



# AGENDA

**NOTE**

WARD REPRESENTATIVES WISHING TO SPEAK ON A PARTICULAR APPLICATION ARE ASKED TO INFORM THE PLANNING USHER AT [planningusher@breckland.gov.uk](mailto:planningusher@breckland.gov.uk) BY NO LATER THAN 23 SEPTEMBER 2020

**Committee - PLANNING COMMITTEE**

**Date & Time - MONDAY, 28TH SEPTEMBER, 2020 AT 1PM**

THIS MEETING WILL BE STREAMED LIVA VIA THE LINK BELOW AND WILL BE ACTIVATED AT THE START OF THE MEETING

<https://www.breckland.gov.uk/virtual-committee-meetings>

**THE ORDER OF THE MEETING WILL NOT VARY. TO REDUCE WAITING TIMES EACH APPLICATION WILL BE HEARD AT AN ALLOTTED TIME (SEE BELOW)**

**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.

Democratic Services  
Elizabeth House, Walpole Loke,  
Dereham Norfolk, NR19 1EE  
Date: Thursday, 17 September 2020

***NB: some applications may overrun the allotted time slot due to any Wi-Fi issues that may occur, and/or the number of questions asked and the subsequent responses.***

**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's planning policy documents set the strategic context for development in the District, governing the decisions made on planning applications and what types of development are suitable for each area.

The National Planning Policy Framework sets an expectation that each Local Planning Authority (LPA) should produce a single Local Plan which sets out the strategic planning priorities for the District.

The Localism Act, introduced in 2011, also comes with a requirement that Local Authorities produce and justify their own housing targets rather than having to rely on the targets set out by the abolished Regional Spatial Strategy (East of England Plan).

The Breckland Local Plan was adopted on the 28<sup>th</sup> November 2019. It is a key document that guides development in the District over the next 20 years. This contains the Council's planning policies which must be consistent with the Government's National Planning Policy Framework (NPPF) and accompanying technical guidance. The full public scrutiny of the Council's proposals that has been carried out gives the Local Plan an exceptional weight when dealing with planning applications.

This shift towards a "Plan-led" planning system is a major feature of planning legislation. The Planning & Compulsory Purchase Act 2004, 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.***

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets

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 LDF 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 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**

Page(s)  
herewith

1. **MINUTES**

To confirm the minutes of the meeting held on 1 September 2020.

5 - 10

2. **APOLOGIES & SUBSTITUTES**

To receive apologies for absence.

3. **DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED**

The duties to register, disclose and not to participate for the entire consideration of the matter, in respect of any matter in which a Member has a disclosable pecuniary interest are set out in Chapter 7 of the Localism Act 2011. Members are also required to withdraw from the meeting as stated in the Standing Orders of this Council.

4. **CHAIRMAN'S ANNOUNCEMENTS**

5. **REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA**

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.

6. **URGENT BUSINESS**

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.

7. **LOCAL PLAN UPDATE (STANDING ITEM)**

To receive an update.

8. **DEFERRED APPLICATIONS**

To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications.

a) **Banham: Mill Road: Reference: 3PL/2019/1444/O - THIS APPLICATION HAS BEEN DEFERRED**

11 - 15

Two detached two storey dwellings.

This application was deferred at a previous meeting after the agent made representation about an alternative access arrangement that he considered would address the Highway Authorities concerns.

9. **SCHEDULE OF PLANNING APPLICATIONS**

To consider the Schedule of Planning Applications:

	<u>Page(s)</u> <u>herewith</u>
a) <u>Attleborough: Reserved Matters Application - Former Grampian Food Site, Buckenham Road: Reference: 3PL/2019/0097/D: 1PM</u> Reserved Matters for submission for proposed 165 homes, together with public open space & associated infrastructure following outline permission 3PL/2015/0546/O.	16 - 28
b) <u>Thetford: Nuns Bridge Road: Reference: 3PL/2020/0751/F: 1.30PM</u> Proposed Electric Cable and Associated Works (Other operations).	29 - 42
c) <u>Watton: Hare And Barrel, 80 Brandon Road: Reference: 3PL/2020/0300/F: 1.45PM</u> Change of Use of Hotel (C1) To A Residential Care Facility (C2).	43 - 48
<b>10. <u>APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE</u></b> Report of the Executive Director of Place.  <i>Members are requested to raise any questions at least two working days before the meeting to allow information to be provided to the Committee.</i>	49 - 64
<b>11. <u>APPEALS SUMMARY (SEPTEMBER)</u></b> For information.	65

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Tuesday, 1 September 2020 at 1.00 pm**

**This meeting is in line with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020**

**PRESENT**

Mr N.C. Wilkin (Chairman)	Mrs V. Dale
Mr P. S. Wilkinson (Vice-Chairman)	Mr P.J. Duigan
Mr R. Atterwill	Mr K.S. Gilbert
Councillor C. Bowes	Mr K. Martin
Councillor M. Chapman-Allen	Mr M. Kiddle-Morris (Substitute Member)
Mr H. E. J. Clarke	Mr R.G. Kybird (Substitute Member)

**Also Present**

Mr S Askew (Ward Representative)	Mr I. Martin (Ward Representative)
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**In Attendance**

Michael Horn	Solicitor to the Council
Rebecca Collins	Head of Development Management
Hugh Coggles	Tree & Countryside Officer
Andrew D'Arcy	Planning Policy Manager
Chris Hobson	Principal Development Management Planner
Naomi Minto	Development Management Planner
Teresa Smith	Democratic Services Team Leader
Julie Britton	Democratic Services Officer

**Chairman's Opening Remarks**

The Chairman, Councillor Nigel Wilkin welcomed everyone to the Council's virtual Planning Committee meeting that was being streamed live via various channels.

The format of the meeting and the voting procedure were explained.

**68/20 MINUTES (AGENDA ITEM 1)**

The Minutes of the meeting held on 3 August 2020 were agreed as a correct record.

**69/20 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)**

Apologies for absence were received from Councillor Roy Brame and Councillor Helen Crane.

Substitutes in attendance were Councillors Robert Kybird and Mark Kiddle-Morris.

**Action By**

**70/20 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED  
(AGENDA ITEM 3)**

Councillor Robert Kybird declared a personal and prejudicial interest in agenda item 10(b) Kilverstone and left the meeting whilst this item was being discussed.

**71/20 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)**

None.

**72/20 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA  
(AGENDA ITEM 5)**

None.

**73/20 URGENT BUSINESS (AGENDA ITEM 6)**

Councillor Atterwill mentioned the discussions that he had been having with the Executive Director of Place and the Director of Planning & Building Control about whether there was a system in place to monitor the conditions imposed to approved planning permissions. He had been surprised by the written response received stating that there was no such system in place, and it was the public who was relied upon to report any concerns.

Following a meeting with the aforementioned Officers, where he was informed that Breckland Council was under no obligation to actively monitor planning conditions, Councillor Atterwill had suggested whether local communities should be engaged in these matters particularly on any major applications within their town or village and report any concerns accordingly. He had been assured that this matter would be discussed further to ascertain the best way forward.

The Chairman thanked Councillor Atterwill for his comments. He had been unaware of these meetings and would be contacting the Officers concerned.

Councillor Atterwill said that he would be happy to make all the correspondence available to Planning Committee Members.

**74/20 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)**

Andrew D'Arcy, the Planning Policy Manager made Members aware that in August 2020, the Government published its' White Paper that set out far reaching proposals to reform the planning system. The proposals, if implemented, would have wide reaching implications for the content of the Council's Local Plan review, the timetable and the process for its preparation.

Following the publication of these consultation papers and further announcements from the Government on the changes it intended to bring forward in terms of regulation and legislation, Breckland Council had put the Local Plan review on hold and the therefore, the work of the Local Plan Working Group had also been paused.

Furthermore, Breckland Council had written to the Minister seeking urgent advice on whether or not it was prudent to continue with the Local Plan review as set out in the agreed Local Development Scheme and urgent clarification had also been sought as to the implications of the proposals.

A full briefing on the White Paper and the proposed changes had been scheduled

to be held on Tuesday, 15 September 2020 at 2pm. A Zoom invite had been sent out to all Members accordingly.

In response to a question, it was noted that these proposals should not affect Neighbourhood Plans.

Councillor Atterwill assumed that the Council would be issuing a formal response to the White Paper and he asked who this response would come from - the Planning Committee or Full Council. Members were informed that the actual process in respect of the response would be provided at the forthcoming Briefing.

### **75/20 DEFERRED APPLICATIONS (AGENDA ITEM 8)**

a) Banham: Hilltop Cottage, Heath Road: Reference: 3PL/2019/1408/F - 1pm

Full application for a change of use from smallholding to leisure, erection of four holiday let eco lodges and a natural swimming pond.

This application had been deferred at the previous Planning Committee meeting in August to enable the applicant to submit additional highway information for consideration, namely an amended Site Layout Plan showing a revised access to address highway safety concerns.

Consideration was given to the report presented by Naomi Minto, Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Stephen Askew (in support)

Applicant: Kevin Whitefield (to answer questions)

**DECISION: Members voted unanimously for approval in support of the Officers recommendation; subject to:**

- 1. the conditions as listed in the report;**
- 2. the word 'access' being added to condition 9 to read: "Prior to the first occupation of the development hereby permitted the vehicular access shall be constructed....."; and**
- 3. the Natural Environment Team being satisfied with the updated Ecology report.**

### **76/20 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)**

The Schedule of applications was determined as follows:

a) Attleborough: Land North of Blackthorn Road: Reference: 3PL/2019/0717/O - 1.30pm

Outline application for the development of up to 18 dwellings with associated infrastructure, including access road, bunding, SUDs/Swale and landscaping.

Action By

Consideration was given to the report presented by Rebecca Collins, Head of Development Management.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Phillip Taylor (Planning Resolution Ltd)

**DECISION: Members voted 7 x 4 against the Officers recommendation of approval.**

**REASONS: Members felt that the application did not accord with Policies GEN05 and ENV05 of the adopted Local Plan. The development was outside the designated settlement boundary and would have an impact on the intrinsic beauty and character of the countryside and would not enhance the local environment and landscape.**

**DECISION: REFUSED**

- b) Kilverstone: Land East off A1075, Norwich Road: Reference: 3PL/2020/0674/F - 1.45pm

Councillor Robert Kybird declared a personal and prejudicial interest in agenda item 10(b) Kilverstone and left the meeting whilst this item was being discussed.

Mixed Category Planning Application for:

1. Proposed sub-station and temporary construction compound and construction storage area (Plant & Machinery at 0.2 hectare); and
2. Proposed cable route (other operations at 4.2 hectare)

Consideration was given to the report presented by Chris Hobson, Principal Development Manager.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Jason Parker (Parker Planning Services Ltd)

**DECISION: Members voted unanimously for approval in support of the Officers recommendation; subject to:**

1. the conditions as listed in the report;
2. the revised conditions as set out in the supplementary report on pages 61 and 62 of the agenda pack; and
3. no adverse comments being received from Kilverstone Parish Council that are not already covered in the Officer's report.



c) Yaxham: Land North of Norwich Road: Reference: 3OB/2020/0021/OB - 2pm

Planning obligation - Affordable Housing Provision changes in both policy the economic environment and ability to secure development approved planning permission 3PL/2019/1346/D.

Consideration was given to the report presented by Chris Hobson, Principal Development Manager.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Ward Representative: Councillor Ian Martin (against the application)

Councillor Ian Martin also read out a statement from the other Ward Representative for Yaxham, Councillor Paul Claussen, who was unable to attend the meeting.

Applicant's Agent: Jason Parker (Parker Planning Services Ltd)

Parish Council: Cllr Chris Couves

Yaxham Neighbourhood Plan Working Group: Maggie Oechsle

Objector: Richard Whadcoat

**DECISION: Members voted unanimously to allow the modifications to the obligations contained within the second schedule of the S106 Agreement dated 27 March 2018.**

**77/20 FORMAL OBJECTION TO SERVING OF TREE PRESERVATION ORDER (TPO) 2020 NO. 1 - BEAVERS LODGE, EAST CHURCH STREET, KENNINGHALL - 2.30PM**

**RESOLVED** that the objection to the serving of Tree Preservation Order (TPO) 2020 No. 1 be determined as follows:

Consideration was given to the report presented by Hugh Coggles, Tree & Countryside Officer.

Members considered the matter and fully explored the details of the report in light of prevailing policies and guidance.

No verbal representations were made in respect of the application.

**DECISION: Members voted unanimously to confirm the Tree Preservation Order 2020 No. 1 as recommended.**

**Action By**

**78/20 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE  
(AGENDA ITEM 10)**

None.

**79/20 APPEALS SUMMARY (FOR INFORMATION) (AGENDA ITEM 11)**

Councillor Kiddle-Morris made Members aware of the appeal that had been allowed in Litcham. The Inspector had reduced the 2.4m visibility splay to 2m that now unfortunately allowed the bonnet of the car to be visible on the road in view of the oncoming traffic in a 30mph zone.

The appeal summary was otherwise noted.

The meeting closed at 3.15 pm

CHAIRMAN

<b>ITEM:</b>		<b>RECOMMENDATION:</b> REFUSAL
<b>REF NO:</b>	3PL/2019/1444/O	<b>CASE OFFICER</b> Tom Donnelly
<b>LOCATION:</b>	BANHAM Mill Road Banham	<b>APPNTYPE:</b> Outline <b>POLICY:</b> In Settlemnt Bndry
<b>APPLICANT:</b>	Mr Andrew Aldridge 5 Northmead Drive North Walsham	<b>CONS AREA:</b> N <b>LB GRADE:</b> N
<b>AGENT:</b>	John Spencer Drawing Services Magnum House Deopham Green	<b>TPO:</b> N
<b>PROPOSAL:</b>	Two detached two storey dwellings.	

