



# AGENDA

**NOTE: In the case of non-members, this agenda is for information only**

- Committee** - **DEVELOPMENT CONTROL COMMITTEE**
- Date & Time** - MONDAY, 25TH JANUARY, 2010 AT 9.30 am
- Venue** - ANGLIA ROOM, THE CONFERENCE SUITE, ELIZABETH HOUSE, DEREHAM

**Members of the Committee requiring further information, or with specific questions, are asked to raise these with the appropriate officer at least two working days before the meeting. If the information requested is available, this will be provided, and reported to Committee.**

**NOTE**

Ward Representatives wishing to speak on a particular application are asked to inform the Usher, Mrs H. Burlingham, well in advance and arrive at the meeting by **9.30am** as the items on which the public wish to speak will be taken first in order of the agenda.

**IN THE EVENT OF DEFERRED ITEMS APPEARING ON THE AGENDA, WARD REPRESENTATIVES WILL BE NOTIFIED ACCORDINGLY IN ADVANCE.**

**THE ORDER OF THE MEETING WILL VARY TO ALLOW FOR PUBLIC SPEAKING AND WILL NOT FOLLOW THAT OF THIS AGENDA**

**PERSONS ATTENDING THE MEETING ARE REQUESTED TO TURN OFF MOBILE PHONES**

**VOTING:**

**If the first vote is lost in considering an application, a new proposal will be requested (eg a vote for approval, if lost, does not automatically mean "refused"). On a tied vote, the Chairman has a casting vote, if he/she wishes to use it. It is necessary for summary reasons for approvals or refusals to be identified in each case.**

Member Services  
Elizabeth House, Walpole Loke,  
Dereham Norfolk, NR19 1EE

Date: Thursday, 14 January 2010

**PLANNING POLICY NOTE**

**THE STRENGTH OF PLANNING POLICY IN DETERMINING PLANNING APPLICATIONS**

The Planning process is set up, **IN THE PUBLIC INTEREST**, to protect the public from the unacceptable planning activities of private individuals and development companies. Planning is primarily concerned to deal with issues of land use and the way they affect the environment.

The Council has a DUTY, through the Town & Planning Acts, to prepare a Local Development Framework (LDF) to provide a statutory framework for planning decisions, some LDF policies now carry significant weight.

Breckland's Plan contains the Council's planning policies, which must be consistent with Government guidance, particularly with the Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs).

The full public scrutiny of the Council's proposals will give the Plan an exceptional weight when dealing with planning applications.

This shift towards a "Plan-led" planning system is a major feature of recent planning legislation. The Town & Country Planning Act 1990, states that ***planning applications should be determined in accordance with the policies of the Plan, unless material considerations which are relevant to planning indicate otherwise.***

PPG1 summarises the objectives of the "plan-led" system as:-

- achieving greater certainty;
- ensuring rational & consistent decisions;
- securing public involvement in shaping local planning policies;
- facilitating quicker planning decision; and
- reducing the number of misconceived planning applications and appeals.

Unless there are special reasons to do otherwise, planning permissions "run with the land", and are NOT personal licences.

The factors to be used in determining applications will relate to the effect on the "public at large" and will NOT be those that refer to private interests.

Personal circumstances of applicants "will rarely" be an influencing factor, **and then, only** when the planning issues are "finely balanced".

**THEREFORE we will:**

- **acknowledge the strength of our policies,**
- **be consistent in the application of our policy, and**
- **if we need to adapt our policy, we should do it through the Local Plan process.**

**Decisions which are finely balanced, and which contradict policy will be recorded in detail, to explain and justify the decision, and the strength of the material planning reasons for doing so.**

**LOCAL COUNCILS**

***OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?***

We ask local parish and town councils to recognise that all comments received are taken into account. Where we disagree with those comments it will be because:

- Districts look to "wider" policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

**PART A**  
**ITEMS OPEN TO THE PUBLIC**

	<u>Page(s)</u> <u>herewith</u>
<b>1. <u>MINUTES</u></b> To confirm the minutes of the meeting held on 4 January 2010.	1 - 8
<b>2. <u>APOLOGIES</u></b> To receive apologies for absence.	
<b>3. <u>DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED</u></b> Members are asked at this stage to declare any interests they may have in any of the following items on the agenda. The Members' Code of Conduct requires that declarations include the nature of the interest and whether it is personal or prejudicial.	
<b>4. <u>CHAIRMAN'S ANNOUNCEMENTS</u></b>	
<b>5. <u>REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA</u></b> To consider any requests from Ward Members, officers or applicants to defer an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.	
<b>6. <u>URGENT BUSINESS</u></b> To note whether the Chairman proposes to accept any item as urgent business, pursuant to Section 100(B)(4)(b) of the Local Government Act 1972.	
<b>7. <u>LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM)</u></b> To receive an update.	
<b>8. <u>DEFERRED APPLICATIONS</u></b> To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications.	9
<b>9. <u>THETFORD: RESIDENTIAL DEVELOPMENT, FORMER THETFORD COTTAGE HOSPITAL, EARLS STREET FOR NORFOLK NHS PRIMARY CARE TRUST: REFERENCE: 3PL/2009/0977/F</u></b> Report of the Deputy Chief Executive.	10 - 13
<b>10. <u>CARBROOKE: PROPOSED NEIGHBOURHOOD CENTRE/ERECTION OF 8 DWELLINGS: FORMER RAF WATTON TECHNICAL SITE FOR HDD RAF WATTON: REFERENCE: 3PL/2009/0990/D</u></b> Report of the Deputy Chief Executive.	14 - 16

	<u>Page(s)</u> <u>herewith</u>																
<p><b>11. <u>SCHEDULE OF PLANNING APPLICATIONS</u></b></p> <p>To consider the Schedule of Planning Applications:</p> <table border="1"> <thead> <tr> <th><u>Item No</u></th> <th><u>Applicant</u></th> <th><u>Parish</u></th> <th><u>Page No</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Norfolk NHS Primary Care Trust</td> <td>Thetford</td> <td>18</td> </tr> <tr> <td>2</td> <td>Mr R Croft</td> <td>Carbrooke</td> <td>19-20</td> </tr> <tr> <td>3</td> <td>Mrs J Mysko</td> <td>North Tuddenham</td> <td>21-23</td> </tr> </tbody> </table>	<u>Item No</u>	<u>Applicant</u>	<u>Parish</u>	<u>Page No</u>	1	Norfolk NHS Primary Care Trust	Thetford	18	2	Mr R Croft	Carbrooke	19-20	3	Mrs J Mysko	North Tuddenham	21-23	17 - 23
<u>Item No</u>	<u>Applicant</u>	<u>Parish</u>	<u>Page No</u>														
1	Norfolk NHS Primary Care Trust	Thetford	18														
2	Mr R Croft	Carbrooke	19-20														
3	Mrs J Mysko	North Tuddenham	21-23														
<p><b>12. <u>APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE (FOR INFORMATION)</u></b></p> <p>Report of the Deputy Chief Executive.</p>	24 - 33																
<p><b>13. <u>ENFORCEMENT ITEMS (FOR INFORMATION)</u></b></p> <p>Report of the Deputy Chief Executive.</p>	34 - 35																
<p><b>14. <u>APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (FOR INFORMATION)</u></b></p> <p>3CM/2009/0025/F: Old Buckenham: Old Buckenham High School, Abbey Road: Alterations to form caretakers works area for the Director of Children's Services. <b>Decision: Conditional Approval</b></p> <p>3CM/2009/0024/F: Beeston: Punch Farm Quarry, Litcham Road, Beeston with Bittering: Formation of access to C222 Litcham Road, construct haul road to quarry and closure of existing access to Watery Lane quarry traffic for East Anglian Stone Ltd. <b>Decision: Withdrawn</b></p> <p>3CM/2009/0019/F: North Elmham: North Elmham VC Primary School, Holt Road: Replace existing school entrance doors, provide access ramp, new 2m high wall and gates for the Director of Children's Services. <b>Decision: Conditional Approval</b></p>																	
<p><b>15. <u>APPEAL DECISIONS (FOR INFORMATION)</u></b></p> <p>APP/F2605/A/09/2112829: Dereham: Spencers Lodge, Toftwood: Appeal against the refusal to grant planning permission for proposed new bungalow and alteration/extension to existing garage by Mr M Gore: Reference 3PL/2009/0251/F. <b>Decision: Appeal Dismissed.</b></p> <p>APP/F2605/A/09/2112831: Dereham: Spencers Lodge, Toftwood: Appeal against the refusal to grant planning permission for proposed new bungalow and double garage by Mr M Gore: Reference 3PL/2009/0253/F. <b>Decision: Appeal Dismissed</b></p> <p>APP/F2605/A/09/2112833: Dereham: Spencers Lodge, Toftwood: Appeal against the refusal to grant planning permission for proposed new double garage by Mr M Gore: Reference 3PL/2009/0252/F. <b>Decision: Appeal Dismissed</b></p>																	

