plot with the dwelling lying to the north of the site and consists of an area of woodland and garden with mature trees and vegetation to the south. The site is bounded to the north by the highway, to the east by a residential dwelling and beyond agricultural land, to the south by agricultural land and to the west by a residential dwelling.

EIA REQUIRED

No.

RELEVANT SITE HISTORY

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3PL/2014/0108/F

2 x replacement dwellings on the site of fire damaged Mayfield House

Withdrawn 13-03-2014

3PL/2014/1021/F

2 Replacement Dwellings on site of fire damaged Mayfield House

Withdrawn 11-11-2014

3PL/2015/0253/F

Erection of 2 replacement dwellings on site of fire damaged Mayfield House

Withdrawn 23-04-2015

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.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.03	Replacement Dwellings and Extensions in the Countryside
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	With particular regard to paras 7, 8, 49 & 55
NPPG	National Planning Practice Guidance

CIL / OBLIGATIONS

Not Applicable.

CONSULTATIONS

HOLME HALE P C

Object to the application on the following grounds:

- Should include passing bays along Lower Road;
- Should only be served by one access;
- Has only been used as one property with one entrance;
- The village does not contain shops and services;
- Would not result in proportional dwellings to the original;
- Is not sustainable development; and
- Impact upon locality would be considerable.

NORFOLK COUNTY COUNCIL HIGHWAYS

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No objections subject to the imposition of conditions relating to vehicular and pedestrian access to and egress from the adjoining highway, gates etc, visibility splays, parking and turning, off-site highway improvement works, (two passing bays on Lower Road) and an informative relating to works within the public highway.

TREE AND COUNTRYSIDE CONSULTANT

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment, (AIA), Tree Protection Plan, (TPP) and Arboricultural Method Statement, (AMS), undertaken by Clayland.

CONTAMINATED LAND OFFICER

Recommend the imposition of conditions relating to a site investigation / remediation, unexpected contamination and informatives relating to asbestos and extensions.

HISTORIC ENVIRONMENT OFFICER

The proposed development site forms part of a former common-edge settlement located along the southern boundary of Holme Hale Common. Common-edge settlements, which have their origins in the 11th to 12th centuries, are a characteristic feature of the Norfolk landscape. Consequently there is potential that heritage assets with archaeological interest, (buried archaeological remains), may be present at the site and that the significance of these could be adversely affected by the proposed development. If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No further concerns in relation to ecology, provided that the mitigation measures set out in Section 4.2 of the report are adhered to throughout the development.

ENVIRONMENTAL HEALTH OFFICERS - No Comments Received

REPRESENTATIONS

None.

ASSESSMENT NOTES

1.0 This application is referred to Planning Committee at the request of the Ward Representative.

2.0 Principle of development

2.1 The application seeks consent for the erection of two dwellings on land to the south of Lower Road. The applicant states the site previously contained two residential dwellings; and it is noted the site originally formed a pair of cottages; however, its last known use is as a single dwelling, which has been confirmed by land registry and Council tax who hold record of the site being one dwelling. This fact has also been confirmed by the Parish Council. The proposal would therefore result in an additional dwelling outside of the defined Settlement Boundary.

2.2 For this reason the proposal conflicts in principle with Policies DC02 and CP14 of the Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries. However, paragraph 49 of the National Planning Policy Framework, (NPPF), states that where an authority does not have an up to date

five year housing land supply, (at present the District figure is 4.73 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.

2.3 The NPPF identifies three dimensions of sustainable development:

- 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.

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

2.5 The NPPF indicates that rural housing should be located where it will enhance or maintain the vitality of rural communities and that isolated houses in the countryside should be avoided. Additionally, the Governments Planning Practice Guidance, (NPPG), notes that all settlements can play a role in delivering sustainable development and that blanket policies restricting housing in some rural settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.

2.6 In terms of economic and social criteria, the proposal would provide three residential dwellings for market sale, which would make a positive, albeit modest, contribution to the housing supply shortfall and would provide some short term benefits to the local economy through its construction. With regards to availability and deliverability, the application is in full and the site would appear to be available now, making the development deliverable within five years to meeting the housing shortfall. However, if approved, it would be appropriate that the time limits are reduced and this would be in accordance with other applications in Breckland approved under the five year supply.

2.7 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. Holme Hale is identified as a rural settlement through Policy SS1, (Spatial Strategy), of the adopted Core Strategy and Development Control Policies Development Plan Document. These villages contain limited services and facilities and the spatial strategy states that these villages are not capable of supporting consequential growth as they rely on higher order settlements for the majority of these services and facilities, Paragraph 55 of the NPPF states that housing should be located where it will enhance and maintain the vitality of existing rural communities and help sustain facilities in the surrounding settlements.

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2.8 Holme Hale does not have the benefit of being afforded a good range of local services, with the church and village hall being the only community facilities, with the site being located approximately one mile away from these. The site is also located approximately 0.5 miles from the bus stop located along Cooks Road; however, this provides infrequent bus services. The application site is located approximately 1.2 miles away from the shop and Post Office within Necton, which also contains employment and education services and is a Local Service Centre Village as identified in the Council's Spatial Strategy. Lower Road is also a single track rural highway with no pedestrian footpath or street lighting, which then connects to Cook Road / Hale Road, which also does not benefit from a continuous pedestrian footpath or street lighting and therefore the facilities contained within Holme Hale or Necton are not easily or safely accessible from the site. Occupants of any new dwelling would be largely reliant on the car to undertake shopping trips for their daily needs and to access services and facilities. The nearest town that offers services that has the potential to meet all everyday needs, including shopping and employment is Swaffham which is located approximately six miles away from the site.

2.9 The lack of facilities and services in Holme Hale was acknowledged in a review of Settlement Boundaries in 2012. The village was not considered appropriate for further development.

