

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>Item No.</b>	<b>Applicant</b>	<b>Parish</b>	<b>Reference No.</b>
1	Ashill Parish Council	ASHILL	3PL/2006/0441/O
2	Buckfastleigh Limited	SHIPDHAM	3PL/2006/1234/F
3	KKK Construction Ltd	THETFORD	3PL/2007/0292/F
4	The Crown Estate	THETFORD	3PL/2007/0424/O
5	Buitenverwachting	THETFORD	3PL/2007/0484/F
6	Buitenverwachting	THETFORD	3PL/2007/0487/LB
7	Mr D Wright	SWAFFHAM	3PL/2007/0528/F
8	Ingram Property Trading Partne	WATTON	3PL/2007/0530/F
9	Willben Homes Ltd	THETFORD	3PL/2007/0546/F
10	Henstead Hall Estates Ltd	THETFORD	3PL/2007/0686/F
11	Mr C Mannion	ATTLEBOROUGH	3PL/2007/0687/F
12	Gladedale (Anglia) Ltd	DEREHAM	3PL/2007/0714/D
13	Mr Stephen Bealey	SPARHAM	3PL/2007/0743/O
14	Mr Ray Cross	BEESTON	3PL/2007/0748/O
15	Mr & Mrs Smith	SWAFFHAM	3PL/2007/0806/F
16	Mr & Mrs A Stasiak	ATTLEBOROUGH	3PL/2007/0821/CU

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>1</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2006/0441/O	
<b>LOCATION:</b>	ASHILL Goose Green (off Dunnetts Close)	<b>APPN TYPE:</b> Outline <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Ashill Parish Council c/o Mrs J Sangster 23 Fairholme Close	
<b>AGENT:</b>	Case & Dewing Church Street Dereham	
<b>PROPOSAL:</b>	Residential development	

### **KEY ISSUES**

1. Access/traffic
2. Scale
3. Affordable housing
4. Open space

### **DESCRIPTION OF DEVELOPMENT**

Outline permission is sought for residential development in the village of Ashill. Indicative site layout details submitted with the application show a development of approximately 30 dwellings. Vehicular access would be via Dunnetts Close. Following discussions with the Highway Authority, amendments have been made to the design of the access off Dunnetts Close. Pedestrian access is also proposed to Hale Road.

### **SITE AND LOCATION**

The application site comprises a rectangular parcel of land located close to the centre of the village and extending to approximately 0.8 hectare. The site comprises garden land and vacant allotments. The site is adjoined by existing housing development and by the village green.

### **RELEVANT SITE HISTORY**

Outline planning permission was sought in 1994. The application was subsequently withdrawn.

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### **POLICY CONSIDERATIONS**

Policies HOU.4, HOU.13, HOU.15, HOU.16, ENV.28, REC.2 and TRA.5 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

HOU.13 Affordable Housing will be sought as part of new housing development.

HOU.15 The design and layout of new residential development will be to a high standard.

HOU.16 The density of housing development will reflect its environment and locality.

ENV.28 Amenity will be protected.

REC.2 Open space will be required for new residential development subject to criteria.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

### **CONSULTATIONS**

CLERK TO ASHILL P C

No Objection.

Comments:- We understand there are many objections to access from Dunnetts Close residents but the right of way was granted when Dunnetts Close was redeveloped in 1995.

HIGHWAY AUTHORITY - raised concerns about the design of the access junction as originally proposed. Further comments are awaited in respect of the amended access proposals submitted.

COUNCIL'S HOUSING ENABLING OFFICER - has asked that 30 per cent of the proposed dwellings should be affordable housing.

COUNCIL'S PLANNING POLICY OFFICER - has raised no objection to the application subject to policy requirements for affordable housing and open space being met.

NORFOLK COUNTY COUNCIL - has raised a strategic planning policy objection to the application due to the scale of the development proposed. In the event that permission is granted, it is requested that contributions towards education and library services be provided.

### **REPRESENTATIONS**

More than twenty letters of objection to the application have been received from local residents. A petition with 100 signatures has also been received. The objections relate principally to the proposed access route and increased traffic on local roads. Objections are also raised relating to loss of residential amenity, drainage problems and harm to the character of the village.

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### **ASSESSMENT NOTES**

- \* The site is considered to be suitable in principle for residential development. The site falls within the Settlement Boundary, and is well located in relation to local facilities. Development of the site for housing would be consistent with the overall character of the area.
- \* The scale of the development proposed is also considered to be acceptable. The erection of 29 dwellings, as shown on the indicative site layout, would equate to a density of 36 dwellings per hectare. This level of development would accord with national planning policy, as set out in PPS 3, which encourages the re-use of suitably located sites in towns and villages for housing. Subject to appropriate design and layout details, it is considered that the proposal would not result in an overdevelopment of the site or cause harm to the appearance of the area.
- \* The proposed development has given rise to considerable local concerns about increased traffic on local roads and its impact on safety and amenity. However, it is considered that the approach roads to the site are capable of accommodating the additional traffic likely to be generated by the development. The Highway Authority has raised no objection to the proposal, subject to changes to the layout of the proposed access junction (which have now been made). Whilst the proposed development will inevitably have an impact on traffic conditions in the section of Dunnetts Close immediately adjacent to the site, it is not considered that the effects on traffic safety or amenity would cause significant harm or justify a refusal of permission.
- \* In order to meet local planning policies, 30 per cent of the development proposed would comprise affordable housing units. In addition, a financial contribution towards local recreation facilities would be made. This would be in lieu of on-site provision of public open space, taking into account the proximity of the site to the village green and playing fields. Contributions would also be made to education and library services. These contributions would be secured through a Section 106 agreement.

### **RECOMMENDATION**

**Outline Planning Permission**

### **CONDITIONS**

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3048** In accordance with submitted AMENDMENTS
- 3700** Details of roads, footways etc.
- 3702** Engineering works to specification of LPA
- 3704** Roads & footways to dwellings - construction
- 3740** Vehicular access via Dunnetts Close only
- 3740** Footway/cycle path to Hale Road
- 3802** Precise details of surface water disposal
- 3998** NOTES: Subject to S106 and Reasons for Approval

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>2</b>	<b>REPORT RECOMMENDING APPROVAL</b>
<b>REF NO:</b>	3PL/2006/1234/F	
<b>LOCATION:</b>	SHIPDHAM Land at Mill Road including Molecatchers Cottage	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Buckfastleigh Limited c/o agent	
<b>AGENT:</b>	Edwards & Associates 51a Carfax Horsham	
<b>PROPOSAL:</b>	Demolition of existing building & construction of residential development	

**CONSULTATIONS**

**RECOMMENDATION** Planning Permission

1950 SEE MAIN AGENDA ITEM

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>3</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0292/F	
<b>LOCATION:</b>	THETFORD 53 Earls Street	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> Y <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	KKK Construction Ltd 53 Earls Street Thetford	
<b>AGENT:</b>	Mr K Swierdzewski 9 Park View Weeting	
<b>PROPOSAL:</b>	Extension to 53 Earls St & conversion of barn/cart shed to single residential unit & erection of 5 no. townhouses	

### **KEY ISSUES**

1. Scale/design
2. Trees
3. Access

### **DESCRIPTION OF DEVELOPMENT**

A development of 5 houses is proposed on land off Earl Street, Thetford. The proposed development would include the erection of 4 new dwellings and the conversion/extension of an existing outbuilding into a further residential unit. An existing dwelling on the site would be extended and retained. The application is supported by a Design & Access Statement and an Arboricultural Implication Assessment.

### **SITE AND LOCATION**

The application site comprises a detached house and garden land. It is located close to Thetford town centre in a predominantly residential area. The site falls within the Conservation Area. The site extends to 0.15 hectare.

### **RELEVANT SITE HISTORY**

Previous proposals for 15 flats/5 houses and 12 flats/3 houses were withdrawn and refused permission respectively.

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### **POLICY CONSIDERATIONS**

Policies HOU.2, HOU.15, HOU.16, ENV.10 and ENV.20 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application  
HOU.2 Housing development within the Settlement Boundaries of the give towns will be permitted subject to criteria.

