



AGENDA

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

- Committee** - **DEVELOPMENT CONTROL COMMITTEE**
- Date & Time** - MONDAY, 4TH FEBRUARY, 2008 AT 9.30 am
- Venue** - ANGLIA ROOM, THE CONFERENCE SUITE, ELIZABETH HOUSE, DEREHAM

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

NOTE

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

LUNCH WILL BE PROVIDED FOR COMMITTEE MEMBERS

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

PERSONS ATTENDING THE MEETING ARE REQUESTED TO TURN OFF MOBILE PHONES

In the event of deferred items appearing on the agenda, Ward Representatives will be notified accordingly in advance.

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

Date: Thursday, 24 January 2008

PLANNING POLICY NOTE

THE STRENGTH OF PLANNING POLICY IN DETERMINING PLANNING APPLICATIONS

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

The Council has a DUTY, through the Town & Planning Acts, to prepare a "District Wide" Local Plan to provide a statutory framework for planning decisions.

Breckland's Plan contains the Council's planning policies, which must be consistent with Government guidance, particularly with the Planning Policy Guidance (PPGs). The Local Plan now carries significant weight as it was adopted in September 1999.

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

This shift towards a "Plan-led" planning system is a major feature of recent planning legislation. Under s54A of the Town & Country Planning Act 1990, ***planning applications should be determined in accordance with the policies of the Plan, unless material considerations which are relevant to planning indicate otherwise.***

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

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

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

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

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

THEREFORE we will:

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

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

LOCAL COUNCILS

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

We ask local parish and town councils to recognise that all comments received are taken into account. In 2001, about 90% of cases had agreement.

Where we disagree it will be because:

- Districts look to "wider" policies, and national, regional and county planning strategy.
- Case law might dictate a course of action.
- There is extra information and views not available to the Local Council.
- There is an honest difference of opinion.

PART A
ITEMS OPEN TO THE PUBLIC

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1. <u>MINUTES</u> To confirm the minutes of the meeting held on 14 January 2008.	1 - 11								
2. <u>APOLOGIES</u> To receive apologies for absence.									
3. <u>DECLARATION OF INTEREST</u> Members are asked at this stage to declare any interests they may have in any of the following items on the agenda. The Members' Code of Conduct requires that declarations include the nature of the interest and whether it is personal or prejudicial.									
4. <u>CHAIRMAN'S ANNOUNCEMENTS (IF ANY)</u>									
5. <u>REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA</u> 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. <u>URGENT BUSINESS</u> 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. <u>LOCAL DEVELOPMENT FRAMEWORK (STANDARD ITEM)</u> To receive an update.									
8. <u>DEFERRED APPLICATIONS</u> To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications.	12								
9. <u>WRETHAM: STONEBRIDGE CAMP: PROPOSED RESIDENTIAL DEVELOPMENT: APPLICATION REFERENCE 3PL/2007/1569/F</u> Report of the Development Services Manager.	13 - 17								
10. <u>SCHEDULE OF PLANNING APPLICATIONS</u> To consider the Schedule of Planning Applications:	18 - 60								
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	Report of the Development Services Manager.			
13.	<u>APPEALS DECISIONS (FOR INFORMATION)</u>			
	APP/F2605/A/07/2054319: Attleborough: Corner Cottage, Chapel Street, Rockland St Peter: Appeal against a decision to grant outline planning permission for D Wright: Application Reference: 3PL/2007/0182/O Decision: Dismissed.			
	APP/F2605/C/06/2024074/2024076/2024078/2024081: (Appeals 1 – 4) Roudham: Land at Camp Farm: Appeals against an enforcement notice issued by Breckland Council against Foulger Transport Ltd (2024074), Lloyds TSB Bank plc (2024076), Mr Brad Webb (2024078), and Paul Rackham Ltd (2024081) Decision: The appeals under ground (c) and also the appeals under ground (a), refusing to grant planning permission including in relation to the application deemed to have been made under section 177(5) of the Act as amended are dismissed. The appeals on grounds (f) and (g), and direct that the enforcement of the Notice, of the words “non-agricultural” before the words “storage and distribution”, and by the deletion of the three months and the substitution of nine months as the period for compliance are allowed.			

APP/F2605/C/06/2024074 (Appeal 5): Roudham: Land at Camp Farm: Appeal against a refusal to grant planning permission for Paul Rackham Ltd: Application Reference: 3PL/2006/1484/CU
Decision: Dismissed.

APP/F2605/A/07/2035705/NWF (Appeal 6): Roudham: Land at Camp Farm: Appeal against a refusal to grant planning permission for Paul Rackham Ltd: Application Reference: 3PL/2006/1485/CU
Decision: Allowed and conditional planning permission granted.

APP/F2605/A/07/2053737: North Pickenham: 'The Old Stores', Meadow Lane: Appeal against a refusal to grant planning permission for Mr G Bensley: Application Reference: 3PL/2007/0111/F
Decision: Allowed subject to conditions.

APP/A/07/F2605/07/2054108: Attleborough: 24 Connaught Road: Appeal against a refusal to grant outline planning permission for S Becker: Application Reference: 3PL/2007/0657/O
Decision: Dismissed.

APP/F2605/A/07/2055836: Bawdeswell: Rear of Denver House: Appeal against a refusal to grant outline planning permission for Mr J A Baker and Mrs J A Smith: Application Reference: 3PL/2007/0400/O
Decision: Dismissed.

APP/F2605/A/07/2039597: Thetford: Land at Arlington Way: Appeal against a refusal to grant planning permission for Abbey Developments Ltd: Application Reference: 3PL/2006/0531/F
Decision: Allowed subject to conditions.

BRECKLAND COUNCIL

At a Meeting of the

DEVELOPMENT CONTROL COMMITTEE

**Held on Monday, 14 January 2008 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Councillor E. Gould (Chairman)	Mrs D.K.R. Irving
Councillor Claire Bowes	Mr R. Kemp
Mr A.J. Byrne	Mr M.A. Kiddle-Morris
Mr P.J. Duigan	Mr J.P. Labouchere
Mr P.S. Francis	Mr B. Rose
Mr M. Fanthorpe	Mr F.J. Sharpe
Mrs S.R. Howard-Alpe	Mr N.C. Wilkin (Vice-Chairman)

Also Present

Mr C.R. Jordan	Mr D.R. Williams JP
Mrs A.L. Steward	

In Attendance

Julie Britton	- Committee Services Officer
Mike Brennan	- Principal Development Control Officer
Heather Burlingham	- Assistant Development Control Officer
John Chinnery	- Solicitor & Standards Consultant
Phil Daines	- Development Services Manager
David Spencer	- Principal Planning Policy Officer

1/08 MINUTES (AGENDA ITEM 1)

Minute No. 208/07: Snetterton: Proposed hotel/restaurant, The Flame Restaurant, Adjacent A11

A Member queried the conditions agreed in respect of the above application. She asked whether her suggestion of the planting of Scots Pines had been included as part of the landscaping conditions. In response, the Development Services Manager advised that her suggestion had been picked up as part of the overall permission.

The Minutes of the Development Control Committee meeting held on 17 December 2007 were confirmed as a correct record and signed by the Chairman.

2/08 APOLOGIES (AGENDA ITEM 2)

Apologies for absence were received from Mrs M Chapman-Allen, Mr T Lamb, Mrs P Spencer and Mr M Spencer.

3/08 DECLARATION OF INTEREST (AGENDA ITEM 3)

Members and Officers were asked to declare any interest as appropriate at the time the applications were considered.

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Action By

4/08 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

The Chairman advised the meeting of the procedures for public speaking.

Members were reminded of the Development Control training session that had been arranged for Monday, 28 January 2008 at 2.15pm in the Norfolk Room. All Members were encouraged to attend.

**5/08 LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM)
(AGENDA ITEM 7)**

The Principal Planning Policy Officer was in attendance for this item.

Members were informed of the forthcoming six week consultation period, with regard to the Core Strategy Document and the Development Control Policies. All Parish and Town Councils, public and stakeholders would be issued with a copy of the aforementioned document as well as a CD Rom, and the consultation process would be from 28 January to March 2008. All parties who had an interest in the Local Development Framework would also be notified.

An on-line version would become interactive on 28 January for people to make comments and put their views forward electronically.

To accompany the launch of the Strategy document, the following meetings had been arranged:

- Watton Town Council - 24 January 2008 – 7.00pm
- Old Buckenham Village Hall – 26 January 2008 – 10.30am (Old Buckenham Parishioners only)
- Attleborough - 30 January 2008 – The Community and Enterprise Centre - 6.30pm (Town and Parish Councils only)
- Dereham - 5 February 2008 – a special event for Local Service Centres, Breckland Council, Elizabeth House, The Anglia Room – 6.00pm
- Thetford - 6 February 2008 – public exhibition at the Carnegie Rooms – two drop in sessions on the LDF – 10.00am to 2.00pm and 5.00pm to 7.00pm

The Planning Policy Team would also be in attendance at the Town and Parish Council Forum on 31 January 2008 at 5.30pm, at the Guildhall Complex in Thetford.

The Ward Representative extended an invitation to the Planning Policy Team to attend the Hermitage Ward meeting on 14 April 2008.

6/08 DEFERRED APPLICATIONS (AGENDA ITEM 8)

- a) Swaffham and Sporle: A wind energy development comprising six wind turbines and associated works on land off Sporle Road for Next Generation: Reference 3PL/2007/0314/F

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The Principal Planning Officer presented the report which concerned a planning application for the erection of six wind turbines with hard-standing areas, information board, electricity sub-station and a temporary construction compound on land off Sporle Road, Swaffham. The application had been deferred from the meeting held on 17 December 2007 to enable further representations to be submitted.

A Member was concerned, having read the related reports over the past few months, particularly in relation to the MOD objections, whether the application should be heard. In response, the Solicitor advised that he was aware that there was a conflict of opinion but this was an application that the Committee should take forward and be dealt with today.

The six turbines would have a tower height of 78 metres and a blade diameter of 82 metres. For comparison, Swaffham II had a tower height of 85 metres and a blade diameter of 70 metres.

If the proposal was permitted, it would bring with it significant environmental benefits; clean electricity from a renewable source would be provided for up to 9,500 homes. The applicant had estimated that the six turbines would save on the emissions of up to 31,474 tonnes of carbon dioxide and would also contribute 1.8% of the capacity required to achieve the region's 2010 target or 7% of that identified for Norfolk.

The consultation process had been extensive and a large number of responses had been received including 30 objection letters. Since the publication of the Agenda, Sporle Parish Council had provided a second objection to the application and a letter had also been received from CATS (Campaign Against Turbines at Shipdham) objecting to the proposal. The main concern related to flicker. Members were informed that the matter of flicker was one that had been recognised and could be controlled by condition.

Photo montages of present and future views of the area had been provided with the Landscape Assessment document. Members were able to comprehend what effect the turbines would have on the landscape from various locations.