**BRECKLAND COUNCIL**

**At a Meeting of the**

**DEVELOPMENT CONTROL COMMITTEE**

**Held on Monday, 4 January 2010 at 9.30 am in  
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

**PRESENT**

Councillor E. Gould (Chairman)	Mr J.P. Labouchere
Mr P.J. Duigan	Mr B. Rose
Mr M. Fanthorpe	Mr F.J. Sharpe
Mrs D.K.R. Irving	Mr N.C. Wilkin (Vice-Chairman)
Mr R. Kemp	

**Also Present**

Mrs J. Ball	Mrs S.M. Matthews
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**In Attendance**

Mike Brennan	- Principal Development Control Officer
Heather Burlingham	- Assistant Development Control Officer
John Chinnery	- Solicitor & Standards Consultant
Phil Daines	- Development Services Manager
Helen McAleer	- Committee Officer
Nick Moys	- Principal Planning Officer (Major Projects)
Darryl Smith	- Principal Housing Officer (Strategy and Enabling)

**Action By**

**1/10 MINUTES (AGENDA ITEM 1)**

Subject to an amendment to the first paragraph of page 51, Minute No 196/09(k) (Schedule Item 10 Beeston), removing the phrase "as Ward Representative of Beeston" which was incorrect, the minutes of the meeting held on 14 December 2009 were confirmed as a correct record and signed by the Chairman.

**2/10 APOLOGIES (AGENDA ITEM 2)**

Apologies for absence were received from Mr W Borrett, Councillor C Bowes, Mr A Byrne, Mrs M Chapman-Allen, Mr P Francis, Mr M Kiddle-Morris, Mr T Lamb, Mr S Rogers, Mrs P Spencer and Mr M Spencer.

**3/10 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)**

Members and Officers were asked to declare any interest at the time the applications were introduced.

Mr F Sharpe noted that he had received direct verbal and written representation from the applicant concerning Schedule Item 5 (Swaffham).

**4/10 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)**

The Development Services Manager informed Members that the application at Schedule Item 3 (Beeston) had been withdrawn by the applicant.

**Action By**

**5/10 LOCAL DEVELOPMENT FRAMEWORK (AGENDA ITEM 7)**

The Development Services Manager gave Members a brief update. The agenda had been issued for the next meeting of the LDF Task & Finish Group to be held on 19 January 2010 in the Merryweather Room, Eco Tech Centre, Swaffham. The Wards to be considered at that meeting were: Haggard de Toni, Shipdham, Hermitage, Launditch, Mid Forest, Nar Valley, Necton and Wissey.

The following meeting which would be held on 28 January 2010 at 2pm in The Old School Hall, Harling would consider Wards in the south-east of the district and would also revisit the allocations for Harling which had previously been deferred.

The Core Strategy of the Local Development Framework had been adopted by Council on 17 December 2009 and formal notices had been published in the Eastern Daily Press as required. Letters would be sent out to interested parties in the next few days.

**6/10 COLKIRK: RESIDENTIAL DEVELOPMENT OF 4 NO HOUSES WITH GARAGES AT MEADOW VIEW, MEADOW VIEW DRIVE FOR FLEUR DEVELOPMENTS LIMITED REFERENCE: 3PL/2009/0576/O (AGENDA ITEM 8A)**

This outline application for four detached dwellings with garages had been deferred from the Committee meeting on 12 October 2009 for more information on foul and surface water drainage.

The proposed access to the development would be from Conference Way, off Bramley Drive. The applicant's scheme would enable the disposal of surface water from these access roads and allow for their adoption by Norfolk County Council.

Members were shown indicative streetscene and layout plans which were in keeping with the development along Conference Way, however, only scale and access were to be determined at this outline stage.

A Drainage Consultant had been employed by the applicant to design a surface water scheme to overcome concerns raised by the Parish Council and local residents. Members were shown details of these proposals and advised that the Council's Building Control and Environmental Health Officers had raised no objections to them.

In conclusion the Principal Planning Officer advised that the scheme should not impact on adjacent housing and could also overcome existing drainage problems.

Mr Barron, representing the Parish Council, said that they remained opposed to the application. The applicant had not provided satisfactory, fully worked up proposals and there were still a number of areas of concern. The fact that a condition requiring the submission of a detailed drainage scheme was included indicated that officers were not satisfied with the information provided. There was no evidence that sufficient permeability tests had been carried out and the soakaways were only to a one in ten year storm standard and should be capable of dealing with a one in thirty year storm.

**Action By**

Mr Mulford, objector, raised concerns regarding: the position of the existing foul sewer; why the garage to plot one might need relocating; the adoption of Bramley Drive and Conference Way which he said would take place in any case; the proximity of No 17 Conference Way to the new development; and the effect of increased traffic on the access roads.

Mr Brooker, Applicant, disagreed with the comments made by the Parish Council. The Committee's comments had been taken very seriously and qualified professionals had been employed to address the drainage concerns. Additional rainwater harvesting had been included and Norfolk County Council was satisfied with the scheme. The proposed soakaways would relieve the access roads of all surface water improving their condition and providing the catalyst for adoption.

A Member said there was a problem of sewage backing up in Conference Way. He asked if the new development would add to this and was advised by Mr Thorpe that the only problems he was aware of in that area were with the private drains to the houses, not to the main sewers.

A local Member asked why the scheme had only been designed to deal with a one in ten year storm and he was also concerned that the access roads were too small to deal with the additional traffic.

It was noted that the Highways Authority had no objection to the additional traffic.

It was clarified that the drainage scheme met the required standards, especially as the additional rainwater harvesting was proposed. Further details would be required at the Reserved Matters stage when the impact of the actual scheme on the drainage system would be assessed.

The Development Services Manager explained that this matter had been looked at thoroughly because Officers were aware of the drainage problems associated with the development to the west of the site. The details provided were appropriate for an outline application and it was not unreasonable to impose a condition for a detailed scheme to address any future changes to the proposal.

**RESOLVED** to approve the application, subject to conditions.

**7/10 NORTH PICKENHAM: PROPOSED RESIDENTIAL DEVELOPMENT, BRECKLANDS GREEN, SOUTH PICKENHAM ROAD FOR MR T GRAY: REFERENCE: 3PL/2009/0857/O (AGENDA ITEM 9)**

The Principal Planning Officer (Major Projects) presented this outline application for nine houses grouped loosely around an area of open space adjoining existing residential development at Brecklands Green.

Scale and layout were to be considered and an indicative plan showed six detached houses and a terrace of three, largely following the pattern of existing development.

The site was outside the Settlement Boundary and was therefore contrary to policy. There was also an objection from the highway authority. The legal agreement concerning affordable housing and financial contributions had not progressed, and the application was recommended for refusal.

**Action By**

Mr Gray, applicant, said that the site was only about 100 yards outside the Settlement Boundary. The development would complete a horse shoe shape with open space in the middle. He had received permission to build a bungalow for himself on the site, a few years ago. There were other houses on the site which were outside the Settlement Boundary, as was the school opposite. The school needed more housing to be sustainable.

Mrs Ball, Ward Representative, thought that the site should be classified as Brownfield as it was part of an old airfield and there had been buildings on it. She was surprised at the Highways objection, as they had not raised concerns with regards to proposals for a recycling plant in the vicinity. She said it was an ideal site to develop and that the village had a school, a pub and two churches and was close to a broadband exchange.

A local Member said that villages needed support to maintain their sustainability. In this case there was a school and a pub and if the village was not allowed any development they would struggle to survive. He agreed that the junction was not good. On balance he could not support the application in its present form.

Other Members felt that this was an acceptable development as the village was close to all the services in Swaffham and needed to have development to support the viability of the school.