HOU.15 The design and layout of new residential development will be to a high standard.

HOU.16 The density of housing development will reflect its environment and locality.

ENV.10 Conservation Areas will be preserved and enhanced

ENV.20 Trees that contribute to the character and appearance of the locality will be protected by development

### **CONSULTATIONS**

THETFORD T C

The Committee also had an opportunity to comment informally on the latest proposals received for the site at 53 Earls Street (under reference 3PL/2007/0292). This was not received in time to be a formal agenda item, but we are mindful of the comment deadline of 26th March, which falls ahead of the date of our next scheduled meeting. The Committee was minded to express the same views it has consistently expressed on previous submissions: it objects on grounds of overdevelopment and inadequate access onto Earls Street.

02-04-2007

The Committee restated the objections expressed in respect of previous schemes recently submitted by this applicant, albeit acknowledging that the frontage proposed for Earls Street represented some improvement with the welcome retention of the barn structure. That said, the overall scheme still amounted to overdevelopment on a site with poor access arrangements.

HIGHWAY AUTHORITY - has raised no objection subject to conditions.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - has raised concerns about the impact of the development on an adjacent beech tree. Further comments on the latest information submitted on this issue will be reported verbally.

COUNCIL'S HISTORIC BUILDINGS OFFICER - has raised concerns about the design of the proposed development. Further comments on the latest revisions submitted will be reported verbally.

COUNCIL'S CONTAMINATED LAND OFFICER - has raised no objection subject to conditions.

NORFOLK LANDSCAPE ARCHAEOLOGY - has raised no objection subject to conditions.

### **REPRESENTATIONS**

Letters of objection have been received from local residents raising concerns about overdevelopment, harm to local character, loss of amenity and increased traffic.

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### **ASSESSMENT NOTES**

- \* The redevelopment of the site for residential purposes would be consistent with the established character of the area. It would also accord with national planning policy which encourages the re-use of well-located brownfield sites for housing.
- \* The proposed development has been the subject of extensive discussions and negotiations in an effort to ensure that a high standard of design and to protect the character of the area. As result of these discussions, the overall scale of the proposed development has been reduced significantly. Changes have also been made to simplify the design of the buildings. It is considered that the resulting scheme would create an attractive mews type development, which would not appear out of place in this context. The scheme also makes good use of the significant changes in level across the site to minimise its impact on neighbouring properties.
- \* In response to concerns raised about the impact of the development on a large beech tree located towards the rear of the site, one dwelling proposed as part of the original scheme has been omitted to provide greater separation from the tree. An arboricultural method statement has also been submitted, detailing measures to be implemented to protect the tree. Further comments are awaited from the Council's Tree & Countryside Officer on this matter.
- \* Provided that it can be demonstrated that the development would not cause harm to the adjacent beech tree, it is considered that the proposed development is acceptable.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3140** Prior approval of slab level
- 3304** No P.D. rights for extensions, sheds, etc
- 3308** No alterations to lose integral garage
- 3380** Archaeological work to be agreed
- 3405** Fencing/walls - details and implementation
- 3408** Landscaping - details and implementation
- 3414** Fencing protection for existing trees
- 3750** Vehicular access
- 3750** Vehicular and pedestrian access
- 3750** Visibility splay
- 3750** Access/parking/turning
- 3920** Desk Study/Site Investigation
- 3998** NOTE: Reasons for Approval

## BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007

<b>ITEM</b>	<b>4</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0424/O	
<b>LOCATION:</b>	THETFORD Brandon Road/Maine Street	<b>APPN TYPE:</b> Outline <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> Hospital/Institution <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	The Crown Estate 16 New Burlington Place London	
<b>AGENT:</b>	Carter Jonas LLP 6-8 Hills Road Cambridge	
<b>PROPOSAL:</b>	Residential development	

### KEY ISSUES

1. Policy.
2. Layout.
3. Wildlife.
4. Trees.

### DESCRIPTION OF DEVELOPMENT

Outline permission is sought for housing on land at Brandon Road, Thetford. Indicative plans supplied with the application show a total of 51 dwellings, together with areas of open space. This equates to a development density of 38 dwellings per hectare. The application is supported by a Design & Access Statement, Transport Assessment, Arboricultural Assessment and Reptile Survey.

### SITE AND LOCATION

The site comprises a parcel of vacant land on the edge of Thetford, extending to approximately 1.6 hectares. Land immediately adjacent to the site is designated as a SSSI. The site is adjoined on existing residential development and by a restaurant/motel development, currently under construction.

### RELEVANT SITE HISTORY

Planning permission was granted in July 2006 for a restaurant/motel development on adjacent land (also allocated for hospital use in the Local Plan). This development is nearing completion.

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### **POLICY CONSIDERATIONS**

Policies HOU.2, ENV.4, ENV.6, ENV.20, ENV.28, ENV.32 and THETFORD 9 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application. HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

ENV.4 Development will not be permitted either in or near to a designated nature conservation site.

ENV.6 Non-designated wildlife habitats will be protected.

ENV.20 Trees that contribute to the character and appearance of the locality will be protected from development.

ENV.28 Amenity will be protected.

ENV.32 Development that will form a new edge to a settlement maybe permitted subject to criteria concerned with layout, design, landscaping and ecological and wildlife value.

### **CONSULTATIONS**

#### **THETFORD T C**

The Committee was not aware of this site ever having lost its C2 Use status (residential institutions etc, including hospitals and nursing homes), as laid down in the 1999 District Local Plan. Consequently, it would want at least part of the site to accommodate a care home facility. The preferred location for this would be fronting onto Brandon Road, with local vernacular features designed into any façade.

The Committee was of the firm view that any developer contributions agreed to should come to Thetford Town Council and be spent by the latter on the general provision of community facilities. The Committee identified a need for improved pedestrian access to the town centre, which could warrant the introduction of a controlled crossing at some point across Brandon Road.

HIGHWAY AUTHORITY - has raised no objection subject to conditions and a financial contribution of £14k towards walking/cycling provision and £3k to improve bus stops.

HIGHWAYS AGENCY - requested further information in the form of a Transport Assessment. This Assessment has subsequently been submitted and further comments from the Agency are awaited.

ENVIRONMENT AGENCY - has raised no objection to the application based on the submitted flood risk assessment.

NORFOLK COUNTY COUNCIL - has requested contributions towards education and library services.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - has raised concerns about tree loss and the impact of development on the SSSI.

COUNCIL'S SENIOR LEISURE MANAGER - has raised no objection to the proposed open space provision, subject to detailed design issues being resolved.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **ASSESSMENT NOTES**

\* The application site is allocated for hospital use, or alternatively C2 residential institutional use, in the Local Plan. However, the site is no longer required by the Primary Care Trust, following the construction of the new medical centre on Croxton Road. No alternative proposals for similar uses have come forward. Accordingly, it is considered that an objection based on conflict with the Local Plan allocation would not be sustainable.

\* In the absence of a need to reserve the site for hospital use, it is considered that the site is acceptable in principle for residential development. The site falls within the built up area of Theftord, albeit on the edge of the town, and is adjoined by existing housing development. Residential development here would be consistent with the overall character of the surrounding area.

\* The indicative development layout submitted demonstrates that the site could be developed for housing in a manner that would respect the established character of the area. Existing trees would be largely retained. A buffer would be maintained between the development and the adjacent SSSI which would help to soften the edge of the development when approaching the town. Adequate separation distances would be maintained between the new dwellings and existing USAF housing adjacent.

\* Following discussions with Natural England, it is considered that the proposed development would not have an unacceptable ecological impact on the adjacent SSSI. Discussions with Natural England are on-going, but it is understood that no objection will be raised to the application subject to measures being agreed to safeguard protected species. It is recommended that a scheme of measures for the long-term management of the SSSI be secured through a Section 106 agreement.

