

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 11-06-2007

ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/0606/F	
LOCATION:	BAWDESWELL Folland Court	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: Y TPO: Y LB GRADE: N
APPLICANT:	Peddars Way Housing Associatio The Chapel Keswick Hall	
AGENT:	Peacock Short Property Solutio 84 High Street Needham Market	
PROPOSAL:	Demolition of existing sheltered housing units & construction of 8 dwellings for rent & a post office	

KEY ISSUES

1. Design
2. Impact on trees
3. Highway safety, access and parking

DESCRIPTION OF DEVELOPMENT

It is proposed to demolish 8 vacant 1970s single storey sheltered housing units and post office and construct 7 two storey dwellings, one bungalow and a single storey building to house the post office. The proposed dwellings are intended to provide rental accommodation, owned and managed by a Registered Social Landlord.

A total of 9 car parking spaces are proposed to serve the development with access from Follands Court. It is proposed to retain an existing pedestrian link between Follands Court and The Street.

SITE AND LOCATION

The site is located between The Street and Follands Court to the rear of an existing area of open space. The site is located within a predominantly residential area characterised by older dwellings and cottages and modern houses and bungalows. It lies within the Settlement Boundary for Bawdeswell. There are a number of semi-mature trees within the open space adjacent to the proposed dwellings.

RELEVANT SITE HISTORY

3PL/2000/1060/CU - Planning permission for change of use from residential dwelling to community post office.

3PL/2003/0868/CU - planning permission for change of use from bed-sit to office.

3PL/2006/1317/F - Refusal of planning permission for demolition of sheltered housing and construct 8 No dwellings for rental and erection of post office.

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POLICY CONSIDERATIONS

Policies HOU.4, HOU.13, ENV.20, ENV.26, ENV.28 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.

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

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

ENV.28 Amenity will be protected.

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

BAWDESWELL PC

Objection - see attached letter

HIGHWAY AUTHORITY - No objection. Adverse comment based on the level of car parking provision can not be substantiated. Given that the proposal will replace an existing residential provision, together with low vehicle speeds on the surrounding highway network, adverse highway comment would be difficult to substantiate.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - Objects on the grounds that the application does not adequately address the tree constraints of the site. Tree protection fencing and provision for future (and even current) growth of the protected sweet chestnut tree is inadequate.

COUNCIL'S PLANNING POLICY OFFICER - No objection.

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection.

COUNCIL'S HOUSING ENABLING & PROJECTS OFFICER - Supports the proposal. As the housing waiting list shows, there is a definitive need for this type of scheme. As of February 2007 there were 187 active applications for those wishing to live in Bawdeswell.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection.

REPRESENTATIONS

One letter considers many of the concerns have been alleviated although remains concerned about the loss of some trees. The siting of the Post Office is considered much better.

One letter accepts the proposal in principle but remains concerned about the level of car parking provision and loss of trees.

One letter fails to see how re-siting the Post Office addresses the objections to the previous scheme based on inadequate parking and pedestrian safety.

Further letters reiterate concerns about traffic, highway safety, suitability for family dwellings and capacity of local services.

