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To The Chairman and Members of the
Development Control Committee

All other Members of the Council – for information

Your Ref:

Our Ref: HM/L.3.4

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Date 29 July 2009

AGENDA SUPPLEMENT

Dear Sir/Madam

DEVELOPMENT CONTROL COMMITTEE - MONDAY 3 AUGUST 2009

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

Item No	Report Title	Page Nos
8.	<u>Deferred Applications</u>	
(a)	<u>Swaffham: Retirement Village, Stanfield House, Lynn Road: Applicant: Mr J Ball: Reference: 3PL/2009/0331/F</u>	42 - 46
	Report of the Deputy Chief Executive.	
(b)	<u>Hockham: Land Adjacent North Farm, Shropham Road: Demolition of barn/shed and erection of 4 No dwellings and garages: Applicant: Mr Trappes-Lomax: Reference: 3PL/2008/0526/F</u>	47 - 58
	Report of the Deputy Chief Executive.	

Yours faithfully

Helen McAleer

Member Services Officer

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 3RD AUGUST 2009

REPORT OF THE DEPUTY CHIEF EXECUTIVE

(Author: Nick Moys, Principal Planning Officer (Major Projects))

SWAFFHAM: RETIREMENT VILLAGE, STANFIELD HOUSE, LYNN ROAD

Applicant: Mr J Ball

Reference: 3PL/2009/0331/F

DEFERRED ITEM REPORT

This report concerns an application for full planning permission for a retirement village at Stanfield House, Swaffham. The proposal was considered by Committee on 13th July 2009 when it was resolved to defer the application to allow the impact of an existing underground pipeline to be assessed further.

Full details of the location of the pipeline have now been provided by the applicant's agent. The submitted drawings show that the proposed development would not be affected directly by the underground pipeline. The pipeline operator has a 3 metre wayleave to either side of the pipeline. Proposed buildings would be located at least 5 metres from the pipeline. It is understood that the pipeline is currently empty and unused, but has been retained for strategic purposes.

The interests of the pipeline operator are protected under the Land Powers (Defence) Act 1958 which prohibits any development within the wayleave without consent. The Government Pipelines and Storage System Operator raised no objection to the planning application as originally submitted. Further comments have been sought and will be reported verbally.

On the basis of the information currently available, it is not considered that there is any reason to withhold planning permission on the basis of the existence of underground pipeline.

RECOMMENDATION: That planning permission is granted subject to conditions and a section 106 agreement.

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 13TH JULY 2009

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Nick Moys, Principal Planning Officer (Major Projects))

SWAFFHAM: PROPOSED RETIREMENT VILLAGE, HIGHFIELD HOUSE, LYNN ROAD

APPLICANT: Mr J Ball

REFERENCE: 3PL/2009/0331/F

SUMMARY – This report concerns a proposal for a ‘retirement village’ on land at Lynn Road, Swaffham. It is recommended that planning permission is granted subject to conditions and a legal agreement.

1. INTRODUCTION

This report concerns a planning application for a ‘retirement village’ on the edge of Swaffham. The proposed development would comprise a 45 bedroom residential care/nursing home and 13 assisted living units, set in landscaped grounds. The care home would be accommodated in a series of interconnected 2-storey blocks. The assisted living units would be provided in two separate blocks with nine 1½ storey cottages and four single storey units. A new access would be created on Lynn Road, and an existing footway on Lynn Road would be extended up to the site.

The application is supported by a Design & Access Statement, an Arboricultural Assessment Report and a Contamination Desk Study. A section 106 agreement which would limit the occupation of the assisted living units is under preparation.

The site is located on the western edge of Swaffham and is currently occupied by a large detached house set in grounds. This house would be demolished to make way for the proposed development. The site extends to 0.97 hectares in total. The site is adjoined by residential development and a touring caravan site.

2. KEY DECISION

This is not a key decision.