### **RECOMMENDATION**

**Outline Planning Permission**

### **CONDITIONS**

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3048** In accordance with submitted AMENDMENTS
- 3054** In accordance with indicative scheme
- 3700** Details of roads, footways etc.
- 3702** Engineering works to specification of LPA
- 3998** NOTE: Subject to S106 and Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>5</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0484/F	
<b>LOCATION:</b>	THETFORD Old Glass Warehouse Old Market Street	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> Y <b>TPO:</b> N <b>LB GRADE:</b> Grade II
<b>APPLICANT:</b>	Buitenverwachting c/o PO Box 55 Coltishall	
<b>AGENT:</b>	Pike Partnership 11 Hamilton Road Cromer	
<b>PROPOSAL:</b>	Conversion into flats	

### **KEY ISSUES**

1. Design
2. Listed Building
3. Affordable Housing
4. Amenity

### **DESCRIPTION OF DEVELOPMENT**

It is proposed to convert a former warehouse building into residential use. Twenty four 1 and 2 bedroom flats would be created on three levels, with car parking provided at ground floor level. In addition to the proposed conversion works, the existing building would be extended at roof level.

### **SITE AND LOCATION**

The application comprises a Listed former warehouse building on the fringe of Thetford town centre. The surrounding area comprises a mixture of residential and commercial uses. The building is currently vacant.

### **RELEVANT SITE HISTORY**

Planning permission and Listed Building Consent were granted for the conversion of the building into 17 flats in January 2005.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **POLICY CONSIDERATIONS**

Policies ENV.13, ENV.28, HOU.2, HOU.13 and HOU.15 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

ENV.13 Statutory Listed Buildings will be protected.

ENV.28 Amenity will be protected.

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

HOU.13 Affordable Housing will be sought as part of new housing development.

HOU.15 The design and layout of new residential development will be to a high standard.

### **CONSULTATIONS**

THETFORD T C

The Committee wanted any new upper storey windows to be semi-circular headed rather than square.

HIGHWAY AUTHORITY - has made comments about the proposed access and parking arrangements.

NORFOLK COUNTY COUNCIL - has requested that a financial contribution of £1200 be made to local library services.

COUNCIL'S HISTORIC BUILDINGS OFFICER - has requested that a full schedule of works detailing the proposed conversion be provided.

COUNCIL'S HOUSING ENABLING OFFICER - has asked that a contribution be made towards affordable housing provision.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - has raised no objection subject to the provision of adequate bin storage.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **ASSESSMENT NOTES**

- \* The site is considered to be suitable in principle for residential use. In line with national planning policy, the proposal would provide for the re-use of an urban brownfield site, located close to local services and facilities. Residential use would be consistent with the general character of the area.
- \* It is also considered that the proposed conversion scheme would be sympathetic to the character and appearance of the existing building. Existing door and window openings would be re-used and new fenestration would follow established patterns. The proposed roof extension has been designed as a contemporary addition to the original building, utilising glass and timber to give a lightweight appearance. It is considered that this addition would complement the appearance of the building. The roof extension has been set back from the facade of the building to limit its visual impact on the street scene. In order to ensure that the features of the Listed Building are fully protected, it is recommended that conditions be imposed requiring a full schedule of works to be agreed.
- \* Following the introduction by PPS 3 of a national minimum threshold of 15 dwellings, the proposal generates a requirement to contribute towards affordable housing provision. No affordable housing is required in connection with the approved scheme for 17 flats, which was granted when the affordable housing threshold was 25 units. Discussions on this matter are on-going.
- \* The scheme has been designed to minimise direct overlooking of adjacent residential properties. Subject to conditions relating to window details and balcony screening, it is considered that the proposal is acceptable in this respect.
- \* The proposed conversion would include 15 parking spaces to serve the proposed flats. Access would be via the existing coach entrance at the front of the building. This level of parking provision is considered to be acceptable given the type of development proposed and the central location of the site. The approved scheme does not include any on-site parking.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3005** Outline Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3131** Window details to be agreed
- 3150** Schedule of work required
- 3250** Screening to roof decks
- 3250** Obscure glazing
- 3720** Provide access and parking
- 3750** Cycle and bin storage
- 3998** NOTE: Reasons for Approval

## BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007

<b>ITEM</b>	<b>6</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0487/LB	
<b>LOCATION:</b>	THETFORD Old Market Street	<b>APPN TYPE:</b> Listed Build Consent <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> Y <b>TPO:</b> N <b>LB GRADE:</b> Grade II
<b>APPLICANT:</b>	Buitenverwachting c/o PO Box 55 Coltishall	
<b>AGENT:</b>	Pike Partnership 11 Hamilton Road Cromer	
<b>PROPOSAL:</b>	Conversion of warehouse into flats with parking	

### KEY ISSUES

1. Design
2. Listed Building
3. Affordable Housing
4. Amenity

### DESCRIPTION OF DEVELOPMENT

It is proposed to convert a former warehouse building into residential use. Twenty four 1 and 2 bedroom flats would be created on three levels, with car parking provided at ground floor level. In addition to the proposed conversion works, the existing building would be extended at roof level.

### SITE AND LOCATION

The application comprises a Listed former warehouse building on the fringe of Thetford town centre. The surrounding area comprises a mixture of residential and commercial uses. The building is currently vacant.

### RELEVANT SITE HISTORY

Planning permission and Listed Building Consent were granted for the conversion of the building into 17 flats in January 2005.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **POLICY CONSIDERATIONS**

Policies ENV.13, ENV.28, HOU.2, HOU.13 and HOU.15 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

ENV.13 Statutory Listed Buildings will be protected.

ENV.28 Amenity will be protected.

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

HOU.13 Affordable Housing will be sought as part of new housing development.

HOU.15 The design and layout of new residential development will be to a high standard.

### **CONSULTATIONS**

THETFORD T C

The Committee wanted any new upper storey windows to be semi-circular headed rather than square.

HIGHWAY AUTHORITY - has made comments about the proposed access and parking arrangements.

NORFOLK COUNTY COUNCIL - has requested that a financial contribution of £1200 be made to local library services.

COUNCIL'S HISTORIC BUILDINGS OFFICER - has requested that a full schedule of works detailing the proposed conversion be provided.

COUNCIL'S HOUSING ENABLING OFFICER - has asked that a contribution be made towards affordable housing provision.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - has raised no objection subject to the provision of adequate bin storage.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **ASSESSMENT NOTES**

- \* The site is considered to be suitable in principle for residential use. In line with national planning policy, the proposal would provide for the re-use of an urban brownfield site, located close to local services and facilities. Residential use would be consistent with the general character of the area.
- \* It is also considered that the proposed conversion scheme would be sympathetic to the character and appearance of the existing building. Existing door and window openings would be re-used and new fenestration would follow established patterns. The proposed roof extension has been designed as a contemporary addition to the original building, utilising glass and timber to give a lightweight appearance. It is considered that this addition would complement the appearance of the building. The roof extension has been set back from the facade of the building to limit its visual impact on the street scene. In order to ensure that the features of the Listed Building are fully protected, it is recommended that conditions be imposed requiring a full schedule of works to be agreed.
- \* Following the introduction by PPS 3 of a national minimum threshold of 15 dwellings, the proposal generates a requirement to contribute towards affordable housing provision. No affordable housing is required in connection with the approved scheme for 17 flats, which was granted when the affordable housing threshold was 25 units. Discussions on this matter are on-going.
- \* The scheme has been designed to minimise direct overlooking of adjacent residential properties. Subject to conditions relating to window details and balcony screening, it is considered that the proposal is acceptable in this respect.
- \* The proposed conversion would include 15 parking spaces to serve the proposed flats. Access would be via the existing coach entrance at the front of the building. This level of parking provision is considered to be acceptable given the type of development proposed and the central location of the site. The approved scheme does not include any on-site parking.

### **RECOMMENDATION**

**Listed Building Consent**

### **CONDITIONS**

- 3009** Listed Building Consent - Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3131** Window details to be agreed
- 3150** Schedule of works required
- 3998** NOTE: Reasons for Approval

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>7</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0528/F	
<b>LOCATION:</b>	SWAFFHAM 2 The Oaklands	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr D Wright 2 The Oaklands Swaffham	
<b>AGENT:</b>	Mr F Munford Charnwood 36 New Sporle Road	
<b>PROPOSAL:</b>	Change of use of parcel of land to domestic garden, erection of retaining wall and erection of porch	

**KEY ISSUES**

Loss of amenity land.