The Development Services Manager reminded Members that development outside the Settlement Boundary was contrary to both old and new policies. The review of Settlement Boundaries was underway and he felt that it was not the time for ad-hoc decisions to be made against policy.

The Chairman agreed and advised the Ward Representative that now was the time for local people to make representation through the LDF process if they wanted this piece of land included within the Settlement Boundary.

A Member asked for clarification of the affordable housing position.

The Council's Principal Housing Officer (Strategy and Enabling) explained that under the Council's new adopted Policy affordable housing did not have to be managed by a Registered Social Landlord, but that the owner would have to enter into a legal agreement with the council concerning the way in which tenants were selected. She confirmed that there had been no discussions between her department and the applicant.

**RESOLVED** to refuse the application on the grounds of conflict with local and national policy relating to housing in rural areas; affordable housing; loss of open space and energy efficiency; harm to the character and appearance of the area; and detriment to highway safety.

Mr Labouchere abstained from voting.

**8/10 SWAFFHAM: RESIDENTIAL DEVELOPMENT, CASTLE ACRE ROAD  
FOR ABEL HOMES LIMITED: REFERENCE: 3PL/2009/0920/F  
(AGENDA ITEM 10)**

The Principal Planning Officer (Major Projects) presented this application for 15 dwellings as an extension to an approved development for 51



**Action By**

dwellings. The net gain would be 12 dwellings due to changes to the existing approval.

Members were shown an artist's impression of the proposal which would use the same traditional designs and materials as the approved scheme.

Mr Bird, for applicant, said that the development would include four affordable units; more than £25,000 in financial contributions; and 10% on-site renewable energy. They had consulted the Town Council and local residents to overcome concerns. The Surface Water scheme had been approved by the Environment Agency and exceeded requirements. They were working through challenging times to provide much needed homes.

A Member was concerned that a commercial building near the site might result in noise nuisance. However, no objections had been raised in this regard and there were other residential properties as close as the proposed development.

Another Member sought clarification on the number of affordable houses being provided by the scheme. The original scheme had provided 15 which met the requirement at the time of the approval, since then the new 40% requirement had been introduced. Officers were satisfied that the allocation was correct.

**RESOLVED** that the application be deferred and the officers authorised to grant approval, subject to conditions, on completion of the section 106 agreement, detailed in the report.

**9/10 THETFORD: PROPOSED EXTENSION TO TESCO STORE, NORWICH ROAD: REFERENCE: 3PL/2009/0973/F (AGENDA ITEM 11)**

The Principal Planning Officer (Major Projects) introduced this application for full planning permission to extend the existing Tesco store.

There had been significant developments since the report had been written in that PPS4 had replaced PPS6. Although the main tests of need, impact on town centre and accessibility remained the same in assessing applications for out of town retail development, it was felt that more information was required with regard to the effect of the additional comparison goods (non-food) on the viability of the town centre. The recommendation was therefore subject to clarification and confirmation of the information provided by Tesco, which indicated that the effect on the town centre would be slight.

Mr Bill, objector, owned 20 Pennycress Drive, the dwelling closest to the proposed extension. He was concerned that current screening was insufficient as the trees were deciduous and provided no barrier during the winter months. He was also concerned that the increased height of the extension would intrude into the outlook from his kitchen window; and that the noise from service vehicles would increase, as it would be reflected from the extension. He requested three additional conditions if permission was to be granted: 1) Evergreen screening to be provided, 2) Air handling units to be neither visible or audible to neighbouring properties, and 3) Noise limitation, particularly in respect to idling engines and refrigerated units being left running.

One Member felt that the extension was likely to reduce the noise to the

**Action By**

objector as it would replace existing parking spaces with a building, however Mr Bill felt it was only likely to be a minor improvement.

Another Member was extremely concerned about the effect on the town centre's viability and asked if there was any information on the number of vacant units in Thetford. This was not known, but the retail assessment provided with the application was very thorough and there was nothing that seemed inaccurate.

Another Member asked when Breckland's own retail study would be carried out and was informed that it was programmed to be carried out in the next financial year.

**RESOLVED** that the application be deferred and the officers authorised to grant approval, subject to:

- 1) conditions, including extra conditions relating to the proposed air handling plant, additional boundary screening and noise from delivery vehicles;
- 2) the receipt of satisfactory additional information confirming that the Applicant's conclusions on the effect on the town centre were accurate, and
- 3) no further considerations from the new PPS4;

on completion of the section 106 agreement.

**10/10 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 12)**

**RESOLVED** that the applications be determined as follows:

- (a) Item 1: North Pickenham: Adjacent Romany Dream, Brecklands Green: Proposed residential development for Mr Terry Gray: Reference: 3PL/2009/0857/O

**Refused, see Minute No 7/10.**

- (b) Item 2: Swaffham: Site south of former Bernard Matthews premises, Castle Acre Road: Demolition of cart sheds, erection of 12 new dwellings and redesign previously approved scheme to provide additional three homes for Abel Homes Ltd: Reference: 3PL/2009/0920/F

**Approved, see Minute No 8/10.**

- (c) Item 3: Beeston: Ploughshare, The Street: Retention and extension of Ploughshare PH and alterations to car park and three dwellings for Mr R Scammell: Reference: 3PL/2009/0923/O

This application had been withdrawn.

- (d) Item 4: Thetford: Tesco Store, Kilverstone Lane: Extension to existing foodstore, revised access, extended car park, relocate balancing pond, landscaping and associated works for Tesco Stores Ltd: Reference: 3PL/2009/0973/F

**Deferred, see Minute No 9/10.**

**Action By**

- (e) Item 5: Swaffham: Legends, A47: Continuation of part of car park for car sales with portacabin office and new workshop building, car wash, etc for Mr S Bell: Reference: 3PL/2009/1018/F

It was noted that Mr F Sharpe had received direct written and verbal representation from the applicant.

This application sought permission for the continuation of car and light vehicle sales with a workshop and carwash on part of the car park of a roadside diner adjacent the A47.

Temporary permission for the car sales had been granted in 2005. This had since lapsed and a subsequent application had been refused. However the use had carried on and the applicant advised that the business was profitable.

The issues were finely balanced, but for policy reasons the application was recommended for refusal.

Mr Bell, applicant, was present to answer questions.

Mrs Matthews, Ward Representative, explained that when the applicant had bought the business he had believed that the temporary consent would continue as long as the business was viable. She said that due to the linear layout of Swaffham there were no available sites for such an enterprise within the town. The existing site was large enough for both the diner and the car sales and the businesses supported each other. There was no negative impact on the locality and the use was certainly sustainable – she urged Members to approve the application.

Members supported her view and a proposal was made and seconded to approve the application on a permanent basis.

**Approved, contrary to recommendation, on grounds that the use was viable and sustainable and had no negative impact on the environment.**

- (f) Item 6: Weeting: Field Cottage: Erection of 14 metre 2.2kw domestic wind turbine (resubmission of 3PL/2009/0392/F) for Mr R Childerhouse: Reference: 3PL/2009/1038/F

This application was now retrospective as the turbine had been erected. It was considered that the slimline structure would have only a minimal effect on the environment as it was adjacent to an area of forest and agricultural land in a remote location and this impact would be offset by the positive contribution to sustainable energy.

An appropriate assessment had been carried out as the site was within the Stone Curlew buffer zone and the turbine was not expected to have any impact on the birds.

**Approved, as recommended.**

**Action By**

**Notes to the Schedule**

<b><u>Item No</u></b>	<b><u>Speaker</u></b>
1	Mrs Ball – Ward Representative Mr Evans – Agent Mr Gray - Applicant
2	Mr Bird – Applicant
4	Mr Bill – Objector Ms Moss – Agent
5	Mrs Matthews – Ward Representative Mr Bell – Applicant
Agenda Item 8a Deferred Item	Mr Barron – Parish Council Mr Mulford – Objector Mr Brooker – Applicant Mr Thorpe – Agent (for questions only) Mr Parke – Agent (for questions only)

**Written Representations taken into account**

<b><u>Reference No</u></b>	<b><u>No of Representations</u></b>
3PL/2009/0576/O	14
3PL/2009/0857/O	6
3PL/2009/0920/F	1
3PL/2009/0973/F	2

**11/10 APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE  
(AGENDA ITEM 13)**

This item was noted.

The meeting closed at 12.15pm.