The Principal Planning Officer explained that the Council had received an objection from the MOD who had requested that the development, if approved, should not commence until a proven technical solution had been found.

The Committee was informed that in the light of the detailed objection from the MOD relating to the impact of the proposal upon air traffic control radar and air traffic management procedures at RAF Marham, the application had been recommended for refusal.

The following speakers were in attendance for this item:

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- Mr D Williams, Ward Representative
- Mr Hickey, Sporle Parish Council
- Mrs Bartley, Sporle Parish Clerk
- Mrs Burrows, Objector
- Mrs Stone, Objector
- Mrs Cawley, Objector
- Mr Partridge, Ecotricity

Mr Hickey, who was in attendance with Mrs Bartley, said that both had concerns relating to noise and the environmental impact. Mr Hickey felt that the cumulative effect of the turbines would turn a tranquil landscape into an industrial one.

Mrs Burrows felt that the major fault of the proposal was the location particularly with regard to the bridleway/restricted byway which should remain open to the public at all times. Mrs Burrows pointed out that the bridleway was frequently used by horse riders and was concerned that the British Horse Society, that had guidelines on wind turbines, had not been consulted.

Mrs Stone, who lived in Sporle, and was the closest resident to wind turbine II, had concerns about power surges and noise, and had further concerns relating to the effect this proposal would have on the value of her property. She felt that no thought had been given to her or her neighbours.

Mr Partridge had been involved in the industry for 14 years and had been very impressed with the vast majority of views concerning wind turbines from Swaffham residents. He felt that the Officers had taken a very pragmatic approach in reducing their grounds of refusal to one. Mr Partridge mentioned a similar application at South Norfolk District Council where a "Grampian" condition had been imposed as part of the permission. He explained that such a condition could be effectively discharged over three years.

The Development Services Manager explained that a "Grampian" condition was a planning condition attached to a decision notice that prevented the start of a development until certain matters or works had been completed. One of the requirements of a "Grampian" condition was whether there was any reasonable prospect that the condition could be complied with. The Development Services Manager felt that the imposition of such a condition at this stage was not appropriate.

Mr D Williams, the Ward Representative, emphasised the importance of the MOD objections and urged Members to refuse the application. He pointed out that the wind turbines would be on the aircraft approach to the largest air base in Britain. He asked Members to consider the consequences if all 18 aircraft had to divert away from the area; he highlighted the Necton incident as an example.

A Member complimented Mr Williams on the aforementioned statement; however, he agreed with Mr Partridge's comments

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that most Swaffham residents did like the wind turbines. Nevertheless, this was a proposal that would increase the “family” and he was afraid that if the application was approved, Swaffham and the surrounding areas would become known as “wind” valley. He reminded the Committee that no-one in the area would gain from the electricity as all the power would be fed into the national grid.

Another Member had calculated that the turbines would be approximately 9,000 metres from Marham’s runway and would be bang in line with the final approach; therefore he was not able to support the application and proposed that the Committee supported the Officer’s recommendation of refusal.

RESOLVED that the application be refused as recommended on the basis of the objection from the Ministry of Defence: i.e. that the turbines would leave an unacceptable impact upon Air Traffic Control Radar and air traffic management procedures at RAF Marham.

b) Yaxham: Former Breckland Garden Centre: Development of a “Lodge Park” within the site of the former garden centre and re-use of ex-camping and caravan site for THPD Properties Ltd

This application had previously been deferred to allow time for the applicant to provide additional supporting information in relation to the proposal. The report took into account the additional information submitted by the applicant and by third parties, and as such superceded the “Assessment Notes” section of the previous committee report.

The application was recommended for refusal.

The Principal Planning Officer presented the report which concerned the stationing of 50 timber clad holiday lodges plus an office/reception. The existing bungalow on site would remain as the manager’s dwelling. The scale and density of the proposed development would, in the opinion of the Local Planning Authority, result in an unwarranted intrusion into the rural landscape to the detriment of the character and visual amenities of the area.

It was considered that the applicant had failed to adequately demonstrate to the satisfaction of the Local Planning Authority that the proposal had taken account of the following issues:

- Flood risk
- Protected species and habitat; and
- Landscape issues

In support of the proposal, the applicant had stated that the development would provide an economic boost to the community and would create 11 full and part time jobs. The units would be sold off to individual owners with a covenant preventing the dwellings from being sub-let. The applicant had further felt that the development would protect existing housing

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stock from being bought as second homes. The proposal would not compromise local services such as doctors, dentists or hospitals as these could be accessed in the owners' home towns.

The Principal Planning Officer advised that a further letter had been received from Yaxham Parish Council that was a direct result of the Parish meeting held on 10 January 2008. Yaxham Parish Council had objected to the application for a number of reasons, including: failing to demonstrate the need, the scale and density of the development, increase in traffic and less employment than the applicant envisaged.

Mid Norfolk Railway Preservation Trust had also objected to the application as it felt that the development could create trespass and safety problems.

Natural England objected on the grounds that the application contained insufficient survey information that could demonstrate whether or not the development would have an adverse effect on legally protected species.

The Council's Tree and Countryside Officer felt that the applicant had provided insufficient detail to support the application, for example: the supply of services, the removal of waste water, the character of access tracks and night time lighting.

The Council's Environmental Planning Policy Officer and the Environment Agency had also raised objections to the application.

Further to the above, 31 written letters of objection had been received from local residents together with a 126 named petition undertaken by the Parish Council.

Members were made aware that although the site could be accessed by an hourly bus service a footpath would not and could not be provided from the site to the town.

The Principal Planning Officer advised that all of the aforementioned issues had been taken into consideration.

The following speakers were in attendance for this item:

- Mr Jordan, Ward Representative
- Mr Crummet, Parish Council
- Mr Cutting, Supporter
- Mr Martin, Objector
- Mr Anema, Objector
- Mr Dimoglou, Applicant
- Mr Hay, Applicant

Mr Crummet, the Chairman of Yaxham Parish Council, said that Yaxham was a very pleasant village that had less than 200

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dwelling and a thriving village hall. He supported future development but did not support this application. Mr Crummet stated that he had never known a planning application to create such an uproar in the village. He failed to see the need for these holiday homes and he was concerned that these dwellings would become second homes.

Mr Cutting had no problem with the application. He had visited similar sites around Norfolk that the applicants owned and he complimented them on their good business experience.

Mr Martin spoke on behalf of Yaxham residents who had submitted the petition. A photograph was displayed that illustrated that not all the site was brownfield land; only one acre at the front of the site was brownfield and the remainder was horticultural. The site was outside the settlement boundary and he felt that the application would be for second homes in the village.

Mr Anema owned 9½ acres of farmland adjacent to the site and was concerned about the increase in surface water that would run from the hard-standing into the ditch. He was further concerned with regard to the risk of pollution from the proposed water treatment plant. Mr Anema said that he had spoken to the Environment Agency who had advised him that the water would not be drinkable and would be polluted.

Mr Hay and Mr Dimoglou had both been involved in the holiday business for many years and had won many awards. Mr Dimoglou advised that the development would employ local people and the lodges would not be sub-let. He felt that the site could not be fully appreciated without a site visit.

Mr Jordan pointed out that there were more objectors than supporters to this application. He had a number of concerns; firstly, if the site happened to change to residential in the future, Yaxham could end up with 10 acres of housing estate outside the guidelines. Secondly, he was not convinced that the water treatment plant would not carry bacteria and finally, the impact on the village. The people who supported the application felt that the proposal would enhance the village; the objectors did not want Yaxham to become a dormitory to Dereham. Mr Jordan hoped that he had provided the Committee with a balanced view.

In response to a question on when Officers had visited the site, the Principal Planning Officer confirmed that he had met with the applicant in February 2007 and felt that the site was well landscaped and that it could be used for some tourist dwellings but not as many as proposed.

The Development Services Manager explained that the recommendation of refusal had been based purely on the consultation.

A Member asked whether this was an application for second

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homes or a holiday park. Mr Dimoglou replied that the proposal would be for a holiday park and was intended for holiday use only. The park would be aimed at semi/retired professional people who would be able to leave their holiday homes for a long period and come back to them in a pristine condition.

Another Member considered the site to be a housing estate where no council tax would be paid and he supported the Officer's recommendation of refusal.

The Solicitor quoted the definition of tourism and advised that the normal restrictions for pure tourism were much more restrictive than had been suggested. He mentioned the Appeal decision for a similar application in Beetley. This application, in his opinion, was a different type of tourism.

A Member felt that the proposal was in the wrong place. There was no demand for such holiday homes in the area and the development would not bring wealth or health to the area. He asked to view an illustration of the type of dwellings that would be installed.

The holiday lodges would be transported to the site and would be in the form of two and three bedroom log cabins.

In response to a question concerning flood risk, Mr Dimoglou had yet to submit the details of the water disposal. This could be solved by means of a condition. Mr Dimoglou had been disappointed with the lack of support from Breckland Council and the Environment Agency on this matter. This was a £2m investment for the area which he felt should be supported.

A Member asked the Principal Planning Officer to clarify the Highways Authority decision. The Committee noted that the Highways Authority had requested one minor improvement to the visibility splays.

In conclusion, the Committee

RESOLVED that the application be refused as recommended on the four grounds as set out on page 51 of the Agenda.

7/08 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

- a) Item1: 3PL/2007/1721/F: Great Ellingham: Land at Old Hall Farm, Penhill Road: Proposed free range egg production for 16,000 chickens, erection of 2 feed silos and associated vehicular access for P J Southgate Ltd

Approved, as recommended in the Schedule.

- b) Item 2 - 3PL/2007/1722/F: Great Ellingham: Old Hall Farm, Penhill Road: Proposed agricultural dwelling for poultry manager for P J Southgate Ltd

Deferred, contrary to the recommendation; however, the

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Development Services Manager be authorised to grant permission subject to the conditions as listed in the report and subject to the completion of a S106 Agreement requiring the dwelling not to be occupied until the chicken shed was operational.

- b) Item 3 – 3PL/2007/1723/F: Attleborough: Lyng Farm, Long Street: Erection of two storey agricultural dwelling/garage and office for poultry manager for P J Southgate Ltd

Deferred, contrary to the recommendation; however, the Development Services Manager be authorised to grant permission subject to conditions and subject to the completion of a S106 Agreement requiring:

- i) the new dwelling and Lyng Farm farmhouse to be tied to the existing farming enterprise; and
- ii) the new dwelling on the site to be tied to the adjacent free range egg production unit.

A number of Members were unsure about granting permission for an additional dwelling on the same site. Ms Shelly, the applicant's agent advised that the house was required for an existing manager who currently lived in rented accommodation away from the farm.

The proposal had been supported with a technical appraisal which had concluded that there was a need for an experienced stockman to live on the site for the security and welfare of the birds.