**DESCRIPTION OF DEVELOPMENT**

The application is for the change of use of land currently owned by Breckland Council to domestic garden and the erection of a porch.

**SITE AND LOCATION**

The property is situated between Nos. 1 and 3 The Oaklands, Watton Road, Swaffham. This is a busy stretch of road; the only parking available is off-road.

**RELEVANT SITE HISTORY**

3PL/2006/0461/F - Change of use of amenity land to new vehicle access including new wall - approved 12/5/06.

**POLICY CONSIDERATIONS**

Policies HOU.17 and ENV.9 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

HOU.17 - Extensions to dwellings will be permitted subject to criteria.

ENV.9 - The visual amenity value of open spaces will be protected from development.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **CONSULTATIONS**

#### SWAFFHAM TOWN COUNCIL

Swaffham Town Council observations are for the planning authority to object on the grounds that this application prevents the neighbours accessing his property via a path that has existed for 60 years and must have been made a right of way. (No objection to the porch.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - No objection.

### **REPRESENTATIONS**

None

### **ASSESSMENT NOTES**

- \* This application proposes the change of use of Council owned land to the front of Nos. 2 and 3 The Oaklands to garden land, erection of a retaining wall and a proposed porch at No. 2.
- \* The applicant resides at 2 The Oaklands.
- \* Permission has already been granted for the change of use of land to the front of No.2 in 2006. However, the Council will only sell this parcel of land as a whole.
- \* No.3 is occupied by tenants, as such, they have no desire to purchase this land, neither do the Housing Association.
- \* Change of use of the land to the front of No.3 will enable the visibility to be achieved for the new access previously approved by removing an additional section of the existing hedge. A small retaining wall is proposed to be erected to the front of No.3 in place of the section of hedge to be removed.
- \* Swaffham Town Council has raised concerns in respect of pedestrian access to No. 3. However, the previous approval shows the construction of new steps to the front to enable access.
- \* It is considered that this land has little amenity value and is not considered to be of strategic importance.
- \* On balance, the proposed change of use is not considered to have a detrimental effect on the amenity of the area when considered in line with the previous permission and is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3110** External materials to match existing
- 3300** No P.D. for fences, walls etc
- 3998** NOTE: Reasons for Approval
- 3990** NOTE: re. land ownership rights

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>8</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0530/F	
<b>LOCATION:</b>	WATTON Corner of Thetford Road & Gregor Shanks Way	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> P P for Residential <b>CONS AREA:</b> Y <b>TPO:</b> N <b>LB GRADE:</b> Adjacent Grade 2
<b>APPLICANT:</b>	Ingram Property Trading Partne Katana 13 Lower Cronk Orry	
<b>AGENT:</b>	Chaplin Farrant Ltd 51 Yarmouth Road Norwich	
<b>PROPOSAL:</b>	Erection of 19 sheltered flats for the elderly, hair salon retail/business unit (A1/A2/B1 use)	

### **KEY ISSUES**

1. Scale.
2. Design.
3. Affordable housing.

### **DESCRIPTION OF DEVELOPMENT**

A development of 19 sheltered flats for the elderly is proposed. The development would also include a hairdressing salon and retail/office unit. The principal building would be two-and-a-half storeys in height. Amendments to the design of the proposed development have been made following negotiations.

### **SITE AND LOCATION**

The application site is located on the edge of Watton town centre. The site currently includes a vehicle repair/MoT workshop, a hairdressers and a parcel of vacant land. The immediate locality includes a mixture of commercial and residential uses.

### **RELEVANT SITE HISTORY**

Part of the application site, together with a larger area of land adjacent, was granted planning permission in 2005 for housing/commercial development

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **POLICY CONSIDERATIONS**

Policies HOU.2, HOU.13, HOU.15 and ENV.10 of the Breckland District Local Plan (Adopted September 1999) is/are considered relevant to this application.

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

HOU.13 Affordable Housing will be sought as part of new housing development.

HOU.15 The design and layout of new residential development will be to a high standard.

ENV.10 Conservation Areas will be preserved and enhanced.

### **CONSULTATIONS**

WATTON TOWN CLERK

Objection -

Please see letter on file.

HIGHWAY AUTHORITY - has raised no objection to the application subject to conditions requiring parking to be provided and off-site highway improvements to be completed.

COUNCIL'S PRINCIPAL PLANNING POLICY OFFICER - has raised no objection to the development subject to the policy requirement for affordable housing being addressed.

COUNCIL'S HISTORIC BUILDINGS OFFICER - has raised concerns about the impact of the development on the character and appearance of the area.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - has raised no objection subject to conditions.

COUNCIL'S CONTAMINATED LAND OFFICER - has raised no objection subject to conditions.

NORFOLK LANDSCAPE ARCHAEOLOGY - has raised no objection subject to conditions.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **ASSESSMENT NOTES**

\* The application site is considered to be suitable in principle for redevelopment for sheltered housing. The site is centrally located and is within easy walking distance of shops and local services. The proposed development would accord with national planning policy which encourages the re-use of urban brownfield sites like this for housing. The inclusion of two commercial units at ground floor level would help to ensure that the development reflects the mixed use character of the immediate surroundings.

\* It is considered that the scale and design of the proposed building is acceptable. Although taller than its neighbours, the proposed three storey building would not appear out of place in the street scene. Two storey wings have been included at each end of the development to provide an appropriate transition with lower buildings on either side. The overall mass of the building has been broken up by the use of projecting bays and the use of different external materials. The inclusion of a tower feature on the corner of the building provides further visual interest.

\* No affordable housing is proposed as part of the proposed development. The proposal was drawn up and submitted prior to recent change in the threshold for qualifying schemes from 25 to 15 units. However, in the light of the change in policy, the applicant has offered a financial contribution of £80k towards affordable housing provision in the area, in lieu of on site provision. Given the management difficulties associated with subdividing a development of this sort to provide affordable housing, it is considered that this approach is appropriate.

\* The Highway Authority has raised no objection to the development subject to conditions relating to minor off-site highway improvements. The proposed parking provision is considered to be acceptable given the nature of the proposed development and its proximity to town centre facilities and public car parks.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3135** No flues etc to street elevations
- 3141** No demolition until redevelopment agreed
- 3380** Archaeological work to be agreed
- 3250** Shopfront design details
- 3549** Age restriction on sheltered flats
- 3549** Commercial unit only A1, A2, B1 office or D1 use
- 3750** Access/parking to be provided
- 3750** Off site highway improvements
- 3750** Highway works to be completed to LPA satisfaction
- 3920** Desk Study/Site Investigation
- 3998** NOTE: Reasons for Approval

Wayland Hall, Watton, Thetford, Norfolk IP25 6AG  
 Telephone: 01953 881007 Fax: 01953 881979  
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 Town Clerk: Mrs Jacqui Seal

18<sup>th</sup> April 2007

Breckland District Council  
 Elizabeth House  
 Walpole Loke  
 Dereham  
 Norfolk

For the attention of the Development Services Manager

RE: **Planning Ref. No. 3PL/2007/ 0530/F**

**Observations of the Watton Parish Council**

Delete as appropriate: Objection

Comments: Members recommend refusal on the grounds that it is an over development of the site, lack of retail/commercial units as previously agreed in previous discussions on the site, grossly inadequate car parking spaces, not enough green open space for the residents and none in the near locality, one lift inadequate to service all the properties and as a service lift essential in case of emergency services having to rescue, space for rubbish bins not indicated for the 19 flats.

It is felt that in an emergency the Fire Service would have great difficulty evacuating residents and getting vehicles close enough to the property to the rear and second floor of the building.

It is further felt that a 106 agreement should be given towards recreation/Leisure within the town, as the development would be housing a large number of residents in a small area with few facilities putting further strain on the local services.

It is the policy of Watton Town Council that a 106 contribution be applied for on all developments from one build onwards. **Please note this on all applications**

*Jacqui Seal*

**Jacqui Seal**  
**Town Clerk**  
**for and on behalf of Watton Town Council**

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>9</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0546/F	
<b>LOCATION:</b>	THETFORD 29 Norwich Road (Corner of Vicarage Road and Norwich	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Willben Homes Ltd Pegasus House Chapel Street	
<b>AGENT:</b>	Jon Venning Architect Hardwick House Ipswich Road	
<b>PROPOSAL:</b>	Demolition of dwelling and erection of 4 Town Houses and 20 Apartments.	