3. COUNCIL PRIORITIES

The following Council priorities are relevant to this report:

- A safe and healthy environment
- A well planned place to live and work

4. POLICY

National planning policy set out in PPS 1, PPS 7 and PPG 13 is relevant to the application. The application site lies just outside the Settlement Boundary for Swaffham, as defined in the Local Plan.

5. PLANNING HISTORY

Planning permission was granted for the erection of a dwelling in 1991.

6. CONSULTATIONS

Swaffham Town Council has raised no objection to the application.

The Highway Authority has raised no objection to the application subject to conditions relating to access construction, parking and off-site footway improvements.

The Environment Agency has raised no objection subject to conditions relating to ground contamination and surface water drainage.

NHS Norfolk has raised concerns about the lack of consultation with local GPs in relation to the level of medical support available to the development.

Norfolk County Council Adult Social Services have indicated that the Swaffham area is generally well provided with residential and nursing care places, though there is a shortage of housing with care. Whilst no objection is raised to the application, a preference is expressed for a scheme with a higher proportion of assisted living units.

Norfolk Police have commented on the importance of natural surveillance and lighting.

The Council's Planning Policy Officer has indicated that the proposed care home would not conflict with existing policies. The proposed retirement dwellings would, however, conflict with Local Plan Policy HOU.6 unless their occupancy was restricted.

The Council's Tree & Countryside Officer has raised no objection to the proposals subject to conditions relating to tree protection and landscaping.

Letters of objection have been received from 3 GP practices in Swaffham. The objections raised concern the effects of increased workload resulting from the development on existing medical practices and services. Concerns have also been raised by the owner of the adjacent caravan site relating to potential noise and disturbance and loss of tree screening.

7. ASSESSMENT

The principal planning issues raised by the proposed development relate to: i) the planning policy matters, particularly in relation to development outside settlement boundaries, ii) the impact of the development on its surroundings, and iii) the effects on local medical services.

Policy

There are no planning policies at a local or national level which relate specifically to residential care homes. It is necessary therefore to consider this element of the proposal in the context of general policies relating to development in rural areas. National planning policy, as set out in PPS 1 and PPS 7, indicates that planning decisions should be underpinned by the principles of sustainable development. To this end, development in rural areas should be focused in or near to local service centres where employment, housing and other facilities can be provided close together. Priority should be given to the re-use of brownfield sites and to locations with access to range of transport options, including walking and cycling.

When assessed against these policy criteria, the proposal scores well. Despite its location just outside the settlement boundary the site is close to Swaffham town centre, local services/facilities and established residential areas, and, subject to

proposed footway improvements, would be readily accessible. The scheme would provide for the development of a brownfield site, and would also provide benefits to the local economy through employment creation. Whilst the evidence of need currently available does not establish a clear case for the development, given the sustainable location of the development, it is not considered that this matter is conclusive. It is considered therefore the proposed care home would be acceptable in policy terms.

Turning to the proposed retirement dwellings, it should be noted that, in line with national policies, saved Local Plan Policy HOU.6 seeks generally to prevent new residential development on land outside settlement boundaries. As the application site lies outside the defined settlement boundary for Swaffham, the proposed retirement bungalows would conflict with this policy. There are, however, a number of factors which may justify an exception being made to policy in this situation. The bungalows are intended to provide a specialist form of assisted living accommodation for which there is an established need. The location of the bungalows adjacent to the proposed nursing home would enable residents to take advantage of a range of services/facilities, including nursing care, treatment rooms and meal services, whilst living independently. In addition, the current shortage of housing land supply across the District requires the Council to give favourable consideration to development outside settlement boundaries provided that certain criteria. Taking these factors into consideration, and subject to the completion of a legal agreement restricting the use of the retirement bungalows, it is considered that an exception to policy is justified.

Impact on surroundings

Planning policies seek to limit development outside settlements not only to promote sustainable development, but also to protect the character of the countryside for its intrinsic character. It is necessary therefore for careful consideration to be given to visual impact on surrounding rural landscape.

