

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2018/1512/F	CASE OFFICER Lisa ODonovan
LOCATION:	LITTLE CRESSINGHAM 6A Watton Road Little Cressingham	APPNTYPE: Full POLICY: Part In Set Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr & Mrs Icke The Old Coach House Chapel Street	
AGENT:	Miss Beth Riley The Old Coach House Chapel Street	
PROPOSAL:	The construction of a 3 bedroom (6 person) single storey dwelling with single attached garage.	

REASON FOR COMMITTEE CONSIDERATION

The application is brought to the Planning Committee as the recommendation is contrary to Policy.

KEY ISSUES

Principle
Impact on the character and appearance of the area
Amenity impact
Highway safety
Impact on trees
Ecology
Other issues

DESCRIPTION OF DEVELOPMENT

The application seeks permission for the erection of a single, single storey dwelling on garden land to the east of 6A Watton Road. A new access is proposed to serve the new dwelling, leading to/from Watton Road.

SITE AND LOCATION

The land currently forms garden land to No.6A and is surrounded by established, mature vegetation and trees. The site is well screened from the roadside frontage by an established front hedgerow. To the west of the site lies a group of single storey dwellings with agricultural land surrounding the site on all other boundaries with the exception of Watton Road to the north and the B1108 to the south.

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

CP.04	Infrastructure
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
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

LITTLE CRESSINGHAM & THREXTON PC

The Parish Council have no objections to this application

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

This planning application is supported by a Preliminary Ecological Appraisal report (Anglian Ecology; November 2018). The report is fit for purpose. We support the proposed mitigation measures in section 7.3 of the PEA report to reduce the likelihood of impacts on ecological receptors to acceptable levels.

The report highlights that several trees on the site have been topped in the location of the proposed access route. We would expect to see sufficient compensate for the loss of these trees. We agree with the AIA report (Talking Elm Tree Services; November 2018) that 'there is scope on site for mitigation planting for the removed trees' and we support the recommendation of 'hedging along the border with the adjacent property and either side of the driveway adjacent to Watton road.'

The site lies within the SSSI Impact Zones of Breckland Farmland SSSI 980m to the east (and south and west), and Stanford Training Area SSSI 1.9km to the south west. There are also four County wildlife Sites within a 2km radius, the nearest being Hopton Carr approximately 1 km to the south west. Breckland Farmland Special Protection Area lies approximately 1km to the south, east, and west. Breckland SAC is located less than 2km from the site. The site is located within the buffer zone that extends 1,500m from the edge of those parts of the SPA that support or are capable of supporting stone curlews. In our opinion, due to the scale of the proposed development and distances involved between the site and European protected sites, a full Appropriate Assessment is not needed and so Breckland DC as the competent authority (as defined by the Habitat Regulations) can screen out the need for an Appropriate Assessment.

The following condition is recommended

- The development must proceed in accordance with the mitigation measures outlined in section 7.3 of the Preliminary Ecological Appraisal report (Anglian Ecology; November 2018).
- Prior to the commencement of development, a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site. The biodiversity enhancement plan shall include enhancement measures outlined in section 7.3 of the Preliminary Ecological Appraisal report (Anglian Ecology; November 2018) to provide net gains for biodiversity (para 170, NPPF). Additionally, native species hedging along the border with the adjacent property and either side of the driveway adjacent to Watton road need to be incorporated into the site's design to compensate for the loss of several trees across the site.

TREE AND COUNTRYSIDE CONSULTANT

No objection subject to condition.

CONTAMINATED LAND OFFICER

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

REPRESENTATIONS

Site notice erected: 02-01-19

Consultations issued: 18-12-2018 and 16-01-2019

Three representations received raising concerns in respect of drainage and access.

ASSESSMENT NOTES

1.0 Principle

1.1 The application site is located outside of the Little Cressingham defined Settlement Boundary as designated by the adopted Core Strategy and Development Control Policies Development Plan Document (2009). For this reason the proposal conflicts in principle with Policies DC2 and CP14 of the Core Strategy and Development Control Policies Development Plan Document which seeks to focus new housing within defined Settlement Boundaries.

1.2 Paragraph 10 of the NPPF Feb 2019 states that at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 further states that proposed development that accords with an

up-to-date Local Plan should be approved without delay, and where there are no relevant development plan policies, or the policies which are most important for determining applications are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

1.3 The Council cannot demonstrate a current 5 year housing land supply and therefore the Core Strategy and Development Control Policies Document related to housing land supply are not considered up-to-date and therefore the material considerations are assessed in line with the sustainable development roles within paragraph 8 of the NPPF Feb 2019

- economic, to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- social, to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- environmental, to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.4 In terms of economic and social criteria, the proposal would provide one residential dwellings for market sale, which would make a positive, albeit small, contribution to the housing supply. The proposal would provide limited short-term economic benefits through labour and supply chain demand required during construction. However, given the small scale nature of the development these benefits are not considered to be significant and not definitive in this instance.