CHAIRMAN

**BRECKLAND COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE – 25 January 2010**

**SCHEDULE OF DEFERRED APPLICATIONS**

REFERENCE AND DETAILS OF APPLICATIONS	MEETING FIRST REPORTED TO	DEVELOPMENT SERVICES MANAGER'S RECOMMENDATION	REASON FOR DEFERMENT
3PL/2008/0874/F: Thetford: Brunel Way: Construction of industrial units	11/08/2008	Approval	For resolution of various outstanding matters

**BRECKLAND COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE – 25<sup>TH</sup> JANUARY 2010**

**REPORT OF DEPUTY CHIEF EXECUTIVE**

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

**THETFORD: RESIDENTIAL DEVELOPMENT, FORMER THETFORD COTTAGE HOSPITAL, EARLS STREET**

**Applicant: NORFOLK NHS PRIMARY CARE TRUST**

**Reference: 3PL/2009/0977/F**

**Summary** – This report concerns proposals to demolish the former Thetford Cottage Hospital and redevelop the site for 13 new dwellings. Subject to the satisfactory resolution of outstanding issues relating to affordable housing, it is recommended that permission is granted subject to conditions and a legal agreement.

**1. INTRODUCTION**

This report concerns applications for planning permission for residential development on the site of the former Thetford Cottage Hospital. The proposed development would include the conversion of the original cottage hospital into 4 flats and the erection of 9 new build dwellings on the remainder of the site. Later additions to the original cottage hospital would be demolished to make way for the new houses. A new access would be created on Earls Street and an existing footway widened and extended. The application is supported by a number of technical reports, including a Design & Access Statement and an Arboricultural Implications Assessment.

The application site is located on the edge of Thetford town centre, within an area of mixed residential and commercial development. The site falls within the Thetford Conservation Area. The site extends to 0.19 hectare, the majority of which is currently occupied by former hospital buildings. The original cottage hospital dates from the late nineteenth century, but has been altered and extended significantly in more recent times. A lime tree on the site frontage is subject to a Tree Preservation Order.

**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. CONSULTATIONS**

Thetford Town Council has raised no objection to the application subject to the reinstatement of a commemorative stone and the use of appropriate building materials. The retention of the original cottage hospital building is welcomed, as is the proposed removal of later unsympathetic additions. Concerns are expressed about the PCT's overall strategy for health care provision in the town.

The Highway Authority has raised no objections to the application, subject to agreement being reached on proposed off-site highway improvements.

Norfolk Landscape Archaeology has raised no objection subject to a condition requiring an archaeological evaluation.

Norfolk Police have made comments on designing out crime, particularly in respect of boundary treatments, creating defensible space and natural surveillance.

The Thetford Society has welcomed the proposals to retain the original cottage hospital building, but concerns are raised about the relationship of the proposed houses to the adjacent snooker club and about the level of parking proposed.

The Historic Buildings Officer has raised no objection to the application, subject to conditions relating to external materials.

The Tree & Countryside Officer has raised no objection subject to a tree protection condition.

The Council's Housing Enabling & Projects Officer has raised concerns about the lack of provision of affordable housing within the development.

The Council's Environmental Health Officer has raised no objection to the application.

The Council's Contaminated Land Officer has requested conditions relating to further site investigation.

Letters of objection have been received from several local residents raising concerns about the scale of development and the level of car parking proposed. Objections have also been raised by an adjacent doctors' surgery about potential overlooking and parking problems. Concerns have been raised by the Thetford Snooker Centre that nuisance to residents could be caused by late night activity.

## **5. PLANNING HISTORY**

Planning permission for the redevelopment of the site for houses was refused on the grounds that the demolition of the original cottage hospital building would be harmful to the character of the area.

## **6. POLICY**

The application site falls within the Settlement Boundary for Thetford. At a national level, policies set out in PPS 3 *Housing*, PPG 13 *Transport*, and PPG 15 *Planning & the Historic Environment* are relevant. The following Core Strategy Policies are also relevant: DC1 (Amenity), DC2 (New Housing), DC4 (Affordable Housing), DC11 (Open Space), DC12 (Trees), DC14 (Energy Efficiency), DC16 (Design), DC17 (Historic Environment) and DC21 (Parking).

## **7. ASSESSMENT**

The principal issues raised by the application concern: i) the extent to which the proposals would accord with local and national planning policy relating to housing development, ii) the likely impact of the development on the character of the area, iii) the adequacy of parking provision, and iv) relationships with adjacent uses.

## **Policy**

It is considered that the redevelopment of the site for housing would accord in general terms with national and local planning policy, as set out in PPS 3 and Core Strategy Policy DC2. The proposal would be compatible with existing uses in the locality and would provide for the re-use of previously developed land in a central location close to shops and facilities. The density of development proposed (68DPH) would fall within policy guidelines, taking into account the character of the area and the town centre location.

The current proposals were drawn up prior to recent changes in affordable housing policy thresholds and requirements. As a result, no provision had been made for affordable housing. Following further discussions, proposals have been tabled to provide a number of affordable units, but at a level below policy requirements due to financial viability considerations. A financial appraisal of the proposed development has been submitted for consideration. Discussions are currently on going on this matter.

In order to meet the requirements of Core Strategy Policy DC11, financial contributions have been requested towards local recreational provision. Use of renewable energy, as required by Policy DC14, could be secured by planning condition.

## **Local character**

In response to the previous refusal of planning permission, current proposals for the redevelopment of the site include the retention of the original cottage hospital building. Existing unsympathetic additions would be demolished, and uPVC windows would be replaced by timber sash windows of traditional design. Overall, it is considered that the refurbishment of the cottage hospital building would enhance the street scene and surrounding conservation area, whilst securing the future of a local landmark building. From the representations received it is clear that the cottage hospital is a valued part of the social history of the town.

The layout and design of the proposed new development is generally well considered, and takes proper account of the pattern of existing development. The proposed houses would be of traditional design, and arranged in short terraces, with simple facades, reflecting the established pattern of development on Earls Street. The proposed new housing would be smaller in scale than the retained hospital building and the adjacent snooker centre. External materials would include red and buff bricks, flint work, timber windows and clay pantiles. A pair of semi-detached houses is proposed next to the original hospital in order to maintain a built frontage to Earls Street, whilst to the rear, houses would be arranged to create an urban mews style development. Existing flint boundary walls to the side and rear would be retained. It is considered that the proposals would preserve the character and appearance of the Conservation Area.

## **Parking**

The application proposed that 15 parking spaces be provided to serve the development – 1 space per dwelling plus 2 visitor spaces. This level of provision falls below the minimum of 2 spaces per dwellings set out in the Core Strategy parking standards. However, Policy DC21 does acknowledge the benefits of reducing parking provision in order to encourage more sustainable forms of transport in locations that are well served by public transport and in town centres. Given the central location of the site, the size of dwellings proposed and the proximity of public car parks for visitors, it is considered that the reduced level of parking proposed is acceptable. It is recommended that cycle storage facilities should be required by



condition for each dwelling proposed. The Highway Authority has raised no objection to the level of car parking proposed.

#### **Relationship with neighbouring uses**

The layout and design of the development has been designed to minimise impact on neighbouring properties due to overlooking. Specific concerns have been raised by the adjacent medical practice, although at first floor level only a landing and bedroom window would face directly towards the surgery building. These windows could be relocated/omitted if necessary.

Objections have also been raised locally about potential conflicts between the existing snooker centre and houses proposed close to the southern site boundary. Particular concerns are that the coming and going of snooker club customers, particularly late in the evening, would cause disturbance to adjacent residents, and that subsequent complaints could result in additional burdens/limitations on the business. Whilst these concerns are acknowledged, the layout of the proposed development does to some extent help to limit the level of disturbance likely to be experienced. The elevation facing the snooker club entrance contains only a landing window, whilst an existing substantial concrete panel fence on the boundary provides a degree of screening. The proposed development would nonetheless be subject to a certain level of noise from activity within the street, including at night, but it is not considered that this level of disturbance would be unexpected in a town centre situation or would be sufficient to justify refusal of permission in this context.

#### **Other matters**

Improvements to existing footways are proposed as part of the development, including the widening of the existing footway on the site frontage and the construction of a new footway in front of the adjacent snooker centre. Some further improvements to the junction of Earls Street with Norwich Road have been requested by Norfolk County Council, but it is not considered that such works could reasonably be required in connection with the proposed development, given its scale and the previous use of the site.