2.10 The proposal is therefore inconsistent with the social and economic dimensions of sustainable development. This weighs against the proposal.

3.0 Impact upon character and appearance of area

3.1 The environmental role of sustainable development seeks to, in part, contribute to protecting and enhancing the natural, built and historic environment. Consideration of a development's impact on the character and appearance of the area within which it is situated is therefore integral to the environmental dimension of sustainable development, as is design.

3.2 Although outside any Settlement Boundary, the proposed development would be bounded by existing development to the east and west and therefore, it is considered the proposal would not intrude into the open countryside. The boundaries of the site also consist of mature trees and vegetation with an area of woodland to the south and therefore there are limited views into the site from the wider surroundings.

3.3 The application site is an expansive plot and therefore would not result in a cramped form of development and would not be significantly out of character with development in the surrounding area.

3.4 In terms of design, the application form states the proposed dwellings would be constructed of red brick, flint with rubble, render and timber cladding for the walls, and red clay pantiles for the roof. No specific details are provided and therefore if approved a condition would be imposed for precise details to be agreed to ensure the proposal is in keeping with the surrounding landscape.

4.0 Amenity impact

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4.1 In terms of neighbour amenity it is considered the proposal would not impact significantly upon amenity in terms of loss of light, privacy or overlooking due to the proposed separation distances, the orientation of the plots, and existing / proposed boundary treatments.

5.0 Impact upon highway safety

5.1 The Highway Authority states Lower Road is a single track rural highway with an average width of between 3m and 3.5m and, as a result, informal overrun areas have developed where vehicles pass. I would therefore wish for two of these areas, (the exact locations to be agreed with this Authority), to be formalised by new passing bays which achieve a minimum carriageway width of 4.8m, which the applicant has agreed to.

5.2 The Highway Authority therefore raises no objections subject to the imposition of conditions relating to vehicular and pedestrian access to and egress from the adjoining highway, gates etc, visibility splays, parking and turning, off-site highway improvement works, (two passing bays on Lower Road) and an informative relating to works within the public highway.

6.0 Impact upon Protected Species

6.1 The Ecological and Biodiversity Consultant initially requested the submission of a Preliminary Ecological Appraisal, (PEA), to be undertaken and submitted prior to the determination of the application due to the fact the proposal involved the removal of an existing building as well as landtake of unknown habitats.

6.2 A PEA was submitted, produced by Riverdale Ecology, which was reviewed further by the Ecological and Biodiversity Consultant who stated the report sufficiently addresses any potential ecological issues and therefore raise no objections provided that the mitigation measures set out in Section 4.2 of the report are adhered to throughout the development.

7.0 Other Matters

7.1 The Tree Consultant initially requested the submission of an Arboricultural Impact Assessment, (AIA) and Tree Protection Plan, (TPP), to fully assess the proposals impact upon existing trees. This was submitted and the Tree Consultant stated that it would appear larger trees shown on aerial photographs which would have been within or close to the footprints of the plots have been removed prior to undertaking the tree survey and implication assessment. The Tree Consultant requests the imposition of a condition for operations on site to be in complete accordance with the approved AIA, TPP and Arboricultural Method Statement,(AMS).

7.2 The Contaminated Land Officer recommends the imposition of conditions relating to the submission of a site investigation / remediation, unexpected contamination, and informatives relating to asbestos, and extensions.

7.3 The Historic Environment Service states the proposed development site forms part of a

former common-edge settlement located along the southern boundary of Holme Hale Common with the existing building being a heritage asset with some local significance worthy of recoding in its current, albeit derelict form. Consequently there is potential that heritage assets with archaeological interest, (buried archaeological remains), may be present at the site and that the significance of these could be adversely affected by the proposed development. It is therefore requested that any approval should be subject to a programme of archaeological work in accordance with the National Planning Policy Framework paragraph 141.

8.0 Conclusion

8.1 Whilst the development of the site could satisfy requirements of the NPPF in respect of the economic and environmental roles, having regard to its siting remote from services and facilities and lack of opportunities for access to alternative means of transport to the private car to access employment and shopping, it does not satisfy the social role. Paragraph 8 of the NPPF stresses that these roles should not be undertaken in isolation and a balanced assessment is required. The proposal does not constitute sustainable development as set out at paragraph 7 of the NPPF.

8.2 The application is therefore recommended for refusal in line with the above.

9.0 Reason for refusal

9.1 The proposal would result in an additional dwelling in the countryside on a site which is remote from services and facilities and where there is a lack of opportunity for access to alternative means of transport other than the private car, to access employment and shopping. The proposal does not satisfy the social and economic roles identified in Paragraph 7 of the National Planning Policy Framework and does not therefore constitute sustainable development.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

9900 Unsustainable development

ITEM	9	RECOMMENDATION : APPROVAL
REF NO:	3PL/2016/0534/O	CASE OFFICER: Chris Hobson
LOCATION:	MILEHAM SPK Engineering The Old Sawmills Back Lane	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	S. P. K Engineering The Old Sawmills Back Lane	
AGENT:	JWM Design 23 Litcham Road Mileham	
PROPOSAL:	Erection of 10 dwellings	

REASON FOR COMMITTEE CONSIDERATION

The application is referred to the Planning Committee as it is a major application and represents a departure from policy by virtue of representing development outside of a Settlement Boundary.

KEY ISSUES

Principle of development
Design and character
Amenity
Highways
Contaminated Land
Flood risk and drainage

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission with all matters reserved to establish the principle of constructing 10 dwellings on brownfield land at Back Lane. This application follows planning permission 3PL/2014/0328/O for 10 dwellings on the site which has recently lapsed. An indicative layout shows a proposed mix of single and two storey detached and semi-detached dwellings. The site would be accessed via two access points on Back Lane leading to short private drives serving four dwellings and six dwellings respectively. The proposed scheme also includes the provision of a 1.5m wide footpath along the southern side of Back Lane. The design, materials and hard and soft landscaping proposals are reserved for future consideration.