#### DEFERRED REASON

The application was deferred at a previous meeting after the agent made representation about an alternative access arrangement that he considered would address the Highway Authorities concerns.

Following the deferral of the item, a revised site layout plan was submitted showing a shared central access point rather than 2 separate accesses as previously proposed. After considering this, the Highway Authority requested that an updated topographical survey was provided taking into account these changes.

The updated topographical survey was not forthcoming and therefore it cannot be considered that the outstanding concerns of the Highway Authority have been sufficiently addressed. It is therefore still considered that the Highway Safety concerns previously raised and outlined remain. Therefore, the recommendation of refusal, as set out below, remains on these grounds.

#### REASON FOR COMMITTEE CONSIDERATION

The application is brought before committee at the request of the ward representative

#### KEY ISSUES

Principle of development  
Impact on character and appearance  
Impact on amenities  
Impact on character and setting of Listed Building  
Impact on parking provision and highway safety

#### DESCRIPTION OF DEVELOPMENT

The proposal seeks outline permission for the erection of 2 dwellings with all matters reserved.

#### SITE AND LOCATION

The application site is land adjacent to South Mill Cottage, Mill Road in Banham. The site is currently vacant and overgrown. It is within the Banham Settlement Boundary and is adjacent to Grade II Listed Buildings.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

3PL/2019/0525/O                      Refusal                      29-08-19  
Development of parcel of land with Two Detached Two Storey Dwellings

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**POLICY CONSIDERATIONS**

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

COM01	Design
COM03	Protection of Amenity
ENV07	Designated Heritage Assets
GEN01	Sustainable Development in Breckland
GEN02	Promoting High Quality Design
GEN05	Settlement Boundaries
HOU06	Principle of New Housing
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
TR01	Sustainable Transport Network
TR02	Transport Requirements

**OBLIGATIONS/CIL**

Not Applicable

**CONSULTATIONS**

**BANHAM P C**

No comment

**NORFOLK COUNTY COUNCIL HIGHWAYS**

A detailed survey drawing prepared revealed that by slightly repositioning the access points, a satisfactory

level of visibility could be achieved to the north east. However, to the south west visibility is still obstructed by boundary features on land which lies outside of the applicants control and can only achieve 33m from the northern access and 22m from the southern access. This provides a mere 55% and 37% respectively of the Government safety standard. Further, whilst not a matter for my consideration, even this minimal amount of visibility will have a significant effect on the existing frontage hedge contrary to the advice given in the submitted Heritage Statement.

Visibility is probably the most important contribution to road safety. Adequate visibility enables a driver leaving an access sufficient warning of oncoming vehicles to make their manoeuvre safely. Further it provides drivers of through vehicles sufficient warning of an emerging in time to react and take the necessary action.

In this instance visibility falls so far below recommended standards that I would have no hesitation in recommending permission be refused on this basis.

**CONTAMINATED LAND OFFICER**

No objection subject to conditions

**HISTORIC BUILDINGS CONSULTANT**

No objection on heritage grounds following submission of revised street scene drawing.

**REPRESENTATIONS**

The neighbour consultation period expired on 19-12-19.  
Additionally, a site notice was posted which expired on 24-12-19.

No responses were received.

**ASSESSMENT NOTES**

**1.0 Principle of Development**

1.1 The site lies within the settlement boundary of Banham where the principle of development is considered to be acceptable by virtue of policy GEN03, GEN05 and HOU06 of the Breckland Local Plan (Adopted 2019). On this basis, the principle of residential development in this location is considered to be acceptable.

**2.0 Impact on character and appearance**

2.1 The site lies within the Banham Settlement boundary and is within an area characterised by residential development of a one and a half storey and two storey nature. On this basis, it is considered that the principle of residential development in this location would be acceptable in terms of the impact on character and appearance of the area subject to a sympathetically designed detailed scheme.

2.2 It is therefore considered that, subject to a suitably designed scheme, the proposal has appropriate regard to Policy COM01 and GEN02 of the Breckland Local Plan (Adopted 2019) and paragraphs 127 & 130 of the NPPF (2019).

**3.0 Impact on amenities**

3.1 The impact on amenities was considered with regard to Policy COM03 of the Breckland Local Plan (Adopted 2019).

3.2 An indicative block plan has been submitted in support of the application which indicates that 2 dwellings can be accommodated on site without resulting on any detrimental amenity impacts on existing properties and whilst providing sufficient amenity provision for the proposed units. Given that the block plan and elevations provided are indicative, this would need to be considered further at a detailed design stage.

3.3 On the basis of the above, the proposal is considered to have appropriate regard to Policy COM03 in respect of the preservation and provision of amenities.

#### 4.0 Impact on significance and setting of Listed Building

4.1 Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Local Plan Policy ENV07 seeks to ensure that new development preserves and enhances the character, appearance of conservation areas and significance and setting of listed buildings.

4.2 The previous application on this site was refused on the grounds of having insufficient heritage impact information. This has been addressed via the submission of a Heritage Impact Assessment in support of the application this time around. Following consideration of this, the Historic Buildings Officer requested that an indicative street scene be provided to give an idea as to the potential impact of the development on the setting of adjacent Listed Buildings.

4.3 Following some minor revisions to the indicative street scene drawings, the Historic Buildings Officer has indicated that he has no objection to principle of the development. However, further consideration will need to be given to the detailed design of the scheme to ensure that the impact on the setting and significance of the adjacent Listed Buildings is acceptable.

4.4 It is considered on balance that the proposal has appropriate regard to Policy ENV07 of the Breckland Local Plan (Adopted 2019), Section 16 of the NPPF and Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

#### 5.0 Impact on parking provision and highway safety

5.1 During the course of the previous application, there was discussion regarding the visibility splays and location of the access point to determine whether safe access and egress could be provided to and from the site. To this end, a speed survey was commissioned which revealed that the 85th percentile traffic speed was in excess of the stated speed limit for the road and, as such, the level of visibility required is increased.

5.2 The visibility splay details provided show the northern access point only achieves 55% of the required visibility and the southern access achieves 37% of the required visibility to the south-west of the site as detailed by Manual for streets.

5.3 On the basis of the submitted details demonstrating that there is a shortfall in visibility to the south-west of the site, the Highway Authority have objected to the proposal on these grounds in terms of highways

safety.

5.4 Accordingly, it is considered that the visibility required falls well below the required standard and therefore the traffic movements associated with 2 additional dwellings would likely give rise to adverse highway safety conditions for users of the adjacent highway. On this basis, it is considered that the proposal does not satisfy the requirements of Paragraphs 108 & 109 of the NPPF (2019) and Policy TR02 of the Breckland Local Plan (Adopted 2019).

## 6.0 Planning balance/Conclusion

6.1 In terms of the overall planning balance of the scheme and in planning judgement terms, the proposal is considered to give rise to adverse highway safety conditions contrary to paragraphs 108 & 109 of the NPPF (2019) and Policies TR02 and COM01 (m) of the Breckland Local Plan (Adopted 2019) and is accordingly recommended for refusal on this basis.

### RECOMMENDATION

That Planning Permission be REFUSED for the following reasons:

### REASON(S) FOR REFUSAL

- 1 Non-std reason for refusal**  
Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway detrimental to highway safety contrary to Policies TR02 and COM01 (m) of the Breckland Local Plan (Adopted) and Paragraphs 108 & 109 of the NPPF (2019).

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2019/0097/D	<b>CASE OFFICER</b>	Rebecca Collins
<b>LOCATION:</b>	ATTLEBOROUGH Former Grampian Food Site Buckenham Road ATTLEBOROUGH	<b>APPNTYPE:</b>	Reserved Matters
<b>APPLICANT:</b>	Matthew Homes Ltd. & Raemoir Properties Ltd C/O Agent	<b>POLICY:</b>	Part In Set Bndry
<b>AGENT:</b>	Mr Matthew Driver Building 300, The Grange Romsey Road	<b>CONS AREA:</b>	N
<b>PROPOSAL:</b>	Reserved Matters for submission for proposed 165 homes, together with public open space & associated infrastructure following outline permission 3PL/2015/0546/O		
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

**REASON FOR COMMITTEE CONSIDERATION**

The application is a sensitive major development, which was referred to the Chairman's Panel where it was considered appropriate to be determined at Planning Committee.

**KEY ISSUES**

- Principle
- Appearance, layout and scale
- Open Space and Landscape Provision
- Impact on amenity
- Highway Safety, car parking and accessibility
- Housing Mix, Type, Tenure
- Other matters (ecology and flood risk)

**DESCRIPTION OF DEVELOPMENT**

The application seeks reserved matters permission for the erection of 165 dwellings, associated roads, parking, open space, landscaping and drainage attenuation at the former Grampian Foods site, Attleborough. Permission is therefore sought for the layout, appearance, scale and landscaping of the site. Matters of access and principle were approved at outline stage. The application has been amended during its lifetime to amend the design and layout of the scheme. The proposals incorporate a mix of detached and semi-detached, two and three storey dwellings, apartments. Open space would be largely sited towards the northern end of the site with a narrow landscaped corridor running southwards linking this to a central area of public open space providing the locally equipped area of play. Surface water attenuation would be provided in the northeast corner of the site.

The proposed scheme provides for 124 market dwellings and 41 affordable dwellings. This would comprise



the following mix:

- Eight no. 2 bedroom flats;
- 21 no. two bedroom semi-detached houses;
- 74 no. detached and semi-detached three bedroom houses;
- 21 no. detached four bedroom houses.

Of the affordable dwellings 27 would be for affordable rent and 14 shared equity (intermediate) tenure. Provided in a mix of one and two bedroom flats (12 no.); two bedroom terraced houses (19 no.) and three bedroom semi-detached/terraced houses (10 no.).

#### **SITE AND LOCATION**

The application site is approximately 5.5 hectares in size comprising the former Grampian Food Site and rough grazing land located on the south eastern edge of Attleborough. The site is located to the southern side of the Cambridge to Norwich railway line and is bounded by Buckenham Road to the west, Whitehouse Lane to the north, a collection of vehicle sales garages and showrooms to the south and east borders open agricultural fields to the south and east.

The market town of Attleborough is identified as a key settlement with a focus for employment and residential growth. The application site lies within the settlement boundary of Attleborough with the boundary, with the SUE to the east and south of the site. Attleborough Town Centre is approximately one mile to the north of the site beyond Attleborough Train Station and a mixed use industrial area. A linear residential area runs along the western side of Buckenham Road with Gaymers Meadow sports fields located further west.

The site forms two distinct parcels of land; the first being the Former Grampian Food Site which closed in 2008 and is roughly square in shape and takes up approximately half of the application site. This area comprises vacant former food processing buildings and associated offices, parking and areas of hard standing. The site has a vehicular access off Whitehouse Lane to the north and at the main access off Buckenham to the west. The second parcel of land comprises an 'L' shaped open field leftover for grazing which is bordered by mature hedgerows and trees along the north, south and west boundaries with sporadic tree cover along the eastern boundary.

#### **EIA REQUIRED**

No

#### **RELEVANT SITE HISTORY**

The application site has been the subject of the following recent planning applications:

3PL/2007/1018/F - Erection of 23.5 metre high chimney stack - Permitted.

3SR/2015/0005/SR - Screening request for a residential development of up to 165 dwellings on 5.5ha, access roads and associated POS and development - Not EIA development.

3PL/2015/0546/O - Demolish bldgs & Erect up to 165 homes, together with public open space & associated infrastructure (Outline) - Granted - 20/01/17.

**POLICY CONSIDERATIONS**

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

COM01	Design
COM02	Healthy Lifestyles
COM03	Protection of Amenity
ENV01	Green Infrastructure
ENV02	Biodiversity protection and enhancement
ENV04	Open Space, Sport & Recreation
ENV05	Protection and Enhancement of the Landscape
ENV06	Trees, Hedgerows and Development
ENV09	Flood Risk & Surface Water Drainage
GEN01	Sustainable Development in Breckland
GEN02	Promoting High Quality Design
GEN03	Settlement Hierarchy
GEN05	Settlement Boundaries
HOU01	Development Requirements (Minimum)
HOU02	Level and Location of Growth
HOU06	Principle of New Housing
HOU07	Affordable Housing
HOU10	Technical Design Standards for New Homes
INF02	Developer Contributions
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
TR01	Sustainable Transport Network
TR02	Transport Requirements

**OBLIGATIONS/CIL**

The Outline Permission was subject to a legal agreement to deliver the following planning obligations:

1. Education contribution of up to £1,055,505 to be put towards education facilities in the local area.
2. Library contribution equivalent to £60 per dwelling for facilities/equipment at Attleborough library.
3. Healthcare contribution of up to £54,600 for healthcare provision in Attleborough.
4. Provision of 25% affordable dwellings.
5. Financial contributions towards the provision of a bus shelter and the provision of ten cycle stands within Attleborough.
6. A financial contribution towards the provision of off site open space and outdoor sport facilities.
7. A Scheme for the design, implementation and management of the Landscape Open Space and Green Infrastructure on the site. Including the provision of a Locally Equipped Area of Play,(LEAP) and management

and maintenance of the Sustainable Urban Drainage Systems to be provided on site.