Due to its scale, the proposed development would inevitably have an impact on the character of the surrounding area, giving the site itself a much more built up appearance. However, this impact would be localised. The site has established tree screening to its boundaries which would be retained and supplemented as part of the proposals. The Arboricultural Assessment submitted in support of the application contains detailed proposals for the retention of existing trees and their protection during construction. It must also be acknowledged that the site currently has a rather domestic character, with mown lawns and well tended landscaping, which would mitigate to a degree the impact of the scheme on the rural character of the area. The design of the proposed building would also help to reduce the visual impact of the development, with its linked block form, broken roofline and variations in external materials, helping to reduce its apparent scale.

The design and layout of the proposed development would also help to limit its impact on neighbours. The scale of the building reduces to single storey to the rear to take account of existing bungalows to the north-east. Good separation distances and screening would also be maintained here. To the west, existing landscaping would be retained to mitigate the impact on the existing touring caravan site. Ample separation would be provided between the proposed retirement bungalows and the western boundary. Noise from construction work could have an adverse (if temporary) impact on the adjacent caravan site, and so it is recommended that a condition be attached any permission granted to limit construction working hours.

Effect on local services

Objections to the proposal have been raised by existing medical practices in the town. Concerns are expressed by local GPs about the increasing number of residential and nursing care beds in the area and the impact of this on local health services. It is suggested that further increases in new high-dependency patients will place an intolerable strain on local medical practices and put at risk the provision of services to other patients.

Whilst the concerns raised by local GPs warrant careful consideration, and can readily be understood, the issues are not straightforward from a planning point of view. Existing and emerging local policies seek generally to direct new development to market towns, like Swaffham, where local services/facilities can most readily be accessed. Against this background a rejection of the development on lack of community infrastructure grounds would be difficult to sustain. One option to address pressures created by new development would be to seek developer contributions to fund necessary improvements to local facilities. However, this can only be achieved where evidence-based adopted policy, including mechanisms for calculating contributions, are in place. Policy CP4 of the submitted Core Strategy deals in general terms with the provision and improvement of infrastructure, local services and community facilities. However, at this stage little weight can be given to this policy in advance of the EIP and subsequent Inspector's Report. It is anticipated that further policy and guidance, including in relation to developer contributions, will be developed in the future in consultation with the PCT.

8. RECOMMENDATION

Subject to the completion of the legal agreement restricting the occupation of the proposed retirement dwellings, it is recommended that planning permission be granted subject to conditions. Conditions to include external materials, levels, landscaping, tree protection, ground investigation, drainage, access/parking provision, off-site highway improvements, 10% renewable energy, lighting.

Should the legal agreement not be completed within the 13 week statutory determination period, it is recommended that permission should be refused on the grounds that the development would conflict with Local Plan Policy HOU.6.

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 3rd AUGUST 2009

REPORT OF THE DEPUTY CHIEF EXECUTIVE

(Author: Chris Raine - Senior Development Control Officer)

HOCKHAM - LAND ADJACENT NORTH FARM, SHROPHAM ROAD

APPLICANT: MR TRAPPES-LOMAX

REFERENCE: 3PL/2008/0526/F

DEFERRED ITEM REPORT

1. This report relates to an outline application for the erection of four terraced two storey dwellings with associated garaging following the demolition of an existing traditional barn at North Farm, Shropham Road, Hockham.
2. It was resolved to defer this application by Development Control Committee on the 16th of February 2009 to gain more information on the construction of the barn scheduled for demolition and the protected species using the barn.
3. Firstly, since the deferral of this application, English Heritage have not been presented with any significant new information or material from any third parties which indicates that their previous conclusion that the barn was not of listenable quality was incorrect. For this reason it remains unreasonable in planning terms to insist upon the retention of the barn.
4. Secondly, in response to the request for further information on the protected species implications for the site, the agent provided additional written documentation in relation to this matter which has been assessed by both Natural England and the Council's Countryside Officer. Both have concluded that they have no objections and that the mitigation measures and timescales set out are acceptable.
5. **Recommendation**