### **8. RECOMMENDATION**

Subject to the satisfactory resolution of outstanding issues relating to affordable housing provision, it is recommended that planning permission is granted subject to conditions relating to external materials, landscaping, tree protection, boundary treatments, permitted development rights, access and footway improvements, construction operations, parking provision, cycle storage, renewable energy and site investigation. A legal agreement is also required in relation to affordable housing and recreation contributions.

**BRECKLAND COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE – 25<sup>TH</sup> JANUARY 2010**

**REPORT OF DEPUTY CHIEF EXECUTIVE**

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

**CARBROOKE: PROPOSED NEIGHBOURHOOD CENTRE/ERECTION OF 8 DWELLINGS: FORMER RAF WATTON TECHNICAL SITE**

**Applicant: HDD RAF WATTON**

**Reference: 3PL/2009/0990/D**

**Summary** – This report concerns a reserved matters application for a neighbourhood centre as part of the redevelopment of the former RAF Watton Technical Site. It is recommended that the application is approved.

**1. INTRODUCTION**

This report concerns revised proposals for a new neighbourhood centre on land at the former RAF Watton Technical Site. The proposed neighbourhood centre would include a convenience store (373m<sup>2</sup>) and 3 smaller units designed to accommodate a range of A1, A2, A3, A5 and D1 uses. The smaller retail units would range in size from 92m<sup>2</sup> to 98m<sup>2</sup>. A mix of 2 and 3 bedroom houses are proposed on land adjacent to the neighbourhood centre. Access would be gained off a new road via the proposed new roundabout on Norwich Road. Parking for 46 cars would be provided, together with cycle parking/storage facilities. The application is supported by a Design & Access Statement, a Tree Survey and Landscaping Schedule.

The application site forms part of the former RAF Watton Technical Site. The site is located approximately 2km to the east of Watton town centre and falls with the Parish of Carbrooke. The surrounding area has a mixed character, with both commercial and residential uses. The site is irregular in shape and extends to 0.41 hectare. The site has a frontage onto Norwich Road.

**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. CONSULTATIONS**

Carbrooke Parish Council has raised no objection to the application, but has made comments in relation to commercial matters, crime and disorder, and access.

The Highway Authority has raised no objection to the application subject to conditions relating to access and parking.

The Tree & Countryside Officer has raised no objection to the application subject to conditions relating to tree protection and landscaping.

Norfolk Police have welcomed the fact that issues of crime and disorder have been taken into account in the layout and design of the development. Comments have been made in respect of boundary fencing.

## **5. SITE HISTORY**

Outline planning permission for the use of the site as a local centre was granted in September 2006 as part of the redevelopment of the former Technical Site for housing and employment. The following reserved matters applications have subsequently been considered:

- neighbourhood centre (5 retail units) and 22 flats – approved May 2008
- neighbourhood centre (5 retail units) and 4 houses – refused on design grounds September 2008
- neighbourhood centre (5 retail units) and 4 houses – approved December 2008.

## **6. POLICY**

Relevant national planning policies include PPS1 *Delivering Sustainable Development*, PPS 3 *Housing* and PPS 4 *Planning for Sustainable Economic Development*. Relevant Core Strategy Policies include Policy DC1 (Amenity), DC12 (Trees) and DC16 (Design).

## **7. ASSESSMENT**

The principal issues raised by the application concern: i) the likely effects of the development on the appearance of the surrounding area and amenity, ii) the mix of uses proposed, and iii) access.

### **Impact on local character and amenity**

The proposed neighbourhood centre would occupy a prominent site next to Norwich Road (B1108) and immediately adjacent to one of the two principal entrances to the Technical Site redevelopment. The proposed development adopts a broadly traditional architectural style and palette of materials, with the aim of creating a distinctive landmark building for this gateway site. It is considered that this objective is successfully achieved in the detailed design of the development. To create visual identity and presence, large projecting roof gables with generous overhangs have been incorporated into the building design. These elements are balanced by a simple elevational treatment, including large areas of glazing to shopfronts. The proposed neighbourhood centre building is effectively a truncated down version of the proposal approved in December 2008.

The proposed dwellings would also follow the format of the previously approved scheme, with two blocks of additional units being accommodated on land made available by the reduction in the footprint of the commercial scheme. It is considered that the layout and design of the proposed houses would relate satisfactorily to adjacent open space and housing. The housing has been laid out to minimise potential amenity conflicts with the adjacent shop units, with the commercial and residential elements (including car parking) being clearly defined. Existing trees, which are a prominent and characteristic feature of the site, would be retained.

The proposed development has been designed to minimise opportunities for crime. Car parking areas would be well lit and open, pedestrian routes would be clearly defined and servicing areas would be fully enclosed. A specialist management company would undertake the upkeep of public realm areas.

**Mix of uses**

The mix of retail/commercial units and housing is consistent with the outline planning permission granted in 2006 for the redevelopment of the former Technical Site. The outline permission identifies the application site as part of a designated 'local centre'. Whilst the amount of retail floorspace shown is less than proposed in previous reserved matters applications (a reflection of current economic conditions), it is not considered that this change is objectionable in itself. The range and size of units has been designed to ensure competitive rent levels and a good mix of uses. As with previous applications, it is recommended that conditions be imposed relating to retail unit size to ensure that the scheme addresses local shopping needs.

**Access**

Access to the proposed development would be via the proposed new roundabout on Norwich Road. Completion of the roundabout has been suspended since the original developer (Cofton Limited) went into receivership in early 2009. Under the terms of the current outline permission, the proposed development could not be occupied until the roundabout and access roads are completed. The Highway Authority has raised no objection to the current application.

**8. RECOMMENDATION**

It is recommended that reserved matters approval is granted subject to conditions relating to external materials, parking, cycle storage, tree protection, landscaping and retail unit size.

<b>Item No.</b>	<b>Applicant</b>	<b>Parish</b>	<b>Reference No.</b>
1	Norfolk NHS Primary Care Trust	THETFORD	3PL/2009/0977/F
2	Mr R Croft	CARBROOKE	3PL/2009/0990/D
3	Mrs J Mysko	NORTH TUDDENHAM	3PL/2009/1164/F

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

<b>ITEM</b>	<b>1</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2009/0977/F	
<b>LOCATION:</b>	THETFORD Former Thetford Cottage Hospital Earls Street	<b>APPN TYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> Y <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Norfolk NHS Primary Care Trust Elliot House 130 Ber Street	
<b>AGENT:</b>	Chaplin Farrant Ltd 51 Yarmouth Road Norwich	
<b>PROPOSAL:</b>	Conversion of original hospital building into 4 flats demolition of remainder & res.dev. of remainder of site	

**CONSULTATIONS**

THETFORD T C

Committee's Observation

The Committee was supportive, noting that this scheme would retain the character of the original building whilst seeing the disappearance of existing 'unfortunate' extensions. The sole proviso was that the commemorative stone removed some time ago and placed in safe-keeping be re-instated.

There was a presumption that the materials indicated in the documentation would indeed be those used.

Council's Observation

The Council, whilst relieved that the original building was not now to be demolished, continued to regret that it would no longer be contributing to the 'provision of better health care' to the Thetford community. It remained unconvinced that the strategy adopted by the PCT was the right one for the people of the town

**RECOMMENDATION**

**Refusal of Planning Permission**

**REASON(S) FOR REFUSAL**

3920 REPORT ITEM

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

<b>ITEM</b>	<b>2</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2009/0990/D	
<b>LOCATION:</b>	CARBROOKE Neighbourhood Centre Blenheim Grange (Former RAF Watton) Norwich Road	<b>APPN TYPE:</b> Reserved Matters <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> Y <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mr R Croft HDD RAF Watton City Gate East	
<b>AGENT:</b>	Mr P Bradley Jefferson Sheard Architects 1 Scotgate Mews	
<b>PROPOSAL:</b>	Mixed use local centre, retail units with 30 no. parking sp. 6 - 3 bed & 2 - 2 bed houses, parking and landscaping	

**CONSULTATIONS**

CARBROOKE P C

Majority no objection. One objection with the following comments:

Looking at the plan of the shop units, it strikes me that this looks very like some of the large supermarket designs that we see in the area. I would be surprised if the three adjoining units were to be let to different retail ventures, in this present economic climate, making this a potentially good sized supermarket.