8. The provision of three fire hydrants on site.

**CONSULTATIONS**

**ATTLEBOROUGH TC**

No objections.

**ENVIRONMENT AGENCY**

No comments to make.

**ANGLIAN WATER SERVICE**

No objections subject to conditions.

**NATURAL ENGLAND**

No comments to make on the application.

**CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER**

There are now many doorsets on the market with dual certification for both fire and security. This type of doorset would be of great advantage in these settings. I would like to reiterate the importance of having secure communal doorsets for the safety and security of the residents within the flat blocks and to remind the developer that the use of trades buttons is greatly discouraged.

Where small alleyways are detailed between dwellings such as plots 124/125, 134/135, 140-141; and 143/144 these alleyways should also be gated at the roadside entrance as well as the entrances to the associated dwellings gardens to prevent the opportunistic criminals using the space for hiding / accessing the rear gardens undetected.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

With reference to the application relating to the above development (drawing MATT180317-CSL.01 rev H), in relation to highways issues only, notice is hereby given that Norfolk County Council does not wish to restrict the grant of permission.

**FLOOD & WATER MANAGEMENT TEAM**

No objections.

**TREE AND COUNTRYSIDE CONSULTANT**

The proposed Soft Landscaping proposals are acceptable. Request a Arboricultural Impact Assessment and Tree Protection Plan be submitted.

Officer Response: A Tree Protection Plan and Arboricultural Method Statement have been submitted. The updated comments of the Tree Officer on these will be reported to committee.

**HOUSING ENABLING OFFICER**

No objections.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

A mitigation strategy for bats to protect bat interests on the site informed by further bat surveys shall be submitted to, and approved in writing by the LPA prior to commencement of development.

No plans for bird and bat boxes have been provided therefore we would not recommend discharging condition 12.

Maintenance, enhancement and any EPS mitigation requirements should be informed by up to date information which will need to be submitted following completion of the bat surveys (required due to the time that has elapsed since the 2015 survey data was collected).

**CONTAMINATED LAND OFFICER**

The developers must ensure that any further contaminated land assessment takes into account potential contamination which may be present on and off-site since the submission of the desk-study. Further investigations and surveys are required.

Officer Response: Conditions on the outline permission require the submission and approval of further site investigation reports and implementation of any necessary remediation.

**ENVIRONMENTAL HEALTH OFFICERS**

No objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details. Consideration should be given to the layout / acoustic glazing of properties overlooking these garages premises in terms of noise disturbance to external areas and sensitive bedroom and living areas.

Officer response: A condition on the outline permission requires the approval of a noise report and provision of any acoustic attenuation measures to mitigate for noise generating sources nearby.

**AIR QUALITY OFFICER**

No objections subject to development proceeding in accordance with submitted details.

**HISTORIC BUILDINGS CONSULTANT**

No objections.

**ENVIRONMENTAL HEALTH OFFICER**

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

**NORFOLK WILDLIFE TRUST**

No Comments Received

**OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL**

No Comments Received

**REPRESENTATIONS**

Letters were sent to neighbouring properties and a site notice erected at the site for the statutory 21 day period. No representations from members of the public have been received so far.

**ASSESSMENT NOTES**

1.0 Principle of development

1.1 The principle of development was established in this location by the granting of the outline planning permission reference 3PL/2015/0546/O for up to 165 dwellings with all matters reserved apart from access, which was considered at outline application stage. Therefore, only the outstanding reserved matters of appearance, layout, scale and landscaping and other related material planning considerations, have been

considered further, below.

1.2 The Attleborough Neighbourhood Plan has since been approved and adopted and as such should be given significant weight in the planning consideration. Given that the site already has outline planning permission then only the policies which are relevant to the reserved matters have been considered here in the relevant sections of the report.

## 2.0 Appearance, layout and scale

2.1 Policies 12 of the NPPF, GEN02, COM01, ENV05 of the Breckland Local Plan (adopted 2019) seek to achieve a high quality design and to protect the landscape. Section 11 of the NPPF seeks to make effective use of land and Policy HOU07 seeks the design and layout to optimise the density of the development to a level which is appropriate and justified for the locality. Policy ESD.P3 of the Attleborough Neighbourhood Plan states that all new development should seek to be of the highest sustainable and innovative design quality in terms of both architecture and landscape.

2.2 Amended plans have been submitted during the course of the application to address the concerns of officers with regards to the appearance, design and layout of the development. Of particular note, officers commented that the proposed development failed to provide a satisfactory frontage to Buckenham Road, how the site design relates to the wider character of the area, a poor relationship in various parts of the site between dwellings and parking areas, and that the proposed house types lacked sufficient design and architectural quality.

2.3 The majority of properties proposed are two storey, with a small proportion (12 no) two and half storey dwellings proposed towards the centre of the site framing the central area of open space. This is considered an appropriate design response emphasising the importance of this central green space and maximising opportunities for natural surveillance.

2.4 The density of development is 30 dwellings per hectare, which in accordance with Section 11 of the NPPF and the outline planning permission and Policy HOU07 of the Breckland Local Plan (adopted 2019). This density is broadly in line with development to the west of the site.

2.5 The proposed layout is formed by a series of perimeter blocks which create for a coherent, clear and legible street pattern. They also allow for links to be made east to west and north south through site, and opportunities have been taken to link the key areas of public open space on site. Importantly the proposals seek to address Buckenham Road and retain the landscaped setting of White House Lane, but with dwellings fronting northwards set behind landscaped site frontage.

2.6 The proposed dwellings include a variety of house types all of conventional modern layout and appearance. The proposals include a mix of materials to be used across the house types include some brick, rendered elements and some dwellings featuring horizontal timber cladding. In light of the conventional approach to the appearance of the dwellings it is considered particularly important that high quality materials that reference the local context and vernacular are used on the site, and that the windows and doors to be used are also of high quality design. Therefore, a condition has been recommended requiring details of all external materials, the type, material and design of windows to be used are to be submitted to and approved by the Local Planning Authority.

2.7 The proposed public open space is predominantly located in two locations along the northern edge of the site and within a central area of open space focused on an equipped area of play. The proposed play space have been submitted and are considered to benefit from good natural surveillance and linked to

linkages and routes through the site to enhance their use and safety. The provision of an informal landscape buffer to the northern boundary will respect the rural character of White House Lane and mature hedgerows and trees along the site frontage. The implementation of the proposed landscaping will be subject of appropriately worded conditions.

2.8 Some matters of concern remain including the relationship of new properties to those under construction fronting the road to the south of the application site. Here this application proposes blocks of terrace development adjacent to large detached, 3 bay fronted dwellings, more typical of historic development along Station Road. The applicants have dealt with this through not providing direct access onto this road and making an area of open space to the frontage of these plots so there is no direct relationship between the two sites. This is considered acceptable in this instance. There remains a large number of small plots, however, it is considered that these will provide a specific market need and also a large amount of frontage/tandem parking, this is further discussed below. The flat blocks remain quite bulky in appearance in comparison to the relatively small proportions of the dwellings proposed. These however, contribute to the mix of house types (discussed below and in accordance with policy) and have been considered in the re-designs with gables added and cladding to reduce their bulk. Given the flats are largely located to the centre of the site and contribute to the housing mix, in this instance they are considered acceptable.

2.9 The matters Norfolk Constabulary raise have either been addressed, can be covered by a boundary treatment condition or have been added as a note to the permission for the developers information.

2.10 The proposed layout and appearance of the development is therefore considered acceptable and in character with the surrounding area in accordance with Section 12 of the NPPF, GEN02, COM01 and ENV05 of the Breckland Local Plan (adopted 2019) and Policies ESD.P3 of the Attleborough Neighbourhood Plan.

### 3.0 Open Space and Landscape Provision

3.1 The retention of trees and hedgerows is supported by Policy ENV06 of the Breckland Local Plan (adopted 2019). The outline planning permission requires reserved matters application to be supported by a Tree Survey and AIA to ensure those important trees and landscape features are taken into account in the design of the layout and retained. Trees and hedgerows on the north, and east boundaries are to be protected in accordance with this assessment and will provide a good level of screening for the development as well as adjacent properties to the north of White House Lane and help to soften the impact of the development on the open countryside to the west.

3.2 The Tree Officer previously confirmed the proposed landscaping was acceptable but requested that the application be supported by a Arboricultural Impact Assessment and Method Statement. This has now been submitted. The site layout largely ensures the proposed dwellings are sited outside of the RPA's of the existing trees on site. The updated comments of the Council Tree Officer will be reported to committee in due course. The proposal is therefore considered to accord with Policy ENV06 of the Breckland Local Plan (adopted 2019).

3.3 In the officer assessment of the site, frontages, especially for more modern developments along Buckingham Road are set behind fairly high, dense vegetation (including the Buckingham Road frontage for the site, as existing). The dwellings along Buckingham Road have therefore been set back into the site to provide space for some planting. Although, this area remains quite tight a condition will be added to ensure some appropriate planting is achieved to help the site blend with the wider character of the area.

### 4.0 Impact on amenity

4.1 Policy COM03 of the Breckland Local Plan (adopted 2019) seeks all new development protects the amenity of the area, neighbouring and future occupants. Some concerns have been raised with regards to properties on Longfields to the north of the application site with regards to loss of privacy from the proposed two storey properties located towards the northern boundary of the application site. The proposed dwellings towards the northern boundary of the site would retain approximately 21 metres to the frontage of properties off Whitehouse Lane. Buckenham Road also separates the site from other dwellings in this location. This results in an acceptable degree of separation and the avoidance of unacceptable harm by way of loss of outlook and privacy. Therefore, given these distances, even with two storey development at the boundaries of the site, the proposal is unlikely to result in significant amenity impact in terms of overlooking, overbearing or overshadowing for the properties to the north and west of the site.

4.2 There are good separation distances proposed throughout the proposed scheme with sufficient car parking and amenity spaces, as well as new open spaces to protect the amenity of future occupants. On this basis, the proposal is therefore considered in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019) and the amenity of existing and future occupants protected.

#### 5.0 Highway Safety, car parking and accessibility

5.1 Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) requires new development to ensure highway safety and sufficient car parking. Access to the site was assessed at outline application stage and a transport assessment and addendum submitted in this regard. It was considered that the impacts from the development on highway safety were acceptable and no objection was raised by the Highways Authority. Off-site highways works were proposed at outline stage and have been conditioned on the outline permission, including a pedestrian refuge for the crossing of Whitehouse Lane, carriageway widening and footpath provision. A number of amendments have been sought by the highways authority to the proposed scheme. The Highways Authority now have no objections to the proposals subject to conditions. The proposal is therefore considered in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

5.2 Car parking provision has been made for the development on an average of two spaces per dwelling with further additional car parking available within proposed garaging and visitor spaces. Due to the density of the development, this has resulted in long runs of frontage car parking. Although, not ideal the applicants have gone some way to breaking up the frontage car parking with landscaping, the proposed roads would be sufficiently wide enough for on-street car parking, the use of car parking courts has been avoided and where rear parking remains, the applicants have tried to improve surveillance to address this matter. On this basis the proposal is considered in accordance with Policy TR02 of the Breckland Local Plan (adopted 2019) and the Attleborough Neighbourhood Plan.

5.3 Section 9 of the NPPF requires sustainable transport to be promoted; safe and suitable access to sites; and to give priority to pedestrian and cycle movements.

5.4 Policy TC.P1 of the Neighbourhood Plan encourages the implementation of designs that promote direct and safe routes for all. The road layout is clear and allows for pedestrians to permeate through the site and find routes both through to the town centre and train station to the north, but also east west towards Gaymers playing fields and the on site children's play facilities.

5.5 Overall the proposals are considered to provide for safe access and egress and would not result in severe adverse impacts on highway safety and function of the highway network in accordance with policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) and the relevant paragraphs of the NPPF.

## 6.0 Housing Mix, Type, Tenure

6.1 Policy HOU07 requires an appropriate size, mix, type and tenure of affordable dwellings to be provided. Policy HOU10 seeks to ensure that new homes provide quality living environments for residents.

6.2 The proposals provide a mix of house types including single and two bedroom apartments, two and three bedroom terraced and semi detached homes, and three and four bedroom detached family homes, all with access to parking and appropriate levels of private indoor and outdoor amenity space. Overall the proposals are considered to provide sufficient mix and balance of house types and sizes to supplement the housing stock locally and meet the needs in the district, in accordance with HOU10 of the Local Plan.

6.3 The proposals provide 25% affordable housing provision secured through the outline permission. The Councils Housing Officer has reviewed the proposals and considers the proposed affordable housing to be acceptable, providing for a satisfactory mix of type and size of dwellings to meet the particular need in Breckland. The affordable dwellings have sufficient spread through the site, noting the minimum thresholds required for registered providers of social housing require to make their ongoing management and maintenance viable.

6.4 Having regard to the above, the proposals are considered to accord with policies HOU07 and HOU10 of the Breckland Local Plan (adopted 2019) and the policy guidance and objectives set out in the NPPF.

## 7.0 Other Matters

### 7.1 Ecology

Policy ENV02 and Section 15 of the NPPF require that development should contribute to a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible. An updated Ecology report has been submitted and this recommends a series of mitigation and enhancement measures and that the exact details of the proposed bat mitigation measures is determined by further surveys of the site. A condition requiring the provision of mitigation measures is on the outline planning permission, in the interests of protecting protected species, namely bats. Subject to a condition requiring the proposals be carried out in accordance with the recommendations in this report the proposals would accord with local and national planning policy. Condition 12 of the outline planning permission covered bat and bird boxes and therefore does not need repeating. A lighting condition will also be placed on the reserved matters to protect ecology, the dark sky status and rural amenity in accordance with Section 15 of the NPPF and ENV02 of the Breckland Local Plan (adopted 2019).