It is considered that the proposal meets the requirements of the relevant planning policies and as such it is recommended that planning permission be granted subject to conditions.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2008/0526/F	
LOCATION:	HOCKHAM Land adjacent North Farm Shropham Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: N CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr Trappes-Lomax c/o agent	
AGENT:	Brown & Scarlett Chartered Architects Old School Studios	
PROPOSAL:	Demolition of barn/shed and erection of 4 no. dwellings and garages	

KEY ISSUES

1. Impact upon the character and appearance of the locality
2. Consideration of existing clay lump barn
3. Impact upon neighbour amenity
4. Impact upon highway safety

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of a terrace of four two storey dwellings with two detached double garages at the rear of the site. The proposal necessitates the removal of an existing clay lump barn from the site.

SITE AND LOCATION

The application site consists of a square shaped parcel of land which currently contains a large clay lump barn. This barn is sited immediately adjacent to the Shropham Road carriageway which lies to the west of the site and provides a vehicular access to it. To the east is open land, to the north and south are existing residential dwellings.

RELEVANT SITE HISTORY

3PL/2007/1585 - Demolition of barn/shed and erection of 4 no. dwellings and garages - Withdrawn - 28.11.07.

3PL/2006/1232 - Demolition of outbuilding, erection of 5 new houses with garages and associated works, new garage for existing cottage - Withdrawn - 28.09.06.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Sustainable Development
PPS3: Housing
HOU4: Development in villages

CONSULTATIONS

GREAT HOCKHAM P C

Strongly object, please see letter on file.

FURTHER COMMENTS RECEIVED 23RD DECEMBER 2008.

Objection:

See letter on file.

HIGHWAY AUTHORITY - No objection subject to conditions.

ENVIRONMENT AGENCY - No objection.

NORFOLK LANDSCAPE ARCHAEOLOGY - No objection.

NATURAL ENGLAND - No objection.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - Appropriate bat roost is to be incorporated and a further survey is required before demolition.

COUNCIL'S HISTORIC BUILDINGS OFFICER - Does not support the loss of the clay lump barn.

REPRESENTATIONS

A significant number of objections have been received, a summary of these is as follows: Detrimental to the streetscene; the development would cause a loss of view; it would result in the loss of the last remaining clay lump barn in the village; noise and disturbance; footpath is unnecessary; extra vehicle movements is a concern; bats are present; concern re foul and surface water; insufficient parking; would not wish to see windows in north side elevation or they must be obscure glazed.

ASSESSMENT NOTES

- * The application is referred to Development Control Committee as it is locally sensitive.
- * The site is within the Settlement Boundary for Great Hockham and, as such, the principle of residential development is acceptable in accordance with PPS3 and HOU4. In terms of the specific details of the proposal, an assessment is as follows:
- * The existing clay lump barn which occupies the site is in good repair and significant objection to its demolition, given that it is the final example of such a building in the village, has been received. Officers have attempted to negotiate a scheme which involves the conversion of the building as opposed to a demolition and re-development but negotiations have been unsuccessful.
- * Enquiries have been made to determine whether the building is of listable quality and the Local Planning Authority are in receipt of a letter from English Heritage dated April 2008 which confirms that the barn "is not of sufficient special architectural or historic interest to merit listing". In light of this it would be unreasonable to object to the application on the grounds of the loss of the building. The barn does not lie within the village Conservation Area.
- * It is considered that the proposed dwellings are acceptable in terms of their design, size, height, mass and external materials. Furthermore, the siting of the dwellings in close proximity to the adjacent carriageway is consistent with the existing adjacent dwelling.
- * In terms of highway safety, the Highway Authority is satisfied that the proposal is acceptable in terms of visibility and on-site parking and turning provision. Furthermore, footpath provision is to be secured by the development.
- * In terms of neighbour amenity, the position of the proposed dwellings in relation to neighbours, given the degree of separation, is adequate to safeguard neighbour outlook and light, and the windows are positioned so as to prevent overlooking. A condition will ensure that no further windows are added without separate planning permission in order to safeguard long-term privacy.
- * A protected species survey has been submitted and subsequently assessed by both Natural England and the Council's Tree & Countryside Officer. Natural England have confirmed that they have no objections and the applicant has agreed to provide a bat roost within one of the proposed garage roofs to the satisfaction of the Council's aforementioned Tree & Countryside Officer.
- * In conclusion, it is regrettable to see the loss of the barn. There are no mechanisms in place to require its ultimate retention and it is, therefore, considered that the proposal meets with the relevant planning policy requirements and, as such, is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