### **KEY ISSUES**

1. Scale/design
2. Trees
3. Affordable housing
4. Traffic

### **DESCRIPTION OF DEVELOPMENT**

A development of 24 dwellings is proposed on land at Norwich Road, Thetford. The development would comprise 20 apartments and 4 townhouses. The apartments would be contained within a L-shaped block fronting onto Norwich Road and Vicarage Road. The town houses would be located to the rear, facing onto an internal courtyard. A new access would be created onto Vicarage Road.

### **SITE AND LOCATION**

The application site is currently occupied by a substantial period property and its garden. The site includes a number of mature trees. The existing house would be demolished to make way for the development. The site is adjoined by existing flats and houses and the surrounding area is predominantly residential in character.

### **RELEVANT SITE HISTORY**

No relevant site history

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **POLICY CONSIDERATIONS**

Policies HOU.2, HOU.13, HOU.15, TRA.5 and ENV.20 of the Breckland District Local Plan (Adopted September 1999) is/are considered relevant to this application.

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

HOU.13 Affordable Housing will be sought as part of new housing development.

HOU.15 The design and layout of new residential development will be to a high standard.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

ENV.20 Trees that contribute to the character and appearance of the locality will be protected from development.

### **CONSULTATIONS**

#### **THETFORD T C**

The Committee was firmly against this application. It would require any redevelopment on this site to incorporate the existing house. What was proposed lacked any architectural character and would fail to enhance the area. Any redevelopment should have improved vehicular access to that proposed and junction visibility should also be improved.

HIGHWAY AUTHORITY - has raised no objection to the proposed development, subject to the provision of turning facilities and improvements to the adjacent road junction and footways.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - has raised objections to the close proximity of some of the proposed apartments to existing lime trees.

COUNCIL'S HISTORIC BUILDINGS OFFICER - has advised that the existing house, a former Victorian rectory, is not considered to be worthy of Listing. Concerns are raised, however, about the effect of the loss of the house on the character of the area.

COUNCIL'S HOUSING ENABLING OFFICER - has requested that affordable housing be provided as part of the proposed development.

COUNCIL'S CONTAMINATED LAND OFFICER - requires a desk study and precautionary condition

NORFOLK COUNTY COUNCIL - has requested that a contribution be made towards local library services.

### **REPRESENTATIONS**

Letters of objection have been received from local residents raising concerns about increased traffic, the demolition of the existing house, loss of trees, amenity and harm to the character of the area.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **ASSESSMENT NOTES**

- \* It is considered that the site is suitable in principle for development for residential purposes. Such a development would be consistent with the overall character of the area and would accord with national planning policy which encourages the redevelopment of appropriately located brownfield land for housing. The site is within walking distance of local facilities and services.
- \* It is considered that the scale and design of the proposed development would relate satisfactorily to its surroundings. The proposed apartment building would comprise a series of interconnected two and two-and-a-half storey blocks. Projecting bays, breaks in the roofline and a corner 'tower' feature would add visual interest and help break up the visual bulk of the building.
- \* Concerns have been raised about the impact of the proposed development on two large lime trees located at the front of the site. These trees make an important contribution to the appearance of this part of Norwich Road and should be retained as part of any new development here. In response to the concerns raised, the proposed development has been set further back from the trees. An Arboricultural Method Statement has also been submitted in support of the proposal. Further comments from the Council's Tree & Countryside Officer on the amended layout will be reported verbally.
- \* The existing house is an attractive property, which makes a positive contribution to the appearance of the area. Whilst the loss of the house is regrettable, it must be borne in mind that planning controls over demolition in this situation are very limited. The house is not Listed and is not within a Conservation Area. In these circumstances, it is considered that a refusal of permission could not be justified based on the loss of the existing house.
- \* No affordable housing is proposed as part of the proposed development. The proposals was drawn up and submitted prior to recent change in the threshold for qualifying schemes from 25 to 15 units. However, in the light of the change in policy, the applicant has offered a financial contribution of £124k towards affordable housing provision in the locality. Further comments on this matter from the Council's Housing Enabling Officer will be reported verbally.
- \* It is not considered that the proposed development would have an unacceptable impact on local traffic conditions. The Highway Authority has raised no objection to the proposal subject to improvements to visibility splays at the adjacent road junction and widening of footways on the site frontages. It is considered that these improvements would be of significant benefit to pedestrian and traffic safety at this busy road junction.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3405** Fencing/walls - details and implementation
- 3408** Landscaping - details and implementation
- 3414** Fencing protection for existing trees
- 3406** Surfacing - details and construction
- 3712** Access and car park laid out prior to use
- 3724** Turning space to be provided
- 3750** Secure storage of cycles
- 3750** Off site highway improvements
- 3998** NOTES - Subject to Legal Agreement and Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>10</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0686/F	
<b>LOCATION:</b>	THETFORD 3 Minstergate	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> Primary Comm. Area <b>CONS AREA:</b> Y <b>TPO:</b> N <b>LB GRADE:</b> Adjacent Grade 2
<b>APPLICANT:</b>	Henstead Hall Estates Ltd c/o agent	
<b>AGENT:</b>	Anglia Design Associates 11 Charing Cross Norwich	
<b>PROPOSAL:</b>	Convert house to provide 2 no. one bedroom apartments, new build block to provide 11 no. one bedroom apartments	

### **KEY ISSUES**

1. Character and appearance of the Conservation Area.
2. Parking.

### **DESCRIPTION OF DEVELOPMENT**

This application seeks planning permission for 11 one bedroom apartments within a three storey development. The accommodation within the building comprises 3 apartments within the basement, 3 on the ground and first floors and 2 on the second floor within the roof space. Within the scheme an adjacent dwelling would be converted to 2 one bedroom apartments. No on-site car parking is proposed although provision is made for cycle storage.

### **SITE AND LOCATION**

The site is located close to the town centre on the south side of Minstergate between the Somerfield supermarket service delivery access road and the Charles Burrell Museum. To the rear of the site is the supermarket loading area and to the east is Barclays Bank car park. The site lies within the Conservation Area.

### **RELEVANT SITE HISTORY**

3PL/2002/0792/F: Approved- 2 No. commercial units, 1 town house, 4 flats, converted house, basement parking and access.

3PL/2004/1627/CU: Approved – Change of use of ground floor from 2 No. commercial units (approved by 3PL/2002/0792/F) to 2 no. one bedroom flats.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **POLICY CONSIDERATIONS**

Policies HOU.2, ENV.10, ENV.28 and ENV.26 of the Breckland District Local Plan (Adopted September 1999) is/are considered relevant to this application.

HOU.2 - Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

ENV.10 Conservation Areas will be preserved and enhanced.

ENV.28 Amenity will be protected.

ENV.26 High standards of design in all new buildings will be sought.

### **CONSULTATIONS**

THETFORD T C

The Committee objected, owing to the total lack of on-site parking provision.

HIGHWAY AUTHORITY - No objection.

COUNCIL'S HISTORIC BUILDINGS OFFICER - Objects due to the detrimental effect on both adjacent Listed Buildings and the Conservation Area as a whole. The proposal is unsuitable on the grounds of scale, massing, proportion and architectural detail.

COUNCIL'S ENVIRONMENTAL PROTECTION OFFICER - Recommends all rear facing windows shall be provided with acoustic glazing due to the close proximity of the existing loading bay.

NORFOLK LANDSCAPE ARCHAEOLOGY - No objection.