The application is accompanied by an indicative layout, design and access statement, planning policy statement, phase 1 and 2 contamination report and a pre planning assessment report, prepared by Anglian Water.

SITE AND LOCATION

The site lies 80 metres outside the Settlement Boundary of the village of Mileham and comprises 0.4 hectares. It is situated to the north west of the village and is currently used for a light

engineering business specialising in the manufacture of industrial components. The majority of the site comprises a concrete slab for parking and HGV loading and unloading. The site is bordered to the north by Back Lane, to the west by open land beyond which lies Tittleshall Road and to the South by open countryside beyond which is existing residential development. There is one existing residential dwelling immediately to the east of the site.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2014/0328/O - Outline permission for residential development of 11 dwellings - Approved.

3PL/2013/0106/O Erection of 14 dwellings - Withdrawn.

3PL/2005/0936/O Residential development - Refused.

3PL/2003/1597/CU Change of use from B2 to B8 Storage and distribution of telegraph poles (retrospective) 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

Policy SS1 Spatial Strategy
Policy CP01 Housing
Policy CP04 Infrastructure
Policy CP05 Developer Obligations
Policy CP06 Green Infrastructure
Policy CP10 Natural Environment
Policy CP11 Protection and Enhancement of the Landscape
Policy CP13 Accessibility
Policy DC01 Protection of Amenity
Policy DC02 Principles of New Housing
Policy DC04 Affordable Housing Provision
Policy DC11 Open Space
Policy DC12 Trees and Landscape
Policy DC13 Flood Risk
Policy DC16 Design
Policy DC17 Historic Environment
Policy DC19 Parking Provision

National Planning Policy Framework (NPPF)

With particular regard to paras 11 - 14, 17, 32, 34, 35, 47, 49, 58, 63 - 65, 93-96, 100 - 103, 109 203 - 206 & 215.

NPPG National Planning Practice Guidance

CIL / OBLIGATIONS

Not Applicable

CONSULTATIONS

NORFOLK COUNTY COUNCIL HIGHWAYS

Based on the previous uses of the site and the fact the scheme provides a continuous pedestrian link from the site back towards Burghwood Drive, I feel that it would be difficult to substantiate an objection to the proposal. No objections subject to conditions including provision of a scheme to provide off-site highway works including a footpath along Back Lane.

FLOOD & WATER MANAGEMENT TEAM

The application falls below the threshold for the LLFA providing comments. You should satisfy yourself that the applicant has demonstrated compliance with The National Planning Policy Framework, (NPPF), paragraph 103 by ensuring that the proposal would not increase flood risk elsewhere. Written Ministerial Statement HCWS 161 by ensuring that Sustainable Drainage Systems for the management of run-off are put in place. The applicant should also demonstrate how the proposal accords with national standards and relevant guidance.

CONTAMINATED LAND OFFICER

Records for 2002-2004 indicate that high levels of gas were being generated from the pit. The pit appears to have been used for waste disposal in the past and may still be gassing. The Phase 2 report did not carry out an assessment with regards to ground gas. Therefore, the applicant should consider whether to carry out either ground gas monitoring or adopt suitable and adequate gas protection measures. Therefore, conditions are necessary to secure undertaking of ground gas monitoring or the submission and approval of a scheme of remediation measures.

ENVIRONMENT AGENCY

We have no objection to this application. Advice to LPA The proposed development site appears to have been the subject of past industrial activity which poses a medium risk of pollution to controlled waters. We are however unable to provide detailed site-specific advice relating to land contamination issues at this site and recommend that you consult with your Environmental Health / Environmental Protection Department for further advice. Where necessary we would advise that you seek appropriate planning conditions to manage both the risks to human health and controlled waters from contamination at the site.

ANGLIAN WATER SERVICE

The foul drainage from this development is in the catchment of Litcham Water Recycling Centre that will have available capacity for these flows.

Development may lead to an unacceptable risk of flooding downstream. Our topography study has found that a pumped regime is likely required for this development. We would require the proposed manhole connection point and the pumped rate proposed to accurately assess the impact of this development on the public foul network. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

No objections subject to conditions to provide foul water drainage strategy and surface water drainage scheme.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

A PEA should be undertaken by a suitably qualified ecologist and reported to the Local Planning Authority, (LPA), prior to determination of this application. If the PEA suggests that targeted

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species surveys are required to complete the assessment, then these should also be completed and reported to the LPA, along with any mitigation measures or proposals for enhancement / compensation as required, prior to determination.

Officer Response: From a site visit it is noted that the site comprises areas of concrete hardstanding, a metal portal framed building and small brick building that are currently used for light industrial purposes. The site does not include any trees, hedgerows and ponds that would be lost as a result of the proposed development. There is an area of self seeded scrub and grass. It is noted that the previous permission was not subject to any surveys or appraisals and there has been no significant change in site characteristics. In addition, the current application is in outline with all matters reserved. As such, a condition has been recommended requiring the development to be carried out in accordance with a scheme of precautionary measures, preventing any vegetation clearance within the bird nesting season and notes highlighting the requirements of legislation concerning protected wildlife, flora and fauna, and the need for undertaking surveys should evidence of protected species be found.

ENVIRONMENTAL HEALTH OFFICERS

No objections subject to development proceeding in line with submitted details.

HOUSING ENABLING OFFICER

The proposed development would require the provision of affordable housing in accordance with policy DC04 of the Core Strategy.

Officer Response: The applicants have subsequently amended the proposed scheme to reduce the number of dwellings to below the threshold for requiring the provision of affordable housing. Following recent caselaw it is no longer possible for the Council to require that the proposed development make contributions and provision for affordable housing.

