

To The Chairman and Members of the Planning Committee

Our Ref: HM/L.3.4

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AGENDA SUPPLEMENT

Dear Sir/Madam

PLANNING COMMITTEE - MONDAY 4 AUGUST 2014

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

Item No	Report Title	Page Nos
13.	<p><u>Supplementary Report relating to the Schedule of Applications (Agenda item 9)</u></p> <p>To consider the additional information relating to the Schedule of Applications (Agenda item 9) for the following items:</p> <p>REPORT AT AGENDA ITEM 1 - NECTON: The Necton Diner, Norwich Road: Residential development: Reference 3PL/2013/0983/O (see pages 16-23)</p> <p>A further letter of objection has been received from the owners of the adjoining Necton Garage in response to the amended plans reiterating concerns regarding access, right of way, drainage issues and impact on their site of an acoustic fence and hedge to the western boundary of their premises.</p> <p>REPORT AT AGENDA ITEM 4 - GRESSENHALL: Chequers Lane: Residential development (2 dwellings): Reference 3PL/2014/0461/O (see pages 40-48)</p> <p>Comments of the Ecological & Biodiversity Consultant: No objections to the development in principle, however insufficient information has been provided to be able to support the application. There remains an undefined risk of adverse impacts upon protected fauna species and local biodiversity.</p> <p>The agent has responded to the concerns raised above and in relation to trees: The site has been in the applicants' family's control since 1959. The field and</p>	

hedging are regularly cut. The small area of hedging to be removed will not impact on wildlife. Owls and bats have not been seen at the site but other wildlife regularly seen is unlikely to be affected by the proposal. The applicant would accept a condition in respect of protection of bats. The agent maintains that as the field and hedges are cut regularly this restricts the potential for protected wildlife and fauna.

Further information identifies four trees on site which are to be retained. The new access was repositioned to avoid impact on roots. Driveways will be above ground gravel filled Grascrete or similar.

The Tree Consultant suggests that pre-commencement conditions could be attached to any approval requiring full details of tree protection and how proposed surfacing will prevent any damage to the trees. A tree protection plan and arboricultural method statement will also be required.

REPORT AT AGENDA ITEM 5 - MATTISHALL: Honingham Welding & Fabrication Services, Kensington Forge, Dereham Road: Residential development of 11 dwellings including change of use from storage/distribution and light industrial: Reference 3PL/2014/0495/F (see pages 49-56)

Strategic Housing comments:

The provision of 4no. affordable dwellings in Mattishall would be a welcome addition to the village as there is an identified need for affordable housing, not only in the village but also across the whole of the District. The provision of 1no. 1-bed and 3no. 2-bed dwellings provides a good mix to assist in meeting the need.

Passiv Haus development brings about a reduced cost of living for tenants, and therefore it would be a welcome addition to the District's affordable housing stock.

However, the site's location is somewhat separate from the village services although located on the bus route to Dereham and Norwich. Ideally, we would prefer to see affordable housing provided closer to facilities.

We will expect to see details as to how the affordable dwellings will be provided as affordable in perpetuity. The applicant makes reference to Hastoe Housing Association who are an active partners of the Authority with specialist experience in the development of Passiv Haus developments.

The affordable dwellings will be required to be built to the current size standards stipulated by the Homes & Communities Agency.

REPORT AT AGENDA ITEM 6 - DEREHAM: Old Hall Nurseries, Dumpling Green: Erection of two 3 bedroom detached houses with garages (Re-submission): Reference 3PL/2014/0576/F (see pages 57-63)

Councillor Robin Goreham, the local Ward Representative, supports the new application. The houses are of a pleasant design and there is unlikely to be a negative effect on the amenity of neighbouring properties.

Yours faithfully

Helen McAleer

Senior Committee Officer