### 7.2 Flood Risk

Section 14 of the NPPF seeks to direct new development away from areas at highest risk of flooding and for new development to not increase flood risk elsewhere.

7.3 Flood and drainage were considered at outline application stage. The LLFA have raised no objections to the detailed proposals. Anglian Water have suggested conditions, but these matters were covered at outline application stage. The proposal is therefore considered in accordance with Section 14 of the NPPF.

### 7.4 Heritage Assets

The proposal is sufficient distanced from the Attleborough Conservation Area so as to preserve its character and appearance and setting, as well as any other nearby Listed or Non-designated heritage assets. Matters of Archaeology were sufficiently considered at outline planning application stage. The proposal is therefore considered in accordance with Policy ENV06 and ENV07 of the Breckland Local Plan (adopted 2019),



Section 16 of the NPPF and Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### 7.5 Planning Obligations

A section 106 agreement was entered into at outline application stage which secure contributions for provision of on site affordable housing; the provision and on going maintenance of public open space and recreation facilities; financial contributions towards education facilities and library services, and to provide mitigation measures towards sports provision.

#### 8.0 Conclusion

8.1 The principle of development and access to the site were established and approved at outline application stage. The proposed appearance, layout, scale and landscaping have all been assessed and amended on the advice of the planning officer and statutory consultees and are now considered acceptable and in accordance with adopted National and Development Plan Policies (including the adopted Attleborough Neighbourhood Plan), as set out above. For these reasons the application is recommended for approval.

### RECOMMENDATION

The application is recommended for approval subject to the conditions set out below.

### CONDITIONS

- 1 Approval of Reserved Matters condition**  
This approval is granted following the grant of Outline Planning Permission No 3PL/2015/0546/O dated 20/01/17. The development shall proceed in accordance with the conditions and timescales as set out in that consent.  
Reason for condition:-  
The time limit by which the development must be commenced is indicated on that Permission.
- 2 In accordance with submitted plans NEW 2017**  
The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.  
Reason for condition:-  
To ensure the satisfactory development of the site.
- 3 Standard outline landscaping condition**  
Unless otherwise first agreed in writing by the Local Planning Authority, the development shall proceed in accordance with the landscaping details as shown on plans reference:  
  
Soft Landscaping Proposals - MAT22006-11B 1, 2, 3 and 4  
  
The landscaping shall be carried out in accordance with a timetable to be first submitted to and approved in writing by the Local Planning, prior to first occupation of any of the dwellings hereby approved.  
  
Any trees or plants which within a period of 5 (five) years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless

the Local Planning Authority first gives written consent to any variation.

Reason for condition:-

To achieve a high quality design and to protect the character of the area in accordance with Policies 12 of the NPPF, GEN02, COM01 and ENV05 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**4 External materials and samples to be approved**

Prior to the commencement of any works above slab level details and samples of all external materials to be used shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current application. Only such agreed materials shall be used in connection with this approval.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy GEN02, COM01 and ENV05 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**5 Boundary treatment/screening to be agreed**

Prior to first occupation of the development hereby permitted a plan indicating the positions, design, materials and type of boundary treatment/screening to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment/screening shall be completed before the dwelling it adjoins is first occupied. Development shall be carried out in its entirety in accordance with the approved details.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**6 non standard condition**

A mitigation strategy for bats to protect bat interests on the site informed by further bat surveys shall be submitted to, and approved in writing by the Local Planning Authority prior to commencement of development. The development shall accord with the approved strategy.

Maintenance, enhancement and any EPS mitigation requirements should be informed by up to date information which will need to be submitted following completion of the bat surveys (required due to the time that has elapsed since the 2015 survey data was collected).

Reason for condition:-

To protect and enhance ecology in accordance with Policy ENV02 of the Breckland Local Plan (adopted 2019) and Section 15 of the NPPF.

**7 non standard condition**

No external lighting shall be erected unless full details have first been submitted to and approved in writing by the Local Planning Authority. The details shall include a lighting plan indicating luminance levels both on the site and beyond, and a schedule of equipment including mounting heights. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

In the interests of the amenities of the area and local residents and to minimise light pollution in accordance with Policy COM3 of the Breckland Local Plan (adopted 2019) and having regard to paragraph 180 (c) of the NPPF 2019.

**8**

**non standard condition**

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prepared by ACD Environmental, Revision C. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP. Works shall not commence until written confirmation has been obtained from the appointed arboriculturalist to confirm that tree protection is in place as specified. The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the local planning authority has been sought and obtained.

Reason for condition:-

To protect important trees and hedgerows in accordance with Policy ENV06 of the Local Plan for Breckland (adopted 2019).

**Item. 9A**

**Location: Attleborough:** Former Grampian Food Site, Buckingham Road

**Proposal:** Reserved Matters for submission for proposed 165 homes, together with public open space & associated infrastructure following outline permission 3PL/2015/0546/O.

**REFERENCE:** 3PL/2019/0097/D

**Applicant:** Matthew Homes Ltd. & Raemoir Properties Ltd

**Author:** Rebecca Collins

**Planning updates to the Officer report:**

Housing Mix

The updated housing mix proposed, as set out under the title 'Description of Development' should read, as follows:

Type	Private	Affordable (Rented and Intermediate)	Total
1B2P Flat	0	6	6
2B3P Flat	12	0	12
2B4P Flat	0	6	6
2 Bedroom House	21	19	40
3 Bedroom House	71	10	81
4 Bedroom House	20	0	20
<b>Total</b>	<b>124</b>	<b>41</b>	<b>165</b>

Obligations

The section 106 obligations will be updated based on consultation to reflect updated housing mix and requirements.

Paragraph 4.1. There is a reference to Longfields to the north, this should read Whitehouse Lane.

<b>ITEM:</b>		<b>RECOMMENDATION:</b> APPROVAL
<b>REF NO:</b>	3PL/2020/0751/F	<b>CASE OFFICER</b> Chris Hobson
<b>LOCATION:</b>	THETFORD Nuns Bridge Road	<b>APPNTYPE:</b> Full
<b>APPLICANT:</b>	Balfour Beatty Care of Parker Planning Services East Tuddenham	<b>POLICY:</b> In Settlemnt Bndry
<b>AGENT:</b>	Parker Planning Services Ltd Orchard House Hall Lane	<b>CONS AREA:</b> Y
<b>PROPOSAL:</b>	Proposed Electric Cable and Associated Works (Other operations).	
		<b>LB GRADE:</b> Adjacent Grade 2
		<b>TPO:</b> N

#### REASON FOR COMMITTEE CONSIDERATION

The application is being referred to Planning Committee because the application has been submitted by Balfour Beatty on behalf of Breckland Council.

#### KEY ISSUES

Heritage Considerations  
Amenity Considerations  
Access and Highway Safety Considerations  
Ecology and Nature Conservation Implications  
Flood Risk and Drainage Implications  
Contamination /Ground Conditions

#### DESCRIPTION OF DEVELOPMENT

This application seeks permission for the installation of the 170 metre section of 33 kv electric cable route under the Nun's Bridges Road and River Thet and the Little Ouse River, from a point south of its junction with Ford Street, southwards to the junction of Mill Lane and Nun's Bridges Road. The cable route would be installed by Horizontal Directional Drilling (HDD) technique to create bores under the rivers and roads and forming an arch shape to avoid the three Grade II Listed Nun's Bridges. The cable route would be housed within a tubular metal pipe which would be pulled into place as the drill is pulled back through the bore. The HDD requires both a launch and a reception pit and these are typically 3m x 2m x 1.2 deep with shoring or battered sides. Both pits would be located within Nun's Bridges Road either side of the three Nun's Bridges. These are used for the temporary containment of drilling fluid during the drilling operation.

The proposed works and those already permitted under permission 3PL/2020/0674/F are part of a broader critical infrastructure project to deliver power to the Thetford SUE. This project comprises of a wider 7.5km electric cable route proposed to run from a new 21 MVA electric sub-station located in the permitted Thetford Sustainable Urban Extension (SUE) at the junction of Norwich Road and the A11 to the existing primary

substation south of Barnham Camp (RAF Barnham) to the west of the Bury Road (A134). The new 21 MVA sub station was recently granted permission reference 3PL/2020/0674/F. The remainder of the cable route other than that proposed in this application is proposed to be located within the public highway and as a result would not require planning permission and be implemented under rights afforded within separate legislation.

The proposed development for which permission is sought benefits from Scheduled Ancient Monument Consent, reference S1003940 29042020.

#### **SITE AND LOCATION**

The site comprises a section of Nun's Bridges Road running from its junction with Ford Street at its northern end southwards up to its junction with Nunnery Drive, and includes a small section of Mill Lane for site welfare and construction parking and an area west of the Nuns Bridges Road where the arched drill route would run under the River Thet, Little Ouse River and river valleys and open space either side.

The site is located within the historic core of Thetford to the southeast of town centre and within the Thetford Conservation Area. The site is also within the Scheduled Ancient Monument of an Saxon Town, known as Nun's Bridges Open Space. The site includes the three Grade II Listed Nun's Bridges (North Bridge, South Bridge and Central Bridge) each listed in their own right. To the north and east of the site is also the Scheduled Ancient Monument of Castle Hill, comprising of a motte and bailey castle, an Iron Age earthwork and enclosure remains of Augustinian Friary.

Residential properties including private dwellings and care home are located to the north and east of the site along Ford Street with office and other commercial uses also along Ford Street and Old Market Street. The river valleys, open space and footpath routes run to the east and west of the site. Residential properties are located the south of the site including along Nunnery Place and Nunnery Drive and west of the site at

#### **EIA REQUIRED**

No - Screening decision issued reference 3SR2020/0004/SCR.

#### **RELEVANT SITE HISTORY**

No relevant site history

#### **POLICY CONSIDERATIONS**

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

COM03	Protection of Amenity
ENV02	Biodiversity protection and enhancement
ENV03	The Brecks Protected Habitats & Species
ENV06	Trees, Hedgerows and Development
ENV07	Designated Heritage Assets

ENV08	Non-Designated Heritage Assets
ENV09	Flood Risk & Surface Water Drainage
GEN01	Sustainable Development in Breckland
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
TH1	National Planning Policy Framework - Presumption in Favour of Sustainable Development
TH17	Development in Flood Zones
TH18	Archaeology
TH21	Locally Distinctive Features of the Landscape
TH32	Connecting to a decentralised energy supply
TR01	Sustainable Transport Network
TR02	Transport Requirements

**OBLIGATIONS/CIL**

Not Applicable

**CONSULTATIONS**

**THETFORD T C**

Support this application, but would suggest that the works should start at the beginning of the school holidays in 2021, with pedestrian and cycle access across the bridges maintained at all times. A detailed travel plan should be provided, and all other works on alternative north-south routes through the town at the same time should be avoided. We would welcome all attempts to minimise disruption for residents.

**HISTORIC BUILDINGS CONSULTANT**

No objections.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

Policy ENV 02 - In accordance with the stepwise approach to protecting biodiversity (the mitigation hierarchy), all development with the potential to affect biodiversity should demonstrate how such effects have been considered, by firstly demonstrating how effects have been avoided, and then how effects that cannot be avoided have been minimised. Residual harm, after all measures to prevent and adequately mitigate have been applied, must be adequately compensated for.

All development should demonstrate how net gains for biodiversity are being secured as part of the development, proportionate to the scale of development and potential impacts (if any).

An Ecological Design Strategy condition will be required to outline details of compensation and enhancement measures and a timetable for implementation, initial aftercare and long-term maintenance.

**HRA**

As previously stated, the data on stone curlew nesting in Breckland as a whole is collected and collated by

the RSPB, although some landowners collect their own data and do not share this with the RSPB. The stone curlew nesting data held by NBIS, and used in the HRA, will be incomplete and may provide an inaccurate picture of the situation. The Natural Environment Team have been formally consulted by Breckland Council to comment on HRA reports for unrelated planning matters that show that there have been recent and regular nesting by stone curlew at the southern section of this cable route. Nevertheless and notwithstanding the data issue, in our opinion, the HRA report is fit for purpose, and if the measures are followed and all parties are made aware of the stone curlew issue, the proposed works should be able to proceed without adversely affecting the integrity of the SPA.

If practicable, works in the section of the route which falls within and adjacent to the Breckland SAC/SPA (along the A134 Bury Road) could be timed outside of the stone curlew nesting season.

## **CEMP**

The CEMP is broadly fit for purpose but some elements of other reports have not been incorporated in to the document. The following matters need to be added:

- All compound/ storage area locations should be provided and these areas should be included within the ecological impact assessment. The botanical report highlights any compound/storage areas should be located within areas of negligible botanical (and ecological) interest.
- Recommendations outlined in section 6 of the botanical report including the following:
  - 1.locations of notable species on scale drawings
  - 2.locations of Variegated Yellow Archangel
  - 3.proposed works adjacent to Barnham Common verges and the Nuns Bridges area must be subject to supervision by an Ecological Clerk of Works
  - 4.Proposed cabling works should be undertaken within the surfaced road areas only and appropriate barriers be installed to ensure verges, and therefore notable plant species, are not adversely impacted.