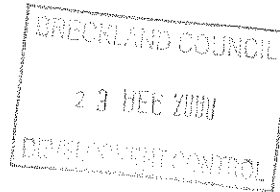
BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3740** Highway condition: Access to NCC spec
- 3740** Highway condition: Access etc. constructed/retained
- 3740** Highway condition: Imp. works/footway
- 3740** Highway condition: Imp. works completed
- 3920** No new openings/windows
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3920** Survey to determined presence of bats
- 3994** Non-standard note re bats
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

GREAT HOCKHAM PARISH COUNCIL

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Head of Development Control
Breckland District Council
Elizabeth House
Walpole Loke
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19th December 2008.

Planning Application 3PL/2008/0526/F

North Farm Demolition of Barn & 4 New Build Terraces Resubmission AND Amended Application

Observations of the Hockham Parish Council

The Parish Council strongly objects to this Application.

The existing Barn is of clay lump construction, which is a traditional building material of the Village as identified in the local plan; Village number 45 chapters 3.45.8.

This is one of only two remaining similar Barns in the Parish of Great Hockham, which the other Barn has been given approval for conversion. (This was done by the same applicant as this application). This Barn should not be demolished as it would not only be a great historical loss to the Village, but it would also completely alter the character and street scene of Shropham Road and indeed the Village itself. An investigation shows the Barn to be at least dated from 1790 as shown on old parish maps and quite possibly older and is still reasonably sound. It is in regular use and is currently used for general dry storage etc.

The Barn could undergo sympathetic restoration and conversion and this alternative should be investigated first, The Parish Council has had no updates from Breckland officers as so if this has been done and if so to what extent! The barn is nowhere near the end of its useful life. The applicant's own survey states the Barn is in GOOD condition and that it dates from the 16th Century.

The Barn hosts a large bat colony. The Bats should not be moved, or have their habitat demolished. It also has Owls that use the barn this has been seen by residents. These also need protection from this application.

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GREAT HOCKHAM PARISH COUNCIL

The Bat Survey states that the Survey was done in October 2006 some two years ago, it also states that evidence was found, two live bats were seen (pipistrell sp pipistrellus sp and a Barbastell Barbastella barbastellus, also evidence of Lepidoptera was seen)

The Survey also states that two more surveys are required (By Law) Hibernation check Jan and Feb also Emergence Survey in Spring/Summer May, July and September (Dawn Surveys) these had not been done when this application was last put in (2007). Moreover, the application to hand has no details as to if the hibernation survey has been done as table 1 and 2 refer only to the emergence survey and NOT hibernation.

The Parish Council understand that Natural England were unhappy that the follow up seasonal bat surveys referred to in the applicant's own survey had not been conducted. The Parish Council now have a copy of the latest survey (This was not included with the resubmission application, and we ask why we have not been given full information as to what discussions have taken place without the Parish Council being fully consulted). The latest survey shows that some of the seasonal surveys has been done, but fails to show if the Jan, Feb 08 surveys have been done, as these are not detailed in the report. WE are also not aware of what Natural England view is and would like to be updated on this before a decision is made.

The potential new build terrace has insufficient parking spaces on what is currently a very busy road. This road already has speeding issues; on road, parking would lead to problems that are more serious (See SAM Survey June/July 08) where despite the survey being set some 300 yards in from the start of the 30 mph sign the results show 4 in 10 vehicles was speeding and in most cases over 40mph.

