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To The Chairman and Members of the Planning Committee

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Date 30 August 2018

AGENDA SUPPLEMENT

Dear Sir/Madam

PLANNING COMMITTEE - MONDAY 3 SEPTEMBER 2018

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

Item No	Report Title	Page Nos
9.	<u>Schedule of Planning Applications</u> To consider the additional information received in respect of the following Planning Applications:	
b)	<u>Attleborough: Meadow Cottage, Hillsend Lane: Reference: 3PL/2018/0467/F</u>	329
i)	<u>Gressenhall: Bramble Farm, Litcham Road: Reference: 3PL/2017/1374/F</u>	330
j)	<u>Griston: Development of Cattle Roundhouse, Thompson Road: Reference: 3PL/2018/0027/F</u>	331
l)	<u>Hockering: Hill House Lodge Road, From Honingham To North Tuddenham: Reference: 3PL/2018/0690/VAR</u>	332
m)	<u>Holme Hale: Bilmar, Station Road: Reference: 3PL/2018/0667/O</u>	333
q)	<u>Old Buckenham: Land South of March Field Way: Reference: 3PL/2018/0719/F</u>	334 - 335

Yours faithfully

Julie Britton

Democratic Services Officer

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AGENDA ITEM 9

SCHEDULE OF PLANNING APPLICATIONS

Item 9 (b): pages 89-100

Location: ATTLEBOROUGH: Meadow Cottage Hillsend Lane

Proposal: Erection of five dwellings

REFERENCE: 3PL/2018/0467/F

Applicant: Mr Lee Devlin

Author: Naomi Minto

ADDITIONAL INFORMATION

Following revisions to the layout plan to minimise the development's impact on existing tree roots, an updated AIA was submitted, which included a plan detailing proposed road widening measures.

CONSULTATIONS

The Tree Officer raised concerns in respect of the proposed road widening measures, which involved excavation and removal of roots very close to the base of retained trees. He advised that this level of root removal would not be in accordance with current guidance and has the potential to leave trees in an unsafe / unstable condition, essentially they would become unsafe structures.

As a result of the Tree Officer's comments, Norfolk County Council were re-consulted on the need for the road widening measures adjacent to trees identified as T13-T19 on page 24 of the AIA. The Highways Officer advised that whilst he would still welcome provision of the layby (adjacent to trees T13-T19) as per the original design, he does not believe that Highways could substantiate an objection to the proposals should just this element of the offsite highway improvements be omitted from the scheme. Given the proposed improvements around the bend to the west and the widening to the east (associated with the nearby residential development) there would still be suitable opportunity for two vehicles to pass along this relatively short section of Hillsend Lane to cater for the traffic generated by the development. It would however, be essential that all other off site highway mitigation still be provided.

RECOMMENDATION

The application continues to be recommended for approval, subject to conditions and on the basis that road widening measures will not occur between trees T13-T19, as identified on the updated AIA (page 24).

Item 9 (i):_pages 158-166

Location: GRESSENHALL: Bramble Farm, Litcham Road, Gressenhall

Proposal: Construction of a rear first floor extension, construction of a porch to the front elevation and conversion of farm shop to a domestic garage.

REFERENCE: 3PL/2017/1374/F

Applicant: Mr Kevin Townsend

Author: Natalie Levett

PLANNING HISTORY UPDATE

3PL/2018/0755/O: Demolition of existing agricultural buildings for self-build building plot for a single detached house with detached garage – Refused 21.08.2018

Item 9 (j) : pages 167-179

Location: GRISTON: Development of Cattle Roundhouse, Thompson Road, Griston

Proposal: Erection of 1no organic free range egg laying unit with integrated packing area and associated hard-surfacing

REFERENCE: 3PL/2018/0027/F

Applicant: Mr Harry Irwin

Author: Mark Springthorpe

REPRESENTATIONS

2 additional local representation objections have been received following publication of the Committee report and are summarised below:

- Does not fit with surroundings
- Scale not traditional
- Impact on parking, traffic and road safety (locally congested roads)
- Noise and disturbance
- Environmental and public health impact of chicken waste
- Cruelty of procedure

These matters have already been raised and are addressed in the Committee Report as drafted.

The operation will be compliant with the required animal welfare standards. Character and appearance, amenity and access issues are discussed at Sections 2.0, 3.0 & 4.0 of the Report respectively.