- c) Item 4: 3PL/2007/1742/F: Riddlesworth: Home Farm, Thetford: Proposed free range egg production unit for 16,000 chickens, erection of 2 feed silos and associated access for A Chandler (Norfolk) Ltd

Approved, as recommended.

Note: Mr J Labouchere abstained from voting on this application.

- d) Item 5: Snetterton: Oakwood Industrial Estate, Harling Road: Demolition of two WWII buildings and erection of two industrial buildings, service yard and parking for Ripblast & Co Ltd

Approved, as recommended. Also, the Development Services Manager to confirm with Norfolk Landscape Archaeology whether there are any internal items which could be preserved.

- e) Item 6: Harling: Unit 1, Cloverfield Industrial Estate, Lopham Road: Change of use of first floor only from B1 business to A1 usage for a licensed sex shop for Mr Christopher Thomas

Refused, contrary to the recommendation on the following grounds:

- i) unsustainable location;

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- ii) inadequate pedestrian access and parking; and
- iii) precedent.

Members felt that if permission was granted it could set a precedent for other units to apply for A1 use and trade would be taken away from the town. The Committee suggested that the applicant looked elsewhere to set up his business, preferably on an industrial estate which already had mixed uses.

Notes to the Schedule

The following persons were in attendance to speak on the following items:

<u>Item No.</u>	<u>Speaker</u>
Agenda item 8 (Yaxham)	Mr Jordan, Ward Representative, against the application Mr Crummett, Parish Council Mr Cutting, Supporter Mr Martin, Objector Mr Anema, Objector Mr Dimoglou, Applicant Mr Hay, Applicant
Agenda item 8 (Swaffham/Sporle)	Mr Williams, Ward Representative, against the application Mr Hickey, Parish Council Mrs Bartley, Parish Council Mrs Burrows, Objector Mrs Stone, Objector Mrs Cawley, Objector Mr Partridge, Ecotricity
1	Ms Shelley, Applicant's Agent Mr Verguson, Noble Foods
2	Ms Shelley, Applicant's Agent Mr Verguson, Noble Foods
3	Ms Shelley, Applicant's Agent Mr Verguson, Noble Foods
4	Ms Shelley, Applicant's Agent Mr Verguson, Noble Foods
6	Revd. Kinsella, Objector Mrs Burton, Objector

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Mr Oliver, Objector
Mrs Langridge, Objector
Mr Taylor, Objector
Mr Bottrell, Applicant

Written representations taken into account

<u>Reference No.</u>	<u>No. of Representatives</u>
3PL/2007/0314/F	29
3PL/2007/1493/F	35
3PL/2007/1742/F	1
3PL/2007/1842/CU	22

**8/08 APPLICATIONS DETERMINED BY THE DEVELOPMENT SERVICES
MANAGER (FOR INFORMATION) (AGENDA ITEM 10)**

This item was noted.

9/08 APPEALS DECISIONS (FOR INFORMATION) (AGENDA ITEM 11)

A Member had asked the Solicitor for an update on two appeals. The Solicitor advised that he would have the information in time for the next meeting.

**10/08 APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL
(FOR INFORMATION) (AGENDA ITEM 12)**

This item was noted.

The meeting closed at 12.50 pm

CHAIRMAN

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 4 February 2008
SCHEDULE OF DEFERRED APPLICATIONS

REFERENCE AND DETAILS OF APPLICATIONS	MEETING FIRST REPORTED TO	DEVELOPMENT SERVICES MANAGER'S RECOMMENDATION	REASON FOR DEFERMENT
3PL/2004/0313/F: Shipdham: Two wind turbines at land near Wood Farm for Ecotricity	17/12/2007	S106 Agreement	Deferred, to enable the Council to gather further noise evidence

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 4TH FEBRUARY 2008

REPORT OF DEVELOPMENT SERVICES MANAGER

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

WRETHAM: PROPOSED RESIDENTIAL DEVELOPMENT, STONEBRIDGE CAMP

Applicant: BERES DEVELOPMENTS LTD

Reference: 3PL/2007/1569/F

Summary – This report concerns a planning application for the residential development of a former military camp on the edge of Wretham. It is recommended that the application is approved.

1. INTRODUCTION

- 1.1** This report concerns an application for full planning permission for residential development on land at Stonebridge Camp, East Wretham. The development proposed includes the erection of 27 dwellings, a new access and estate road, and an area of public open space. The application is supported by a number of technical reports, including a Planning Statement, Sustainability Statement, Consultation Statement, Design & Access Statement, Ecological Survey, Flood Risk Assessment, Transport Assessment and Site Investigation Desk Study.
- 1.2** The application site is located on the southern edge of Stonebridge, East Wretham, and extends to approximately 1.6 hectares. The site was formerly used as a military camp, and includes a large number of now disused buildings and hardstandings. The site is adjoined to the north by established housing, and elsewhere by open countryside.
- 1.3** A draft section 106 agreement is currently under preparation. The agreement will include the following obligations: i) provision of 8 affordable dwellings, ii) provision of public open space and play area, and iii) financial contributions to schools and library services, traffic management proposals, improved bus stop facilities and improvements to the Village Hall.

2. KEY DECISION

- 2.1** This is not a key decision.

3. COUNCIL PRIORITIES

- 3.1** The following Council priorities are relevant to this report:

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

4. CONSULTATIONS

- 4.1** Wretham Parish Council is supportive of the principle of developing the site for housing. Some concerns have been expressed in relation to access/parking and layout/design issues. Financial contributions to local services are requested.
- 4.2** The Highway Authority has raised concerns about the general accessibility of the site and the likely impact of additional turning movements on traffic flows on the A1075. However, no objection has been raised, subject to a number of minor layout revisions, and provided that financial contributions are made to traffic management measures on the A1075 (£15,000) and public transport facilities (£3,000).
- 4.3** Norfolk County Council has requested that financial contributions be made to local education (£65,864) and library (£1,350) services.
- 4.4** The Environment Agency has raised no objection to the application, subject to conditions relating to surface water drainage.
- 4.5** Norfolk Landscape Archaeology has requested that a condition be attached to any permission granted requiring a programme of archaeological work.
- 4.6** Natural England has asked that further information be provided in relation to the use of the site by bats.
- 4.7** Norfolk Police have made comments on the layout of the proposed car parking areas.
- 4.8** No representations have been received from members of the public in relation to the application. Prior to the submission of the application, the views of the Parish Council and local residents were sought at a series of public meetings/presentations. The response to this consultation has generally been positive, with a preference being expressed for a relatively low density scheme incorporating affordable housing and a central open space.

5. POLICY

- 5.1** The application site falls outside the Settlement Boundary for Stonebridge, as defined in the Breckland District Local Plan. Relevant 'saved' Local Plan policies include Policies HOU.4, HOU.6, REC.2, ENV.6 and TRA.5.
- 5.2** At a national level, policies set out in PPS 3 *Housing*, PPS 7 *Sustainable Development in Rural Areas*, PPS 9 *Biodiversity and Geological Conservation*, and PPG 13 *Transport* are particular relevant.
- 5.3** At the regional level, the Secretary of State's Further Proposed Changes to the Draft Revision of the Regional Spatial Strategy contains a number of regional policies relevant to the proposal. These policies include SS1, H1, H3, and ENV7.

6. ASSESSMENT

6.1 The principal issues raised by the application concern: i) the extent to which the development would accord with relevant planning policy relating to housing development in rural areas, and ii) the impact of the development on the character of the area.

6.2 Policy

6.3 The application site lies outside the Settlement Boundary for Wretham, as defined in the Local Plan, and accordingly the proposal would conflict with local and national planning policies which generally seek to resist new housing developments outside towns and villages. Notwithstanding this conflict, a number of factors would support some form of development of this site. These factors are considered in more detail below.

6.4 National policy, as set out in PPS 3, prioritises the re-use of brownfield site, particularly those containing vacant or derelict buildings and that were previously publicly owned. The site is previously developed, and although outside the defined development boundary, is well related physically to built up form of village. The site was previously identified for commercial use in a Development Brief approved by the Council. No suitable commercial uses have been forthcoming, despite efforts by the applicants to market the land for such purposes.

6.5 PPS 3 also requires local authorities to maintain at least a 5 year supply of deliverable housing land. Currently the supply of housing land in Breckland falls below this target. The proposed development would help to address to some extent the current shortfall.

6.6 Whilst the issues of land supply and brownfield redevelopment generally support the principle of housing development here, the situation in relation to policy on sustainable development is less clear. PPS 3 stresses the importance of ensuring that new housing sites meet various criteria relating to transport links, building communities and access to jobs and services. PPS 7 further qualifies this by indicating that only small scale development will normally be appropriate in rural settlements with limited services.

6.7 The current proposal for 27 dwellings exceeds what can reasonably be considered to be small scale development in the context of the existing settlement. To this extent, the proposal would conflict with national policy. However, in support of the application, it is argued that a smaller scheme would not be viable, given the costs associated with redeveloping brownfield site of this sort and the community benefits being offered. A financial breakdown submitted with the application appears to support this contention.

- 6.8** A number of community benefits are proposed to help to create a more sustainable development, including affordable housing, public open space, transport improvements and a contribution towards improvements to the Village Hall. It is also proposed that the development would be constructed to a high environmental standard (Sustainable Homes Code Level 4). These elements of the proposal would offset to some extent the lack of services available locally, and, given the level of local support for the development, suggest that the proposal has the potential to help enhance the local community, another important measure of sustainability in PPS 3.
- 6.9** The accessibility of the site should also be considered in the context of PPS7 and PPG13. Wretham is served twice daily by Konnectbus Service 11A which provides a commuter (journey to work) service to the towns of Thetford and Watton. National Cycle Route 13 also passes the site and provides the opportunity to link into Thetford. Within Wretham there are a limited number of services which support the community, including a public house and a well-used village hall.
- 6.10** Overall, it is considered that the arguments for and against the proposal in policy terms are finely balanced. On one hand, the location of the site outside the Settlement Boundary and the scale of the development give rise to conflicts with policy. However, the scheme would meet many of the objectives of national policy in respect of the re-use of brownfield land, housing land supply, high quality design, sustainable construction and building communities. Given the level of local support for the development, it is considered that the balance of arguments falls in favour of the development. Whilst there is some risk of a precedent being set for other developments outside allocated areas, it is considered the combination of factors present here are unlikely to be repeated.
- 6.11 Local character**
- 6.12** The application site occupies prominent location on the edge of the village. Although the land has does benefit from some existing screening, in its present disused condition, it does not make a positive contribution to the appearance of the locality. Whilst the site has been well maintained by the current owners, in the absence of a viable use, it is likely that its condition will deteriorate over time. The proposed development offers an opportunity to enhance the character of the area.
- 6.13** It is considered that the proposed development has been sensitively designed, taking into account the rural character of the area and edge of village location. Existing boundary screening would be retained, and a new landscaped open space would be created along the site frontage. The proposed houses would be grouped around a central green space, giving the scheme a strong visual identity, as well as providing a local recreational facility. The scheme would have a spacious character, with a relatively low density of 17 DPH. The proposed houses would be simple in form and of traditional design, using external materials to reflect local character and create a varied street scene. The new estate road would be designed to reflect the rural situation of the site.