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **ASSESSMENT NOTES**

- \* The site lies within the built up area of Thetford where the principle of new residential development is acceptable in accordance with Policy HOU.2 of the Local Plan.
- \* Members will note that planning permission for residential schemes on the site were previously granted in 2002 and 2004.
- \* The scheme now applied for is very similar in terms of size, height and external appearance. The main changes are internal alterations which increase the total number of units from 8 to 13. The 5 additional units are achieved by converting the existing house into two apartments, converting a proposed townhouse into two apartments and converting the basement parking area into 3 flats.
- \* In the previous scheme 4 car parking spaces (for 8 no. units) were shown in the basement of the apartment block. The vehicular access was between the new building and the Charles Burrell Museum, with access to the parking spaces and the turning area, at the rear.
- \* By proposing to convert the basement parking to apartments there is no longer a need for a vehicular access. A new lean to extension alongside the building proposes a cycle storage and bin storage facility, whilst the rear turning area now provides an amenity/drying area.
- \* The Highway Authority raises no objection to the absence of on-site parking given the site's town centre location, the existence of waiting restrictions on the surrounding highway network and the advice in PPS3 and PPG13. Whilst the Town Council's opposition to the application is noted it is considered that the previous parking provision of 0.5 spaces per unit, would have been of limited benefit in a town centre location and any prospective occupants would clearly be aware that the units do not benefit from on-site parking. In view of Central Government advice it is, therefore, considered that an objection on the grounds of no on-site parking could not be substantiated.
- \* The scheme now proposed benefits from an amenity/drying area which is considered to be a useful facility for future occupants, not provided for in the previous schemes.
- \* Notwithstanding the absence of on-site parking the proposal is considered to be an acceptable form of development and is recommended for approval.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3131** Window details to be agreed
- 3380** Archaeological work to be agreed
- 3920** Non-standard condition - windows
- 3998** NOTE: Reasons for Approval

## BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007

<b>ITEM</b>	<b>11</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0687/F	
<b>LOCATION:</b>	ATTLEBOROUGH Bunns Bank Industrial Estate	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> Prop. Alloc. for Emp <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr C Mannion High Oak Works High Oak Road	
<b>AGENT:</b>	DDL 28 St Andrews Way Ely	
<b>PROPOSAL:</b>	Erection of two blocks of industrial units	

### KEY ISSUES

1. Impact upon character and appearance of the locality
2. Impact upon highway safety

### DESCRIPTION OF DEVELOPMENT

Construction of six industrial units, consisting of 2 blocks of three units with accompanying on-site parking and turning provision. The buildings have shallow pitched roofs and are of metal cladding and brick construction.

### SITE AND LOCATION

The site is roughly square in shape, is presently vacant and forms part of the Bunns Bank Industrial Estate. The western and southern boundaries are adjacent to carriageways and the only adjacent premises are to the east, Banham Poultry Ltd.

### RELEVANT SITE HISTORY

3PL/2005/1631/F Variation to Conditions 3 & 4 to allow outside working and delivery and dispatch between 6am and 8am Monday to Saturday. Withdrawn.  
3PL/2002/0226/F Erection of Industrial Units (1 & 2) (B1/B8 use) road, sewer, turning area and attenuation lagoon. Approved August 2002.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **POLICY CONSIDERATIONS**

Policies ATTLEBOROUGH 7 and TRA5 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

ATTLEBOROUGH 7 relates to Bunns Bank Industrial Estate

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

### **CONSULTATIONS**

ATTLEBOROUGH TC

No objections.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No comments or objection.

HIGHWAY AUTHORITY - No objection subject to the inclusion of a condition requiring the laying out of the approved access and on-site parking, turning, servicing, loading and waiting areas prior to commencement and their retention in this form thereafter.

ENVIRONMENT AGENCY - No objection subject to the inclusion of a condition relating to the submission of details relating to pollution control of the water environment.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection.

### **REPRESENTATIONS**

Two representations have been received which request that conditions relating to no power tools or machinery to be used outside and no external working or deliveries to take place between 8pm and 8am Monday to Saturday or on Sundays or Bank Holidays.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **ASSESSMENT NOTES**

- \* The site lies within the Bunns Bank Industrial Estate which is allocated in the Local Plan for Industrial development and, as such, this proposal is compliant with this.
- \* The layout of the scheme and the size, design and external materials proposed is also consistent with the locality and as such will not harm the character and appearance of the surrounding area.
- \* In terms of the highways implications of the scheme, the Highway Authority have been consulted and concluded that they have no objections on highway safety grounds subject to the inclusion of a condition which is considered appropriate.
- \* In terms of local amenity, representations have requested that restrictive conditions attached to a previous approval on the Bunns Bank Industrial Estate be attached to any subsequent consent. These related to restrictions on outside working and hours of operation. These were placed on a previous consent as the units were in a different part of the estate which was in closer proximity to neighbouring properties. Following consultation with Environmental Health they have concluded that no such conditions be attached to this application.
- \* The Environment Agency have confirmed that the site is classified as being in a Source Protection Zone 2 of their groundwater protection policy and therefore request a condition relating to the submission of a scheme for the provision and implementation of pollution control to the water environment, which shall include foul and surface water drainage, prior to the commencement of the development hereby approved.
- \* Policy ATTLEBOROUGH 7 requires the provision of appropriate landscaping at the Bunns Bank Industrial Estate. It is considered that the mature vegetation on the eastern boundary of the site, which screens it from Banham Foods, coupled with additional planting which will be required through a suitably worded planning condition, is sufficient in this case.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Surface water drainage
- 3920** Roads, footways, foul and surface water details
- 3920** Roads, footways, sewer work in accordance with specification
- 3750** Parking etc laid out
- 3408** Landscaping - details and implementation
- 3998** NOTE: Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>12</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0714/D	
<b>LOCATION:</b>	DEREHAM Toftmead South Green	<b>APPN TYPE:</b> Reserved Matters <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Gladedale (Anglia) Ltd c/o Agent	
<b>AGENT:</b>	Feilden & Mawson 1 Ferry Road Norwich	
<b>PROPOSAL:</b>	Erection of 12 no. flats and 4 no. semi-detached houses	

### **KEY ISSUES**

1. Design
2. Layout
3. Amenity

### **DESCRIPTION OF DEVELOPMENT**

Sixteen dwellings are proposed on land at Shipdham Road, Dereham. The development would comprise 12 flats in three apartment blocks and 4 semi-detached houses.

### **SITE AND LOCATION**

The site comprises a parcel of vacant land extending to approximately 0.4 hectare. The site was formerly occupied by a detached house, which has recently been demolished. The site is adjoined by existing housing development and is located within a predominantly residential area.

### **RELEVANT SITE HISTORY**

Outline planning permission for the redevelopment of the site for 16 dwellings was granted in October 2006.

### **POLICY CONSIDERATIONS**

Policy HOU.15 of the Breckland District Local Plan (Adopted September 1999) is considered relevant to this application.

HOU.15 - The design and layout of new residential development will be to a high standard.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **CONSULTATIONS**

DEREHAM T C

Objection.

Councillors expressed concerns regarding narrowness of the access and lack of visibility, they asked that this issue be revisited from a safety angle. It was hoped any development would be of a high quality with sufficient parking.

HIGHWAY AUTHORITY - has requested a number of detailed changes to the proposed new access road.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - has made no comment.

COUNCIL'S HISTORIC BUILDINGS OFFICER - has made no comment.

### **REPRESENTATIONS**

A letter has been received from a local resident raising concerns about traffic and flooding problems in the area.

### **ASSESSMENT NOTES**

\* The principle of residential development here has been established by the granting of outline permission last year.

\* The layout of the development accords with the indicative details provided with the outline application. This locates the two larger apartment buildings on the main road frontage, with a smaller scale mews type development of houses/flats to the rear. Much of the existing tree planting around the site boundary would be retained, as would the existing woodland area to the rear. The impact of the development on adjacent residential properties would thus be minimised.

\* Discussions are currently on-going in respect of the two apartment blocks at the front of the site. A distinctive design treatment for these buildings is being sought in order to ensure that the development makes a positive contribution to the character of the area.

### **RECOMMENDATION**

**Approval of Reserved Matters**

### **CONDITIONS**

- 3012** Approval of Reserved Matters condition
- 3048** In accordance with submitted AMENDMENTS
- 3104** External materials to be approved
- 3720** Provide access and parking
- 3998** NOTE: Reasons for Approval

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>13</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0743/O	
<b>LOCATION:</b>	SPARHAM Former overflow car park site Nowhere Lane	<b>APPN TYPE:</b> Outline <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr Stephen Bealey Park Farm Fakenham Road	
<b>AGENT:</b>	Mr Robin Bertram Ingleton Wood LLP 43 All Saints Green	
<b>PROPOSAL:</b>	Erection of eight holiday accommodation units	

### **KEY ISSUES**

1. New tourist accommodation units in the countryside.
2. Non-sustainable location but closely related to existing visitor attraction.