NATURAL ENGLAND

Natural England has assessed this application using the Impact Risk Zones data, (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the River Nar SSSI and Horse Wood, Mileham SSSI have been notified. We therefore advise your authority that these SSSIs do not represent a constraint in determining this application. With regards to protected species, the LPA should apply our Standing Advice to this application as it is a material consideration in the determination of applications.

RAMBLERS ASSOCIATION: NORFOLK AREA

No objections.

NORFOLK RIVERS INTERNAL DRAINAGE BOARD - No Comments Received MILEHAM P C - No Comments Received

REPRESENTATIONS

Letters have been sent to surrounding properties, a site notice displayed at the site and a notice displayed in the local press. Currently the Council has not received any representations from members of the public and surrounding residents.

ASSESSMENT NOTES

1.0 The application is referred to the Planning Committee as it is a major application and represents a departure from policy by virtue of representing development outside of a Settlement Boundary.

2.0 Principle of development

2.1 For decision making purposes, as required by Section 38(6) of the Planning & Compulsory Purchase Act 2004, the Development Plan comprises the Adopted Core Strategy and Development Control Policies Development Plan Document, together with the Site Specific Allocations DPD. Material considerations in respect of National Planning Policy are the NPPF and the more recently published National Planning Policy Guidance.

2.2 In relation to settlement boundaries, the objectives of Policy CP14 include focusing development in sustainable locations with access to key services and protecting the form and character of settlements. These objectives are consistent with the NPPF's key aims and so in this respect Policy CP14 can be afforded some weight in accordance with paragraph 215. The site is located outside the settlement boundary of Mileham in an area of open countryside to the northwest of the village, (as defined by policies SS1, DC02, CP01 and CP14 of the Core Strategy and Development Control Policies Development Plan Document 2009), where development is heavily restricted.

2.4 Planning law requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. It is necessary to consider therefore whether in this case any such material considerations, including national planning policy, would justify a departure from policy.

2.5 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 4.73 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. Furthermore, it is noted that recent case law has identified that those development plan policies that would in effect restrict the supply of housing including those identified above can only be given limited weight.

2.6 The Government defines sustainable development as having three dimensions. These dimensions give rise to the need for the planning system to perform a number of 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.

2.7 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 three dimensions is required. The provision of housing to meet local needs is identified as a key component of sustainable development and in this respect the NPPF seeks to boost significantly the supply of housing. The conservation of the natural environment is also central to the NPPF, including protecting valued landscapes and minimising effects on biodiversity. In order to promote sustainable development in rural areas, the NPPF indicates that housing should be

located where it will enhance or maintain the vitality of local communities.

2.8 Environmentally, the site currently contains a large, high portal frame structure with corrugated cladding to walls and roof which is in a poor state of repair together with a concrete slab for parking, (also in poor condition) and HGV loading and unloading. The current use also involves the movement of large HGV vehicles through the rural lanes surrounding the site to the detriment of highway verges and to local amenity. The redevelopment of this site for housing would therefore make a positive contribution to improving the environment in this location. It also makes effective use of previously developed, (Brownfield), land, something that Paragraph 111 of the NPPF encourages. Furthermore, the NPPG states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in peoples quality of life. The proposed development of this site accords with this guidance.

2.9 In terms of the economic and social criteria, the site is currently in employment use and occupied by an engineering works. The redevelopment of this site would therefore facilitate the relocation of the business to more suitable premises to allow for expansion. Ultimately there would be a positive contribution in this regard. Paragraph 55 of the NPPF suggests that housing should be located where it will enhance or maintain the vitality of rural communities. This proposal would help to support existing facilities within the village, (e.g. the local shop and primary school), as well as helping to sustain facilities in the surrounding larger settlements.

2.10 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. Mileham is classified as a rural settlement through Policy SS1, (Spatial Strategy), of the adopted Core Strategy and Development Control Policies Development Plan Document. The spatial strategy states that these villages are not capable of supporting consequential growth as they rely on higher order settlements for the majority of these services and facilities. However, Mileham does contain a primary school and a village shop / Post Office, (approx 350m to south-east), which this development would help to support. The village of Litcham is the nearest service centre village which is located approximately 2.5 km to the west, again this development could help to support the facilities and services within this nearby village.

2.11 Furthermore, it is noted that in granting planning permission reference 3PL/2014/0328/O in 2014 the Council previously considered the principle of residential development to be acceptable. In terms of availability and deliverability, the site is currently occupied by an engineering works, however, the redevelopment of the site would allow the engineering works to move to a more appropriate location. In addition the applicant has confirmed that following marketing a buyer has been found and are keen to proceed with the development as soon as possible. If members were minded to approve this application, then a detailed scheme could be required by condition to be submitted within 18 months and implementation within three years in total. This would allow time for the business to relocate, and for the housing to come forward within the next five years.

2.12 Core Strategy Policy DC04, (Affordable Housing Principles), which is of relevance to this application would ordinarily require 40% affordable housing provision on sites of five or more dwellings. The scheme now proposed is for 10 dwellings and of no greater than 1,000 square

metres in floorspace. Having regard to recent case law it is no longer possible for the LPA to require the development to provide for affordable housing in line with the requirements of policy DC04 of the Core Strategy.

2.13 In summary, it is considered that the site is in a suitable location for development and that the positive attributes of the redevelopment of this site for housing from an economic, social and environmental perspective result in a sustainable form of development. Taking into account the previous permission for residential development on the site, the developments contribution towards the meeting the five year land supply of housing, the requirements of the NPPF and the presumption in favour of sustainable development outweigh other material considerations that count against the scheme, the principle of the development of the site can be supported.

3.0 Character and impact on surrounding area and landscape

3.1 Policy CP11 of the Core Strategy seeks to ensure that the landscape of the District will be protected for the sake of its own intrinsic beauty and its benefit to the rural character. Development within the District is also expected to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.