6.14 Other issues

6.15 The Highway Authority has raised some concerns about the accessibility of the site and the impact of additional traffic. However, given the previous use of the site, it is considered that it would be difficult to substantiate an objection on this basis. Visibility splays would be provided in accordance with normal standards. Parking provision has been increased in the light of concerns raised by the Highway Authority and Parish Council. Financial contributions have been offered towards traffic management measures through the village and improvements to public transport facilities.

6.16 In response to concerns raised by Natural England, additional wildlife surveys have been undertaken.

7. RECOMMENDATION

7.1 That planning permission is granted, subject to:

- i. conditions relating to external materials, access and parking, landscaping and boundary treatment, archaeology, drainage, site investigation and wildlife mitigation; and
- ii. a section 106 agreement requiring affordable housing, public open space, sustainable construction, and financial contributions towards schools, libraries, transport initiatives and improvements to the Village Hall.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

Item No.	Applicant	Parish	Reference No.
1	Mr N Melton	HOCKERING	3PL/2007/1449/O
2	Beres Developments Ltd	WRETHAM	3PL/2007/1569/F
3	Kester Cunningham John	WATTON	3PL/2007/1595/F
4	Land & New Homes	NORTH ELMHAM	3PL/2007/1688/O
5	Flagship Housing Group	THETFORD	3PL/2007/1767/F
6	MSM Property Services Ltd	DEREHAM	3PL/2007/1783/F
7	Miss T Mays	LITTLE ELLINGHAM	3PL/2007/1796/F
8	Norfolk Homes Ltd	DEREHAM	3PL/2007/1800/D
9	Mr & Mrs T Partridge	YAXHAM	3PL/2007/1816/F
10	H G Developments	THETFORD	3PL/2007/1890/LB
11	Mr & Mrs C Smith	YAXHAM	3PL/2007/2002/F
12	Hastoe Housing Association	ASHILL	3PL/2007/2038/F

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1449/O	
LOCATION:	HOCKERING Mattishall Road	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr N Melton c/o agent	
AGENT:	Paul Took Planning 60 Neatherd Road Dereham	
PROPOSAL:	Replacement of caravans with two dwellings	

KEY ISSUES

1. Principle of allowing permanent non-restricted residential development outside Settlement Boundary.
2. Potentially contaminated land.
3. Precedent concerns.

DESCRIPTION OF DEVELOPMENT

Outline planning permission is sought for the erection of two dwellings on the site, following the removal of the three caravans which have the benefit of an established use. All of the matters such as layout, appearance and landscaping etc are reserved for the detailed submission stage.

SITE AND LOCATION

The application site is located on Mattishall Road in Hockering just to the south-west of the A47, which separates the site and surrounding land and properties from the main part of the village of Hockering. For the purposes of the Development Plan the site is located outside the Settlement Boundary. The site is long and thin and gently slopes down from the road in a southerly direction. The site is bounded by a coppice to the west, a line of trees to the east and a partial line of trees to the north along the road frontage. The site currently contains three caravans (two of which are in residential use) a stable building, a storage building and a significant amount of reclaimed/building materials. It should be noted that the site is a registered scrap dealers yard, but has latterly been used for the storage of reclamation and builders materials. To the south of the site, directly adjacent the application site area, is a paddock.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

RELEVANT SITE HISTORY

The application site has been occupied by residential caravans since the early 1960s and the site has also operated as a scrap metal site since 1971. In 1962, an outline planning application for a bungalow at the site was refused.

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS7: Sustainable Development in Rural Areas

HOU.6 Residential development will not be permitted outside of Settlement Boundaries unless it is justified for agriculture, forestry, recreation, tourism or the expansion of existing facilities.

CONSULTATIONS

HOCKERING P C

Concerns re access - wider splay needed. Outside village guidelines but this replaces existing dwelling. Concerns that 3 houses are too big an increase. This would be the maximum that would be agreeable to the Parish. Concerns that houses fit in with the landscape - not too tall and the Parish ask for an input on the style and materials to be used. We do not want a housing estate here. We understand that the business is being converted to domestic use

COUNCIL'S CONTAMINATED LAND OFFICER - No objection in principle but suggests conditions requiring ground survey work, remediation, etc.

HIGHWAY AUTHORITY - Given that the two proposed dwellings are sought as a replacement to the existing caravans - no objection subject to conditions.

NATURAL ENGLAND - Does not appear to have implications for Site of Special Scientific Interest

REPRESENTATIONS

None

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ASSESSMENT NOTES

- * This application is referred to the Development Control Committee for determination at the request of the Ward Member.
- * Strictly speaking, the proposed scheme is contrary to policy in that permission is sought for two permanent dwellings in the countryside without any agricultural, rural business or rural leisure use justification. However, there is a long-established use for three residential caravans at the site, together with a scrap yard use.
- * The Authority has no powers to remove these existing uses from the site in the interests of visual amenity. Approval of this proposal would result in a net environmental/visual amenity gain by tidying up the site and replacing the caravans, somewhat tatty storage buildings and materials storage with two purpose-built dwellings.
- * The applicant will obviously gain financially by securing permission for two permanent dwellings on the site, but that is not a material planning consideration in this case.
- * Approval of this application is likely to result in increased pressure on the Authority to allow the road frontage between the application site and 'Hillview' (the nearest dwelling to the north-east) to be developed. However, the justification for allowing the erection of two dwellings on the application site relates to a set of exceptional circumstances, the likes of which could not be repeated in the locality. In any case, it is an established planning system principle that every application be determined on its own merits.
- * Unless/until a pedestrian link can be provided between this section of Mattishall Lane with the 'built-up' area of Hockering north of the A47, it is unlikely that the Authority would look favourably on any further proposal for residential development at this locality without any specific and strong justification.
- * Whilst there are known to be filled quarries in the vicinity of the application site, the extent of these are believed to (at a worst-case scenario) extend into the southern half of the application site. As such, given that it is considered that any dwelling provided on the site should be positioned adjacent the road frontage, it is considered acceptable to deal with the issue of contamination from both the historic land use and the more recent scrap yard use, by means of suitably worded precautionary conditions.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3048** In accordance with submitted AMENDMENTS
- 3100** Wall materials
- 3102** Roofing materials
- 3405** Fencing/walls - details and implementation
- 3414** Fencing protection for existing trees
- 3920** Existing caravans to be removed
- 3920** Existing buildings etc to be removed
- 3750** Vehicular access to be provided
- 3750** Visibility splays to be provided
- 3750** On site parking/turning
- 3920** Contaminated Land desk study
- 3920** Remediation scheme
- 3920** If contamination found during development
- 3998** NOTE: Reasons for Approval
- 3994** Desk study standards

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	2	REPORT TO COMMITTEE
REF NO:	3PL/2007/1569/F	
LOCATION:	WRETHAM Stonebridge Camp Thetford Road Stonebridge	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Beres Developments Ltd Queen Street Chambers 68 Queen Street	
AGENT:	Drivers Jonas Cornwall Court 19 Cornwell Street	
PROPOSAL:	Devt of Stonebridge Camp inc. removal of all buildings & erection of 27 dwellings (2,3, 4 & 5 bed units) & assoc. work	

CONSULTATIONS

RECOMMENDATION

No recommendation made

1950 SEE MAIN AGENDA ITEM

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1595/F	
LOCATION:	WATTON 1 High Street	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: Commercial Area CONS AREA: Y TPO: Y LB GRADE: Adjacent Grade 2
APPLICANT:	Kester Cunningham John c/o agent	
AGENT:	Pelorus 1 Collins Way Rashes Green	
PROPOSAL:	Conversion & extension of existing building to form 13 new apartments	

KEY ISSUES

1. Design
2. Effect on Conservation Area and adjacent Listed Building
3. Effect on residential amenity
4. Access and parking provision

DESCRIPTION OF DEVELOPMENT

Planning permission is sought for the conversion of the existing building into three flats and the erection of a linked extension to the existing building to contain a further ten flats. The breakdown of accommodation to be provided is as follows:

- 3 No one bedroom flats
- 9 No two bedroom flats
- 1 No three bedroom flat

The application has been amended since submission in respect to design-related concerns by officers in the following ways:

- Removal of a three storey stairwell link between the existing building and the provision of a shortened proposed extension and the replacement of the three storey link with a single storey glazed link.
- Retention of the northern-most single storey element/wing to the existing building.
- Lowering of the ridge and eaves height to the proposed extension together with the lowering of the ground level of the proposed extension to achieve an additional reduction in overall height.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

SITE AND LOCATION

This 0.15 ha. site is prominently located on the corner of the High Street with Cadman Way, opposite the Queens Hall to the east. The site is located within the Watton Conservation Area and Willow House, located immediately to the west of the site is a Grade II Listed Building used as a free house/restaurant. The existing building (last used as a solicitor's office by the applicants) fronts onto the High Street, has a mature landscaped formal front garden area and a hard-surfaced car park to the rear, accessed off Cadman Way. There is a single-storey roofed outbuilding within the site (last used as a dental laboratory) and a pitched roof single storey extension to the existing building both of which are to be demolished as part of the proposed scheme, neither having any architectural or historic merit/interest.

RELEVANT SITE HISTORY

In 2007, Conservation Area Consent was granted for the demolition of the existing single-storey outbuilding, subject to conditions, inter-alia, to protect the existing trees/shrubs on site. Application 3PL/2007/1596/CA refers.

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG15: Planning and the Historic Environment

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

CONSULTATIONS

WATTON TOWN CLERK

No Objection.

HIGHWAY AUTHORITY - Views to be reported verbally.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objections subject to the imposition of appropriate tree/shrub safeguarding conditions.

COUNCIL'S HISTORIC BUILDINGS OFFICER - Raises concerns regarding details of the scheme and that the western elevation will appear blank and bulky. The site is considered to have potential for a more innovative/contemporary scheme.

COUNCIL'S BUILDING CONTROL SURVEYOR - No objections

POLICE ARCHITECTURAL LIAISON OFFICER - requests consideration be given to appropriate lighting to the car parking areas and access control at the entrance.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

REPRESENTATIONS

A local resident has raised concerns about changes to this important building in the High Street to create small units of accommodation when family homes or conversion for commercial use would be more appropriate.

Any further representations will be reported verbally.

