

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/0712/D	CASE OFFICER	Carl Griffiths
LOCATION:	GREAT ELLINGHAM Development Site at Attleborough Road Great Ellingham	APPNTYPE:	Reserved Matters
APPLICANT:	Silkwin Homes c/o M B W Contractors Cades Farm	POLICY:	Out Settlemnt Bndry
AGENT:	N J Myhill Architecture 13 Damgate Street Wymondham	ALLOCATION:	N
PROPOSAL:	Reserved matters for erection of 9 Dwellings, parking and garages, road design and soft landscaping following approval under 3PL/2018/0713/VAR		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application relates to reserved matters approval of a major application.

KEY ISSUES

- Accordance of the application with the parameters of the outline consent
- Impact on character and appearance
- Highways impact
- Amenity impact
- Landscaping

DESCRIPTION OF DEVELOPMENT

The application seeks the approval of the reserved matters of appearance and landscaping of planning application ref: 3PL/2018/0713/VAR which granted permission for the erection of 9 Dwellings.

Matters of access, scale and layout were submitted and approved as part of the outline application. However, the current application proposes revisions in respect of the following:

- Revised road layout;
- Amended plots with double garages to house type 2;
- Enlarged floor plans/revised layout to house types 1 and 3.

SITE AND LOCATION

The application site lies between Church Street to the west and Attleborough Road to the east, at the southern edge of the village of Great Ellingham. The site is outside the settlement boundary, though adjacent to it. The site is at present laid to grass, with a tree line along the southern boundary. To the south is open agricultural land and to the north - moving east to west - a combination of residential dwellings, The

Crown public house and Great Ellingham Methodist church. A public footpath between Attleborough Road and Church Street forms part of the boundary between the eastern part of the site and the residential dwellings to the north side.

EIA REQUIRED

No

RELEVANT SITE HISTORY

-3PL/2015/0487/0 - Outline application for 9 dwellings - Approved

-3PL/2018/0713/VAR - Variation of Condition 3 (Approved Plans) pursuant to grant of consent 3PL/2015/0487/O for the erection of 9no homes (3 affordable houses, 5 open market detached and 1 open market semi-detached house). Variation to size of dwellings - 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 and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.04	Infrastructure
CP.06	Green Infrastructure
CP.09	Pollution and Waste
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
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

OBLIGATIONS/CIL

Previous approved application ref: 3PL/2015/0487/O subject to a Section 106 agreement regarding affordable housing.

CONSULTATIONS

GREAT ELLINGHAM P C

The parish council have no objections to the plans. In view of Great Ellingham's dark sky status, Councillors request that a lighting clause is included in any permission granted. National Planning Policy Framework Clause 125 and Norfolk County Council's Environmental Lighting Zones Policy both recognise the importance of preserving dark landscapes and dark skies. In order to minimise light pollution, we recommend that any outdoor lights associated with this application should be: 1) fully shielded (enclosed in full cut-off flat glass fittings) 2) directed downwards (mounted horizontally to the ground and not tilted upwards) 3) switched on only when needed (no dusk to dawn lamps) 4) white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources.

ENVIRONMENT AGENCY

We have reviewed the information provided and have no formal comment to make on this application but offer the following guidance: Groundwater and Contaminated Land The site is located above a Principal Aquifer and within a Source Protection Zone (SPZ 2). The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here: <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination> If the development proposes to use deep infiltration systems including boreholes and other structures that by-pass the soil layer we would wish to be re-consulted. Foul Drainage Foul drainage should be connected to the mains foul sewer with the prior approval of the service provider. If this is not the case we would wish to be reconsulted.

NORFOLK RIVERS INTERNAL DRAINAGE BOARD

No comments.

TREE AND COUNTRYSIDE CONSULTANT

Happy with the proposed soft landscaping. Any failures in the first 5 years should be replaced on a like for like basis.

HOUSING ENABLING OFFICER

No comments

FLOOD & WATER MANAGEMENT TEAM

No comments

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objections to the reserved matters application. Condition 4 of the outline application - All works on site shall be undertaken with full regard to the mitigation measures specified in Section 6 of the Ecological Appraisal Report (Wild Frontier Ecology; September 2015). As stated in condition 4 the development needs to proceed with full regard to the mitigation measures specified in Section 6 of the Ecological Appraisal Report (Wild Frontier Ecology; September 2015). Section 6.2 of the Ecological Appraisal Report states Nest boxes for birds of conservation concern such as house sparrow Passer, house martin and starling, and roost boxes for bats should be installed on the retained boundary trees on the site or on the new houses. There does not appear to be any nest boxes or bat boxes shown on the plans submitted in support of this reserved matters application. We would like to see nest boxes.

CONTAMINATED LAND OFFICER

The comments made for application 3PL/2015/0487/O still apply.

NORFOLK COUNTY COUNCIL HIGHWAYS

I note that conditions relating to access, parking, turning and the provision of a footway along Ellingham Road, formed part of the Outline permission 3PL/2018/0713/VAR. On that basis I have no further comment to

make but would recommend that all previous highway conditions, together with the informative note, are re-appended for the avoidance of doubt.

CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER No Comments Received

ANGLIAN WATER SERVICE No Comments Received

RAMBLERS ASSOCIATION: NORFOLK AREA No Comments Received

REPRESENTATIONS

None

ASSESSMENT NOTES

1.0 Principle of Development

1.1 This application constitutes approval of Reserved Matters of planning application 3PL/2018/0713/VAR and as such the principle of development has already been established. Whilst some revisions to the approved details are included within the application, none of these revisions affect the established principle.