### **DESCRIPTION OF DEVELOPMENT**

This is an outline application for the erection of 8 no. tourist accommodation units on 0.11ha of land which was formerly used as an overflow car parking area in connection with the adjacent Norfolk Wildlife Centre at Sparham. Nine car parking spaces are to be provided together with a separate building to provide secure cycle parking and bin store. The matters of layout, scale and means of access are required to be determined.

### **SITE AND LOCATION**

The application site, which is relatively well screened along its north, south and western boundaries, lies 72m north west of the Nowhere Lane junction with the A1067 Fakenham Road, a designated Corridor of Movement. Set 3.5km south east of Bawdeswell and 2.5km north west of Lenwade, the site lies within the open countryside.

### **RELEVANT SITE HISTORY**

3PL/2004/0300/O – Refusal – Erection of 5 No. 2 storey dwellings (Appeal dismissed March 2005)  
3PL/2006/0936/O – Withdrawn – Erection of 8 holiday accommodation Units

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **POLICY CONSIDERATIONS**

Policies ENV.3, ENV.20, ENV.21, TRA.5, TRA.6, TOR.8 of the Breckland District Local Plan (Adopted September 1999) and Planning Policy Statement 7 are considered relevant to this application.

ENV.3 The landscape outside of the Areas of Important Landscape Quality and Historic Parks and Gardens to be protected from development wherever possible.

ENV.20 Trees that contribute to the character and appearance of the locality will be protected from development.

ENV.21 Agricultural land of Grades 1, 2 and 3A will be protected from development.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

TRA.6 Development with direct access to a corridor of movement will not be permitted.

TOR.8 Outside the Areas of Important Landscape Quality and Historic Parks and Gardens tourist accommodation in new permanent buildings may be permitted subject to criteria.

Planning Policy Statement 7 - Sustainable Development in Rural Areas is also considered relevant.

### **CONSULTATIONS**

SPARHAM P C

The Parish Council has considered the above application and wishes to make the following objections thereto:

The development site lies outside the development boundary of Sparham. Breckland District Council has, rightly refused two previous applications for residential dwellings on the site, and those decisions were upheld by the Planning Inspectorate at appeal.

POLICY HOU6 states that permission will only be granted if it can be demonstrated that the proposal is "essential". The Council has not found any evidence within the supporting statement to indicate that the proposal is "essential" to the applicant's enterprise. Presently the majority of holiday dwellings around the locality remain sparsely occupied as the owners have great difficulty in attracting tourists to the area. The addition of further units cannot therefore be regarded as essential whilst existing accommodation remains empty.

POLICY TRA5 covers the aspect of highway safety and in this case is particular to the junction of Nowhere Lane and the A1067. It is doubtful whether the application would have significant impact in terms of vehicle movement at the junction however, there are no footways on Nowhere Lane and only limited footways in either direction on the A1067 for use by cyclists or pedestrians. The highway from Nowhere Lane through to Reepham is not best suited for use by cyclists or pedestrians.

The Nowhere Lane junction has been the scene of at least one fatal, and countless injury and damage only Road Traffic Accidents, and last year the attendance of the Air Ambulance was required to another injurious accident.

By virtue of topography, the Northern end of the site holds water drained from soakaways and tail drains from nearby houses. The development would therefore suffer an inability to dispose of further foul and surface water. Breckland Council will be aware that the ability to dispose of surface and foul water is a particular and proven issue in Sparham.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

The applicant states that the site is in close proximity to services and amenities, in Sparham and Reepham. Whilst Reepham has much to offer, it is some six miles distant. Sparham's services and amenities extend to a solitary public telephone kiosk and a post box. The only close amenity is of course the applicant's Wildlife Park.

Council is of the opinion that any such development would be better sited within the existing Wildlife Park site, as this would afford better entry, exit, safety and security for the accommodation.

In Summary:

The applicant has not demonstrated that the proposal is essential in connection with tourist facilities and therefore does not accord with POLICY HOU6 of the Breckland District Council Local Plan adopted September 1999.

There are a number of drainage issues within the site.

Pedestrian and cyclist safety at the Nowhere lane junction is of concern.

HIGHWAYS AUTHORITY – Objection – Impact on Corridor of Movement and reduced visibility at junction.

ENVIRONMENTAL POLICY TEAM – Objection – Unsustainable location and highway safety

COUNCIL'S TREES & COUNTRYSIDE OFFICER – No objection – subject to conditions

ENVIRONMENT AGENCY – No objection

### **REPRESENTATIONS**

2 letters of objection have been received raising concerns in respect of the principle of development in the countryside, highway safety, lack of need and the loss of the overflow car park.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **ASSESSMENT NOTES**

- \* Whilst this application is in outline only, an indicative scheme has been submitted for consideration.
- \* The accommodation proposed is to be provided in 2 separate buildings of a scale and design typical of rural barns found within the district.
- \* A separate building, which is to provide cycle and bin storage, is shown to be set to the south of the tourist units thereby erecting the appearance of a court yard/farmyard. A footpath is to be created to link to the point of access to the Wildlife Centre opposite.
- \* Policy TOR.8 of the Breckland District Local Plans advises that new tourist accommodation may be permitted outside the Areas of Important Landscape Quality subject to any impact on landscape and nature conservation and that the development would not result in an increase in visitor numbers such that the character of the area would be harmed.
- \* Whilst the Environmental Policy team considers this site to be unsustainable in terms of its location away from public transport and retail facilities, it must be recognised that it is well related to an existing visitor attraction.
- \* Similarly it must be considered that the numbers of users of the development would not be distinguishable from those attracted to the adjacent Wildlife Centre and therefore would not harm local character. It should be noted that visitor numbers to the Centre opposite have increased by 26% over the last 3 years.
- \* Policy TRA.5 and TRA.6 relate to highway safety and new development off designated "Corridors of Movement". The latter policy advises that new development off side roads will be resisted where the traffic carrying function and capacity of the corridor would be adversely affected.
- \* Although visibility is restricted at the junction of Nowhere Lane and the A1067, it is not considered that the further intensification of its use resulting from this proposal is sufficient to warrant a refusal especially given the adjacent tourist attraction which is also similarly served.
- \* The application is recommended for approval subject to the reserved matters application closely following the submitted plans.

### **RECOMMENDATION**

**Outline Planning Permission**

### **CONDITIONS**

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3046** In accordance with submitted plans
- 3116** Roof of clay pantiles
- 3120** External joinery to be stained black
- 3300** No P.D. for fences, walls etc
- 3302** No P.D. for extensions, roof alterations, porches
- 3304** No P.D. rights for extensions, sheds, etc
- 3306** No P.D. rights for garages
- 3402** Boundary screening to be agreed
- 3404** Surfacing of parking etc-details and construction
- 3414** Fencing protection for existing trees
- 3545** Use for holiday accommodation only
- 3720** Provide access and parking
- 3412** Trees/hedges to be retained
- 3800** Services to be placed underground
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3920** Future Reserved Matters application should closely follow
- 3998** NOTE: Reasons for Approval
- 3920** Access to development only in position shown

## BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007

<b>ITEM</b>	<b>14</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2007/0748/O	
<b>LOCATION:</b>	BEESTON The Bungalow Drury Square	<b>APPN TYPE:</b> Outline <b>POLICY:</b> Out Settlement Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr Ray Cross The Bungalow Drury Square	
<b>AGENT:</b>	Mr Greg Garland The Old School Walsingham Road	
<b>PROPOSAL:</b>	Erection of detached bungalow for agricultural worker	

### KEY ISSUES

Proposed agricultural dwelling – site already served by one dwelling – insufficient justification.