RECOMMENDATION

The recommendation remains unchanged.

Item 9 (I): pages 192 - 200

Location: HOCKERING: Hill House Lodge Road From Honingham To North Tuddenham, Hockering

Proposal: Variation of Condition (No 13) in relation to highway works on 3PL/2016/1552/F to vary condition to read "prior to construction of any dwelling above slab level" (amended description 27.07.18)

REFERENCE: 3PL/2018/0690/VAR

Applicant: Mr Gunns

Author: Julie Lawson

CONSULTATIONS

East Tuddenham PC

Disappointed that East Tuddenham was not advised of this variation as this is on the parish boundary and affects two of our residents. This is a dangerous precedent. I note Hockering P C and our MR George Freeman are against this amendment, Highways say there has been no proposal submitted for the widening and improvements and this must be approved before work commences. This is a very fast and dangerous stretch of the A47 and without improvements to the access will cause major problems for our residents and the daily heavy traffic. We object.

RECOMMENDATION

The recommendation remains unchanged.

Item 9 (m): pages 201-208

Location: HOLME HALE: Bilmar, Station Road

Proposal: Proposed construction of new 3 bedroom bungalow on garden land west of Bilmare

REFERENCE: 3PL/2018/0667/O

Applicant: Mrs Johnson

Author: Tom Donnelly

ASSESSMENT

This Supplementary Report provides further clarification as to why this application is deemed to be acceptable and is recommended for approval when previous applications on the site for similar proposals been refused.

At the time of the previous applications, the Council was reporting a 5 year land housing supply as required by the NPPF (2012, now 2018). On this basis, any proposed development outside of the settlement boundary was not deemed to be acceptable as it did not accord with the adopted development plan. The council is now in a position where it accepts that there is not a 5 year land housing supply. On this basis, housing development should be approved unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF (2018) taken as a whole (paragraph 11 (d) of the NPPF, 2018).

In addition to this, at the time of the previous applications, there were highway safety issues raised that were not satisfactorily addressed. These have now been overcome and are no longer a reason for refusal.

RECOMMENDATION

The application continues to be recommended for approval subject to conditions listed in the committee report.

Item 9 (q): pages 232-241

Location: OLD BUCKENHAM: Land South of March Field Way, Old Buckenham

Proposal: Residential development of 12 dwellings and associated external works

REFERENCE: 3PL/2018/0719/F

Applicant: Places for People

Author: Julie Lawson

CONSULTATIONS

NCC Highways

Highways provided comments on 16/08/2018 recommending changes in relation to: the size 3 turning head, the extent of road adoption, parking spaces distance from road and parking space sizes. A revised plan to address these comments was submitted on 29/08/2018 and Highways re-consulted. Highways responded on 30/08/2018 confirming the revised plan (5251-51-RevF) addressed their points raised. However, they have challenged the developer's comment that the only way to drain the site is by permeable paving. Furthermore, that their opinion remains that for the scale of development proposed an adoptable standard road should be provided.

ASSESSMENT

A Drainage Strategy has been submitted as part of the application, as required for major applications. No objection has been received by the Lead Local Flood Authority or Anglian Water to this document. The final detailed drainage will be conditioned, and sufficient information has been provided to demonstrate the development can be drained in a sustainable manner.

Highways have confirmed they are not objected the entire road not being adopted, however, are recommending it is full adopted due to the number of units it serves.

RECOMMENDATION

Approval is recommended subject to the conditions listed in the committee report, in addition to the additional ones listed below and the S106, subject to the expiry of the requires redline amendment notification/ consultation period ending and no new material planning considerations being raised.

12. Prior to the commencement of any works above slab level precise details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed system or works shall be used in connection with this approval.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

13. No works shall commence on the site until such time as detailed plans of the roads, footways, street lighting, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

Reason:

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.

14. Prior to the occupation of the final dwelling all works shall be carried out on roads/footways/street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

Reason:

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

15. Before any dwelling is first occupied the road(s)/footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

Reason:

To ensure satisfactory development of the site.

16. Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority.

Reason:

In the interests of maintaining highway efficiency and safety

17. For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and unless otherwise approved in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason:

In the interests of maintaining highway efficiency and safety