3.2 The application site comprises a previously developed site of industrial appearance just beyond the built form of Mileham and within an open setting immediately around the site. The current main building is a large high open portal frame structure with corrugated cladding to walls and roof and provides for a prominent feature within the surrounding landscape. Therefore, the provision of a mix of single and two storey dwellings as indicated would not result in any significant over-riding impact on the character and appearance of the site and surrounding area. A density of 25 dwellings per hectare is considered reasonable and in accordance with the density parameters for such rural location set out in policy DC02 of the Core Strategy.

3.3 Details in terms of the siting, design, external appearance together with precise details of the type and colour of materials and the hard and soft landscaping of the site would be reserved matters should outline planning permission be granted. It is considered that any detailed scheme would need to provide for a greater mix in the size, types and forms of houses to be provided on the site. Nevertheless, it is considered that the indicative proposed site plan has demonstrated that a development of 10 dwellings could be provided on the site whilst providing for an acceptable layout, form and overall design of development, in accordance with policies CP01 and DC16 of the Core Strategy.

4.0 Impact on amenity

4.1 There is one immediately adjacent dwelling located to the east of the site. The detailed impact on existing residential amenity with respect to this dwelling by way of overlooking, overshadowing, loss of privacy or outlook and with respect to the dwellings within the site itself

would be assessed at the Reserved Matters stage. However, the submitted indicative site layout satisfactorily demonstrates that 10 dwellings may be accommodated on the site in such a way as to not result in over-riding harm to the residential amenity of the adjacent dwelling. It is also noted that the Council's Environmental Health Officer has raised no objections to the proposed development.

5.0 Highways

5.1 Paragraph 32 of the NPPF states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Planning decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.
- Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

5.2 Two access points are proposed from Back Lane. It is proposed that a new 1.5 m wide footpath is provided on the south side of Back Lane to extend east to the wider part of Back Lane in front of 1-6 Burghwood Close; at this point it is proposed to have line marking to the road surface in front of Nos 1-6 to delineate extension of the footpath. A further section of 1.5 m wide footpath is to be provided over the grass verge along the northern fence line of 7 Burghwood Drive to provide a positive link with the footpath to Burghwood Drive. The extended footpath is intended to provide safe pedestrian access from the site to the village and would be constructed to Norfolk County Council Highways standards.

5.3 Norfolk County Council as Highways Authority have raised no objections to the proposals subject to suitable conditions to secure off-site highway works to form the footpath, the provision of visibility splays and access, parking and turning areas in accordance with adopted standards. Having regard to the above and the comments of the Highways Authority, it is considered that the application is considered to accord with paragraph 32 of the NPPF, which states that, 'development should only be refused on transport grounds, where the residual cumulative impacts of development are severe'.

6.0 Contaminated land

6.1 Paragraph 121 of the NPPF indicates that planning policies and decisions should ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses

and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;

- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.2 The application has been accompanied by a phase 1 and phase 2 contamination assessment of the site. The Council's Contaminated Land Officer notes previous potential sources of contamination and is satisfied that any contamination and ground condition issues which exist on the site could be adequately identified and addressed by the imposition of conditions requiring the submission and approval of the results of further gas monitoring tests or otherwise the approval and implementation of remediation measures. It is also noted that the Environment Agency have not raised objections to the proposed development with respect to potential contamination, subject to conditions to control risk to surrounding water sources and populations.

6.3 Therefore, subject to a condition securing the submission and approval of further gas monitoring and, or the approval and subsequent implementation of a scheme of remediation works, it is considered that the proposed site would be suitable for the proposed residential development and the guidance contained within the NPPF would be met.

7.0 Flood risk and drainage

7.1 Paragraph 103 of the NPPF stipulates that "when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the sequential test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

7.2 The application site falls within Flood Zone 1 and is considered to be at low risk of flooding from various sources including that from rivers, tidal, surface water, groundwater, reservoir and canal sources. The site currently comprises a brownfield site predominantly covered with impermeable surfaces including buildings and concrete pads. Through the appropriate soft landscaping of the site undertaken during the detailed design stage, the proposals would therefore provide for an increased amount of permeable surfaces within the site. In order to manage surface water from the new buildings and hard surfaced drives and roads, the

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application has been supported by an indicative drainage strategy showing the approximate location and a dimensions of a series of soak ways to be provided within the site. In order to ensure that these would provide sufficient attenuation and storage to ensure the run off rates would seek to reflect the greenfield run off rates as far as reasonably practicable and be below the existing run off rates and volumes in accordance with the non-statutory technical standards for SUDS, a condition has been recommended securing a detailed surface water drainage strategy to be implemented in accordance with these standards.

7.3 The Environment Agency have raised no objections to the proposal subject to conditions to address contamination and foul and surface water drainage provision. It is also noted that Anglian Water have raised no objections subject to the submission and approval of a foul water drainage strategy and details of surface water drainage scheme.

7.4 Subject to conditions, the proposed development can come forward in a sustainable manner ensuring the proposed dwellings would not be at significant risk of flooding and without increasing the risk of flooding elsewhere and in accordance with paragraph 9 of the Technical Guide to the NPPF and Core Strategy Policy DC13.

8.0 Conclusion

8.1 Notwithstanding that the site lies outside the Settlement Boundary of the village of Mileham, it is only 80m west of the village and existing residential properties. The scheme is considered to represent sustainable development having regard to Breckland Councils lack of five year housing supply and having regard to Paragraphs 14, 47 and 49 of the National Planning Policy Framework. In particular, the site is brownfield and would facilitate the relocation of the business to more suitable premises to allow for expansion and would furthermore remove the movement of large HGV vehicles through the rural lanes surrounding the site. There would be some short term economic benefits through initial job creation and the supply chain during construction and longer term benefits from the future household spend within the local economy generated by the proposed dwellings. It would also help overcome previous amenity concerns relating to complaints received regarding the site's operation. The proposal also results in highways improvements, namely adding a footway from the site eastwards, linking with Burghwood Drive which itself has a direct footway to the village, (Litcham Road). No objections have been raised by Norfolk County Council Highways, the Contaminated Land Officer or the Environment Agency subject to conditions. Subject to the detailed design and consideration at the reserved matters stage the development would be unlikely to significantly affect local amenity, and could be satisfactorily designed to a high standard.