The location of the proposed heras fencing needs to be provided. Heras fencing should be positioned on the highway to prevent adverse impacts on notable species and designated sites.

## **HISTORIC ENGLAND**

The scale of the proposed works within the scope of the planning application is relatively modest and the level of harm to the significance of the scheduled monument would be towards the lower end of less than substantial harm in terms of the NPPF. We consider that the potential harm to the significance of the scheduled monument that the proposed works may cause could be mitigated through a programme of archaeological work and we recommend that this is secured through appropriately worded planning conditions in accordance with NPPF paragraph 199.

Scheduled Monument Consent has already been granted for the proposed works within the boundary of the Site of Saxon town: Nuns Bridges open space scheduled monument. We suggest that you also seek the views of your specialist conservation and archaeological advisers, as appropriate.

Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraphs 194 and 196.

## **ENVIRONMENT AGENCY**

Notwithstanding the planning permission(s) that may be granted or extant on the site, under the Environmental Permitting Regulations as amended 2016, the prior written permission of the Environment Agency is required for the proposed activities.

## **FLOOD & WATER MANAGEMENT TEAM**



No comments.

**ENVIRONMENTAL HEALTH OFFICERS**

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

**CONTAMINATED LAND OFFICER**

No objection subject to conditions.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

No objections subject to conditions. I understand that the provision of a new sub-station and associated cable works have already been discussed with the County Council's Network coordinator for the area and the cable route has largely been agreed in principle. It is essential that no works are undertaken within the highway until the written approval of Norfolk County Council.

**NORFOLK COUNTY COUNCIL PUBLIC RIGHTS OF WAY**

We have no objection in principle to the application but would highlight that a Public Right of Way, known as Thetford Footpath 10 is aligned within the proposed alignment of drilling. The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation.

**RAMBLERS ASSOCIATION: NORFOLK AREA**

No objection, however Nuns Bridges Road forms the route of Icknield Way Trail and St Edmund Way along the southern part of the application site. We would therefore ask that the work takes place in a way that accommodates walkers using these long distance trails.

**HISTORIC ENVIRONMENT SERVICE**

No Comments Received

**NATURAL ENGLAND**

No Comments Received

**REPRESENTATIONS**

The application was publicised by way of letters sent to nearby properties, Site Notices erected at the site and notices displayed in the local press.

No representations as yet have been received.

**ASSESSMENT NOTES**

**1.0 Heritage Considerations**

1.1 Section 66(1) of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) states that the Local Planning Authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

1.2 Paragraph 192 of the NPPF states that when determining applications LPA's should take account of, "a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness."

1.3 Paragraph 193 of the NPPF also states that when considering the impact on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

1.4 Policy ENV07 of the Breckland Local Plan requires that the significance of designated heritage assets including listed buildings, conservation areas and schedule ancient monuments are conserved and wherever possible enhanced.

1.5 Policy ENV08 requires that with respect of assets of archaeological significance an archaeological evaluation will be required. Where appropriate archaeological remains should be left in situ and only where the benefits of the development outweigh the importance of leaving the remains in situ, will development be permitted subject to undertaking satisfactory excavation and recording.

1.6 The proposed works would be undertaken within the historic core of Thetford, with the proposed works within or within close proximity to the following nationally important assets; Thetford Conservation Area; two Scheduled Ancient Monument's comprising of a Saxon Town, known as Nun's Bridges Open Space; and Castle Hill, comprising of a motte and bailey castle, an Iron Age earthwork and enclosure remains of Augustinian Friary; the three Grade II Listed Nun's Bridges (North Bridge, South Bridge and Central Bridge) each listed in their own right. Further listed buildings are located to the northeast and northwest of the northern entry point for the HDD at Ford Place, Boscombe House, and 4 Ford Street.

1.7 Due to the temporary nature of the proposed works (10 weeks) once completed the proposed works would not detract significantly from the character and appearance of the Conservation Area. Short term impacts on the character and appearance of the conservation area would be mitigated through implementation of construction management measures to minimise noise, dust and odour emissions.

1.8 The proposed works incorporate inbuilt mitigation to avoid impacts on the grade II Listed series of bridges along Nun's Road by arching out west away from Nun's Bridges Road under the open space. The proposed northern drill pit, associated plant and temporary fencing around the works compound would be sufficient distance from the nearest listed buildings and screened by boundary walls to avoid any significant harm to the significance of the grade II listed buildings along Ford Street during construction.

1.9 The proposed HDD and associated works have the potential to have direct impacts on the significance of the Nuns Bridges Open Space and any associated archaeological features. Whilst comments are still awaited from the Historic Environment Service it is noted that the works have been the subject of an archaeological survey which concludes that. This report has been previously reviewed by Historic England as part of the separate consent granted by them for the works to the Scheduled Ancient Monument. The Council's Historic Buildings Officer and Historic England have both raised no objections to the proposals. Having regard to the above, and subject to the comments of the HES and a condition requiring the implementation of an approved programme of archaeological work it is considered that the potential impacts on archaeological assets and the significance of the Scheduled Ancient Monument would not be significant and would be appropriately mitigated for.

1.10 Overall, the proposals will preserve the character and appearance of the conservation area and surrounding listed buildings, and subject to the archaeological mitigation secured by way of condition the proposals would result in less than substantial harm to the significance of the Scheduled Ancient Monument known as Nun's Bridges Open Space and any ground born archaeological features and assets. This is outweighed by the provision of cabling and the facilitation of development in this location. Accordingly the proposed development is considered to accord with policies ENV07 and ENV08 of the Breckland Local Plan (adopted 2019). The proposals would therefore accord with these Policies and the requirements of the

Planning (Listed Building and Conservation Areas) Act 1990, and in particular sections 16, and paragraphs 194 and 196 of the the NPPF 2019.

## **2.0 Amenity Implications**

2.1 Policy COM03 of the Breckland Local Plan seeks to prevent development that would have an unacceptable effect on the residential amenity of neighbouring occupants and in particular with regard to this application requires consideration be given to potential noise, vibration, odour, light and other forms of nuisance and pollution.

2.2 There are a number of residential properties surrounding the site and the location of the proposed HDD works on Nuns Bridges Road. The nearest dwellings to the proposed works are those two located to the northeast and northwest of the application site along Ford Street which include private dwellings and care home at Ford Place Nursing Home. The proposed HDD works would involve the operation of plant and subsequently increased levels of noise, odour, dust would be experienced during the construction period which would comprise of 8 weeks construction with a week at the beginning end of this to set up and decommission the works.

2.3 The proposed works would also only be undertaken during daytime in order to avoid unacceptable impacts on the amenity of surrounding residents by way of noise and disturbance. Restrictions on the hours of works are proposed to be secured by way of approval of a construction management plan, including measures to minimise emissions of water, odour, and dust. The proposed works would be undertaken within the public highway and within a mixed use part of Thetford Town Centre which is subject to existing levels of activity, noise and disturbance. Due to the temporary nature of the works being undertaken over a 10 week period and their restriction to daylight hours it is not considered that the proposals would cause unacceptable harm to the amenity of surrounding residents. It is also noted that the Council's Environmental Health Officer does not raise objection to the proposal on amenity grounds. A condition has been recommended requiring the submission and approval of a Construction Management Plan (CMP) to appropriately manage construction operations and mitigate amenity impacts during construction.

2.4 Having regard to the above, given the surrounding context, the above mitigation measures, it is considered that the proposals would cause unacceptable impact on the amenity of nearby residents and accords with policies COM01 and COM03 of the Breckland Local Plan (adopted 2019) in respect to amenity impacts.

## **3.0 Access and Highway Safety Considerations**

3.1 Policy TR02 of the Breckland Local Plan (adopted 2019) states that proposals will be permitted that mitigate impact on the local or strategic highway network arising from the development. Policy TR02 also requires new development to ensure safe access, avoid inappropriate traffic generation and provide appropriate on site parking provision. Paragraph 109 of the NPPF advises that development should only be prevented or refused on highway grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

3.2 The proposals works would involve closure of the Nun's Bridges Road and a section of Mill Lane to vehicular traffic for a period of 10 weeks during the HDD works. The applicants propose to implement a construction and traffic management plan to provide diversions along Ford Street and Castle Hill. The location of the works and route having been agreed with the County Council's Network Co-ordinator. The exact details of the Traffic Management Plan are the subject of ongoing discussions with the Highways Authority and final details of this would be secured via condition. The applicants have considered alternatives

to closing the road to vehicular traffic, however necessary health and safety precautions and the need to minimise the total period of construction works mean that the closure to vehicular traffic would be necessary.

3.3 The Highways Authority have raised no objections subject to conditions including the approval and implementation of a construction traffic management plan. Similarly the Public Right of Way Officer has raised no objections to the proposals. Conditions have been recommended accordingly.

3.4 Having regard to the above, whilst the proposals would result in disruption to traffic and additional congestion on alternative routes through the town centre during the 10 week construction period, the proposals would not result in severe impacts on the function and safety of the highway network and the proposals would comply with Policy TR02 of the Breckland Local Plan (adopted 2019) and the policy guidance and principles set out within the NPPF.

#### **4.0 Ecology and Nature Conservation Implications**

4.1 Both policy ENV02 of the Breckland Local Plan (adopted) and the guidance contained within section 15 of the NPPF require that development should contribute to a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible. Policy ENV03 of the Breckland Local Plan (adopted) requires that a Habitat Regulations Assessment be undertaken for development that may have a significant effect on the Breckland Special Protection Area (SPA) and the Breckland Special Area of Conservation (SAC) and that development will only be permitted where it has been demonstrated that the proposal will not adversely affect the integrity of these habitat sites.

4.2 The application has been supported by an Extended Phase 1 Habitat Survey, Shadow Habitat Regulations Assessment and more recently by a Construction Ecological Management Plan (CEMP) to provide sufficient information with respect to the necessary mitigation measures to be implemented during construction and post construction. The report identifies that impacts on great crested newts, lizards, badgers and nesting birds could be suitably mitigated for by implementing a series of working methods and avoiding vegetation clearance in the bird nesting season.

4.3 The wider project beyond that within the scope of this planning application has the potential to impact on the Breckland SPA and Breckland SAC. These are Habitats Sites and such sites are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). The Habitat Regulations requires consideration as to whether the proposals are likely to have significant effects on this site. For the purposes of the Habitats Regulations the application (project) has been screened and the Council considers that the proposed development may have an impact on the Habitat sites and therefore effects on the integrity of the Habitat Sites cannot be ruled out.

4.4 Accordingly the applicants have submitted information sufficient to carry out an Appropriate Assessment under the Habitat Regulations Assessment. The Norfolk Ecology Team have reviewed the submitted reports and agree with the conclusions that subject to the mitigation measures identified within them, there are unlikely to be significant impacts on the Breckland SPA and Breckland SAC. As a result they have recommended that Breckland District Council as the competent authority (as defined by the Habitat Regulations) has sufficient information to make an Appropriate Assessment and that subject to the mitigation measures identified in the Shadow HRA the integrity of the Breckland SPA and Breckland SAC would be preserved.

4.5 In this regard it is also noted that Natural England have raised no objections to the proposed development. For the purposes of the Habitats Regulations the Council has undertaken an Appropriate Assessment and subject to the mitigation measures identified within the Shadow HRA report above the

integrity of the habitat sites will be preserved.

4.6 Following the submission of additional information the Natural Environment Team (NET) have confirmed that the submitted CEMP is fit for purpose and have requested a scheme of replacement tree planting to compensate for those lost at the access and provide for ecological enhancements. Conditions have been recommended requiring the proposed mitigation measures within the CEMP be carried out and approval of a scheme of ecological mitigation and enhancement. A condition has also been recommended requiring approval of any external lighting in the interests of nature conservation in addition to the dark skies in the surrounding rural area. Subject to application of the recommended conditions, the ecological impacts are considered acceptable and the proposals would be in accordance with Policies ENV02 and ENV03 of the Breckland Local Plan, and above mentioned regulations.

## **5.0 Flood Risk and Drainage Implications**

5.1 Policy ENV09 seeks to ensure that flood risk is not increased elsewhere as a result of development and where feasible development has a neutral or positive impact on surface water drainage and management. Criterium 6 of the Site Allocation Policy reflects the requirements in the NPPF and policy ENV09 in requiring schemes are supported by a site specific flood risk assessment.

5.2 The proposed development would not create additional built development, alter ground levels, affect surface water flow paths or generate a use that would be susceptible to flooding. The proposed works would involve drilling within close proximity of the river bank and will be subject to separate Environmental Permitting Regulations administered by the Environment Agency. The proposals have been designed to avoid impacts on the River Thet and Little Ouse through HDD under the river courses. Subject to a detailed Construction Management Plan to cover works and measures to avoid damage to the river bank, avoid contamination of groundwater it is considered that the proposals would not cause significant adverse flood risk and drainage impacts.

5.3 Both the Environment Agency and LLFA have confirmed they do not object and subject to conditions the development is acceptable in respect of flooding and drainage and accords with Policy ENV09 of the adopted Local Plan. A condition has been recommended requiring the proposed surface water drainage scheme to be completed prior to first operation of the development.

## **6.0 Contamination /Ground Conditions**

6.1 The Council's Contaminated Land Officer has reviewed the details of the proposed development and has raised no objection subject to conditions including to require further investigation should unexpected contamination be encountered during construction. On this basis and subject to appropriately worded conditions the development is acceptable in relation to contamination and complies with Policy COM03 of the Breckland Local Plan (adopted 2019).