1.5 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. Little Cressingham is defined as a rural settlement which has no services or facilities. However, the site is immediately adjacent to the existing settlement boundary and is situated in close proximity to the B1108 which links the site to Watton Road. Watton, a Market Town is therefore in close proximity, approximately 1.6 miles to the east.

2.0 Impact on the character and appearance of the area

2.1 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 design, as is its design.

2.2 Policy DC16 requires all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the landscape/townscape effect of any increased density.

2.3 The site itself is garden land serving No.6A and is well screened by established planting and is therefore enclosed. It is also surrounded by the B1108 and existing residential development, the development would not therefore appear isolated. The dwelling proposed is single storey, of a similar scale and form to the existing development in the area and will be positioned along the same building line as the existing dwellings

adjacent. The resulting plot sizes both existing and proposed are also acceptable when viewed in the context of the existing pattern of development. In light of these factors, the proposal is considered to accord with the environmental role of sustainable development and Policy DC16 of the adopted local plan.

3.0 Amenity impact

3.1 Policy DC1 seeks to protect residential amenity and that all new development must have regard to amenity considerations and states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

3.2 The dwelling proposed is single storey and will be positioned so that it is road facing as per the existing dwellings in the area. The scale, positioning and internal layout, alongside the existing and proposed landscaping will ensure that the level of amenity currently enjoyed by neighbouring occupiers will not be adversely effected to a material degree, particularly in terms of loss of light, overlooking, over dominance and increased noise and disturbance. The proposal also ensures that both the existing and proposed dwelling will have an adequate amount of private rear amenity space. In light of these factors, the proposal is considered to have due regard to Policy DC1 and paragraph 127 of the NPPF Feb 2019

4.0 Highway safety

4.1 Policy CP4 of the Core strategy seeks to ensure that all access and safety concerns are resolved in new developments. Policy DC19 requires sufficient parking for all new development.

4.2 The application provides sufficient parking and turning within the site, following an amended plan in respect of the access Norfolk County Council Highways Authority raised no objection subject to conditions. The application is considered to have a limited impact on highway safety.

5.0 Trees

5.1 Policy DC12 seeks to preserve the District's trees, hedgerows and other natural features and secure appropriate landscaping schemes to mitigate the impact of, and complement, new development.

5.2 The application was accompanied by an Arboricultural Impact Assessment which was sent to the Tree and Countryside Officer for comment. He was subsequently happy that this report was fit for purpose and raised no objection subject to a condition requiring development to be carried out in accordance with this report. A tree is proposed for removal as a result of the amended parking proposals however again, the Tree and Countryside Officer was not concerned. The plan indicates new tree planting within the site. The application is considered to have due regard to Policy DC12.

6.0 Other issues

6.1 Comments were raised by neighbouring residents in respect of drainage. It should be noted that the site does not fall within a known area with surface water drainage issues having checked the Government flooding maps. As a Planning Authority, we do not have the ability to fix existing issues as a result of a new planning permission however the drainage methods proposed would be assessed at the Building Regulations stage should approval be forthcoming.

7.0 Ecological Implications

7.1 Policy CP10 seeks the enhancement of biodiversity and geodiversity in the district. There is an

expectation that development will incorporate biodiversity or geological features where opportunities exist.

7.2 The site lies within the SSSI Impact Zones of Breckland Farmland SSSI 980m to the east (and south and west), and Stanford Training Area SSSI 1.9km to the south west. There are also four County wildlife Sites within a 2km radius, the nearest being Hopton Carr approximately 1 km to the south west. Breckland Farmland Special Protection Area lies approximately 1km to the south, east, and west. Breckland SAC is located less than 2km from the site. The site is located within the buffer zone that extends 1,500m from the edge of those parts of the SPA that support or are capable of supporting stone curlews. It is considered, due to the scale of the proposed development and distances involved between the site and European protected sites, a full Appropriate Assessment is not needed.

7.3 The application is supported by a Preliminary Ecological Appraisal report (Anglian Ecology; November 2018). The proposed mitigation measures set out in section 7.3 of the PEA are considered acceptable and can be appropriately conditioned.