8.2 For the reasons summarised above, having regard to the recent permission granted on the site for 11 dwellings in 2014, it is concluded that the site is in a sustainable location for housing development and that any identified harm would not significantly and demonstrably outweigh the benefits of the scheme, taking into account the development plan and the policies of the NPPF as a whole, and there are no material considerations of sufficient weight to justify refusing planning permission.

9.0 RECOMMENDATION

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11.1 The application is therefore recommended for approval, subject to conditions, the completion of a Section 278 Agreement to cover the off-site highway works.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

TL06B	Outline - time limits for implementation	
TL06A	Outline permission -reserved matters	
3920	Limit on 10 dwellings and 1,000 square metres	
3920	Contamination	
3920	Unexpected contamination	
3920	Access, road, visibility splays, and parking details	
3920	Off-site Highway works	
3920	Surface water drainage scheme inc management scheme	
3920	Foul water drianage scheme	
3920	Landscaping	
3920	EA Condition	
3920	Bird nesting season	
3920	Clay pantiles	
3920	Highways Note	
9850	Requirements of Wildlife and Countryside Act	
3923	Contaminated Land - Informative (Extensions)	
4000	Variation of approved plans	
3996	Note - Discharge of Conditions	
2014	Criterion E - Planning Apps Where Approved	
2001	Application Approved Following Revisions	
DE08	Slab level to be arranged	This condition will require to be discharged

ITEM	10	RECOMMENDATION : APPROVAL
REF NO:	3PL/2016/0557/F	CASE OFFICER: Heather Byrne
LOCATION:	ELSING Land Adjacent Tu Bay Cottage Mill Street	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr S. Andrews & Ms L Harding Mill Farm Bungalow Mill Street, Elsing	
AGENT:	Landmark Associates 2 Muir Drive Hingham	
PROPOSAL:	Erection of dwelling	

REASON FOR COMMITTEE CONSIDERATION

This application is referred to Planning Committee as it is contrary to Policy.

KEY ISSUES

Principle of development
Site history
Impact upon character and appearance of area
Impact upon amenity
Highway safety impact

DESCRIPTION OF DEVELOPMENT

This application seeks consent for the erection of a dwelling on land adjacent to Tu Bay, Mill Street. The proposal would provide a three bedroom property and is proposed to be constructed of white painted bricks for the walls, clay pantiles for the roof and timber boarding to the single storey rear extension and elements of the two storey rear extension.

A previous scheme was approved under 3PL/2006/1306/F for a residential dwelling, which related to a modest three bedroom, "cottage style" detached two storey dwelling with two dormers to the front and rear at first floor level. A detached garage was located in the rear garden with a driveway running along the eastern boundary of the site from a new vehicular access onto Mill Street. Materials were required to be agreed with the roof to be clad in clay pantiles.

SITE AND LOCATION

The application site lies outside of any defined Settlement Boundary and is bounded to the north east and south west by existing residential dwellings, to the south east by the highway, and to the north west by open land and beyond the River Wensum. The site is a narrow plot of land where foundations have been laid in pursuance of the earlier planning permission. The footprint of the dwelling and the detached garage approved under 3PL/2006/1306/F are clearly visible with part of the frontage hedge removed to give access.

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EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2015/0762/F: Vary conditions on 3PL/2006/1306/F: Layout, design and materials - Refused.

3PL/2006/1306/F: Erection of cottage style dwelling with detached garage (renewal) - Approved.

3PL/2001/1471/F: Cottage style dwelling with detached garage (renewal) - Approved.

3PL/2000/0635/D: Cottage style dwelling with detached garage - Approved.

3PL/1997/0370/O: 1 no. cottage style dwelling with detached garage - 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

CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CIL / OBLIGATIONS

Not Applicable.

CONSULTATIONS

ELSING P C

No objection.

NORFOLK COUNTY COUNCIL HIGHWAYS

No highway objections subject to the imposition of conditions relating to the vehicular access, access gates etc, visibility splay, parking and turning area, and an informative relating to works within the public highway.

CONTAMINATED LAND OFFICER

No objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

ENVIRONMENTAL HEALTH OFFICERS

No objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

TREE AND COUNTRYSIDE CONSULTANT

No comments.

REPRESENTATIONS

None.

ASSESSMENT NOTES

1.0 This application is referred to Planning Committee as it is contrary to Policy.

2.0 Principle of development

2.1 The site is outside the Settlement Boundary. However, the principle of development on this site has been established through earlier permissions and the latest permission, reference 3PL/2006/1306/F, has been implemented through the laying of foundations and connection to the sewer system.

3.0 Site history

3.1 The initial outline planning permission granted for this site in 1997 required any approval of reserved matters application to follow the details of the indicative plans submitted. That scheme indicated a modest detached cottage style dwelling, incorporating rooms in the roof space, with a detached single garage to the rear. This subsequently formed the basis of planning permission 3PL/2006/1306/F and foundations were laid based on that footprint.

3.2 A previous scheme, reference 3PL/2015/0762/F, was refused which was seeking permission for a one and a half storey dwelling, (8m in height), with four dormers to the front and two to the rear with the addition of a rear one and a half storey wing, a front extension at ground floor level and a one and a half storey side extension. This was refused as the proposed dwelling would fill the width of the plot and important gaps in the streetscene and would create a chalet style dwelling inappropriate to its context and introduces materials and a contemporary design which are considered out of character with properties in this rural area.