ASSESSMENT NOTES

- * This proposal is referred to the Development Control Committee for determination as it is a 'Major' application, the number of residential units proposed exceeding 10.
- * This proposal has been the subject of extensive pre-application discussions with officers and generally accords with the advice expressed at that time.
- * The proposed scheme has been amended since submission to address specific concerns raised by officers concerning the height/scale of the new building and the need to retain all the original elements of the existing building.
- * The design approach adopted by the applicant is traditional in form and might be argued to take a pastiche form. However, there are any number of design approaches which could be appropriately used in the development of this site and the chosen approach, whilst disappointing in a way, in that it doesn't make use of contemporary (and thereby more sustainable) architectural form and building materials, does in reality represent a valid and acceptable design response.
- * The proposed development, with its new and old character, would form a landmark building at this prominent corner in the Watton Town Centre and Conservation Area.
- * It would provide 13 high quality flats in an attractive landscaped environment at a highly sustainable location in the centre of town.
- * It is also considered to pass the required test in respect of new development within Conservation Areas, of either preserving or enhancing the character of the area.
- * There is no policy objection to the change of use of this site from commercial to residential. The proposed scheme would contribute significantly to the Authority's overall housing provision target, representing a windfall (ie non-allocated site) gain.
- * In spite of being located at a sustainable town centre location, the scheme usefully provides for 100% parking provision ie one parking space per flat. No provision is made for visitor parking but public car parking is available just across the other side of the High Street.
- * The proposed development has been thoughtfully devised to protect the amenity of surrounding properties and create a building with a harmonious appearance in a landscaped setting.
- * The proposed facing and roofing materials would harmonise with the red brick and slate of the existing building and the surfacing materials would be of complementary permeable materials.
- * The proposed development includes a purpose built covered bin store and cycle store in accordance with best practice requirements and adopted county-wide parking standards. These are located on the site layout plan at the top right corner of the site adjacent the access and to the left of the existing building next to the garden footpath.
- * Notwithstanding the Historic Building Officer's view, the proposed scheme, whilst not innovative/adventurous in its design approach and whilst failing to incorporate the most sustainable building materials/systems, does represent an effective way of developing the site and, on balance, is considered acceptable.

RECOMMENDATION

Planning Permission

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3108** External materials & brickwork panel to be approved
- 3102** Roofing materials
- 3131** Window details to be agreed
- 3124** External joinery to be finished white
- 3131** Glazed link details to be agreed
- 3404** Surfacing of parking etc-details and construction
- 3408** Landscaping - details and implementation
- 3412** Trees/hedges to be retained
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3504** No power tools to be used outside specified hours
- 3548** Full details of external lighting
- 3920** Existing outbuilding & extension to be demolished
- 3920** Bin and cycle storage building details to be provided
- 3750** Any highway conditions
- 3998** NOTE: Reasons for Approval
- 3987** NOTE: Underground services near trees
- 3990** NOTE: re. land ownership rights
- 3539** Note Re Asbestos

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1688/O	
LOCATION:	NORTH ELMHAM Site adjacent 7 Station Road	APPN TYPE: Outline POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Land & New Homes 30 Market Place Dereham	
AGENT:	Parsons & Whittleby Ltd 1 London Street Swaffham	
PROPOSAL:	Proposed residential development site	

KEY ISSUES

1. Impact upon the character and appearance of the surrounding area
2. Highway safety
3. Trees
4. Neighbour amenity
5. Affordable housing and other contributions
6. Drainage.

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission for a residential development with all matters reserved, with the exception of means of access. An indicative layout has been submitted in support of the application; this makes reference to the provision of 21 dwellings. This number is also referred to within the Design and Access Statement.

SITE AND LOCATION

The site is a large assymmetric parcel of land that is currently vacant. It is free from buildings and is accessed via Station Road which runs parallel to the southern boundary of the site. To the east and south of the site are existing residential dwellings and to the west are commercial premises, disused station building, platform and track. There are some mature trees to the rear part of the site.

RELEVANT SITE HISTORY

- 3PL/1990/0423 3 temporary portacabins used for office space. Approved.
3PL/1990/0137 Change of use to manufacture of GRP products. Approved.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

PPS3: Housing

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

CONSULTATIONS

NORTH ELMHAM P C

Comments please see letter on file.

NORFOLK CONSTABULARY - Request financial contribution.

No objection subject to revisions and conditions attached to any approval.

NETWORK RAIL - No objection.

NORFOLK COUNTY COUNCIL - Require financial contributions ie education and library services.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - no objection subject to conditions.

Detailed design should consider adjacent railway line, despite it not being used ie position of windows, mechanical trickle ventilation.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to conditions.

COUNCIL'S ENVIRONMENTAL PLANNING OFFICER - No objection subject to affordable housing contribution.

COUNCIL'S HOUSING ENABLING AND PROJECTS OFFICER - 6 Affordable units are considered appropriate.

NORFOLK INTERNAL DRAINAGE BOARD - their prior consent may be required dependant on run-off method used.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - A more detailed assessment of the trees should be provided.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

REPRESENTATIONS

Neighbour concerns expressed on the following grounds:

Density is too high, sewage problems in the locality, road network is inadequate, surface water and foul water drainage concerns, highway safety and pedestrian concerns and local services will be placed under pressure.

ASSESSMENT NOTES

- * The application is reported to Committee as it is a major development.
- * The site is located within the Settlement Boundary for North Elmham and as such the principle of re-development is acceptable.
- * In terms of the highway implications of the scheme, the Highway Authority have confirmed that it has no fundamental objection to the scheme, subject to minor revisions relating to the access and road configuration. Amended plans are awaited.
- * In terms of the impact of the proposal upon the character and appearance of the locality, Whilst all other matters are reserved other than access, the applicant has provided an indicative plan which demonstrates that the site is capable of accommodating a residential development of the scale illustrated; 21 dwellings. This equates to approximately 28 dwellings per hectare, which is broadly compatible with PPS3 which requires the efficient use of land for residential development and indicates a minimum threshold of 30 dwellings per hectare balanced against securing a development appropriate to the surrounding area and having regard to site constraints ie trees. It is considered that the plan demonstrates that the site is capable of accommodating a development of the scale proposed. However, any detailed scheme may differ from this in the interests of good design.
- * By virtue of the scale of development, a number of financial contributions are required. This will necessitate the completion of an appropriately worded Section 106 agreement which the applicant is willing to enter into. Furthermore, the applicant has agreed to provide 6 affordable units on-site to the satisfaction of the Local Planning Authority which will also be included within the Section 106 agreement. This will contribute towards addressing the concerns of residents regarding the development placing strain upon local services.
- * Concerns over drainage have been raised. Norfolk Internal Drainage Board have confirmed that they have no fundamental objection to the proposal, however, it is considered appropriate to require full details of foul and surface water drainage methods to be agreed prior to commencement of development in order to address these concerns.
- * There is a disused railway track to the west of the site. As a result of this Network Rail were consulted and they have confirmed that they have no objections. Furthermore, Environmental Health have also been consulted and concluded that they have no fundamental objection subject to conditions relating to the exact design and position of the dwellings (which will be secured at reserved matters stage) in relation to the adjacent railway track and the commercial units which lie beyond.
- * In conclusion, subject to the applicant entering into a Section 106 Legal Agreement, the proposal meets with relevant planning policy and as such is recommended for approval.

RECOMMENDATION

Outline Planning Permission

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

CONDITIONS

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3750** Detailed plans of roads, footway, foul/surface water
- 3750** No works to be carried out/other than accordance with plans
- 3750** Roads & footway constructed to binder course level
- 3750** Estate road junction with Station Road laid out, constructed
- 3920** Time restriction for power tools, vehicles or machinery
- 3920** No burning of waste material on site
- 3920** Time restrictions for vehicles bringing material onto site
- 3920** Asbestos/hazardous materials disposed off
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3944** Contaminated Land - Desk top study
- 3943** Contamination found during development
- 3994** Subject to Section 106 Legal Agreement
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

North Elmham Parish Council

Chairman:

Colin J. Groom

Shrublands, Eastgate Street, North Elmham
Dereham, Norfolk NR20 5HF
Tel/Fax: (01362) 668556

Clerk:

John A. Lee, DMS

The Birches, Eye Lane,
East Rudham, Norfolk, PE31 8RH
Tel/Fax: (01485) 528088

Development Services Department
Breckland Council
Elizabeth House
Walpole Loke
Dereham, Norfolk, NR19 1EE

10th December 2007

Dear Sir/Madam,

3PL/2007/1688/0 (Land & New Homes)

On Saturday 8th December, the Parish Council - accompanied by a large number of parishioners and the applicant (Mr H S Thompson) - carried out a site meeting.

The Parish Council is not averse to some development of the land in question. However, in view of the proposal to erect 21 homes on this site, they wish to express the following concerns:

(a) Highways Access/Egress. It is understood that it is the intention to narrow the B1145 significantly in order to accommodate the splays on either side of the access road. The Norfolk County Council *Safe Route to School*, which was created a number of years ago, crosses the B1145 (Station Road) at this point before turning into Eastgate Street. In view of the proposed alterations to the road layout and the greatly increased traffic activity once this development is completed, the Parish Council believes that a light-controlled pedestrian crossing should be installed as part of the works and that a pedestrian access across the tracks should be created inside the crossing gates on the north side, rather than on the road side.

(b) Drainage & Sewerage. This area of the village has long suffered from drainage problems and many homes in Wensum Drive and along the north side of Station Road have often experienced garden and lower floor flooding from raw sewage during periods of heavy rain. If the system cannot cope at the moment, how much worse would it get with a further 21 properties linked up? The Parish Council assumes that it is part of the planning process to consult Anglian Water about such matters!

(c) Village Services. The village school and surgery are already under significant pressure from numbers. A further 21 properties containing, say, 60+ people of various ages will increase this pressure still further. Are such matters considered when large developments are permitted in small villages?

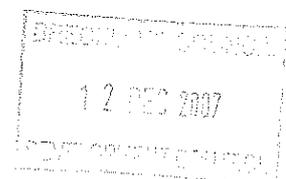
(d) Mid-Norfolk Railway. The detailed plans for this project include the provision of a platform and ticket office for the Mid-Norfolk Heritage Railway, which has aspirations to re-open the line from Dereham to County School, through North Elmham. The Councillors are concerned that this proposal makes no provision whatsoever for car parking at the railway. They simply ask the question as to where passengers will park when using the train (bearing in mind that this site is a considerable walking distance from most of the village). It is understood that the applicant owns land to the south-west of the crossing, which might make a suitable area for car parking.

Yours faithfully,



John A. Lee
Clerk to the Parish Council

Copy to: Mr W Borrett, District Councillor (Upper Wensum Ward)
Mrs I Floering Blackman, County Councillor (Elmham & Mattishall Ward)



BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1767/F	
LOCATION:	THETFORD Garage Court Fir Road opposite Beech	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Flagship Housing Group 1st Floor, The Chapel Keswick Hall	
AGENT:	Ingleton Wood LLP 43 All Saints Green Norwich	
PROPOSAL:	Demolition of existing garages for the redevelopment of 5 dwellings and associated parking	

KEY ISSUES

1. Impact upon trees
2. Character and appearance of the existing streetscene
3. Neighbour amenity
4. Highway safety with particular regard to off-road parking provision

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for a total of five new dwellings, consisting of a pair of semi-detached two storey dwellings and a terrace of three two storey residential dwellings, with the provision of 19 off-road parking spaces. The development would involve the demolition of an existing garage forecourt which currently provides 17 garage spaces. The site is accessed via the adjacent Fir Road carriageway.