7.4 The report highlights that several trees on the site have been topped in the location of the proposed access route. It is expected that sufficient compensation for the loss of these trees is provided. There is agreement with the AIA report (Talking Elm Tree Services; November 2018) that 'there is scope on site for mitigation planting for the removed trees' and the recommendation of 'hedging along the border with the adjacent property and either side of the driveway adjacent to Watton road.' is supported.

7.5 In light of the above and subject to conditions, the proposal is considered to have due regard to the ecological implications having regard to Policy CP10.

8.0 Planning Balance

8.1 The application does not accord with the adopted development plan as the site falls outside of any settlement boundary. However, the Council does not currently have a 5 year land supply as required by the NPPF and this development would provide a small contribution towards Breckland's Housing supply. On this basis, the other key principle considerations for this proposal must be assessed and are whether the site is a sustainable location for housing and the visual impact on the countryside.

8.2 The site is in close proximity to other dwellings. The applicant has submitted plans which adequately show that the site can be developed, and due to the proposed planting and existing residential development, the development of the site would not negatively impact the character and appearance of the countryside.

8.3 The site is not in a sustainable location with good access to services and facilities. This is a negative aspect of the proposal, and does not accord with policies SS01 and CP14.

8.4 When applying the tilted balance required by paragraph 14 of the NPPF Feb 2019, the site's location adjacent to existing residential development, weighed against the the small negative harm created by the site's location away from services and facilities for two dwellings, is considered to be outweighed by the positive contribution towards housing in the district and due to the aforementioned reasons the development will not cause significant harm to the street scene or character and appearance of the wider area.

8.5 In accordance with paragraph 14 of the NPPF Feb 2019, no harm has been identified which would significantly and demonstrably outweigh the benefits, and therefore the grant of planning permission subject to conditions, is recommended.

RECOMMENDATION

Grant Planning Permission subject to conditions:

CONDITIONS

- 1 Full Permission Time Limit (2 years)**

The development must be begun not later than the expiration of TWO YEARS beginning with the date of this permission.

Reason for condition:-

As required by section 91 of the Town & Country Planning Act 1990 (as amended) and to ensure the deliverability of the scheme to contribute to the five year housing land supply.
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site.
- 3 External wall and roof materials to be agreed**

No development beyond slab level shall take place until precise details, (including samples where required), of the materials used in the construction of the external walls and roof(s) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:-

To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged
- 4 New access (over verge/ditch/watercourse/footway)**

Notwithstanding the submitted details the access shown indicatively on Drawing GA002 Rev D shall be laid out and constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification TRAD 4 .The access shall be constructed prior to the first occupation of the development hereby permitted and arrangements shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason for condition:-

To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

This condition will require to be discharged
- 5 Access gates - restriction**

Notwithstanding the provision of the Town and Country Planning (General Permitted

Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

In the interests of highway safety.

6 Provision of visibility splays - condition/approved plan

Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4 metres x 59 metres shall be provided to each side of the access where it meets the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety in accordance with the principles of the NPPF.

This condition will require to be discharged

7 Provision of parking and servicing areas

Prior to the first occupation of the development hereby permitted the proposed access, parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:-

To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

This condition will require to be discharged

8 Tree protection

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) provided by Talking Elms.

No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP. Works shall not commence until written confirmation has been obtained from the appointed arboriculturalist to confirm that fencing is in place as specified.

The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the Local Planning Authority has been sought and obtained.

Reason for condition:-

In order to safeguard the protection of trees from the outset of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

9 Ecology - mitigation

The development shall accord with the mitigation measures outlined in section 7.3 of the Preliminary Ecological Appraisal report (Anglian Ecology; November 2018).

Reason for condition:-

In order to ensure the development is not detrimental to Protected Species and in order to protect the wildlife value of the site in accordance with Policy CP10 of the Adopted Core

Strategy and Development Control Polices Development Plan Document 2009 and the National Planning Policy Framework.

10

Ecology - enhancement

Prior to the commencement of development, a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site. The biodiversity enhancement plan shall include enhancement measures outlined in section 7.3 of the Preliminary Ecological Appraisal report (Anglian Ecology; November 2018) to provide net gains for biodiversity (para 170, NPPF). Such a plan shall include native species hedging along the border with the adjacent property and either side of the driveway adjacent to Watton road.

Reason for condition:-

The detail is required prior to commencement in order to ensure the development is not detrimental to Protected Species and in order to protect the wildlife value of the site in accordance with Policy CP10 of the Adopted Core Strategy and Development Control Polices Development Plan Document 2009 and the National Planning Policy Framework.