## **7.0 Conclusions**

7.1 The proposed development would help deliver an important part of the utility infrastructure for the permitted Thetford SUE and as a result forms a critical part of the future growth of Thetford Town as envisaged through the adopted Breckland Local Plan. The proposed cable works would not be obtrusive within the surrounding townscape and conditions have been recommended to ensure impacts on traffic, transport connectivity are not severe. Conditions are recommended to ensure appropriate mitigation is provided in respect of potential archaeological impacts, impacts on wildlife and nature conservation interests, trees and landscape features and surface water drainage. There are no outstanding objections

from consultees. As a result the proposals are in accordance with the policy guidance contained within the NPPF and core policies within the Breckland Local Plan (adopted 2019).

7.2 Therefore, the proposed development is considered to accord with the Breckland Local Plan (adopted 2019) and in accordance with paragraph 11 of the NPPF. Accordingly the application is recommended for approval subject to conditions.

**RECOMMENDATION**

The application is therefore recommended for approval subject to no adverse comments being received from the HES and the conditions set out below.

**CONDITIONS**

**1 Full permission 3 year time limit**

The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.

Reason for condition:-

To comply with section 91 of the Town & Country Planning Act 1990 (as amended).

**2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).

**3 Archaeological work to be agreed**

No development with the exception of the widening of the access, vegetation clearance shall take place until:

A) an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and the following:

- 1) The programme and methodology of site investigation and recording;
- 2) The programme for post investigation assessment;
- 3) Provision to be made for analysis of the site investigation and recording;
- 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- 5) Provision to be made for archive deposition of the analysis and records of the site investigation; and
- 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

B) No development shall take place other than in accordance with the written scheme of investigation approved under Part (A);

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under Part (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has

been secured.

Reason for condition:-

Details are required prior to commencement to ensure the potential archaeological interest of the site is investigated in accordance with Policy ENV07 and ENV08 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**4 Prior to the commencement of any works a Construction**

Prior to the commencement of development, a Construction Traffic Management Plan and Access Route shall be submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan and Access Route shall include:

- adequate provision for addressing any abnormal wear and tear to the highway
- the proposed access route to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- hours for construction works, the operation of plant and equipment; and for deliveries to and from the site.

The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:-

In the interests of maintaining highway efficiency and safety and to mitigate impacts on the A11 and A1075, in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019). This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

**5 For the duration of the construction period all traffic**

For the duration of the construction period all traffic associated with (the construction of) the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless otherwise first approved in writing by the Local Planning Authority.

Reason for condition:-

In the interests of maintaining highway efficiency and safety in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

**6 CEMP**

The development shall take place in complete accordance with the approved Construction Ecological Management Plan (CEMP) (prepared by Middlemarch Environmental; Report No: RT-MME-152798-04 Rev B; dated August 2020), with particular regard to the mitigation

measures set out in sections 4.1 to 4.13 (inclusive) of the report; the timescales for implementation and the ongoing monitoring and management measures contained within the report.

Reason for condition:-

In order to protect wildlife and nature conservation interests within and around the application site, and to mitigate the ecological impacts of the development having regard to Policy ENV02 of the Breckland Local Plan (Adopted) and policy guidance contained within the NPPF.

**7 Biodiversity Net gains**

Prior to the commencement of development above slab level of the sub station buildings, a scheme demonstrating how net gains for biodiversity are being secured as part of the development, and timescales for their implementation and completion shall be submitted to and approved in writing by the Local Planning Authority. This could include the provision of bird/bat boxes or swift bricks and the planting of native tree species. The development shall be carried out in accordance with the approved details and timescales.

Reason for condition:-

To ensure a net gain in biodiversity in accordance with Policy ENV02 of the Breckland Local Plan (adopted).

**8 Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is imposed in accordance with Section 15 of the National Planning Policy Framework.

**10 NOTE NCC Inf 2 When Vehicular access works required**

This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group.

Please contact Kay Gordon [kay.gordon@norfolk.gov.uk](mailto:kay.gordon@norfolk.gov.uk).

If required, street furniture will need to be repositioned at the Applicants own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.



Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at [highway.boundaries@norfolk.gov.uk](mailto:highway.boundaries@norfolk.gov.uk) for further details.

12

**Criterion E - Planning Apps Where Approved**

Appeals against planning decisions

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK

**AGENDA ITEM 9b:**

**Location:** THETFORD: Nun's Bridges Road

**Proposal:** Proposed Electric Cable and Associated Works (Other operations).

**REFERENCE:** 3PL/2020/0751/F

**Applicant:** Balfour Beatty

**Author:** Christopher Hobson

**CONSULTATION RESPONSE:**

**Norfolk County Council: Historic Environment Service**

We have received and approved an archaeological Written Scheme of Investigation in relation to the above mentioned application. Therefore, no objections subject to condition.

**RECOMMENDATION**

The application is recommended for approval subject to the revised condition below.

**REVISED CONDITIONS**

3. A) The development hereby approved shall take place in complete accordance with the approved archaeological written scheme of investigation submitted (Reference: Hanson, K. 2020: Draft Thetford Substation Urban Extension: Archaeological Written Scheme of Investigation. Parker Planning Services Ltd, version 1.4), and any addenda made to that WSI covering subsequent phases of mitigation.

B) The electric cable route shall not be put first brought into commission until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under part A of this condition and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason for condition:-

In order to ensure the potential archaeological interest of the site is investigated in accordance with Policy ENV07 and ENV08 of the Breckland Local Plan (adopted 2019).

<b>ITEM:</b>		<b>RECOMMENDATION:</b> APPROVAL
<b>REF NO:</b>	3PL/2020/0300/F	<b>CASE OFFICER</b> Tom Donnelly
<b>LOCATION:</b>	WATTON Hare And Barrel, 80 Brandon Road	<b>APPNTYPE:</b> Full
<b>APPLICANT:</b>	Mr M Rueben C/O Agent 17 Derwent Road	<b>POLICY:</b> In Settlemnt Bndry
<b>AGENT:</b>	AM Planning Consultants Limited 17 Derwent Road Stapenhill	<b>CONS AREA:</b> N
<b>PROPOSAL:</b>	Change of Use of Hotel (C1) To A Residential Care Facility (C2).	
		<b>LB GRADE:</b> N
		<b>TPO:</b> N

#### REASON FOR COMMITTEE CONSIDERATION

The application is brought to Committee at the request of Chairman's panel.

#### KEY ISSUES

Principle of development  
Impact on character and appearance  
Impact on amenities  
Impact on highway safety

#### DESCRIPTION OF DEVELOPMENT

The proposal seeks the change of use of a Hotel (C1) to a residential care facility (C2).

#### SITE AND LOCATION

The application site is at the Hare and Barrel, 80 Brandon Road in Watton. The site currently operates as a hotel and has been in and out of operation in recent times.

#### EIA REQUIRED

No

#### RELEVANT SITE HISTORY

3PL/2018/1520/F	Withdrawn	29-04-19
Change of use of premises from use as a hotel to a residential treatment centre		

**POLICY CONSIDERATIONS**

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

COM01	Design
COM03	Protection of Amenity
COM04	Community Facilities
GEN01	Sustainable Development in Breckland
HOU09	Specialist Housing
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
TR02	Transport Requirements

**OBLIGATIONS/CIL**

Not applicable

**CONSULTATIONS**

**WATTON TOWN COUNCIL**

Watton Town Council would be sorry to see the loss of the only pub at the west end of the town but has no planning objections to submit against the development.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

No objection to conditions

**ENVIRONMENTAL HEALTH OFFICERS**

No objection

**REPRESENTATIONS**

The neighbour consultation period expired on 15-04-20.  
Additionally, a site notice was posted which expired on 28-05-20.

21 letters of support were received and 85 letters of objection were received.

The key points of objection were as follows:

- Loss of community facility
- Amenity impact of development (loss of privacy)
- Impact of traffic movements

- Insufficient parking provision on site.
- Inappropriate location for the use.
- Risk of anti-social behaviour associated with the development
- Noise impact of the development

## **ASSESSMENT NOTES**

### 1.0 Principle of development

1.1 The proposal seeks the change of use of a Hotel (C1) to a residential care facility (C2). The building was subjected to a nomination as an asset of community value which was subsequently rejected as it was considered that the lawful use was as a hotel rather than a pub.

1.2 Whilst it is acknowledged that there is an element of the building that is used for the purpose of food and drink, it is considered that these elements are ancillary to the main hotel use of the building.

1.3 On the basis of the outcome of the ACV nomination and the considered use of the building, it is not considered that the building would be classed as a community facility as outlined in Policy COM04 of the Breckland Local Plan (Adopted 2019), and its loss would not be subject to additional protection.

1.4 For reference, Community Facilities are defined within the Local Plan, and Policy COM04 in particular as being "Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community. Community facilities are defined as: local shops, meeting places, indoor and outdoor sports venues, recreation/play areas, cultural buildings, public houses, petrol filling stations and places of worship".

1.5 In this instance, the key part of that definition is whether the premises is considered to be a public house. As outlined above, it is considered that the building's primary use is as a hotel and that there is an ancillary use of the building that is akin to a pub use. However, given that this is only considered to be ancillary and not the primary use, it is not considered that the building can be considered to be a community facility that would be protected under policy COM04.

1.4 On the basis of the above, it is considered that the principle of the change of use is acceptable in principle and subject to other technical matters being satisfied.

### 2.0 Impact on character and appearance-

2.1 Given that the building is existing with minimal external changes proposed to the building, it is not considered that the proposal would result in a significant impact on the character and appearance of the area.

2.2 It is proposed to erect boundary fencing around the property. There is a mix of boundary treatments to the fronts of properties in the surrounding area that consists of a mix of soft landscaping and hard landscaping that includes walls and fences. On this basis, it is not considered that the introduction of such boundary treatments would result in a detrimental impact on the character and appearance of the area.

2.3 The proposal is therefore considered to satisfy the requirements of Policies COM01 and ENV05 of the Breckland Local Plan (Adopted 2019) in terms of the impact on character and appearance.

### 3.0 Impact on amenities

3.1 The impact on amenities was considered with regard to Policy COM03. When considering the existing use of the building, it is noted that there would be a degree of amenity impact generated by the existing use, particularly in terms of noise impact and overlooking from first floor windows when the rooms are occupied.

3.2 On the basis of the existing use and the potential for such amenity impacts at late hours, it is not considered that the noise etc that would be generated from the proposed use would be significant so as to result in an amenity impact that would warrant the refusal of the application. It is considered that there would, in fact, be a reduction of vehicular and pedestrian movements at unsociable hours due to the residential nature of the use.

3.3 The proposal is overall considered to satisfy the requirements of Policy COM03 of the Breckland Local Plan (Adopted 2019) in terms of the preservation of amenities.

#### 4.0 Impact on highway safety

4.1 The impact on highway safety was considered with regard to Policies TR02 and COM01 of the Breckland Local Plan (Adopted 2019) and sections 108 & 109 of the NPPF (2019).

4.2 The highways authority have raised no objections to the proposal on the basis that the proposed use would generate a level of traffic movements comparable to that of the proposed use and accordingly, would not increase the risk to highway safety.

4.3 The highway authority have requested conditions to ensure that the development is carried out and operates in a manner that is acceptable in highway safety terms.

4.4 In terms of the parking provision on the site, on the basis of the method of operation as outlined by the submission detail, it is considered that the level of parking provision that can be achieved on site is sufficient to accommodate the use without resulting in off site parking that may be detrimental to highway safety.

4.5 The proposal is therefore considered to be acceptable in terms of parking provision and highway safety having regard to Policies TR02 and COM01 of the Breckland Local Plan (Adopted 2019) and Sections 108 & 109 of the NPPF (2019).

#### 5.0 Planning balance/Conclusion

5.1 In terms of the overall planning balance of the scheme, it is considered that the proposal is acceptable in planning terms and is accordingly recommended for approval, subject to conditions.

### RECOMMENDATION

It is recommended that the application is APPROVED, subject to the following conditions:

### CONDITIONS

- 1 Full permission 3 year time limit**  
The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.  
Reason for condition:-

To comply with section 91 of the Town & Country Planning Act 1990 (as amended).

**2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).

**3 External materials as approved**

The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.

Reason for condition:-

To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies COM3, GEN2 and COM1 of the Breckland Local Plan (adopted 2019).