SITE AND LOCATION

The site at present consists of two distinct elements. Firstly, an existing garage forecourt forms the north eastern part of the site and the remainder of the site is laid to grass with a number of mature trees. This area is at present used for informal/unauthorised off-road parking by local residents. To the north west of the site is the existing Fir Road carriageway, to the north east is an area of mature trees and to the south and south west are existing residential dwellings.

RELEVANT SITE HISTORY

No relevant site history

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

PPS3: Housing

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

CONSULTATIONS

THETFORD T C

The Committee wanted the Trees and Landscape Officer to propose protection through TPOs of an appropriate number of trees.

The Committee wanted there to be an additional parking provision to that envisaged under the scheme, given the loss of significant garage space.

HIGHWAYS AUTHORITY - Revised comments awaited.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - No objection subject to conditions regarding tree protection and inclusion of bollards.

NORFOLK LANDSCAPE ARCHAEOLOGY - require programme of archaeological work

REPRESENTATIONS

Neighbour objections have been received on the grounds of excessive noise during demolition and construction works, insufficient parking provision and loss of existing garage space.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ASSESSMENT NOTES

- * The application is reported to Development Control Committee as the site is owned by Breckland Council.
- * The site is located within the Settlement Boundary for Thetford and as such the principle of development is acceptable.
- * In terms of the impact of the proposal in relation to the existing character and appearance of the streetscene, the position of the proposed dwellings fits in with the existing layout of the neighbouring dwellings and respects the existing sense of space which is characterised on this part of the estate. The overall size, bulk, arrangement of fenestration and external materials proposed also fits in with the existing dwellings. Furthermore, each dwelling is accompanied by adequate private amenity space.
- * In terms of neighbour amenity, the degree of separation between the proposed dwellings and the existing dwellings, given the position and arrangement of the openings within each unit, means that existing levels of light, outlook and privacy will not be significantly compromised by the proposal.
- * In terms of the existing mature trees on the site, the Council are at present investigating the option of issuing a Tree Preservation Order in relation to the mature trees on the site frontage. The proposed dwellings and new parking and turning area have been positioned so as to safeguard the existing prominent trees on the Fir Road frontage. Consequently the scheme has the support of the Council's Tree and Countryside Officer.
- * The applicant has confirmed that at present 12 of the 17 existing garages are being rented out to local residents, which would be lost if this scheme goes ahead. The application provides 19 parking spaces within the development and it is considered that this is sufficient to deal with the displacement of vehicles from the existing garages and the additional vehicles which will be brought about by the five proposed dwellings and at the same time will regularise the unauthorised parking which currently occurs.
- * In conclusion, it is considered that the proposal meets with all relevant policy requirements and as such the application is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3414** Fencing protection for existing trees
- 3415** Trees and hedges
- 3380** Archaeological work to be agreed
- 3920** Full details of bollards to be erected on site
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1783/F	
LOCATION:	DEREHAM Rear to 1-5 Clifton Terrace	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	MSM Property Services Ltd c/o agent	
AGENT:	Sketcher Partnership Limited First House Quebec Street	
PROPOSAL:	Proposed demolition of existing garages and construction of ten flats 1 no. 2 bedroom house	

KEY ISSUES

1. Scale.
2. Appearance.
3. Making the best use of previously developed land.

DESCRIPTION OF DEVELOPMENT

This application proposes the erection of 8 no. 2 bed flats and 1 no. 2 bedroom dwelling on 0.084ha of land fronting onto Littlefields, Dereham. The scheme includes parking for 9 vehicles set within a courtyard. An enclosed bin store and cycle shed are to be located along the northern site boundary.

SITE AND LOCATION

The application site, which was formerly part of the long rear gardens of 1-5 Clifton Terrace, has an open frontage of 27.5m and depth of 30.5m. The site has been derelict for a number of years and includes two redundant garages.

RELEVANT SITE HISTORY

Planning permission was granted in April 2007 for 4 no. flats on part of the site, to the rear of Nos. 1-3 Clifton Terrace. Application reference 3PL/2007/0282/F.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

HOU.2: Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

CONSULTATIONS

DEREHAM T C

Objection.

Comments:-

Councillors objected to this construction due to the over development of site, adverse effect on amenity of existing residents, inadequate parking provision, and potential overlooking by flats.

AMENDMENTS

Councillors raised concerns regarding the density of the development and its impact on surrounding properties.

HIGHWAY AUTHORITY - No objection.

REPRESENTATIONS

3 letters have been received raising concerns in respect of traffic generation, inadequate parking provision, highway safety, overshadowing and overlooking.

ASSESSMENT NOTES

- * The scheme has been designed to achieve the relatively high density development of this long vacant site without compromising local character or amenity.
- * The flats are to be provided in 2 storey blocks which are of similar scale to the dwellings along Littlefields. A first floor link has been introduced to create enclosure of the site and reduce views of the car parking area which itself is to be softened by areas of planting.
- * The rearmost block, which provides 4 no. 2 bed units set 18m west of the rear of the Clifton Terrace properties, have been designed to avoid any significant overlooking. Given the orientation and distances it is further considered that any overshadowing will be minimal.
- * The principal concerns raised by local residents relate to the inadequacy of parking provision and traffic generation in an area close to local schools and the ambulance station.
- * Given that the site lies fairly close to the town centre, the Highway Authority is satisfied with the provision of 1 space/dwelling unit and raises no objection in respect of highway safety.
- * The scheme is recommended for approval being considered to comply with the requirements of Policy HOU.2 of the Breckland District Local Plan.

RECOMMENDATION

Planning Permission

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3920** East & south facing 1st floor windows to be obscured
- 3402** Boundary screening to be agreed
- 3412** Trees/hedges to be retained
- 3920** Ground gas protection measures
- 3994** Potential ground gas generation

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	7	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1796/F	
LOCATION:	LITTLE ELLINGHAM Land adjoining Hambledowns 5 The Green	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: Y LB GRADE: N
APPLICANT:	Miss T Mays 47a Hargham Road Old Buckenham	
AGENT:	N H Building Design 18 Plasset Drive Besthorpe	
PROPOSAL:	New dwelling with double garage (plot 2)	

KEY ISSUES

1. Neighbour amenity
2. Highway safety
3. Impact upon character and appearance of the locality
4. Landscape implications.

DESCRIPTION OF DEVELOPMENT

This application proposes the construction of a single detached two storey dwelling and detached double garage within the eastern part of the existing garden which accompanies an existing dwelling known as Hambledowns. The site is accessed by a long private drive which adjoins the Attleborough Road carriageway to the west of the site. Another application has been submitted on the western part of the existing plot for a further dwelling, 3PL/2007/1797/F.

SITE AND LOCATION

The plot forms the eastern part of the residential curtilage which accompanies the existing detached two storey dwelling, Hambledowns. To the south-west of the application site is the existing neighbouring dwelling, Merrydown House. To the north and east is open countryside. The application site is screened on three sides by a combination of trees, vegetation and fencing.

RELEVANT SITE HISTORY

3PL/2007/1797/F Dwelling and double garage (plot 1). Pending consideration.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

PPS3: Housing

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

CONSULTATIONS

LITTLE ELLINGHAM P C

Objection.

Comments:- See Letter received 11 December 2007.

HIGHWAY AUTHORITY - No objection subject to a condition relating to the parking and turning areas being laid out prior to first occupation.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - No objection.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection subject to conditions relating to restrictions on the building works involved.

REPRESENTATIONS

A number of neighbour objections have been received, the following is a summary of these objections:

Little Ellingham has limited facilities and services, detrimental to neighbour amenity, concerns surrounding drainage in the locality, detrimental to existing trees and vegetation, highway concerns, detrimental to the character and appearance of the locality and contrary to Policies (HOU4 and RSS ENV7).

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ASSESSMENT NOTES

- * The application is presented to the Committee at the request of a Ward Member.
- * The site is located within the Settlement Boundary for Little Ellingham and as such the principle of residential development is acceptable.
- * In terms of the impact of the proposal upon the character and appearance of this part of the village, there are at present two existing dwellings behind the more typical road frontage arrangement and as such the construction of a further dwelling as proposed will not significantly alter the existing pattern of development. The proposed dwelling is of a size compatible with the two adjacent properties and adequate space is retained around the dwellings.
- * In terms of neighbour amenity, the proposed dwelling is in excess of 30m away from the closest objector (Merrydown House). In addition to this degree of separation, the position and orientation of the dwelling and position of openings within it means that neither light, outlook nor privacy will be significantly compromised.
- * In terms of highway safety, the Highway Authority have confirmed that it has no objection to the proposal subject to the attachment of a condition relating to the laying out of the parking and turning prior to first occupation.
- * Local residents have expressed concern at the drainage issues prevalent in the locality. Environmental Health have no fundamental objection to the scheme on drainage grounds, however, they consider that details of the drainage methods should be agreed through condition.
- * The Tree and Countryside Officer has confirmed that he has no objections to the scheme on landscape grounds.
- * In conclusion, the proposal meets with all relevant planning policy requirements and as such is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3750** Access/on site parking etc laid out, levelled etc
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

LITTLE ELLINGHAM PARISH COUNCIL

Clerk: Mrs Janet I. Parker
(CILCA Qualified)

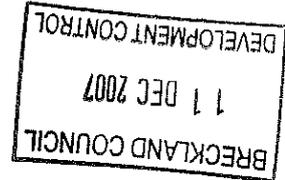
CR

Tel: 01953 850368
E-mail: parker.j-l@tiscali.co.uk

'No Way'
Church Road
Little Ellingham
Attleborough
Norfolk
NR17 1JN

3 December 2007

Development Services Manager
Breckland Council
Elizabeth House
Walpole Loke
Dereham
NR19 1EE



Dear Sirs

Planning applications reference: 3PL/2007/1796/F – New dwelling with double garage (Plot 2) and 3PL/2007/1797/F – New dwelling and cart lodge (plot 1) - and both adjoining Hambledowns, 5 The Green, Little Ellingham, for Miss T. Mays, 47a Hargham Road, Old Buckenham, Attleborough.

Little Ellingham Parish Council called a special meeting to discuss the above applications, which resulted in an unusually large turnout of residents. Long discussions took place, with everyone present being against further development in this area. Copies of letters and information received to date are attached.