The building will dominate the area with its height and size. There will be problems with large articulated lorries delivering all day and possibly all night if the opening hours are extended to 24hr. The potential for this, as stated in the architectural design and access statement, is a "high quality of life with low crime". This is an overly optimistic view given the high incidence of vandalism and petty crime generated already from the estate, without supplying the miscreants a ready source of alcohol to fuel their imagination and seating areas and shelter to accommodate undesirable rowdy gatherings. I would also like to point out that from a commercial point of view we already have retail units across the road at the industrial park that are available for leasing out to potential commercial enterprises if required. There seems to be little take-up on these as they have been empty for some time now. There are more than enough shops/supermarkets in Watton to make this enterprise invalid, and a very good bus route both hourly and running on time to make the comment regarding car owners only benefiting from Watton shopping centre misleading. It is also worthwhile to note that unless the roundabout is sorted out and built that this would scupper the whole commercial venture, unless they would be paying for this to be completed?

I would be interested to know who the developers have approached regarding the leasing of commercial units and if any major supermarket chains have been approached because of the quite specific design of the building.

WATTON TOWN CLERK

DC131

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

NO REPLY AS AT 8TH JANUARY, 2010

**RECOMMENDATION** Approval of Reserved Matters

**CONDITIONS**

**3920** REPORT ITEM



**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

<b>ITEM</b>	<b>3</b>	<b>RECOMMENDATION : REFUSAL</b>
<b>REF NO:</b>	3PL/2009/1164/F	
<b>LOCATION:</b>	NORTH TUDDENHAM Dale Tree Barns Low Road	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Mrs J Mysko Dale Tree Barns Low Road	
<b>AGENT:</b>	JCPC Ltd The Barn Top Farm	
<b>PROPOSAL:</b>	Variation of condition 5 on pp 2005/1274/F to allow annexe to be occupied by applicant for temporary period	

**KEY ISSUES**

Justification for residential development in the countryside

**DESCRIPTION OF DEVELOPMENT**

The application seeks temporary planning permission to allow the annexe to be occupied as a separate unit of residential accommodation.

**SITE AND LOCATION**

The site, which lies outside the Settlement Boundary, consists of Dale Tree Barns, which is a residential barn conversion, with accompanying detached single storey annexe with associated grounds. To the south and north-west are neighbouring residential dwellings, to the east is open land (under the ownership of Dale Tree Barns) and to the south-west is the Low Road carriageway which provides access to the site.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

### **RELEVANT SITE HISTORY**

3PL/2009/0849/F - Removal of condition 5 of 3PL/2005/1274/F to allow annexe to be used as a separate dwelling - Refused.  
3PL/2009/0073/F - Removal of condition 5 of 3PL/2005/1274/F to allow annex to be used as a separate dwelling - Refused.  
3PL/2005/1274/F - Conversion and extension to existing garage to form annexe - Approved.  
3PL/2004/1940/F - Erection of Summerhouse - Withdrawn.  
3PL/1998/0100/F - First floor extension to match existing structure and detached garage - Approved.  
3PL/1995/0244/F - Conversion of barns to dwelling - Approved.  
3PL/1989/1166/O - Erection of 1 bungalow - Refused  
3PL/1989/0079/F - Siting of mobile home - Refused.  
3PL/1988/2011/O - Erection of a dwelling - Refused.

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan and those of the Submission Core Strategy and Development Control Policies Development Plan Document have been taken into consideration in the determination of this application:

PPS1: Sustainable Development

PPS7: Sustainable Development in Rural Areas

DC1: Protection of Amenity

### **CONSULTATIONS**

NORTH TUDDENHAM PC

Objection

"As an annexe to Dale Tree Barns it should be identified as so, not as red line shown. The Property can be seen easily from the road. This would be the thin end of the wedge and be an injustice to the planning in Tuddenham."

"This is not a separate property but part of Dale Barn so red line should extend round the whole boundary. the enforcement order should stand. The garages were converted for childrens recreational purposes."

### **REPRESENTATIONS**

None

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 25-01-2010**

### **ASSESSMENT NOTES**

- \* The application is referred to the Development Control Committee as the applicant is an employee of the District Council.
- \* The application is for temporary permission to occupy the annex as a separate dwelling. This follows two earlier refusals (3PL/2009/0073/F and 3PL/2009/0849/F) on the grounds that there was no justification for a new dwelling in the countryside which occupies an unsustainable location away from local facilities and would set an unwanted precedent for other proposals of a similar nature.
- \* The previous applications included a planning statement to support the proposal which remains relevant. A further letter has been submitted indicating the applicant's role in providing physical and moral support to her sister who occupies the main dwelling on the site.
- \* Notwithstanding this supporting information, and the request being for temporary approval, these factors do not outweigh the fact that the site is located outside of any defined Settlement Boundary and fails to meet sustainability requirements which seek to locate development in areas with appropriate access to a suitable range of local services.
- \* For these reasons the application is recommended for refusal.

### **RECOMMENDATION**

**Refusal of Planning Permission**

### **REASON(S) FOR REFUSAL**

- 9900** PPS3 Housing paragraph 36
- 9900** PPS7 Housing in the countryside
- 9900** Need not demonstrated
- 9300** Setting a precedent
- 9310** Despite personal circumstances

**BRECKLAND COUNCIL**  
**DEVELOPMENT CONTROL COMMITTEE**

List of decisions made by the Breckland Council under the agreed terms of delegation.

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## DOC - COMPLETE

3DC/2009/0056/DOC	Mrs J Geeves	GRESSENHALL 95 Bittering Street	Discharge of condition 3 on pp 3PL/2009/0542/F
3DC/2009/0062/DOC	Mrs J Foreman	ASHILL Redmoor Cressingham Road	Discharge of condition 4 on pp 3PL/2009/0824/F
3DC/2009/0063/DOC	Mr & Mrs Wilson	SHROPHAM Hockham Lodge Bungalow	Discharge of condition 3 on pp 3PL/2009/0471/F
3DC/2009/0064/DOC	Mr D Savage	SWANTON MORLEY 10 Ainsworth Close	Discharge of conditions 4 & 5 on pp 3PL/2009/0744/F

## Permission

3PL/2009/0798/F	Miss Jean Magrath	SCARNING Scarning Dale	Proposed residential conversion of former function room
3PL/2009/0817/F	Mr A Rivett	GREAT ELLINGHAM Claybat Barn Manor Farm	Change of use of rural bdg to residential with single storey sunroom ext., new site access
3PL/2009/0871/F	Mrs Deanne Wilson	THETFORD 105 Redgate	Conservatory extension
3PL/2009/0863/F	The Parochial Church Council	SHIPDHAM All Saints Church	Installation of gravel path, loose gravel with edging & assoc. landscape planting connected with Memorial Garden

# BRECKLAND COUNCIL

## DEVELOPMENT CONTROL COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

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### Permission

3PL/2009/0902/F	Mr Gary Lake	GREAT DUNHAM 2 Litcham Road	Residential vehicular access crossing
3PL/2009/0922/O	Mr & Mrs Hipperson	NORTH LOPHAM Alcliff Kings Head Lane	Proposed severance of garden to form plot for one dwelling
3PL/2009/0947/F	Mr & Mrs Hindry	BRADENHAM AND NECTON Annex - The Haybarn	Variation of condition 4 on pp 3PL/2006/0153 to allow the use to be an annexe or holiday let
3PL/2009/0962/F	Mr & Mrs W Woods	NORTH ELMHAM Willow Cottage Broom Green	Proposed single storey extension and alterations to cottage
3PL/2009/0971/F	Holme Hale Playing Field Trus	HOLME HALE The Pavilion School Road	Installation of portacabin to improve storage space at village hall
3PL/2009/1000/F	Mr & Mrs Rowley	DEREHAM Watering Farm Yaxham Road	Proposed swimming pool enclosure & conservatory
3PL/2009/0999/F	Mr B C E Seaman	ATTLEBOROUGH 21 Woodside Park	Erection of single storey extension to front of dwelling
3PL/2009/0995/F	Mr A Champion	MATTISHALL 20 Dereham Road	Single storey front extension to existing bungalow