**4 Access - combined, configuration and gates/bollards**

Any access gates shall be hung to open inwards, and shall be set back in accordance with drawing PL-207 Rev B. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

Reason for condition:-

In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**5 Provision of visibility splays - condition/approved plan**

Prior to the first use of the development hereby permitted visibility splays measuring 2.4 metres x 43 metres shall be provided to each side of the access where it meets the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**6 Provision of parking and servicing areas**

Prior to the first use of the development hereby permitted the proposed access parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:-

To ensure the permanent availability of the parking/ manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**





## BRECKLAND COUNCIL PLANNING COMMITTEE

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

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### DOC - COMPLETE

3DC/2020/0141/DOC	F.W. Myhill & Son Ltd	ATTLEBOROUGH Redevelopment Of Sorting Office, High Street	Discharge of Condition No 5 on 3PL/2020/0200/F
3DC/2020/0147/DOC	Westmere Homes Limited	CARBROOKE AND GRISTON Land Off Lancaster Avenue	Part Discharge of Condition No 3 on 3PL/2016/0084/F
3DC/2020/0116/DOC	Cherry Tree Developments (E.A.)	COLKIRK The Pightle, Gormans Lane	Discharge of Condition No's 3, 9, 11 & 12 on 3PL/2020/0044/F
3DC/2020/0126/DOC	Trell Developments Ltd	GREAT CRESSINGHAM The Vines, The Street	Discharge of Condition No's 3, 4 & 5 on 3PL/2019/0812/F allowed on appeal.
3DC/2020/0135/DOC	TTSR	HOLME HALE The Old Carrot Wash, Station Road	Discharge of Condition No's 12, 26 & 27 on 3PL/2018/0710/F
3DC/2020/0114/DOC	Trustees of the Lexham Estate Settlement	LEXHAM Church Farm Barn Lexham Road East Lexham	Discharge of Condition No 8 on 3PL/2017/1544/F
3DC/2020/0127/DOC	Mr & Mrs Tilley	LYNFORD Lynford Gardens, Lynford Road	Discharge of Condition No's 4, 5 & 7 on 3PL/2019/0576/F
3DC/2020/0092/DOC	A C Williamson and Son	NECTON Land between	Discharge of conditions 5,7,9,10,11,13,14,15,16,17,18,1

		Brackenwoods and Ramms Lane Necton	9,20,25 & 27 of planning permission 3PL/2017/0992/O
3DC/2020/0119/DOC	Mr R Peasgood	ROCKLANDS Model Farm, Chapel Street, Rockland St Peter	Discharge of Condition No's 3, 4 & 9 on 3PL/2018/0740/F Condition 3: Materials Condition 4: Contamination Report Condition 9: Historic Building Recording
3DC/2020/0154/DOC	Mr I Puttock	SAHAM TONEY Plot 2, Land off Ploughboy Lane	Discharge of Condition No 3 on 3PL/2020/0280/F
3DC/2020/0143/DOC	Mr. G Lebbon	SHIPDHAM Park Grange High Street Shipdham	Discharge of Conditions 7,11,13 On 3PL/2020/0254/F Conversion of existing building and proposed rear extensions to create four self contained residential units.
3DC/2020/0115/DOC	Abel Properties Limited	WATTON Neaton Business Park North, Abel Homes Ltd, Norwich Road	Part Discharge of Condition No 11 on 3PL/2020/0310/F
3DC/2020/0125/DOC	Cranswick Country Foods	WATTON Cranswick Country Foods (Norfolk), Brandon Road	Discharge of Condition No's 4 & 7 on 3PL/2020/0291/F Proposed foul and surface water plan. Proposed hard and soft landscaping plan.
3DC/2020/0118/DOC	Taylor & Son Builders	WHISSONSETT Land South Of The Cottage New Road	Discharge of Condition No's 6, 8 & 11 on 3PL/2020/0004/D

## No Prior Approval

3PN/2020/0029/PNE	Mr Thomas Hunter	CARBROOKE 4 Church Street	Prior approval for the Erection of conservatory to rear (permitted development)
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# Permission

3PL/2020/0320/F	Burrows Developments	ATTLEBOROUGH Pixie Paddock, Leys Lane	Erection of four garages to serve the dwelling permitted under planning permission 3PL/2017/0351/F
3PL/2020/0568/F	Robert Hanton	ATTLEBOROUGH Grange Farm, Deopham Road	General purpose agricultural building.
3PL/2020/0726/HOU	Mr. Caine Lloyd	ATTLEBOROUGH 5 Estcourt Road	Alterations and extensions including first floor accommodation.
3PL/2020/0761/HOU	Mr B Herber	ATTLEBOROUGH Fairview, 100 Norwich Road	Proposed single storey front extension.
3PL/2020/0773/HOU	Mr Laurence Bull	ATTLEBOROUGH 8 Constable Close	Conversion of garage to habitable room and 1st floor extension above
3PL/2019/1408/F	Oakstone Country Ltd	BANHAM Hilltop Cottage Heath Road	Change of use from smallholding to leisure, erection of four holiday let eco lodges and a natural swimming pond
3PL/2020/0582/F	Goymour Properties Ltd	BANHAM Stanmar and East View, Grove Road	Demolition of existing two dwellings and provision of two new replacement dwellings
3PL/2020/0624/HOU	Jo Holmes	BANHAM Rede Farmhouse, Grove Road	Erection of detached cart lodge/garage and re-locate and creation of new driveway
3OB/2019/0034/OB	Abel Homes Limited	BAWDESWELL Land Off Hall Road Bawdeswell	Discharge of S106 agreement 3PL/2018/0993/F with relating to approve nominated body & open space scheme
3PL/2020/0438/F	Mr Mick Brackpool	BEACHAMWELL 5 Drymere	Timber frame log cabin for a holiday let.
3NM/2020/0050/NMA	Mr L Glover	BEETLEY	Amendment to

		Hall Farm Barn, Fakenham Road, East Bilney	3PL/2020/0234/VAR - Change of roof covering, Addition of garage doors, Addition of 2 x roof-lights, Reposition of approved roof-light
3PL/2020/0771/HOU	Mr & Mrs Way	BESTHORPE Mayfield Farmhouse, Silver Street	Construction of a detached single storey 3 bay timber framed cartlodge and alterations to the farmhouse including the replacement of an existing glasshouse and modern windows to the principal elevation.
3PL/2020/0772/LB	Mr & Mrs Way	BESTHORPE Mayfield Farmhouse, Silver Street	The proposals comprise the construction of a detached single storey 3 bay timber framed cartlodge and alterations to the farmhouse including the replacement of an existing glasshouse and modern windows to the principal elevation.
3PL/2020/0230/LB	Mr David Lister	BLO' NORTON 8 Fairfields, The Street, Blo' Norton	Single Storey Rear Extension, First Floor Rear Extension above Existing Rear Extension.
3PL/2020/0402/F	Mr Patrick Murray	BLO' NORTON Clay Hall Lane	Erection of general purpose agricultural building
3PL/2020/0533/HOU	Mr David Lister	BLO' NORTON 8 Fairfields The Street Blo Norton	Single Storey Rear Extension and First Floor rear extension above existing rear extension
3PL/2020/0823/F	Mr and Mrs P Bush	BRADENHAM Oak Leaf, Daffy Green	Proposed Single Storey Dwelling and Detached Garage.
3PL/2020/0685/HOU	Mr and Mrs R Roos	BRISLEY Church Cottage, Church Street	Single storey extension to side.
3PL/2020/0710/F	Helen Frith	BRISLEY Maltings Farm, Gateley Road	New Single Dwelling, swimming pool, Garden Studio. Change of Use 0.5 Acre

			Agricultural Land to Domestic Curtilage.
3NM/2020/0046/NMA	Westmere Homes Ltd	CARBROOKE Lancaster Avenue Part of former RAF Watton Technical Site	1. Re-alignment of estate road in front of Community Centre to suit as-built; consequent revisions to access road serving units 48-51, and footpath to LAP 2. Re-allocation of parking to units 76, 80-6, and consequent adjustment of turning head and rear gardens to 83-86
3PL/2020/0688/LU	Mr James Harvey	CARBROOKE 3 Church Street	Proposed loft conversion to include a rear facing dormer. (certificate of lawfulness)
3PL/2020/0728/HOU	Mr John Lock	CARBROOKE 49 Mill Lane	Rear extension, front porch and internal alterations.
3PL/2020/0757/F	ST. Peter & Paul Primary School	CARBROOKE St Peter And St Paul Vc School, Church Street	Removal of existing mobile classroom in school field and replace with one timber frame building (2 classrooms)
3PL/2020/0738/VAR	Mr Tony Furnell	COLKIRK Two Ways, Gormans Lane	Variation of Condition No 2 on 3PL/2018/0787/F To add high level rooflights to en-suites on plots 1 & 2 and change the access drive material from brick weave to asphalt.
3PL/2020/0765/HOU	Mr & Mrs M Turner	COLKIRK Denton Lodge, Market Hill	Garage Conversion and Rear Single Storey Extension.
3PL/2020/0337/HOU	Skinner	DEREHAM 3 Townshend Road	Erection of single storey front extension and single storey rear extension
3PL/2020/0602/HOU	Mr Robin Batchelor	DEREHAM 4 Boyd Avenue	Addition of first floor to single story extension on the rear of the property and to the garage on the side of the property as well as a single story extension on the front elevation as a

			porch, extended living room and overhang to the garage.
3PL/2020/0713/HOU	Mr & Mrs Hubbard	DEREHAM 21 Brussels Close	Rear facing balcony
3PL/2020/0714/HOU	Mr Spencer Burrell	DEREHAM 32 Wavell Road Dereham	Single storey rear extension and conversion of garage in to habitable room
3PL/2020/0747/VAR	CSCL Developments Limited	DEREHAM 72 Norwich Road	Removal of Condition No 5 on 3PL/2017/1339/F - boundary treatment - condition was prior to commencement, construction complete
3PL/2020/0788/F	Gail Ramm	DEREHAM 67 Boyd Avenue	Continued siting of static home in rear garden for residential care.
3PL/2020/0825/LU	Mr Sean Mackenzie	DEREHAM Mowles Manor, Elsing Lane	Proposed standing of a caravan for ancillary residential use - certificate of lawfulness
3PL/2020/0865/F	.	DEREHAM Dereham Town Football Club, Norwich Road	To replace an existing, old modular building with a new building to be used as classroom
3PL/2020/0673/F	Mrs Alison Potter	EAST TUDDENHAM Tollgate Barn Mattishall Road	Change of use of access from sui generis into residential. Property is located across both South Norfolk and Breckland. Access only in Breckland.
3PL/2020/0858/HOU	Katy Barrett	ELSING 6 Heath Road	2 storey side extension, porch and garage.
3PL/2020/0870/EA	Gary Alway & Charlotte Rogers	FRANSHAM The Old Post Office, Main Road	Application for Environmental Approval to extend time limit to 1/5/2021 for permission number 3PL/2016/1314/F - Proposed residential development consisting of 2No. dwellings with associated double garages (Business and Planning Act 2020)

3PL/2019/1294/HOU	Mr & Mrs Carroll	GRESSENHALL 9 Chequers Lane Gressenhall	Demolish and rebuild stable/outbuilding to provide ancillary accommodation. Install outdoor swimming pool. Demolish and re-locate garage with new solar pv panels on roof and additional accommodation/home gym. Proposed new access
3PL/2020/0707/HOU	Mr & Mrs Rose	HARDINGHAM The Grove, Low Street	Proposed Orangery and demolition of existing Conservatory.
3PL/2020/0708/LB	Mr & Mrs Rose	HARDINGHAM The Grove, Low Street	Proposed Orangery and demolition of existing Conservatory.  Conversion of existing garage within Barn to Dog Grooming Business.
3PL/2020/0314/F	Mr Shaun Duncan	HARLING Land Adjoining 32A West Harling Road	Proposed New Residential Two storey dwelling with detached two bay cart lodge
3PL/2020/0528/F	Mr David Taylor	HARLING 8 Taylor Drift	Erection of 3 no. detached dwellings.
3PL/2020/0681/VAR	Mr and Mrs Fossey	HARLING Mauley's Meadow, West Harling Road	Variation of Condition No 2 & 3 on 3PL/2019/1518/D - changes to approved plans
3PL/2020/0695/VAR	T & T Construction	HARLING 10 Taylor Drift	Variation of Condition No 2 on 3PL/2017/0503/F Design of porch changed and two bathroom windows added in south elevation.
3PL/2020/0701/HOU	Mr Warren Wilby	HARLING 17 White Hart Street	Erection of a rear flat-roof single-storey extension with sky lantern and a second-storey lean-to extension on top of existing rear single-storey.
3PL/2020/0764/F	Forest Holidays	HARLING Thorpe Farm, Campsite, Access	Replacement of 2 existing approved manager's accommodation units on site.

		Road To Thorpe Farm	
3PL/2020/0429/F	Mrs Clare Gornal	HILBOROUGH Rosemere, 28A Westgate Street	New two storey dwelling.
3PL/2019/0115/O	Col Forman Hardy 1987 No. 2 Settlement	HOLME HALE land at Ivy Farm Cook Road, Holme Hale	Proposed residential development - 1 dwelling
3PL/2020/0656/HOU	Mr Chris Craven	KENNINGHALL The Poplars Quidenham Road Kenninghall	Single Storey Extension to Kitchen at rear of property
3PL/2020/0725/LB	Kilverstone Estates	KILVERSTONE Hall Gate Lodge, Brettenham Road	Single storey rear extension and formation of opening in rear wall of kitchen.
3PL/2020/0689/F	Mattishall Football Club	MATTISHALL Mattishall Football Club, South Green	To install a storage container to house tractor and mower and other pitch maintenance equipment.
3PL/2020/0717/LB	Mr Simon Francis	MATTISHALL Ivy Barn, Welgate	To change external colour of all windows and doors to a mid-grey matt paint colour
3PL/2020/0837/HOU	Mr J & Mrs S Pearce	MILEHAM Unicorn House, 31 Litcham Road	Proposed Open Porch to Front Elevation
3PL/2020/0829/HOU	Mr T Gascoine	MUNDFORD 22 Swaffham Road	Extension to outhouse serving dwelling.
3PL/2020/0519/D	A C Williamson and Son	NECTON Land between Brackenwoods and Ramms Lane Necton	Reserved matters application following pp 3PL/2017/0992/O - Layout and landscaping plus details of plots 2, 3 and 4
3PL/2020/0789/LU	Mr Kelvin Tuttle	NECTON 32 School Road, Necton	Erection of single storey outbuilding for use as a summerhouse and part-time beauty studio.



