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To The Chairman and Members of the Planning Committee

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Date 27 July 2017

## AGENDA SUPPLEMENT

Dear Sir/Madam

### PLANNING COMMITTEE - MONDAY 31 JULY 2017

I refer to the agenda for the above-mentioned meeting and enclose the following items:

Item No	Report Title	Page Nos
9.	(b) <b><u>DEREHAM: Land off Greenfields Road: Reference: 3PL/2016/1397/F</u></b>	
10.	<b><u>Schedule of Planning Applications</u></b>	285 - 289

To consider the further information received in relation to the Schedule of Planning Applications, as follows:

Item No	Applicant	Parish
1	Gladman Developments Ltd	Mattishall
3	Orbit Homes (2020) Ltd	Dereham
4	Greatbrisk Ltd	Hockering
7	Hill House Commercial Property	Hockering
8	Property 192	Bawdeswell
12	Mr John Newton	Whissonsett
13	Mauleys Farm	Harling
16	Trustees of the GR Scott Will	Dereham
20	Monk Plant Hire Ltd	Hockering

Yours faithfully

*Julie Britton*

Democratic Services Officer

**Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE**

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**BRECKLAND COUNCIL  
PLANNING COMMITTEE – 31st JULY 2017  
SUPPLEMENTARY REPORT**

**AGENDA ITEM 9(b): DEFERRED APPLICATIONS and AGENDA ITEM 10  
SCHEDULE ITEM 3): DEREHAM: Land at Greenfields Road, 285 dwellings  
comprising 6 x 5 bedroom houses, 87 x 4-bedroom houses, 113-three bedroom  
houses, 73 x 2-bedroom houses, 4 x 2-bedroom bungalows and 2 x 1-bedroom  
bungalows together with associated access, pedestrian and cycle links,  
landscaping and open space**

**Applicant: Orbit Homes (2020) Limited, Orbit House Garden Court  
Reference: 3PL/2016/1397/F  
Author: Debi Sherman, Principal Planner**

Application has been deferred at the request of the applicant to enable the submission of a full viability assessment.

**AGENDA ITEM 10: SCHEDULE OF PLANNING APPLICATIONS**

**Schedule Item 1: MATTISHALL: Erection of up to 50 residential dwellings with  
associated infrastructure**

**Applicant: Gladman Developments Ltd  
Reference: 3PL/2015/0498/O  
Recommendation: Approval  
Author: Christopher Hobson, Principal Planner**

1. With regard to paragraph 2.9 of the committee report (page 94), since the consideration of the application at the Planning Committee in June and following a Local Plan Working Group meeting in June the application site is no longer being taken forward as a preferred site within the emerging Local Plan.
2. The Council has received two further representations objecting to the proposals for the following reasons:
  - Flooding issue remains.
  - Insufficient infrastructure in the village to accommodate growth.
  - The previous application has been refused and turned down on appeal.

**Schedule Item 4: HOCKERING: Heath Road, Outline application for Residential  
Development of up to 12 dwellings**

**Applicant: Greatbrisk Ltd  
Reference: 3PL/2016/1262/O  
Recommendation: Approval  
Author: Debi Sherman, Principal Planner**

One letter of representation received, not objecting in principle but raising concerns about the precedent of developing on the east side of Heath Road.

**Schedule Item 7: HOCKERING: Demolition of existing buildings and redevelopment comprising 14 residential dwellings together with associated access, landscaping and boundary treatments**

**Applicant: Hill House Commercial Property**

**Reference: 3PL/2016/1552/F**

**Recommendation: Approval**

**Author: Rebecca Collins, Principal Planner (Major Developments)**

**Update with regards to Fresh Direct premises**

A letter has been received from the applicants to update the Council with regards to the closure of the Fresh Direct premise on 12<sup>th</sup> July, closed with immediate effect resulting in the loss of 39 jobs. Previously the relocation of Sourdough was to incorporate Fresh Direct and the benefits of this were set out in the committee report. To date Sourdough have already offered jobs to 3 no. of those made redundant.

The applicants state that the closure of the Hockering premises is not in any way in the control of Sourdough and would result in a loss of income and increased urgency to resolve the proposals for relocation and expansion.

The applicants have stated that if planning permission was granted which allowed the relocation and expansion of Sourdough then they are well placed to mitigate the closure of Fresh Direct through the provision of jobs and the applicants are, they state, evaluating the possibility of starting their own produce company to take on the local Fresh Direct trade.

Following the closure of Fresh Direct the officer asked the applicants whether Sourdough could relocate to the Park Lane site? The applicants state that firstly the Park Lane site is not big enough. The redevelopment of that site for residential use that provides the capital receipt to both relocate to new premises and purchase a substantial amount of new equipment (such as ovens) is necessary for the business to expand. Finally, residential on this site would benefit the local area by reducing traffic on Park Lane (particularly heavy goods vehicles) and potential noise for existing residents from a business premise on Park Lane.

**Section 106 Agreement**

The details of the section 106 agreement have further been discussed and it has been concluded the following clauses will form part of that agreement:

- The Section 106 Agreement will require that Sourdough relocate to premises within Breckland.
- Not to commence development on land to the south of Park Lane until heads of terms have been agreed in respect of the relocation site and confirmation of such to be provided to the Local Planning Authority.
- Not to occupy the dwellings to the south of Park Lane until the purchase/lease of the relocation site has completed.
- Not to commence development on the land to the north of Park Lane until the fitting out of the relocation premises has commenced.
- Not to occupy the dwellings on the land to the north of Park Lane until the fitting out of the relocation premises is complete and the relocation is completed.