4.0 Impact upon character and appearance of area

4.1 This proposal would produce a three bedroom property and is proposed to be constructed of white painted bricks for the walls, clay pantiles for the roof, and timber boarding to the single storey rear extension and elements of the two storey rear extension. The proposed dwelling would result in the same width dwelling as the previous approval, 3PL/2006/1306/F and therefore would retain gaps between the proposal and existing development. In regards to the proposed materials these are considered to be acceptable and would not be out of keeping within the immediate context. A condition would be imposed, if approved, for precise details and samples to be submitted to ensure the development remains in keeping. The proposed two storey dwelling is also in keeping with surrounding development and would not alter the character of the street.

4.2 The proposal is slightly higher than that original approved, being 7.95m to the ridge and proposes to increase the footprint with the addition of a two storey rear extension and the enlargement of the rear garage to a games room, which would be connected to the proposed dwelling via a terraced area. The proposed additional footprint could be accommodated within

the site without resulting in overdevelopment and would retain a relatively large garden area to the rear.

4.3 The proposed rear extension appears visually subservient by virtue of its lower ridge height for the pitched roof element and flat roof element which is in line with the eaves level of the main dwelling. Its more contemporary design in terms of windows, door openings and materials would be appropriate in this context where it is not seen within the streetscene. The games room element also proposes the use of timber boarding with a flat green roof; however this is set back from the highway by approximately 17m and is set to the rear of the dwelling with proposed planting to the front and therefore would not impact significantly upon the existing streetscene.

4.4 To ensure the dwelling remains in keeping with the surrounding streetscene and does not result in overdevelopment of the site permitted development rights would be removed if approved.

5.0 Impact upon amenity

5.1 In terms of neighbour amenity, it is considered due to the location of the dwelling within the plot, the plot orientation, and existing / proposed boundary treatments that the proposal is unlikely to impact upon neighbour amenity in terms of loss of light, privacy, overlooking or over-dominance. A window is proposed on the south west side elevation; however this would serve the staircase and would be adjacent to an existing boundary hedge to the front of the neighbouring dwelling and therefore is deemed acceptable. A first floor window is proposed on the north east side elevation; however this would serve a bathroom and therefore a condition would be imposed for this to be obscure glazed. A condition would also be imposed removing permitted development rights for further first floor windows to ensure the proposal protects and maintains neighbour amenity.

5.2 A balcony is proposed to the rear of the dwelling; however this would be inset within the building and therefore is deemed acceptable. A green roof is also proposed to the games room and if approved a condition would be imposed for this not to be used as a roof garden or similar amenity area to ensure the proposal protects amenity due to its close proximity to the neighbouring dwelling.

6.0 Highway safety impact

6.1 The Highways Authority raises no highway objections subject to the imposition of conditions relating to the vehicular access, access gates etc, visibility splay, parking and turning area and an informative relating to works within the public highway.

7.0 Other matters

7.1 The Contaminated Land Officer raises no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

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7.2 The Environmental Health Officer raises no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

7.3 The Tree Consultant raised no comments.

8.0 Conclusion

8.1 The application is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

3006	Full Permission Time Limit (2 years)	
3047	In accordance with submitted	
PD07	No PD for classes A B C D & E	
HA08	New access - construction over verge	
HA24	Provision of parking and servicing - when shown on plan	
PD10	PD removed for balcony, roof garden etc	
PD01	No additional windows at first floor	
DE10	Obscure glazing	
3104	External materials to be approved	This condition will require to be discharged
MT04	Clay pantiles	This condition will require to be discharged
HA14	Access gates - restriction	This condition will require to be discharged
HA21	Provision of parallel visibility splay	This condition will require to be discharged
3402	Boundary screening to be agreed	This condition will require to be discharged

ITEM	11	RECOMMENDATION : APPROVAL
REF NO:	3PL/2016/0610/VAR	CASE OFFICER: Jemima Dean
LOCATION:	SNETTERTON Snetterton REB Station Off Chalk Lane Snetterton Heath	APPN TYPE: Variation of Cond's POLICY: Out Settlemnt Bndry ALLOCATION: CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Burmeister and Wain Scandinavian Contr c/o Agent	
AGENT:	Axis Camellia House 76 Water Lane	
PROPOSAL:	Variation of conditions, 1,2,3,4,6,11,13 & 15 of planning permission 3PL/2015/0651/F	

REASON FOR COMMITTEE CONSIDERATION

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

KEY ISSUES

Principle
Landscape impact
Amenity impact
Ecology and biodiversity

DESCRIPTION OF DEVELOPMENT

The application seeks further minor material amendments to the Snetterton Renewable Energy Biomass Station, through the variation of approved drawings and associated details. It is proposed to vary conditions: 1; 2; 3; 4; 6; 11; 13 and 15 on planning permission notice 3PL/2015/0651/F to accommodate the proposed amendments.

A series of amendments are proposed which are minor in nature. These include: retaining the sub and top-soil arising from construction across the landscaping area; changes in dimensions and inclusion of additional lean-to structure to the straw barn building; minor amendments to the woodchip storage building; changes relating to the turbine and boiler building; amendments to air cooled condenser; amendments to and relocation of other small plant and tanks; various amendments to flue gas treatment area; amendments, including slight changes in dimension to gate house building; amendments to effluent area and drainage design; changes to parking layout; changes to security fencing; general amendments to the external arrangement around the main buildings of the scheme; general amendments to the elevations of the main building; two new lights introduced around the car parking area; cladding design has been amended.

SITE AND LOCATION

The site comprises an area of agricultural land extending to approximately nine hectares. It is located close to the Snetterton Heath Employment Area and to the north of the A11 trunk road.

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The site is adjoined by agricultural fields and a poultry farm. The site boundaries are defined by established hedges and trees.

EIA REQUIRED

The proposal is EIA Development. The application is supported by an addendum to the Environmental Statement prepared for the original proposal.