The Council's decision was a **unanimous rejection** of both applications; and the grounds for this are as follows:

- There is a recurrent drainage problem in the village and in this area in particular, with some houses already having suffered flooding. NCC Highways have done some drainage work in the area all to no avail. The water level is high.
- The developer is planning to pipe a ditch along one boundary of the site, which already carries a considerable amount of water from the area and adjacent fields, which contain several natural springs.
- For the first time, this year has seen flooding on the nearby Hingham Road, which has not happened previously, due to insufficient drainage of surface water.
- He also proposes to remove the hedge in the process.
- There is already a Tree Preservation Order on four trees on the land, with many others already removed prior to the submission of plans. Trees take up a large amount of water!

- Utilities in the area are already at a low/insufficient level. The electricity supply is at its maximum, water pressure is low, and the telephone supply is insufficient for good quality broadband reception. There is no main sewerage system.
- There are no regular bus services through the village, only the school bus service during term time.
- The access is by a 12 feet wide shared driveway between Hambledowns and Merrydown, and is unsuitable for more vehicles; there are no passing places and nowhere for pedestrians to go when meeting vehicles. This access was restricted for only the two existing properties when they were built in 1976.

Traffic flow:

- Little Ellingham already has traffic problems with the village being used as a 'rat run' to Attleborough; heavy articulated and refrigerated lorries passing through to Kerry Foods and other premises in Attleborough, with Satellite Navigation systems being the problem here.

The Plans:

- There are many inaccuracies on the plans. Boundaries are shown incorrectly – it appears that OS maps have been used. And the access is shown as wholly belonging to Hambledowns.

Village appraisal:

- In the village appraisal of 2006, the majority of residents did not think that any more housing was needed in Little Ellingham. (Breckland has two copies of the Appraisal booklet).

Little Ellingham Parish Council requests that Breckland Council **rejects** these applications.

Yours sincerely



Clerk to the Council



BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	8	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1800/D	
LOCATION:	DEREHAM Moorgate Business Centre South Green	APPN TYPE: Reserved Matters POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: Y LB GRADE: Adjacent Grade 2
APPLICANT:	Norfolk Homes Ltd Weybourne Road Industrial Estate	
AGENT:	Les Brown Associates 1a Church Field Attlebridge	
PROPOSAL:	Residential development	

KEY ISSUES

Layout/design

DESCRIPTION OF DEVELOPMENT

Reserved matters approval is sought for the erection of 108 dwellings on land at Moorgate Business Centre, Dereham. The houses proposed would include 2 and 3 storey properties and would range in size from 1 bedroomed flats to 4 bedroomed detached houses. In total 32 units of affordable housing would be provided. Open space would be provided adjacent to an existing area of open space. A new access is proposed onto South Green, together with links to existing footpaths and cycleways.

SITE AND LOCATION

The site is broadly rectangular in shape and extends to 2.69 hectares. Much of the site is occupied by a large factory building and associated hardstandings. The surrounding area is predominantly residential in character. The site is adjacent to Moorgate House, a Grade II Listed Building.

RELEVANT SITE HISTORY

Outline planning permission for the residential development of the site was granted in January 2006. This permission is subject to a section 106 agreement requiring the provision of affordable housing, public open space and contributions towards local services.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG15: Planning and the Historic Environment

CONSULTATIONS

DEREHAM T C

No Objection.

Comments: Councillors had no objection but felt it was important that Dereham Town Council are consulted with regard to open spaces and cycle paths and that a commuted sum is made available for further cycle paths in the town. They would also request that the flint wall is retained.

HIGHWAY AUTHORITY - has requested a number of detailed amendments to the proposed layout.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - has commended the applicant's approach to the protection of existing trees.

COUNCIL'S HISTORIC BUILDINGS OFFICER - has raised concerns about the visual impact of the development on the setting of Moorgate House.

NORFOLK POLICE - have suggested detailed changes to the design/layout of car parking courts and pedestrian accesses.

REPRESENTATIONS

None

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ASSESSMENT NOTES

- * The principle of the proposed development was accepted by the granting of outline planning permission in 2006.
- * The detailed layout and design of the development are considered to be broadly acceptable. The scale and design of the proposed houses would relate well to adjacent residential developments. The development has been designed to create varied and interesting street scenes, with distinctive buildings placed in key locations to give a sense of identity and improve legibility. The layout proposed would extend an existing area of open space to create a more usable area and provide pedestrian/cycling links with adjacent developments. Existing important trees would be retained.
- * Car parking would be provided in part in the form of enclosed parking courts. This enables a reasonable density of development to be achieved by the use of terraced housing, without impinging on street scenes. Following negotiations, revisions are proposed to the design and layout of parking areas to minimise their visual impact and to improve security.
- * In response to concerns raised about the setting of Moorgate House, detailed amendments to the design of adjacent flats are proposed. The dwellings immediately adjacent to Moorgate House have been designed as mews style flats over car ports and set back from the road frontage in order to improve the setting of the Listed Building.
- * It is recommended that reserved matters approval is granted subject to conditions. It is also requested that authority be given to adopt the existing open space provided in connection with adjacent Wimpey Homes development. This would secure the long term future of this area and ensure that appropriate links can be made between the developments.

RECOMMENDATION

Approval of Reserved Matters

CONDITIONS

- 3012** Approval of Reserved Matters condition
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3403** Screen fencing &/or walling to be built
- 3750** Parking & garaging provided prior to occupation
- 3310** No alterations to lose garage
- 3994** Outline conditions and S106 terms remain in force
- 3998** NOTE: Reasons for Approval

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	9	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1816/F	
LOCATION:	YAXHAM Hill House Mattishall Road Clint Green	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr & Mrs T Partridge c/o agent	
AGENT:	Stephen A.C.Bush Bramble Lodge Brick Kiln Road	
PROPOSAL:	Replacement of 'Hill House' with 2 detached dwellings	

KEY ISSUES

1. Design and layout
2. Improvement to highway safety.

DESCRIPTION OF DEVELOPMENT

This application proposes the demolition of a 2 storey dwelling and outbuildings and the erection of 2 one and a half storey cottages and cart-shed style garage.

SITE AND LOCATION

The application site of 650m² is located at the junction of Well Hill and Mattishall Road, Clint Green, Yaxham.

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

This decision to grant planning permission has been taken having regard to the saved policies of the Breckland District Local Plan summarised below, and to all relevant material considerations:

PPS1: Delivering Sustainable Development

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

CONSULTATIONS

YAXHAM P C

Objection

The Council took into account a letter from a concerned neighbour. The Council's feelings are as follows:

HOU.2 & HOU.4 - The development adversely affects the amenity and character of the locality and does nothing to enhance it. The amenity of the neighbouring dwelling on Well Hill will also be affected. The development site is the most prominent corner plot in Clint Green and the proposed dwellings are too far forward of the building line of all the other properties near it on Norwich Road. It is not believed that this site and its location is suitable for more than one low level dwelling.

TRA.5 - The current plan does nothing to ease the current traffic problems caused by the parking of school traffic in this area. If the development is approved, the opportunity should be taken to alter the bank alongside the Norwich Road to improve the vision splay for traffic using Well Hill. The potential number of vehicles resulting from 2 dwellings is a potential danger to highway safety.

HIGHWAY AUTHORITY – No objection subject to conditions

COUNCIL'S HISTORIC BUILDINGS OFFICER – No objection

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER – No objection subject to conditions

REPRESENTATIONS

One letter of objection has been received from an adjacent occupier raising concerns in respect of overlooking, loss of outlook and loss of light.

ASSESSMENT NOTES

- * This application is referred to Committee at the request of the Ward Representative.
- * The scheme which will require the removal of the existing range of buildings and provides 2 no. 3 bed dwellings set approximately 2 metres from the site frontage with the access re-positioned away from the junction to the southern end of the site.
- * Whilst the Parish Council have raised concerns in respect of the position of the dwellings forward of the existing building line, a single storey building within the site currently abuts the front boundary.
- * The setting forward of the buildings also results in a safer point of access and egress to/from the site.
- * Given that the dwellings are 1½ storey and that first floor windows are set at reasonable distances from the adjoining occupiers' boundary, any overlooking will be minimal. Views into the rear garden of that property will be obscured by the cart shed proposed. A beech hedge is proposed along the front and side boundary.
- * The style and appearance of the dwellings is considered in keeping with the village and the development is considered to represent an enhancement of the area.

RECOMMENDATION

Planning Permission

DC131

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3116** Roof of clay pantiles
- 3212** No additional windows at first floor
- 3302** No P.D. for extensions, roof alterations, porches
- 3413** Indicated landscaping to be implemented
- 3403** Screen fencing &/or walling to be built
- 3740** Vehicular access to NCC standard
- 3740** Access/egress as shown on plans
- 3740** Parallel visibility splays
- 3740** Access/parking etc laid out
- 3994** Works within the highway
- 4000** NOTE:Reasons for approval
- 3804** Precise details of foul water disposal
- 3920** Hours restrictions, no power tools
- 3920** No loading or unloading of vehicles
- 3994** Any asbestos or hazardous materials disposed of

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	10	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1890/LB	
LOCATION:	THETFORD Abbey Barns Monksgate	APPN TYPE: Listed Build Consent POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: Y TPO: N LB GRADE: Grade II
APPLICANT:	H G Developments The Granary Common Road	
AGENT:	Purcell Miller Tritton LLP 3 Colegate Norwich	
PROPOSAL:	Conversion of unlisted barn to six dwellings and demolition of other unlisted buildings	

KEY ISSUES

Historic building conservation.

DESCRIPTION OF DEVELOPMENT

Listed Building Consent is sought for the conversion of buildings at Abbey Farm Barns to 6 dwellings. Consent is also sought for the demolition of 2 ranges of unlisted buildings. These proposals were included within the planning application submitted in June 2007, but were omitted from the associated Listed Building application. Although unlisted in their own right, the buildings affected by this application fall within the curtilage of the listed barn and cottages adjacent and therefore are subject to Listed Building control.

SITE AND LOCATION

The Abbey Farm Barns complex is located within a residential area to the north of Thetford town centre. The site extends to 0.9 hectare and includes several ranges of former farm buildings grouped around a central courtyard. Two of the buildings are Grade I Listed. Part of the site is a Scheduled Ancient Monument. The site is currently vacant but was last used a depot when owned by the Council.

RELEVANT SITE HISTORY

Committee approval for the conversion/redevelopment of the Abbey Farm Barns complex to create 26 dwellings was given in November 2007.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

POLICY CONSIDERATIONS

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

PPG15: Planning and the Historic Environment.

CONSULTATIONS

THETFORD T C

1. The Town Clerk was instructed to submit again the comments relating to applications 3PL/2007/1054/F and 1055/LB included in his letter of 26th October 2007 in light of their never having been referred to the members of the Development Control Committee. Town councillors were not at all happy with the reason given by a senior Breckland Council officer for this and asked for the resubmission to be addressed to the Chairman of the Development Control Committee (and copied to the relevant Executive Member).
2. The Committee had no objection to the demolition of the North East range.
3. As regards the South West range, the Committee understood the boundary wall to be of mixed flint construction and asked that this be retained with NO reduction in height.
4. The Committee wished the views of the Norfolk Historic Buildings Trust to be sought by the planning authority with the aim of maximising the integrity of the listed buildings.