### DESCRIPTION OF DEVELOPMENT

This application, in outline, proposes the erection of a bungalow to be set within a small paddock (0.09ha) adjacent to the applicant's bungalow. The dwelling is stated to be required to house a key worker at the applicant's 0.58ha holding which is used for the breeding of pigs and greyhounds.

### SITE AND LOCATION

The application site is located in Drury Square, Beeston a small rural enclosure set 0.8km south west of the village centre. The site lies outside the defined Settlement Boundary.

### RELEVANT SITE HISTORY

3PL/2005/1483/P – Refused : 14/11/2005 - Detached Bungalow for Key Worker (Agricultural)  
3PL/2006/1728/O – Refused : 09/01/2007 – Detached Bungalow for Key Worker (Agricultural)

### POLICY CONSIDERATIONS

Policy HOU.6 of the Breckland District Local Plan (Adopted September 1999) is/are considered relevant to this application.

HOU.6 Residential development will not be permitted outside of Settlement Boundaries unless it is justified for agriculture, forestry, recreation, tourism or the expansion of existing facilities.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **CONSULTATIONS**

BEESTON P C

The members discussed this resubmission and their views have not changed in that they have NO OBJECTION to the application provided there is an agricultural restriction on the bungalow. If this application is likely to be refused then the Parish Council requests that the application is referred to the Development Control Committee.

HIGHWAYS AUTHORITY – No Objection

### **REPRESENTATIONS**

None

### **ASSESSMENT NOTES**

\* The proposed dwelling is stated to be required to house an assistant stockman who will help the applicant in providing 24 hour inspection and supervision coverage for the existing pig breeding operation undertaken as part of this small enterprise.

\* Figures previously produced advise that the applicant keeps 40 sows and 2 boars and that these are brought from Sporle to Beeston to farrow down. Approximately 100 piglets are reared at the holding at any one time with an annual throughput of 750 piglets.

\* 10 bitches and 10 dog greyhounds are also kept at the premises for breeding.

\* The applicant further states that his health is failing and therefore he has to put increased reliance on the duties of the assistance stockman. Financial accounts demonstrate that the unit makes a profit sufficient to sustain an agricultural worker.

\* Notwithstanding the personal circumstances of the applicant, it is not considered that an agricultural operation of this scale can justify 2 dwellings and, therefore, it is considered that any short term need could be met by either temporary accommodation or an annexe to the existing dwelling.

\* The application is recommended for refusal.

### **RECOMMENDATION**

**Refusal of Outline Planning Permission**

### **REASON(S) FOR REFUSAL**

- 9062** Adopted D.W.L.P. (Sept 1999) Policy HOU.6 - Outside villages
- 9062** Adopted D.W.L.P. (Sept 1999) Policy HOU.6 - Outside villages
- 9063** Policy not met outside settlement
- 9064** Insufficient agricultural need
- 9066** No evidence that cannot be met in settlement
- 9068** Agricultural enterprise already served
- 9110** D.W.L.P. - ENV.3 - Protected for its own sake
- 9140** Further consolidation of sporadic development
- 9310** Despite personal circumstances

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>15</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0806/F	
<b>LOCATION:</b>	SWAFFHAM Bodywise Studio Spinners Lane	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr & Mrs Smith Bodywise Studio Spinners Lane	
<b>AGENT:</b>	Ian H Bix & Associates Sandpiper House Leete Way	
<b>PROPOSAL:</b>	Redevelopment of fitness centre to residential use for 10 flats & associated parking	

### **KEY ISSUES**

Re-use of 2 1/2 storey fitness studio considered to comply with the requirements of the Breckland District Local Plan.

### **DESCRIPTION OF DEVELOPMENT**

This application proposes the residential conversion of a former 2 1/2 storey barn, currently used as a fitness studio, in order to create 8no. 1 bed flats. The proposal also entails the demolition of a range of single storey outbuildings and erection of a pair of 2 bed semi-detached units along the site frontage in replacement. 10 parking places are to be provided on site. An existing garage set at ground floor level, which is not within the control of the applicant, is to remain.

### **SITE AND LOCATION**

The former Grade II Listed Building (now de-listed) is situated 50m east of Station Street immediately west of Spinners Lane. The site access is shared with Cateryne Court. a 2 storey block of 12 flats. It is surrounded on all sides by residential development.

### **RELEVANT SITE HISTORY**

3PL/1986/0636 - planning permission - Change of use from light industrial to Health Club.

### **POLICY CONSIDERATIONS**

Policy HOU.2 of the Breckland District Local Plan (Adopted September 1999) is considered relevant to this application.  
HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **CONSULTATIONS**

SWAFFHAM TOWN COUNCIL

OBJECTION

Comments: -

On the grounds of overdevelopment and hazardous road conditions. Two letters of objection received.

HIGHWAYS AUTHORITY - No objection in principle.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection subject to condition.

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection.

### **REPRESENTATIONS**

3 letters of objection have been received from neighbouring occupiers raising concerns in respect of overlooking, overdevelopment, noise and disturbance, adequacy of on-site parking and the additional pressure for on-street parking that will result.

### **ASSESSMENT NOTES**

- \* This proposal to create 10 no. small residential units is recommended for approval being considered to comply with the requirements of Policy HOU.2 of the Breckland District Local Plan.
- \* The scheme will represent a significant improvement in the external appearance of the former barn and the provision of on-site parking is in line with usual standards for a town centre site.
- \* Only velux rooflights and one bathroom window are to be added to the rear elevation so no additional impact on neighbouring properties in respect of overlooking will result.
- \* The proposed pair of frontage units have been designed to relate to the scale and appearance of the adjacent Cateryne Court flats. Whilst being located outside the town's Conservation Area the Council's Historic Buildings Officer has been consulted and raises no objection.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3131** Window details to be agreed
- 3920** 1st floor bathroom window obscured glazed
- 3720** Provide access and parking
- 3920** Contamination found further site investigation
- 3998** NOTE: Reasons for Approval

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

<b>ITEM</b>	<b>16</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0821/CU	
<b>LOCATION:</b>	ATTLEBOROUGH Little Barn Eden Lane	<b>APPN TYPE:</b> Change of Use <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> Y <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr & Mrs A Stasiak Clifton Villa Station Road	
<b>AGENT:</b>	Mr & Mrs A Stasiak Clifton Villa Station Road	
<b>PROPOSAL:</b>	Change of use from retail to office	

**KEY ISSUES**

1. Impact upon neighbouring units.
2. Impact upon highway safety.
3. Impact upon the Attleborough Conservation Area.

**DESCRIPTION OF DEVELOPMENT**

The change of use from a retail unit into an office, with no building works or other works required.

**SITE AND LOCATION**

The site consists of a single storey building which adjoins a two storey dwelling to the south and a storage building/garage to the north. The building is accessed via Eden Lane which is a shingled drive which adjoins Connaught Road to the north. immediately to the east of Eden Lane is a public car park.

**RELEVANT SITE HISTORY**

3PL/2003/1434/CU - change of use from store to Class A1 (shop). - Approved October 2003.  
3PL/1988/1500/CU - change of use storage building to residential unit. - Refused October 1988.

**POLICY CONSIDERATIONS**

Policy ENV.10 of the Breckland District Local Plan (Adopted September 1999) is considered relevant to this application.  
ENV.10 Conservation Areas will be preserved and enhanced.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 02-07-2007**

### **CONSULTATIONS**

ATTLEBOROUGH TC

No objections.

HIGHWAYS AUTHORITY - No objection.

### **REPRESENTATIONS**

None

### **ASSESSMENT NOTES**

\* Despite the site being located within the Attleborough Conservation Area, the application will not compromise its setting by virtue of no building works being proposed which would result in a change to the external appearance of the building.

\* The Highways Authority have been consulted and concluded that the proposed change of use will not result in an increase in vehicle movements which would affect local highway safety.

\* The proposed office use will not be detrimental to neighbouring premises by virtue of it being unlikely to cause unacceptable levels of nuisance ie noise, smell, unsociable hours.

### **RECOMMENDATION**

**Planning Permission**

### **CONDITIONS**

**3007** Full Permission Time Limit (3 years)

**3046** In accordance with submitted plans

**3998** NOTE: Reasons for Approval