

Item. 10(b): pages 104-115

Location: ATTLEBOROUGH: Land Off Ellingham Road, Attleborough

Proposal: Proposed 12 new residential dwellings, with access, parking and private gardens

REFERENCE: 3PL/2018/0791/O

Applicant: C/O Agent – Mr & Mrs B Buck

Author: Rebecca Collins

CONSULTATIONS

Additional consultation responses have been received, as follows:

Parish Council

Strong Objections; development outside the development boundary; the Town has already met the location of 4,000 houses within the Attleborough Neighbourhood Plan and suggest this development should not be permitted unless the developer delivers by adhering to the policies and objectives within the planning document.

County Ecologist

The key mitigation measures are recommended in sections 5.1, 5.2, 5.6 and 5.7. The proposed development must proceed in-line with these mitigation measures outlined in the report to reduce the likelihood of impacts on habitats and protected species.

Enhancement measures need to be incorporated into the site's design to provide net gains for biodiversity in-line with paragraph 170 of the NPPF. We agree that in this instance, due to the scale of the proposed works, the wording of the enhancement plan condition could be altered to pre-occupation. We would expect to see sufficient enhancement measures incorporated into the site's design including the provision of bird and bat boxes in suitable locations on the site.

Tree Officer

I am happy with the changes made to the site layout which is a huge improvement regarding the relationship between dwellings and trees. As per my previous comments it is likely that the hedgerow will be covered by the hedgerow regulations as it more than 20m long and 30 years old. We would need further details to establish the "importance" of the hedge and an update on the AIA to ensure that the trees to the south are not implicated/damaged due to the road realignment.

Officer response

Further arboricultural information has been requested and is awaited. However, conversations between the applicants and the tree officer have taken place and it is considered that the revised highway layout can be accommodated with the retention of the trees and that the hedgerow is unlikely to be historic. Therefore, it is proposed to recommend approval of this application subject to the Tree Officer having no objections on arboricultural grounds (following the submission of further arboricultural information, which clarifies the discussions already held).

The ecology requirements, as set out above, will be secured by a suitably worded condition, to be added to any subsequent consent, if the application is approved.

The Highways Authority response will be verbally reported to members of the Planning Committee.

CONCLUSION

The conclusion to the officer's report is missing from page 114 of the committee agenda and therefore has been included here for the member's information:

6.1 Subject to conditions and signing of a section 106 agreement, the proposal, on balance is considered to be a sustainable form of development. The proposed layout is considered acceptable and details of appearance, scale and landscaping will be considered at reserved matters stage. The Highways Authority has raised significant concerns about the access and visibility into the site. The NPPF states that where a local authority cannot demonstrate a five year housing land supply, developments should be approved without delay, unless significant and demonstrable harm is considered to outweigh the granting of planning permission. In this instance it is considered that the proposal would not represent significant and demonstrable harm in terms of highway safety, which is comparable, if not improved when compared to that of the adjacent development, which is a material planning consideration. On balance the proposal is therefore considered to accord with the NPPF and relevant Development Plan Policies and is recommended for approval.

Finally, in the recommendation, this refers to 'Any resolution to approve planning permission, is subject to no new material planning considerations being raised during the remainder of the consultation period, which expires on 10/08/2019'. This date should read 10/04/2019.