The Parish Council also has concerns as to the visibility of what will be a new access for these four cottages and the parish council is very concerned that the existing cottage access has now been taken away and no access is shown on the latest plans for any vehicles that the current residents of North Farm has, plus all the machinery that is currently kept in the Barn.

You will now have four more families using this access plus visitors etc and the visibility is very poor and the speed in which cars and lorries enter the village from the Shropham direction is very fast and very dangerous any extra traffic attempting to pull onto the Shropham road risk getting hit by oncoming traffic.

The application indicates that there are only allocated spaces for four cars, 1 for each three-bed property, The Parish Council view that there is insufficient space for cars, if each property had 2 or more additional cars where would they park. What about visitors parking?

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The Parish Council is also concerned that the rear garden, which has an orchard of which there is a Walnut Tree some 5 metres in height, also Apple, Pear and Cherry Trees all over 3 metres in height are going to be lost, The Parish Council Strongly Object to this.

This Parish Council has for years been requesting that this section of Shropham Road has a pavement installed because of the heavy use of this road by cars, HGV's etc, the elderly and children that use this route to come and go from the village school etc currently have to get out of the way when speeding cars or HGV's come into the village, further parked cars etc would cause a danger to others.

If development does takes place then the applicant should be requested to pay part, or all of the cost of a pavement along this section of Shropham Road (Norfolk County Council Highways Department have stated that a pavement should be installed, this was one of their comments when the same applicant sold the field opposite for development some 8 yrs ago). The Parish Council asks that this recommendation by Highways be acted upon. (We note that this has been acted upon on this amended application)

The Parish Council asks again that a 20mph speed limit be considered within the village, and asks that Breckland support us in this application to Highways (HIGH VOLUME SPEEDING TRAFFIC AS PROVED BY THE SAM SURVEY JUNE 2008).

The applicant has failed to supply detail as to what type of brick they intend to use (it should be rendered to match adjacent properties), plus there is no detail as to the type, or colour of the windows, tiles etc).

The demolition of the existing single story outbuilding to the south west of the Clay Lump Barn will have a dramatic effect on the properties on the opposite side of the Shropham Road. The proposed two story Terraced Houses windows will look directly onto and into the properties opposite, if windows cannot be re sited then the glass should be obscure.

The potential new build should be of more sympathetic style than that currently proposed.

The Parish Council would ask that Breckland request that the applicant look into the possibility of a Barn Conversion before this Clay Lump Barn be demolished. This would have less impact and more support.

Because of this application the existing adjacent dwelling "North Farm" will now not have any access for off road parking. "North Farm's" current rear access provides 'off road' parking for the current occupier's three cars plus various pieces of agricultural machinery. If their cars and machinery have to be parked on the road because of lack of space etc this will cause a serious obstruction to all road users on what is already a narrow section of the Shropham Road.

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GREAT HOCKHAM PARISH COUNCIL

The Parish Council DID request (JUNE 2008) that Breckland serve a Building Preservation Notice (BPN) on the applicant as the barn is in danger of being demolished. We also request that Breckland serve a Building at risk Notice (BaR) as this is an historic building at risk of neglect, to gain permission for demolition. Breckland appears to of failed to do this.

The Parish Council will be making an URGENT application to English Heritage for "Spot listing" the Barn, based upon its age and its uniqueness within the Village. We ask that the Historic/Conservation officer Andrew Gayton Support us in this, as he too is against the demolition of the Barn.

There is also an ancient Flint and Brick wall adjoining "North Farm" to the South west, which fronts onto Shropham Road. The Parish Council also thinks that this wall is should be protected/listed and that no part of the wall is altered.

The Latest Survey states Section 5.

5,1 ...Two types of Bats are using the Barn (OCT 2006), but 5.2 statesNo evidence was found.....that Bats are using the Barn (2007)

5.3 Also states that the results of the surveys were obtained over a two-year period... In addition, bats use the barn to roost in late autumn.