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ASSESSMENT NOTES

- * Members will note that a similar scheme was refused last year on the grounds of loss of open space, the design of the Post Office, inadequate parking and pedestrian facilities, possible tree loss and overlooking of adjoining properties.
- * This scheme differs from the previous in that the proposed Post Office building has been relocated to be attached to one of the proposed dwellings at the rear of the area of open space.
- * The applicant explains that the demand for the current facilities offered at Folland Court (dated, bed-sit style, sheltered accommodation with shared facilities) has diminished in recent years. The decision to provide the accommodation now proposed is driven solely by the registered housing need, specifically based on those registered as wishing to live in Bawdeswell. The current housing need can be broken down as follows:
 - 5% elderly (10 applications)
 - 54% adults (102 applications)
 - of which 33% families needing two or three bedrooms (62 applications).
- The above breakdown does not include a further 27% (54 applications) where the category of family is unknown at present. (The above relates to families identified as having one or two parents)
- * The site lies within the Settlement Boundary for Bawdeswell where the principle of redevelopment for residential purposes is acceptable and the proposal replaces existing residential accommodation.
- * It is considered that the proposed re-siting of the Post Office building reduces the impact of the development on the amenity area and its design is considered to be an improvement on the original design.
- * The design and layout of the proposed dwellings is considered acceptable and can be accommodated without undue detriment to the amenities of adjoining residential properties. It is considered that adequate separation exists between proposed and existing dwellings to prevent unacceptable overlooking.
- * The previous concerns relating to inadequate parking provision and pedestrian safety are acknowledged. However, in the absence of an objection from the Highway Authority and in view of the observations regarding the existing road network, it is considered that there is insufficient justification to refuse the application on these grounds.
- * The loss of any trees in a redevelopment scheme is regrettable. However, in this instance it is considered that the provision of a scheme which goes some way to meeting an identified housing need to provide housing for local people, outweighs the tree loss. Replacement trees could compensate for those lost.
- * The provision of a new community Post Office within the scheme is welcomed.
- * The scheme will provide housing for rent. However, if the proposal is considered acceptable, it is considered that a Section 106 Agreement is necessary to ensure that two of the dwellings remain affordable houses for rent in perpetuity.

RECOMMENDATION

Planning Permission

CONDITIONS

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- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3302** No P.D. for extensions, roof alterations, porches
- 3408** Landscaping - details and implementation
- 3414** Fencing protection for existing trees
- 3998** NOTE: Reasons for Approval
- 3920** Subject to S106 legal agreement

E. AWDESWELL
PARISH COUNCIL

8 MAY 2007

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Mr. P. Daines
Development Services Manager
Breckland Council
Elizabeth House
Walpole Loke
Dereham
NR19 1EE

15th May 2007.

Dear Sir,

Re: PA 3PL/2007/0606/F – Folland Court – Demolition of existing sheltered housing units and construction of 8 dwellings for rent and a PO(resubmission)

This PA was discussed at the Parish Council meeting held on Monday 14th May 2007 (25 Parishioners attended) and although Peddars Way have moved the PO to another part of the site there are no other changes to the previous PA. It was understood at the December Development Control Committee meeting that they had been asked to completely rethink this PA with regard to the mix of houses as it was felt that building family homes adjacent to the existing bungalows for older people could cause friction within the community. Also that a representative from Highways should be present at the next meeting to give their comments on the roads.

- 1) There are still serious concerns about the amount of additional traffic around the dangerous bend into Paradise Road.
- 2) Car parking is still causing concern with only one parking space for each of the houses plus a visitor's space and possibly two disabled spaces if required. Living in a village without a regular bus service means that people have to have a car to get to the shops/doctors etc. Parking for plots 7 and 8 are likely to use The Street for parking due to their location in relation to the pathway instead of the appointed spaces.
- 3) The number of trees being demolished is unacceptable especially the trees marked T5, T4, T3 and surely T14 could be trimmed back? If PP is granted and these trees are demolished the Parish Council would like the new trees/hedges to be replanted *before* the piece of land is handed over to the responsibility of the Parish Council as already agreed.
- 4) There appears to be two footpaths on the new PA – and we feel this is unnecessary. The new path running through the middle of the houses would be acceptable.

...continued

Breckland Council

15th May 2007.

- 5) The mix of houses is still not acceptable and Councillors would like to see the Bungalow (No.6) reserved for elderly residents accommodation and would also request that another property is reserved for an elderly person.
- 6) It will not be confirmed until sometime this month whether the Post Office will remain open and Councillors would like to know if the cost of providing this building is removed whether Peddars Way would consider building another bungalow instead of a house?
- 7) Councillors would also request that Peddars Way offer all these houses to parishioners living in the village.

We trust you will take our concerns into consideration and await your comments.

Yours faithfully



D.M. Riseborough (Ms)
Parish Clerk

c.c .Mrs. Laura Handford , Flagship Housing
Business Development Manager
Mr. G. Bambridge