RELEVANT SITE HISTORY

3PL/2015/0651/F: - Minor Material Amendment to 3PL/2014/0632/F - Approved

3NM/2014/0085/NMA:- Amendment to 3PL/2014/0632/F - Realignment of access road between Snetterton Biomass Station and Chalk Lane - Approved.

3PL/2014/1065/F:- Installation of effluent discharge pipe, outfall & infrastructure between power station and River Thet - Approved.

3PL/2014/0632/F:- Variation of condition no. 2 pp 3PL/2012/0029/F various minor material amendments, including an increase in the power output from 40MW to 45 MW - Approved.

3PL/2012/0029/F:- 40MW renewable energy biomass power station and associated works - 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

CP.03	Employment
CP.04	Infrastructure
CP.08	Natural Resources
CP.09	Pollution and Waste
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.12	Energy
DC.01	Protection of Amenity
DC.07	Employment Development Outside of General Employment Area
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.15	Renewable Energy
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
NPPF	

CIL / OBLIGATIONS

Not Applicable.

CONSULTATIONS

SNETTERTON P C

Change number 1 (landscaping) - Whilst the retention and landscaping of soil arising from the construction activity is commendable, the location of the proposed landscaping to the south east of the development makes no significant improvement to acoustic attenuation and visual impact to the residents of the village. Consideration should be given to nominally extending the plot on the boundary facing the main village (northwest boundary) and relocating the spoil/landscaping and tree planting in this location.

Change number 5 (wood chip storage building) - It appears that there is a significant increase in the amount of plant associated with the conveyor system (HGV-woodchip). Concern is raised about any increased noise levels of this equipment and if there will be a potential to restrict operating times.

Change number 7 (wood chip storage building) - Further detail required on open steel conveyor supporting structure. Elevations and sections indicate the main conveyor does remain enclosed, as per original approval, however the enclosure of the conveyor needs to be specified. Concern over the noise, dust from an open conveyor system has been raised previously.

Change number 9 (turbine and boiler building) - Further explanation required in relation to the increase in aperture, is this internal only, if external concern on noise impact and if any dust will be generated into the atmosphere.

Change number 18 (security fencing) - Proposed weld mesh security fencing is a very acceptable amendment. Realignment to the southeast corner of the site could suggest that further development is planned.

Change number 20 (elevations of main building) - Introduction of ventilation louvres gives concern as to any increase in noise pollution.

Change number 21 (lighting) - Trusting the lighting will be downward facing to avoid light pollution.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The updated management plan sufficiently sets out management requirements and timings. All site management works should be undertaken in line with the Ecological Management Plan V3.2. Condition 6 should be amended to account for this.

ENVIRONMENT AGENCY

No objection.

HIGHWAYS ENGLAND

No objection.

NORFOLK COUNTY COUNCIL HIGHWAYS

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No objection subject to conditions 13 and 15 being altered to reflect the change in drawing number.

ENVIRONMENTAL HEALTH OFFICERS

No objection.

HISTORIC ENVIRONMENT OFFICER

Since the Historic Environment Service provided comments on application 3PL/2016/0610/VAR, an Archaeological Protection Statement (July 2016) has been submitted on behalf of the applicant. The Historic Environment Service has checked this document and is happy with its content. Condition recommended.

NATIONAL PLANNING CASEWORK UNIT - No Comments Received TREE AND COUNTRYSIDE CONSULTANT - No Comments Received

REPRESENTATIONS

None.

ASSESSMENT NOTES

1.0 Principle of Development

1.1 The principle of the development of the site for a biomass power station was established by the planning permission granted in 2012. The scale and nature of the proposed amendments are such that the revised development would not be substantially different from the approved scheme. Whilst some buildings are proposed to be enlarged, the amendments will not result in any material intensification of the approved use.

1.2 Local and national planning policy continue to support the development of renewal energy projects subject to environmental considerations.

2.0 Landscape Impact

2.1 Whilst some modifications include slight increases in the height of buildings, the buildings proposed to be increased in height do not project above the tallest building approved under the original permission and the maximum overall height of the scheme is therefore not increased.

2.2 Other changes including the introduction of small plant and buildings, changes to the layout and design of plant, additional equipment and ancillary works are of a relatively minor nature. The appearance of the development and its impact on the surrounding rural landscape would not therefore be materially different to the approved scheme.

3.0 Amenity impact

3.1 The proposed changes do not seek to modify the use as originally approved. The proposed changes would not result in an increase in staff numbers, change in hours of operation or increase deliveries or vehicular movements to or from the site.

3.2 The noise assessment submitted with the original application concluded that the scheme could be designed, constructed and operated in such a way to avoid significant amenity impacts on neighbouring property occupiers. The scheme as amended would not significantly increase noise levels or vehicle movements beyond that previously approved. The Environmental Protection Team raises no objection to the proposed amendments.

4.0 Ecology and Biodiversity

4.1 The ecological and nature conservation assessment submitted with the original application concluded that no direct or indirect impacts on designated sites were likely and no protected species were identified. The overall impact was determined to be negligible as the scheme would not result in any ecological impact of significance in EIA terms.

4.2 The proposed amendments would not alter the nature of operations carried out and therefore the conclusions of the previous assessment work remain valid and unchanged. The updated management plan sufficiently sets out management requirements and timings.

5.0 Other Issues

5.1 No additional impacts on archaeology, cultural heritage, ecology, noise, air quality, flood risk or water quality are anticipated. No objections to the proposed amendments have been raised by the Environment Agency, Natural England, or English Heritage.

6.0 Conclusions

6.1 For the reasons outlined above, the proposed amendments are considered acceptable in planning terms and recommended for approval subject to the imposition of the varied conditions to formally accept these changes. The time limit on the original planning permission would remain.

RECOMMENDATION

Planning Permission

CONDITIONS