3PL/2020/0830/D	GLP Builders & Developers	NECTON 16 Tuns Road	Reserved matters application for one dwelling following outline permission 3PL/2019/0223/O
3PL/2020/0831/D	GLP Builders & Developers	NECTON Land Adjacent 14 Tuns Road	Reserved matters application for erection of dwelling following outline permission 3PL/2018/1438/O
3PL/2020/0835/HOU	Mr and Mrs S Sidey	NECTON Woodlands, Ramms Lane	Single Storey Extension to rear and proposed dormer construction with 2 x juliet balcony to the rear (amended scheme from 3PL/2019/0691/HOU).
3PL/2020/0678/F	Cliff/Anne-Marie	NORTH ELMHAM 40 The Railway Arms Station Road North Elmham	Single Storey Dry Store Extension
3PL/2020/0732/HOU	Icon Architectural	NORTH ELMHAM 1 Pump Street	New parking bay with Highway cross-over.
3PL/2020/0785/F	Garrod New Homes Limited	NORTH ELMHAM Land off Eastgate Street (plot 1) (1 Hay Meadow)	Additional habitable room within roof void above garage to plot 1 only (3PL/2017/0673/VAR)
3PL/2020/0437/F	EPB Developments Ltd	OLD BUCKENHAM Haresfield, The Old Yard	Change of use of parcel of land to rear of existing residential unit to residential curtilage and erection of a rear extension, comprising of garage bays to the ground floor and 2no bedrooms to the first floor and terrace at the rear.
3PL/2020/0495/TDC	B & D Developers Limited	OLD BUCKENHAM Land to west of 22 Fen Street	Technical details consent for erection of 4 dwellings (permission in principle reference 3PL/2019/1257/PIP)
3PL/2020/0675/F	Mr Devlin	OLD BUCKENHAM Old Buckenham Country Park, Doe Lane	New shower block and a cabin to replace an existing static caravan.

3PL/2020/0744/VAR	Chediston Homes Ltd	QUIDENHAM Development Site, Station Road	Variation of Condition No 2 on 3PL/2019/1480/VAR Condition changed to account for revised proposed garage location and garage types.
3PL/2020/0813/F	E.T. Larwood & Sons	ROUDHAM/LARLIN G Oak House Farm	Erection of steel portal frame building
3PL/2020/0746/HOU	Mr Duncan Brierley	SAHAM TONEY 8 Pages Lane	Proposed single storey rear extension to create self contained annexe .
3PL/2020/0776/F	Su-Bridge Pet Supplies	SAHAM TONEY Su Bridge Pet Supplies, Cressingham Road	Siting of a Modular Office Building (retrospective)
3PL/2019/0901/F	Mr Henry Hewson	SCARNING Former Dereham Water Supplies International Limited Scarning	Conversion of existing office to a dwelling and erection of garage; conversion of existing workshop building to two dwellings
3PL/2020/0543/F	Cheesmur	SCARNING Land to the rear of Brook Lea, Podmore Lane	Proposed Stable Block to the rear of Brook Lea.
3PL/2020/0635/HOU	Mr Steve Hood	SCARNING 41 Allwood Avenue Dereham	Two Storey Extension to the side of Existing Property
3PL/2020/0704/F	Miss J House	SHIPDHAM 45 Parklands Avenue	Conversion of Existing Garage to form Dog Grooming Parlour.
3PL/2020/0840/HOU	Mr & Mrs Pattison	SHIPDHAM Point House, High Street	Flat Roof Infill Structure To Rear of Property.
3PL/2020/0644/D	H T Thornton & Son	SHROPHAM Development Site At 598548 293303, Rocklands Road	Reserved matters application for 8 dwellings and garages following outline permission 3PL/2017/0867/O

3PL/2020/0811/HOU	Mr P Ford	SHROPHAM Shropham House, Watton Road	Partly demolish and relocate an existing Grade II Listed wall to the frontage of Shropham House
3PL/2020/0812/LB	Mr P Ford	SHROPHAM Shropham House, Watton Road	Partly demolish and relocate an existing Grade II Listed wall to the frontage of Shropham House
3PL/2020/0173/F	Rix Petroleum	SNETTERTON Land at Snetterton Business Park	Proposed Fuel Depot
3PL/2020/0412/F	Monte Blackburn	SNETTERTON Land at Ada Cole Avenue, Snetterton Park	Erection of a builder's merchants (Sui Generis Use) and associated works.
3PL/2020/0441/F	Mr J Wyatt	SNETTERTON Pearn Wyatt And Son Chalk Lane	Agricultural building for the storage of agricultural machinery and storage and drying of straw.
3PL/2020/0739/HOU	Dr & Mrs R Dorling	SPORLE Hare House The Street Sporle	Extension to dwelling and associated alterations
3PL/2020/0753/F	Mr Aynsley	SPORLE Mill Cottage, Love Lane	Replacement dwelling following demolition of existing (amended scheme)
3PL/2020/0490/HOU	Mr/Miss Perry/Hallett	STOW BEDON/BRECKLES Harvesters, Mere Road	Single storey rear extension and new front boundary wall to replace existing hedge.
3PL/2020/0782/HOU	Mr & Mrs C Allen	STOW BEDON/BRECKLES Hawthorn Farm, Rockland Road Rockland Road	One and half storey side extension
3PL/2020/0755/VAR	Mr & Mrs Swadling	SWAFFHAM Vine Cottage, Pleasant Row	Variation of Condition No 2 on 3PL/2019/1335/F- revised design

3PL/2020/0759/F	Suevi Developments Ltd	SWAFFHAM 1 London Street and 2/4 PittLane	Change of use from offices & shop premises to residential (3 units) and shop.
3PL/2020/0760/LB	Suevi Developments Ltd	SWAFFHAM 1 London Street and 2/4 PittLane	Change of use from offices & shop premises to residential (3 units) and shop.
3PL/2020/0826/HOU	Mr & Mrs A Rasmussen	SWAFFHAM The Barn, Shoemakers Lane	Proposed Extension to Dwelling.
3PL/2020/0833/HOU	Mr Michael Godden	SWAFFHAM 10 Lynn Street	Proposed demolition of modern rear wing, provision of new single storey flat roofed rear extension, with various internal layout remodelling and alterations.
3PL/2020/0834/LB	Mr Michael Godden	SWAFFHAM 10 Lynn Street	Proposed demolition of modern rear wing, provision of new single storey flat roofed rear extension, with various internal layout remodelling and alterations.
3PL/2020/0440/F	Mr M Harris	SWANTON MORLEY 30 Greengate	Erection of Two Storey Dwelling including change of use of agricultural land to residential.
3PL/2020/0316/F	LGL Developments	THETFORD St Nicholas House, St Nicholas Street	Extension to provide 2 x one bedroom flats.
3PL/2020/0317/LB	LGL Developments	THETFORD St Nicholas House, St Nicholas Street	Extension to provide 2 x one bedroom flats.
3PL/2020/0611/HOU	Mr & Mrs White	THETFORD 32 Fisher Way	Demolition of existing garage and shed; erection of two storey extension to West (Side) elevation and North (Rear) elevation.
3PL/2020/0668/HOU	Mr Paul Haye	THETFORD 33 Old Croxton Road	Demolition of conservatory, and erection of a single storey extension.

3PL/2020/0694/HOU	Mr Paul Cross	THETFORD 30 Stanford Road	2 storey rear extension including two velux windows
3PL/2020/0745/F	Baxter Healthcare	THETFORD Baxter Healthcare Ltd, Caxton Way	Install 2 cooling towers (5.5(L)x2.6(W)x3.6(H)m each tower) on a steel work platform, above the existing chiller plant containers.
3PL/2020/0796/HOU	Mr Tom McGill	THETFORD 2 Redcastle Road	Conversion of part of existing garage to annexe to be ancillary to main dwelling
3PL/2020/0727/HOU	Mr Dayle & Miss Hunt	TITTLESHALL 14 Peakhall Road	Proposed demolition and addition of single storey rear and side extensions, new bay window to frontage and loft conversion including dormer to frontage - minor amendments to that approved under consent ref: 3PL/2019/0701/HOU
3PL/2020/0525/HOU	Miss Joyce Harris	WATTON 31 Watton Green	2-storey domestic extension to side and rear.
3PL/2020/0570/HOU	Mr Roger Lawson	WATTON 17 Byfords Way	Single storey side extension for kitchen and alterations to provide bi-fold doors and glazed panel.
3PL/2020/0709/HOU	Mr & Mrs Lloyd	WATTON Moat House, Watton Green	Erection of single storey rear extension, single storey front extension, single storey side extension with terracing above, raising of roof to include four dormer windows to the rear and front elevations, external alterations
3PL/2020/0716/HOU	Mr John Lawes	WATTON 28 Dereham Road	Replacement of existing 1.53m fence with proposed 1.83m fence on boundary with Walnut Grove
3PL/2020/0597/HOU	Mr M Barker	WEETING 20 Glebe Road Weeting	Single Storey Side Extension to existing bungalow

3PL/2020/0792/HOU	Paul Sayer	WEETING 58 Castle Close	Single storey side extension to create a larger kitchen dining room and bigger bedrooms.
3PL/2020/0723/HOU	Jamie Dann	YAXHAM 3 Andrews Way	Erection of front porch

## Prior Approval Given

3PN/2020/0033/UC	Gibbet Farms LTD	BRADENHAM Gibbet Farm Office, Green Lane	Conversion of farm office to residential dwelling (permitted development)
3PN/2020/0027/UC	Mrs Jane Freeman	STOW BEDON/BRECKLES Mere Farm Stow Bedon Road	Prior approval for Conversion of agricultural building to residential (permitted development)

## Prior Approval Refusal

3PN/2020/0015/UC	Mr & Miss Roger & Kate Duffield	STANFIELD Cherry Tree Farm, Church Lane	Conversion of barn to 2 dwellings (permitted development)(Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3 Class Q
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## Refusal

3PL/2020/0748/F	Mr & Mrs B Thomas	ASHILL West of Dragonfly Lodge Watton Road Ashill	Construction of Single Dwelling
3DC/2020/0107/DOC	Greenbelt Group Ltd	CARBROOKE AND GRISTON	Discharge of Condition No 11 on 3PL/2005/0477/O (appeal)

		Former RAF Watton, Norwich Road	decision) Condition 11 - foul and surface water drainage approval required.
3PL/2020/0784/F	Mr & Mrs J Smith	DEREHAM Land at Smithson Loke	Self-build bungalow.
3PL/2020/0572/O	Mrs Bird	HOCKHAM Land South of Dawnael Vicarage Road	Outline Planning Application for Residential Development of Up to 5 Single Storey Bungalows (all matters reserved, except access).
3PL/2020/0631/O	Mr and Mrs T Wood	HOE & WORTHING Woodview Lodge Fakenham Road Hoe	Erection of Two Detached Single Storey Dwellings and Garages
3PL/2020/0596/F	Norfolk Wood Interiors	HOLME HALE Erneford Barns Swaffham Road Holme Hale	Change of use of furniture showroom and finishing room to retail use ( A1)
3PL/2020/0671/F	Jane Searle	KENNINGHALL Grange Farm, East Church Street	Demolition of existing Grange Farmhouse and replacement with a new dwelling and garage
3PL/2020/0578/O	CW Hilton and Partners	OLD BUCKENHAM Land west of Attleborough Road, north of the prop East View	Outline application for 5 residential dwellings
3PL/2020/0749/O	New Buckenham Property Limited	SAHAM TONEY Land to the south of 96 Richmond Road	Erection of 3 detached dwellings.
3PL/2020/0691/F	Baroness Scott of Bybrook Jane Scott	TWYFORD The Gardner's Cottage Adjacent to Twyford Farmhouse Norwich Road	Extension and reinstatement of The Gardner's Cottage as a stand-alone dwelling, including access.
3PL/2020/0399/F	Mrs A Stark	WATTON Development Of Holiday Let At 52,	Proposed Change of Use from Holiday Let to Residential Dwelling.

Swaffham Road

3PL/2020/0702/F

Saint Gobain Building  
Distribution

WATTON  
Jewson Builders  
Merchant, Norwich  
Road Industrial  
Estate  
Watton

Erection of cantilever racking  
within builders yard.  
(retrospective)



**APPEALS SUMMARY SEPTEMBER 2020**

1.3PL/2019/1599/o (96 Richmond Road, Saham Toney, Watton, IP25 7EX) Residential development of three, 3 and 4 bedroomed self-build detached dwellings with garages and gardens. Demolition of small commercial unit. APPEAL DISMISSED 10<sup>th</sup> September 2020

2. 3PL/2019/0855/o (Land to North East of Fakenham Road, Beetly)-Outline planning application for the erection of 3 self-build detached dwellings with garage including means of access. APPEAL DISMISSED 9<sup>th</sup> September 2020.

3. 3PL/2019/0656/F (Land at Brecklands Green , North Pickenham, Swaffham , PE37 8LG) Residential development 6 new houses and 2 double carports. APPEAL DISMISSED 28<sup>th</sup> August 2020.

4.3AG/2020/0001/AG (Lodge Farm Estate, Gasthorpe, IP22 2TL – New agricultural building. APPEAL ALLOWED 2nd September 2020.

5.3PL/2019/119/F (The Old Rectory, Honey Pot Lane, Longham, NR19 2RG)- Erection of 2 bed dwelling as an annexe to The Old Rectory. APPEAL DISMISSED 28<sup>th</sup> August 2020.