As the First survey was carried out in October 2006 and the last Survey was carried out on 25th September 2007, it is not even a year so the Parish Council is not sure why the latest survey is given false information to Breckland and others

The Parish Council **STRONGLY OBJECT** to the demolition of this Barn and the Parish Council **OBJECT** to the **DESTRUCTION** of a protected species habitat within the Barn

We respectively request that this application be refused permission on the grounds set out above.



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150708

**North Farm Demolition of Barn 4 New Build Terraces Ref:3PL/2008/0526/F
resubmission**

Observations of the GREAT HOCKHAM Parish Council

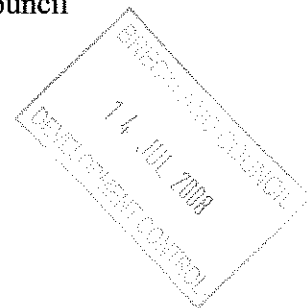
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~~** No objection~~

** Objection

** Comments –

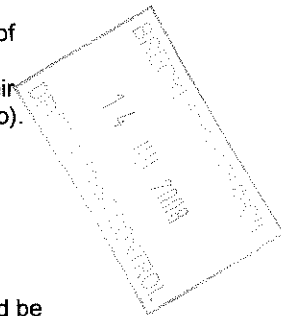
The Parish Council STRONGLY OBJECTS to this Application.



1. The existing Barn is of clay lump construction, which is a traditional building material of the Village as identified in the local plan; Village number 45 chapters 3.45.8.
2. This is one of only two remaining similar Barns in the Parish of Great Hockham and the other Barn has just been given approval for conversion. (This was done by the same applicant as this application). This Barn should not be demolished as it would not only be a great historical loss to the Village, but it would also completely alter the character and street scene of Shropham Road and indeed the Village itself. Investigations show the Barn to be at least 400 years old, quite possibly more and still reasonably sound. It is in regular use and is currently used for general dry storage.
3. The Barn could undergo sympathetic restoration and conversion and this alternative should be investigated first; it may have seen better days but is nowhere near the end of its useful life. The applicant's own survey states the Barn is in GOOD condition and that it dates from the 16th Century.
4. The Barn hosts a large bat colony. The Bats should not be moved, or have their habitat demolished. It also has Owls that use the barn this has been seen by residents. These also need protection from this application.
5. The Bat Survey states that the Survey was done in October 2006 some two years ago, it also states that evidence was found, two live bats were seen (pipistrell sp pipistrellus sp and a Barbastell Barbastella barbastellus, also evidence of Lepidoptera was seen)
6. The Survey also states that two more surveys are required (By Law) Hibernation check Jan and Feb also Emergence Survey in Spring/Summer May, July and September (Dawn Surveys) THESE HAD NOT BEEN DONE WHEN THIS APPLICATION WAS LAST PUT IN (2007). MOREOVER, THE APPLICATION TO HAND HAS NO DETAILS AS TO IF THE HIBERNATION SURVEY HAS BEEN DONE AS TABLE 1 AND 2 REFER ONLY TO THE EMERGENCE SURVEY AND NOT HIBERNATION.
7. The Parish Council understand that Natural England were unhappy that the follow up seasonal bat surveys referred to in the applicant's own survey had not been conducted. The Parish

Council now have a copy of the latest survey (This was not included with the application, and we ask why was we not given full information). The latest survey shows that some of the seasonal surveys has been done, but fails to show if the Jan, Feb surveys have been done, as these are not detailed in the report. WE are also not aware of what Natural England view is and would like to be updated on this.