# BRECKLAND COUNCIL

## DEVELOPMENT CONTROL COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

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### Permission

3PL/2009/0992/F	Mr S Wood	GRESSENHALL Camden Cottage 2 The Green	Alterations & extension to cottage
3PL/2009/0988/F	Mr & Mrs Bradbury	MATTISHALL The Yews South Green	Garage conversion & new porch
3PL/2009/0987/A	Mr G Hammond	DEREHAM 4 The Old Eagle Market Place	Replacement of signage
3PL/2009/0986/F	Mr T Downes	ATTLEBOROUGH Ash Farm Hill Common	Extension to new pig unit
3PL/2009/0981/F	Colonel B Fairman	GARBOLDISHAM Stubblings Farmhouse The Ling	Erection of new open fronted cart shed & log store
3PL/2009/0976/F	Mr I Jones	HILBOROUGH Pink Cottage 52 Brandon Road	Erection of double garage & change to vehicular & pedestrian access to property
3PL/2009/1019/F	Mr & Mrs K Edwards	BESTHORPE AND ATTLEBOROUGH The Lowlands	Proposed erection of 3 bay detached garage building
3PL/2009/1017/F	Mr R Billen	MUNDFORD 11a The Lammas	Moving existing garden fence to boundary with pavement

# BRECKLAND COUNCIL

## DEVELOPMENT CONTROL COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

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### Permission

3PL/2009/1013/F	Mr & Mrs Hoggett	GREAT CRESSINGHAM 5 Watton Road	Demolition of existing garage and erection of new garage
3PL/2009/1012/F	Mr B Cox	SWAFFHAM 3a Low Road Lynn Road	Extension of annex & change flat roof to pitched
3PL/2009/1007/F	Weld-Fab Stage Eng Ltd	GARBOLDISHAM Harbour Lane	Proposed product assembly building
3PL/2009/1006/F	Mr J Stowell	ASHILL 8 Millfields	Proposed entrance porch
3PL/2009/1003/A	The Boots Company	DEREHAM 35 Market Place	1 x non illuminated folded aluminium fascia with int. illuminated Boots lozenge 1 x int. illum. projection cross
3PL/2009/1002/F	Mr Bonnar	ATTLEBOROUGH 44 Cyprus Road	Conservatory to the rear
3PL/2009/1001/F	Mr N Trevithick	NORTH LOPHAM The Linen House The Street	Erection of agricultural building
3MA/2009/0016/MA	Mr & Mrs Foreman	ASHILL Redmoor Cressingham Road	Small link section of annexe to have glazed roof & walls - amendment to 3PL/2009/0824/F

# BRECKLAND COUNCIL

## DEVELOPMENT CONTROL COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

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### Permission

3MA/2009/0014/MA	Mr & Mrs Dalgleish	SCOULTON Abergavenney Farm 3 Clipbush Lane	Increase depth of some windows conservation rooflights, photovoltaic roof slates to courtyard pitch - 2003/0897
3MA/2009/0005/MA	Mr P Dawes	CARBROOKE Site adj. Fen Farm Willow Corner	Minor amendment to pp 3PL/2008/0969
3PL/2009/1054/F	Mr & Mrs D Stollery	GREAT ELLINGHAM Woodlawn Bow Street	Single storey side extension to dwelling
3PL/2009/1053/F	Mr B Jenkins	GREAT DUNHAM Foxglove Litcham Road	Porch
3PL/2009/1051/F	Mr & Mrs J Deacon	MUNDFORD 8 Cherry Tree Close	Two storey rear extension first floor extension over garage
3PL/2009/1050/F	Mr & Mrs B Stenning	COLKIRK The Old Star Dereham Road	Demolition of sun room & erection of single storey extension to rear
3PL/2009/1047/F	Mr and Mrs D Womack	OLD BUCKENHAM Cherry Tree House Stacksford	Residential extension
3PL/2009/1045/F	Mr Ian Mallinson	SAHAM TONEY 12 Pages Lane	Garage/entrance hall/shower wc extension



# BRECKLAND COUNCIL

## DEVELOPMENT CONTROL COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

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### Permission

3PL/2009/1071/LB	Norwich & Peterborough Build	DEREHAM 4 High Street	New signage
3PL/2009/1041/LB	Mr Brian Mitchell	SAHAM TONEY White Hall White Hall Lane	Replace an existing dormer window on a like for like basis to the rear of the property
3PL/2009/1033/LB	Boots Group Plc	DEREHAM 35 Market Place	1 x non illuminated folded aluminium fascia with int. illumin. Boots lozenge & 1 x int. illumin.projecting cross
3PL/2009/1023/LB	Mr D Lawrence	HARLING 1 The Crescent Lopham Road	Single storey, one room, rear extension
3PL/2009/1004/LB	Enterprise Inns	OLD BUCKENHAM The Gamekeeper The Green	Repair works & internal alterations
3PL/2009/0982/CU	Belvoir Property Management	WATTON 6 High Street	Proposed change of use of extg ex kitchen showroom/offices to Property Letting Agency (A1 to A2)
3PL/2009/0980/LB	Colonel B Fairman	GARBOLDISHAM Stubblings Farm House The Ling	New French Doors in annexe, paint annexe "Buttered Rum" colour and new pergola.
3PL/2009/0941/LB	Mr A Power	BANHAM Church Farmhouse 51 Crown Street	Replace 5 no. windows to rear elevation and fit double glazed units to 5 no. windows in front elevation

# BRECKLAND COUNCIL

## DEVELOPMENT CONTROL COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

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### Permission

3PL/2009/0870/LB	Hammondlee	DEREHAM The Old Eagle 4 Market Place	Replacement of signage
3MA/2009/0023/MA	Mr & Mrs Siggins	MATTISHALL 31 South Green	Extension reduced in size
3MA/2009/0020/MA	Mrs Packard Iveson	DEREHAM 12 William Cowper Close Toftwood	Revised position of front door & wall to same - amendment to pp 3PL/2009/0733/F
3MA/2009/0019/MA	Mr J Bird	SWAFFHAM The Hatchery Castleacre Road	To move garage block for plots 44 & 45 northwards by 2.5m & plot 44 moved northwards 300m - amendment to pp 2008/0345
3MA/2009/0017/MA	Morways Developments Ltd	CRANWORTH Barn C & D Church Farm Barns	Various internal layout & window changes, garage repositioned - amendment to pp 3PL/2007/0727/F
3PL/2009/1043/F	Mr Robert Gillbanks	MUNDFORD 19 Fir Close	Replacement of existing utility/WC extension replace with larger extension incor. new utility, WC & study
3PL/2009/1040/A	Norwich & Peterborough Build	DEREHAM 4 High Street	Replacement of existing fascia & hanging sign with similar in new corporate image
3PL/2009/1039/F	Mr M Morter	ATTLEBOROUGH 130 Ollands Road	Proposed extension to bungalow consisting of new lounge, garage & porch

# BRECKLAND COUNCIL

## DEVELOPMENT CONTROL COMMITTEE

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### Permission

3PL/2009/1035/F	Mr & Mrs J Cator	ATTLEBOROUGH 89 Hargham Road	Single storey front and two storey/single storey rear extensions to dwelling.
3PL/2009/1034/F	Mrs Lareena Phillips	WATTON 1 St Marys Close	Construction of new single storey side extension to form an annexe
3PL/2009/1029/F	Mr S Lee	SWAFFHAM 1 Couhe Close	Alterations & extensions to bungalow
3PL/2009/1022/F	Mr D Lawrence	HARLING 1 The Crescent Lopham Road	Single storey, one room rear extension
3PL/2009/1021/F	Mr D Lawrence	HARLING 1 The Crescent Lopham Road	Erection of single storey, detached, one room office building
3PL/2009/0967/F	Mr T Whales	LEXHAM Lodge Farm	To erect 3 timber loose boxes
3PL/2009/0955/F	Mr S Archer	FOULDEN Foulden Hall	Proposed refurbishment of & extension to existing barn
3PL/2009/0940/F	Ms L Williams	SPORLE 9 Priory Place	Proposed conservatory

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### Permission

3PL/2009/0910/F	Mr G Wharton	YAXHAM Land off Cutthroat Lane	C/U from agricultural to keeping horses/livestock, erec. stable block & store and other assoc. works
3PL/2009/0877/F	Mr S Becker	CRANWORTH Pond Barn Oaklands Farm	Cart lodge to existing barn (Retrospective)