2.0 Scale, Design and Appearance

2.1 Policy DC16 of the adopted Core Strategy 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 effect of any increased density.

2.2 The approved outline permission set parameters for development including layout and access and incorporated 3 different house types of a two storey height. All of the 9 new dwellings would occupy generous site areas with front and rear gardens and off road parking accessed from shared private on site roads. The typology of the houses would be as follows:

-House type 1 - 2 bedroom semi-detached properties with a floorspace of 70 sqm

-House type 2 - 4 bedroom detached properties with a floorspace of 206 sqm and a separate double garage of 27 sqm

-House type 3 - 3 bedroom detached property with a floorspace of 140 sqm and a separate single garage of 13 sqm

2.3 House types 1, 2 and 3 have a consistent approach utilising red brick with a brick fascia and eave detailing. House types 2 and 3 would also incorporate areas of render to the external elevations above the brick plinth. The properties on plots 1-4 would also feature buff coloured render above brick plinth and overhanging fascias. Windows and doors would be of a white UPVC fabrication along with the rainwater goods.

2.4 The overall design approach and the palette of materials is considered to be of a good quality which are complimentary to the character of the surrounding context and in compliance with Policy DC16 of the adopted Core Strategy and the requirements of the National Planning Policy Framework (NPPF, 2019) as

well as having regard to paragraph 127 of the NPPF.

3.0 Landscaping

3.1 In terms of landscaping, the application identifies three planting areas alongside the shared access roads which would contain a mix of shrubs, common to all of the areas. A hedge of native trees would also be planted alongside Plot 9, within the grass frontage to Attleborough Road and also allowing the necessary visibility splay in line with highways requirements approved under the outline application.

3.2 A 1.8 metre high close-boarded timber fencing would be erected between rear gardens with similar 0.9 metre high fencing to the front garden areas. To the external site boundaries, all existing boundary treatments would be retained.

3.3 Having regard to the above, it is considered that the proposed landscaping scheme would provide a good quality and robust environment in accordance with Policy CP11, DC12 and DC16 of the adopted Core Strategy.

4.0 Amenity Impact

4.1 Policy DC1 of the adopted Core Strategy seeks to protect residential amenity of existing and future residents. The relationship of the development to neighbouring dwellings and private open space is such that visual dominance, loss of light, overlooking and overshadowing impacts all fall within acceptable parameters and were considered under the outline application. Details of the scale and appearance submitted with the current application do not provide any additional concerns in respect of amenity impact and the application is considered to be in accordance with Policy DC1 in this regard.

5.0 Transport and Highways

5.1 Access and layout were approved under the outline application however the current reserved matters application does propose slight revision to the road layout within the site. The amendments are not significant and do not alter the access points previously approved. To this end Norfolk Highways have been consulted on the application and offered no objections.

6.0 Conclusion

6.1 Taking into account the overall planning balance of the scheme, the principle of development for development has already been established by the outline application ref: 3PL/2018/0713/VAR. The reserved matters of scale, design and appearance of the development is considered acceptable having regard to Policies DC16 and DC1 of the Core Strategy as well as having regard to paragraph 127 of the NPPF. In overall planning judgement terms the reserved matters application is considered acceptable and approval is accordingly recommended.

RECOMMENDATION

The application be approved subject to conditions.

CONDITIONS

1 Approval of Reserved Matters condition

This approval is granted following the grant of Outline Planning Permission 3PL/2018/0713/VAR dated 21-12-18.

Reason for condition:-

The time limit by which the development must be commenced is indicated on that Permission.

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 materials as approved

The development hereby permitted shall be constructed using the materials specified on the planning application form and submitted drawings.

Reason for condition:-

To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by policies DC 1 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

4 No P.D. rights for extensions, sheds, etc

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no extensions or ancillary buildings as defined within Classes A, B & E of Part 1 of Schedule 2 of that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the Local Planning Authority.

Reason for condition:-

In order that the Local Planning Authority may retain control over future development on this site to protect significant trees and hedgerow and the amenity of neighbouring properties in accordance with Policy DC. and DC12 of the Breckland Core Strategy.

5 Indicated landscaping to be implemented

The landscaping shown on the plan accompanying the application shall be carried out during the first planting season October/March immediately following the commencement of works on site. Any trees or plants which within a period of 5 (five) years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with Policies DCC12 and DC16 of the Breckland Core Strategy.

6 Hours of operation during construction

No demolition, site clearance or construction shall be carried out, no machinery operated nor deliveries taken at or waste despatched from the site outside the hours of 07:30 - 18:00 Monday to Friday, 08:00 - 13:00 Saturday nor at any time on Sundays, Bank Holidays or Public Holidays.

Reason for condition:-

In the interests of the amenities of the locality in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Control Document 2009.

- 7 Full details of external lighting**
- Prior to the occupation of the development hereby permitted details of the external lighting to the site shall be agreed in writing with the Local Planning Authority, and only lighting so agreed shall be installed on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation.
- Reason for condition:-
In the interests of amenity in accordance with Policy DC1 of the Breckland Core Strategy.
- This condition will require to be discharged**
- 8 Garage - ancillary only**
- The garage building hereby approved shall be used for purposes ancillary to the residential use of the site and shall at no time be used for any commercial or business purposes whatsoever.
- Reason for condition:-
In the interests of residential amenity in accordance with Policy DC1 of the Breckland Core Strategy.
- 9 Variation of approved plans**
- Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.