8. The potential new build terrace has insufficient parking spaces on what is currently a very busy road. This road already has speeding issues; on road, parking would lead to problems that are more serious. The Parish Council also has concerns as to the visibility of what is a new access for these cottages and the existing you will now have four more families using this access plus visitors etc and the visibility is very poor as the speed in which cars and lorries enter the village from the Shropham direction is very fast and very dangerous any extra traffic attempting to pull onto the Shropham road risk getting hit by oncoming traffic.
9. The application indicates that there are only allocated spaces for four cars, 1 for each three-bed property, The Parish Council view that there is insufficient space for cars, if each property had 2 or more additional cars where would they park. What about visitors parking?
10. The application show a new access for the adjacent farm cottage now being to the rear (currently the occupants garden and orchard) but there is no mention of a drive or parking spaces or turning space for any vehicles of the farm cottage. If the current access is taken from them by the applicant then should they not be provided with a new drive, parking spaces etc on what is left of their current property.
11. This Parish Council has for years been requesting that this section of Shropham Road has a pavement installed because of the heavy use of this road by cars, HGV's etc, the elderly and children that use this route to come and go from the village school etc currently have to get out of the way when speeding cars or HGV's come into the village, further parked cars etc would cause a danger to others.
12. If development does takes place then the applicant should be requested to pay part, or all of the cost of a pavement along this section of Shropham Road (Norfolk County Council Highways Department have stated that a pavement should be installed, this was one of their comments when the same applicant sold the field opposite for development some 8 yrs ago). The Parish Council asks that this recommendation by Highways be acted upon.
13. THE PARISH COUNCIL ASKS AGAIN THAT A 20MPH SPEED LIMIT BE CONSIDERED WITHIN THE VILLAGE, AND ASKS THAT BRECKLAND SUPPORT US IN THIS APPLICATION TO HIGHWAYS.
14. The applicant has failed to supply detail as to what type of brick they intend to use (it should be rendered to match adjacent properties), plus there is no detail as to the type, or colour of the windows).
15. The demolition of the existing single story outbuilding to the south west of the Clay Lump Barn will have a dramatic effect on the properties on the opposite side of the Shropham Road. The proposed two story Terraced Houses windows will look directly onto and into the properties opposite, if windows cannot be re sited then the glass should be obscure.
16. The potential new build should be of more sympathetic style than that currently proposed.
17. The Parish Council would ask that Breckland request that the applicant look into the possibility of a Barn Conversion before this Clay Lump Barn be demolished.
18. Because of this application the existing adjacent dwelling "North Farm" will now have a small rear access for off road parking. "North Farm's" current rear access provides 'off road' parking for the current occupier's three cars plus various pieces of agricultural machinery. If their cars and machinery have to be parked on the road because of lack of space etc this will cause a serious obstruction to all road users on what is already a narrow section of the Shropham Road.
19. The Parish Council request that Breckland serve a Building Preservation Notice (BPN) on the applicant as the barn is in danger of being demolished. We also request that Breckland serve a Building at risk Notice (BaR) as this is an historic building at risk of neglect, so as to gain permission for demolition.



20. The Parish Council will be making an application to English Heritage for listing the Barn, based upon its age and its uniqueness within the Village.
21. There is also an ancient Flint and Brick wall adjoining "North Farm" to the South west, which fronts onto Shropham Road. The Parish Council will also be making an application to English Heritage that this wall is listed and that no part of the wall is altered.
22. The Latest Survey states Section 5.
- 5.1 ...Two types of Bats are using the Barn (OCT 2006), but 5.2 statesNo evidence was found.....that Bats are using the Barn (2007)
- 5.3 Also states that the results of the surveys were obtained over a two-year period... In addition, bats use the barn to roost in late autumn.
- As the First survey was carried out in October 2006 and the last Survey was carried out on 25th September 2007, it is not even a year so the Parish Council is not sure why the latest survey is given false information to Breckland and others
23. THE PARISH COUNCIL STRONGLY OBJECT TO THE DEMOLITION OF THIS BARN AND THE PARISH COUNCIL OBJECT TO THE DESTRUCTION OF A PROTECTED SPECIES HABITAT WITHIN THE BARN

WE RESPECTIVELY REQUEST THAT THIS APPLICATION BE REFUSED PERMISSION ON THE GROUNDS SET OUT ABOVE.

14 JUL 2008
COUNCIL