### Refusal

3PL/2009/0707/F	Mr M Truswell	LYNG St James Square The Street	Demolition of existing garage & erection of new dwelling on site of original cottage 'The Victory'
3PL/2009/0777/F	Miss A Wilkinson	SNETTERTON Old School House North End	Proposed new two storey dwelling & re-use existing garage
3PL/2009/0826/F	Mr T Foster	THETFORD Stables Yard Magdalen Street	Conversion from A1 retail to residential (x2 - 1 bed flats)
3PL/2009/0836/F	Ms M Bulley	ATTLEBOROUGH Land behind Ladbrokes 1 Church Street	Erection of three flats at the rear
3PL/2009/0867/O	Mr A Turner	BEETLEY Fakenham Road	Single detached dwelling and garage
3PL/2009/0963/A	Mr Martin Turver	HOCKHAM Field adj. to A1075 Watton Road	Advertisement board for Dog & Partridge

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### Refusal

3PL/2009/0978/F	Mrs S Hool	NORTH LOPHAM Barn adjacent to 2 Yew Tree Cottage	Proposed conversion of existing agricultural barn to form 3 bedroom residence
3MA/2009/0021/MA	Parkland Properties	GREAT DUNHAM Site adj. South Cottage Litcham Road	Revised driveway arrangement amendment to pp 3PL/2008/1396/F
3OB/2009/0004/OB	Mr A Hall-Carpenter	SHIPDHAM Westend Cottage High Street	Removal of S106 agreement on PP 3PL/1998/0877/F to allow the use as a separate dwelling
3PL/2009/1015/CU	Mr G Cormack	ATTLEBOROUGH 10 Church Street	Change of use from travel agent (A1) to a walk in tax & accounting centre (A2)

**ENFORCEMENT ITEMS – 25 JANUARY 2010**

1. **ROUDHAM – RACKHAM, CAMP FARM (2006/0115)**  
Planning application for change of use of units withdrawn 13 March 2006, enforcement action authorised to secure all unauthorised uses on site. Instructions to serve Enforcement Notice sent to Steeles 7 April 2006. Enforcement Notice served 19 July 2006, has until 1 December 2006 to comply. Appeal submitted 4 October 2006. Appeal dismissed, has until 24 September 2008 to comply. Further appeal made against Inspector's decision to the High Court, awaiting for the outcome before any further enforcement proceedings can take place.
2. **BYLAUGH – MR S VINCE, BYLAUGH HALL (2006/0306)**  
Enforcement action authorised by Development Control Committee on 3 July 2006 regarding breach of conditions on applications 3PL/2004/0093/F and 3PL/2004/0094/LB. Instructions to serve Breach of Condition Notice sent to Steeles 21 July 2006. Letter sent from Steeles 12 September outlining requirements and giving 4 weeks in which to submit details. Further negotiation with Mr Vince ongoing, additional time allowed to comply with highway requirements. Instructions to serve Breach of Condition Notice sent to Norfolk County Council on 20 March 2008. Meeting held with NCC Legal Department, Notices prepared, to be sent across for signature. Enforcement Notice served has until 6 September 2009 to carry out a scheme of off-site highway improvements and erect new signage. Appeal submitted. Appeal dismissed on 12 November 2009 has until 12 May 2010 to comply with Breach of Condition Notice
3. **BEESTON – MR J OGLIVY, WATERY LANE (2006/0338)**  
Enforcement action authorised by Development Control Committee on 5 June 2006 for the cessation of the residential use of the land. Enforcement Notice served 16 October 2006, effective from 27 November 2006, has until 27 March 2007 to comply. Applications for barn and the residential caravan withdrawn, further application to incorporate both on one application to be submitted by 6 November 2006. New application submitted 6 November 2006, reference number 3PL/2006/1653/F. Application refused, appeal submitted. Appeal against barn upheld, planning permission granted 31 July 2007. Appeal dismissed against mobile home, further application pending. New planning application submitted for the stationing of a caravan. Planning application refused 27 October 2008. Appeal submitted 5 December 2008. Appeal dismissed for the stationing of a mobile home 12 May 2009, has until 12 September 2009 to comply with the enforcement notice. Planning application submitted 3PL/2009/0984/F for change of use of land for siting mobile home to supervise business. **Planning permission refused 14 December 2009**
4. **ATTLEBOROUGH – MR HOLBROOK, SWANGY FARM, SWANGY LANE, (2008/0011)**  
Retrospective planning application for retention of existing two-storey garage building and use of first floor as one bedroom annexe accommodation refused. Development Control Committee authorised enforcement action to re-instate the building to the original plans. Instructions to serve Enforcement Notice sent to Steeles 17 January 2007. Enforcement Notice served has until 2 October 2008 to comply. Appeal submitted 1 April 2008. Appeal dismissed on 13 August 2008 has until 13 August 2009 to comply. Planning application submitted 16 January 2009 to retain the building for garage and office/storage only reference 3PL/2009/0035/F. Planning permission refused, amended scheme pending. **Planning application submitted 11 December 2009 reference number 3PL/2009/1152/F**

5. **ATTLEBOROUGH – MR & MRS JONES, LEYS LANE (2008/0190/CAS)**  
 Unauthorised scrap/vehicles taking place on a parcel of agricultural land. Instructions sent to Norfolk County Council 12 June 2008. Enforcement Notice served has until 20 December 2008 to remove all unauthorised storage and 20 April 2008 to re-instate the land. Appeal submitted 14 November 2008. Inquiry held 21 April 2009, existing notice to be withdrawn and new notice to be served to incorporate extra land Enforcement Notice served has until 24 December 2009 to remove all unauthorised storage and 24 February 2010 to re-instate the land. Appeal submitted 10 September 2009
  
6. **ATTLEBOROUGH – MR BECKER, FINE FURNITURE, LEYS LANE (2008/0377/CAS)**  
 Unauthorised change of use from office to residential occupation, planning permission refused 15 July 2008. Instructions to serve enforcement notice sent to Norfolk County Council 9 October 2008. Requisition for Information served. Enforcement Notice served has until 8 December 2009 to cease the use and until 8 March 2010 to remove any installations, structures other works and all articles associated with a residential use.
  
7. **COLKIRK, MR & MRS REEVE, NORTH POLE FARM (2009/0072/CAS)**  
 Unauthorised mobile home on agricultural land, instructions to serve Enforcement Notice sent to Norfolk County Council 10 March 2009. Requisition for Information served. Planning application submitted for change of use of land for stationing of mobile home to supervise new agricultural business. Planning permission refused 27 July 2009. Enforcement Notice served has until 26 April 2010 to comply.
  
8. **SHIPDHAM, MANOR COURT CARE, SHIPDHAM MANOR HOUSE (2009/0206/CAS)**  
 Unauthorised uPVC windows installed in side of listed building. Planning permission refused on 28 May 2009, reference number 3PL/2009/0245/LB. New planning application pending. New planning application submitted 25 September 2009 reference number 3PL/2009/0893/LB. Listed Building consent approved 18 November 2009 to comply by June 2011.
  
9. **ASHILL, MR G ROSE, OLD GARAGE SITE (2009/0216/CAS)**  
 Unauthorised residential use of mobile home, planning permission for the temporary siting of mobile home refused reference number 3PL/2008/0323/F. New planning application pending. New planning application submitted on 14 October 2009 for the temporary standing of mobile home (retrospective) reference number 3PL/2009/0960/F. **Planning permission refused 01 December 2009**
  
10. **DEREHAM, MR WYRWIK, 2 WILLIAM COWPER CLOSE, (2009/0305/CAS)**  
 Untidy site - Instructions to serve a Section 215 Notice sent to Norfolk County Council 23 September 2009.
  
11. **NORTH TUDDENHAM, MRS J MYSKO, DALE TREE BARN (2009/0306/CAS)**  
 Unauthorised use of annex as independent dwelling, permission to remove planning condition refused 9 March 2009 reference number 3PL/2009/0073/F. Instructions to serve an enforcement notice sent to Norfolk County Council 23 September 2009. Planning permission 3PL/2009/0849/F refused 2 November 2009. **New application submitted for variation of condition to allow annexe to be occupied by applicant for temporary period 3PL/2009/1164/F**
  
12. **ATTLEBOROUGH, MR BECKHAM, QUICKSTOP/WOODY'S (2009/0330/CAS)**  
 Unauthorised security shutters and signage, planning permission refused 5 August 2009 reference number 3PL/2009/0375/F & 3PL/2009/0376/A. Instructions to serve enforcement notice sent to Norfolk County Council 18 November 2009. **Signage and shutters removed from Woody's shop front 22 December 2009**