

BRECKLAND COUNCIL

PLANNING COMMITTEE – 3 JULY 2017

**REPORT OF THE EXECUTIVE DIRECTOR OF PLACE
(Author: Christopher Hobson, Principal Planner)**

WRETHAM: Development of Stonebridge Camp inc. erection of 27 dwellings (revised scheme)

**Applicant: Beres Developments Ltd
Reference: 3PL/2016/0939/VAR**

DEFERRED ITEM REPORT

1. This application was deferred at Planning Committee on the 12th June 2017 to allow for further time for consultation to be undertaken on the latest amendments made to the planning application. The latest amendments received relate to the re-instatement of the proposed children's play space and equipment within the central area of public open space. Whilst the revisions raised no new issues and formal consultation was not deemed necessary, further time has been given to enable Wretham Parish Council to review and make further comments on the revised scheme.
2. Comments from the Highways Authority on the amended layout are still awaited and will be reported to committee.

Recommendation

3. The officers report to Committee is attached and as previously reported the application is recommended for approval subject to conditions.

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ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2016/0939/VAR	CASE OFFICER: Chris Hobson
LOCATION:	WRETHAM Stonebridge Camp Thetford Road Stonebridge	APPNTYPE: Variation of Cond's POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Beres Development Ltd Peak House Greaves Road	
AGENT:	Mr Charles Dunn Coda Planning Ltd 70-71 Cornish Place	
PROPOSAL:	Development of Stonebridge Camp inc. erection of 27 dwellings (revised scheme)	

REASON FOR COMMITTEE CONSIDERATION

Add reason for committee consideration

KEY ISSUES

None

DESCRIPTION OF DEVELOPMENT

None

SITE AND LOCATION

None

EIA REQUIRED

Yes/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 and National Planning Policy Guidance have also been taken into account, where appropriate

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OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

WRETHAM P C

Object to the proposed development for the following reasons:

- Insufficient parking on site, which would result in on street parking, and parking on areas of public open space.
- Overall appears more urban in character.
- Concerns regarding maintenance of the section of private drive;
- Prominent location of sub-station;
- Public open space reduced with loss of pagoda, play equipment and planting;
- Loss of footpaths through the site;

NORFOLK COUNTY COUNCIL HIGHWAYS

Request various amendments to the size and layout of parking areas, turning areas; indication of required visibility splays and provision of parking spaces to parking standards.

Comments on amended plans are awaited and will be reported to committee.

FLOOD & WATER MANAGEMENT TEAM

No comments to make.

TREE AND COUNTRYSIDE CONSULTANT

No objections.

ENVIRONMENTAL HEALTH OFFICERS

No objections subject to conditions.

CONTAMINATED LAND OFFICER

No objections.

NATURAL ENGLAND

No comment to make on application.

CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER

There is good natural surveillance across the site of parking areas and public space. However, some concerns regarding plots 13, 15, 20 and 24 which would benefit from an additional side window on to the parking areas. Plots 6, 24 and 26 would benefit from a fence being topped with trellis to discourage climbing.

NORFOLK FIRE AND RESCUE SERVICE

No objections subject to provision of fire hydrant on site.

NORFOLK WILDLIFE TRUST

No Comments Received

ANGLIAN WATER SERVICE

No Comments Received

ENVIRONMENT AGENCY

No Comments Received

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ECOLOGICAL AND BIODIVERSITY CONSULTANT No Comments Received
HOUSING ENABLING OFFICER No Comments Received

REPRESENTATIONS

None

ASSESSMENT NOTES

None

RECOMMENDATION

Planning Permission

CONDITIONS

3047A	In accordance with submitted plans NEW 2017	
MT03	External wall and roof materials as approved	
PD09	No alterations to garage	
3750	Ecological mitigation as approved	
HA03A	Road Surfacing	
3750	Surfacing in accordance with approved phasing details	
3750	Non-standard highways condition	
3860	Surface water drainage completed as approved	
3860	Management of drainage as approved	
3920	Construction Management Plan implemented as approved	
3943	Contamination found during development	
3920	Fire hydrants provided as approved	
3920	Non-standard condition	
3992	Non-standard note re: S106	
3996	Note - Discharge of Conditions	
4000	Variation of approved plans	
2001	Application Approved Following Revisions	
DE08	Slab level as approved	This condition will require to be discharged
MT09	Flintwork Panel to be submitted	This condition will require to be discharged
AR01	Archaeological work as approved	This condition will require to be discharged
3403	Screen fencing &/or walling to be built	This condition will require to be discharged
3408	Landscaping implemented as approved	This condition will require to be discharged
HA01	Standard estate road conditions	This condition will require to be discharged
HA02	Standard estate road condition	This condition will require to be discharged

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HA03B	Surfacing in accordance with approved details	This condition will require to be discharged
3949	Contamination / Remediation scheme completed as approved	This condition will require to be discharged