### **Officer response**

The applicant's response with regards to Fresh Direct is noted.

It is a requirement for all section 106 requirements to meet the following Statutory tests—

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The applicants propose to agree to a clause which would require the new Sourdough premise to be located within the Breckland District. Policy 1 of the NPPF, as set out in the officer's report, supports the creation of jobs. Policy CP03 of the Breckland Core Strategy states 'the spatial delivery of new employment in Breckland will require development proposals that contribute to the creation and retention of a wide range of jobs'. It is therefore considered that the proposal to have a clause in the s.106 agreement which requires the expanded business to be in the Borough is directly related to the development, as the business is the justification for having dwellings in this location, it is necessary to ensure the retention and creation of jobs within Breckland and is reasonable in terms of the policy and the justification for the development.

The other clauses proposed meet the statutory tests, as set out above, as they will tie the delivery of the development alongside the expansion of the business, which is only considered acceptable on this basis.

### **Schedule Item 8: BAWDESWELL: Residential development of 40 dwellings, open space, associated infrastructure and vehicle access via Hall Road**

**Applicant: Property 192**

**Reference: 3PL/2017/0035/F**

**Recommendation: Approval**

**Author: Christopher Hobson, Principal Planner**

#### Parish Council Comments

1. The Parish Council remain strongly opposed to the application and reasons and concerns remain the same as previously set out with regard to this application and the previous application (3PL/2015/1424/F) for which the current proposals represent an 11% increase on the original proposed scheme.

#### Additional Representations

2. The Council has received two further representations raising the following matters:
  - The previously raised objections to the proposals remain.
  - It is not possible to fully assess and understand the proposed revisions to the scheme as the full set of plans submitted have not been revised and therefore the application should not be considered.
3. Officer Note: The revisions made and consulted upon relate to the number of dwellings and the subsequent layout of the site. The revisions made are as follows:

- Plot 6 substituted from 3 bed house to 4 bed house.
  - Plots 7 - 10 removed.
  - Plots 23 and 24 (3 bed houses) removed and replaced with a single 3 bed detached house.
  - Plots 32 and 33 (4 bed houses) replaced with two 3 bed detached houses and 3 bed bungalow.
  - New open space in southeast corner of site and movement of LAP to main area of open space on northern boundary.
4. The proposed house types remain as previously proposed and consulted upon. The applicants have since submitted revised plans to reflect the updated plot numbers and show the 3 bed houses on plots 27 and 28. However, as these do not include significant changes to the overall scheme it is not considered necessary to carry out a full re-consultation. A full assessment can be made on the proposals as submitted.

**Schedule Item 12: WHISSONSETT: TELEPHONE EXCHANGE, MILL LANE  
Erection of 1 No. self-build dwelling**

**Applicant: Mr John Newton**  
**Reference: 3PL/2017/0433/O**  
**Recommendation: Approval**  
**Author: Debi Sherman, Principal Planner**

Consultation Response

Contaminated Land Officer –

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

**Schedule Item 13: HARLING: Land off West Harling Road: Erection of up to 3 dwellings**

**Applicant: Mauleys Farm c/o Parker Planning Services**  
**Reference: 3PL/2017/0491/O**  
**Recommendation: Approval**  
**Author: Heather Byrne, Principal Planner**

1. The following further comments have been received from Harling Parish Council:
  - Although the Parish Council appreciate the applicants effort in trying to improve access with the third amendment the matter still exists that this part of West Harling Road is reduced to a single lane with the line of cars that park outside the properties adjacent to proposed development.
2. Further comments have been received from the Highways Authority in regards to the amended location plan and proposed access and are summarised below:
  - The proposed access is considered acceptable. Details of parking, turning and bin collection point arrangements would need to be included in any reserved matters application. If approved, conditions should be imposed

relating to the access, visibility splay, the private drive, and an informative relating to works within the public highway.

**Schedule Item 16: DEREHAM, WESTFIELD ROAD – Outline Planning application for residential development up to 100 dwellings including details of access**

**Applicant: Trustees of the GR Scott Will c/o Agent**

**Reference: 3PL/2017/0563/O**

**Recommendation: Approval**

**Author: Debi Sherman, Principal Planner**

Officer comment –

The contribution towards medical facilities was considered at the recent appeal and not considered to meet the CIL requirements. Further, no response has been received from NHS England in response to their consultation request on this application and a S106 contribution for those purposes cannot therefore be justified in this instance.

**RECOMMENDATION** – to grant planning permission subject to :

S106 legal agreement:

- providing 40% affordable housing (mix and tenure to be agreed)
- Contribution towards primary education provision
- Improvements to the Green Infrastructure Network – Footpath No 11.

Delegated authority to the Executive Director of Place to REFUSE planning permission if the S106 agreement is NOT completed within 3 months of the date of the Resolution to Grant planning permission  
AND CONDITIONS as set out in the main report.

**Schedule Item 20: HOCKERING: Residential Development Heath Road**

**Applicant: Monk Plant Hire Ltd**

**Reference: 3PL/2017/0600/O**

**Recommendation: Approval**

**Author: Debbi Sherman, Principal Planner**

One letter of representation received, raising no objections and noting location outside the settlement boundary irrelevant as dwellings continue up that side of Heath Road.

Application reference 3PL/2016/1262/O referred to in Norfolk County Council's response to this application is included within this Agenda.