COUNCIL'S HISTORIC BUILDINGS OFFICER - has raised no objection to the application.

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS - has objected on the grounds that the conversion scheme would harm the character and historic interest of the buildings. Concerns are also raised about the effect on the setting of adjacent listed buildings.

NORFOLK LANDSCAPE ARCHAEOLOGY - No further comments (comments on original scheme still stand)

REPRESENTATIONS

Letters of objection have been received raising objections to the effects of the development on the character of the existing buildings and the setting of adjacent listed buildings.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ASSESSMENT NOTES

- * The proposals included within this application are consistent with the conversion/redevelopment scheme approved by Committee in November 2007.
- * The buildings proposed for demolition are considered to be of limited historic and architectural value. These buildings would be replaced by new-build dwellings which would maintain the courtyard form of the Abbey Farm Barns complex (as approved under the earlier planning application).
- * The conversion scheme for the unlisted building to be retained has been sensitively designed to maintain as much of the original fabric and character as possible. Original features would be repaired and retained using appropriate conservation techniques. The introduction of new door and window openings has been avoided as far as practicable, in order to help maintain the agricultural and inward looking character of the buildings.
- * As the application involves works within the curtilage of a Grade I listed building, it will be necessary to refer this proposal to the Secretary of State before consent is issued.

RECOMMENDATION

Listed Building Consent

CONDITIONS

- 3009** Listed Building Consent - Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3920** Full schedule of works submitted, prior to commencement
- 3998** NOTE: Reasons for Approval

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	11	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/2002/F	
LOCATION:	YAXHAM Land adjacent Down Ampney Well Hill	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr & Mrs C Smith Down Ampney Well Hill	
AGENT:	Mr & Mrs C Smith Down Ampney Well Hill	
PROPOSAL:	Proposed dwelling and garage	

KEY ISSUES

1. Impact upon the character and appearance of the locality
2. Neighbour amenity
3. Highway safety
4. Impact upon existing trees and vegetation
5. Regard for previous application 3PL/2007/1482/F.

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the construction of a detached chalet bungalow with an "L" shaped footprint and a detached single garage. The site is accessed via the existing private drive. The site will involve the construction of new boundary treatments to separate the plot from the existing adjacent dwelling known as Down Ampney. This application is a revised scheme following the recent refusal of 3PL/2007/1482/F.

SITE AND LOCATION

The site is an assymmetric shaped plot which presently forms part of the residential curtilage to Down Ampney, which is a detached chalet style dwelling. Access to the site is provided via an existing private drive which serves existing properties. To the east, south and west of the application site are dwellings and their gardens and to the north is open countryside. In the north eastern corner of the plot is an existing walnut tree. The boundaries to the site are delineated in part by vegetation and in part by fencing.

RELEVANT SITE HISTORY

- 3PL/2007/1482/F Construction of dwelling and garage. Refused.
3PL/2007/1104/F Construction of dwelling and garage. Withdrawn.
3PL/2003/0545/F Extension, loft conversion and alterations to double garage. Approved.

DC131

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

POLICY CONSIDERATIONS

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

PPS1 - Delivering Sustainable Development

PPS3 - Housing

HOU.4 - Within the Settlement Boundaries of villages identified for individual dwellings or small groups of houses, development must enhance the form and character and setting of the village.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

CONSULTATIONS

YAXHAM P C

Objection

There appears to be a difference of opinion about how big land is and size of property as the photographs may be misleading. Although the developer has done his best to try to satisfy the concerns of neighbours, it is still felt that this development is backfill and does not conform to HOU.4 as it does nothing to enhance the form and character of the setting, as it is too urban. This additional dwelling constitutes over-development of a village setting.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - It is important to retain the hedge between the settled land and the adjacent agricultural landscape. The proposal leaves only 2m between the proposed dwelling and the hedge and it is doubtful that this is sufficient to allow both to co-exist peacefully.

HIGHWAY AUTHORITY - No objection subject to a condition requiring the completion of the access and on-site parking and turning being constructed in accordance with the approved plan and retained for that purpose thereafter.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection subject to conditions restricting when construction works are undertaken and no burning of materials to be undertaken on-site.

REPRESENTATIONS

Neighbour objections have been received which set out the same concerns as previously raised, these are summarised below:

Detrimental to health of the adjacent trees; whilst the dwelling has been made marginally smaller, it is still higher than adjacent bungalows and would be detrimental to outlook and result in a loss of view; the removal of the conservatory from the scheme was never a concern and this could be built on after occupation under permitted development allowances; the access is narrow and difficult for vehicles to manoeuvre; how would emergency vehicles cope with this; no provision for storage, sheds, oil tanks etc has been made; it is an overdevelopment and backfill development which would be detrimental to the existing countryside area; it will set a precedent for similar proposals locally; the introduction of a wall around the site would be out of character; rooflights would overlook neighbouring properties; the scheme would cause a loss of sunlight; the existing driveway is in poor condition; heavy plant needed for the development would be a nuisance and additional vehicle movements are a concern.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ASSESSMENT NOTES

- * The application is reported to Committee given that the previous application in relation to this site was refused by the Development Control Committee.
- * The site is located within the Settlement Boundary, and as such the principle of residential development is acceptable in accordance with Policy HOU4.
- * In terms of the impact of the proposal upon the character and appearance of the locality, this part of Well Hill is not characterised by exclusively road frontage development with both Tolpenni and Down Ampney positioned to the rear of dwellings fronting Well Hill. For this reason it is considered that the positioning of a dwelling immediately adjacent to Down Ampney would not be out of character with the existing locality. In terms of the dwelling type proposed, the scheme has been amended from the previous refusal (3PL/2007/1482/F) by virtue of a reduction in the ridge height from 6m to 5m, hipped roof as opposed to gables, reduced footprint from 84.75m² to 80m², reduction in width of the garage from 3.5m to 3m, 1 dormer window as opposed to 3 and an increased turning area available to users of the private drive. It is considered that it relates adequately to the locality in terms of scale, height and mass. Details of materials will be required to be agreed with the Local Planning Authority via planning condition. In addition, the site also provides adequate private amenity space and on-site parking & turning and as such cannot be considered to be an overdevelopment of the site.
- * In terms of neighbour amenity, the proposed dwelling is positioned 30 metres (previously 28m) from the neighbouring properties to the south (Hills Folly and Christmas Cottage) and 37 metres (previously 33m) from the neighbouring dwelling to the south west (Tolpenni) which, given its chalet style composition and inclusion of no openings in the southern elevation at first floor level, will result in adequate levels of light, outlook and privacy being retained.
- * In terms of highway safety, the Highway Authority have been consulted and they have confirmed that they have no objections to the proposal on highway safety grounds.
- * Within the north western corner of the plot there is a well established walnut tree which the applicant states he wishes to retain. The Tree and Countryside Officer has reservations that this can be kept, however it is not suitable for a Tree Preservation Order (TPO), and as such the Local Planning Authority could not justify refusing the application on the grounds of the potential threat to this tree. Reference has also been made to the existing hedge on the northern boundary being under threat given the close proximity of the proposed dwelling. The dwelling is to be positioned 2m away from this hedge and that is considered acceptable in planning terms.
- * Concern has been expressed at the likely disturbance from the building works and additional movements. Suitably worded conditions will be attached restricting when construction work can be undertaken.
- * In conclusion, it is considered that the proposal meets the requirements of all relevant policies and as such is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3750** Parking/turning area
- 3302** No P.D. for windows in south elevation
- 3920** Roof light to be obscure glazing
- 3412** Trees/hedges to be retained
- 3920** Hours restriction for power tools etc
- 3920** No burning of waste materials
- 3920** No loading, unloading of vehicles
- 3998** NOTE: Reasons for Approval

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ITEM	12	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/2038/F	
LOCATION:	ASHILL Site off Dunnetts Close	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Hastoe Housing Association Rectory Farm Barns Little Chesterford	
AGENT:	Parsons & Whittleby Ltd 1 London Street Swaffham	
PROPOSAL:	Low cost housing development scheme for 12 dwellings (resubmission)	

KEY ISSUES

Provision of affordable housing

DESCRIPTION OF DEVELOPMENT

This application seeks planning permission for 12 two storey affordable dwellings. Access is proposed via a new road off Dunnetts Close. Five dwellings are proposed to be located along the Dunnetts Close frontage with the remaining seven to the rear of the site. The proposed materials are coloured rendered walls and concrete pantiled ridged roofs. Solar panels are shown on some roofs to reduce carbon emissions.

The dwelling mix is as follows:

Rented: 2 x 1 bed, 4 x 2 bed, 2 x 3 bed.

Shared ownership: 2 x 2 bed, 2 x 3 bed.

Proposed boundary treatment includes a 1.5m high fence, 1.5m high chain link fence together with tree and shrub planting.

SITE AND LOCATION

The site lies adjacent to the defined Settlement Boundary for Ashill. It forms a small corner of an otherwise much larger agricultural field. To the west of the site are two storey dwellings and opposite are bungalows, all within the Settlement Boundary, otherwise the site is surrounded by open countryside. A mature hedge runs along the frontage of the site.

RELEVANT SITE HISTORY

3PL/2007/1527/F - Low cost housing development scheme for 12 dwellings refused December 2007.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

PPS3: Housing

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

CONSULTATIONS

ASHILL P C

NO REPLY AS AT 18TH JANUARY, 2008

HIGHWAY AUTHORITY - Comments awaited.

COUNCIL'S ASSISTANT TREE AND COUNTRYSIDE OFFICER - No objection. The replacement hedge should be planted up with similar species to those removed. The proposed tree planting will soften the edge to the development site.

NORFOLK CONSTABULARY - The layout is suitable for Secured by Design. Would prefer 1.8m high fencing in place of 1.5m chain link fence.

REPRESENTATIONS

None received.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 04-02-2008

ASSESSMENT NOTES

- * This application is referred to Development Control Committee as it is a major application.
- * Members will recall that a similar application was refused at the meeting in December 2007 on the grounds that the design and appearance of the dwellings was considered inappropriate to the rural character and appearance of the site.
- * This application makes design changes to the dwellings, the most significant of which is changing the mono-pitch roofs to traditional ridge roofs. Other changes are more cosmetic such as replacing solar panels and removing rain screen cladding and brises-soleils. Otherwise the scheme remains identical to the previous scheme.
- * It is considered that the design changes, in particular the roof alterations, satisfactorily address the previous concerns. The design of the dwellings is now considered to be acceptable for this site which lies on the edge of the settlement with the wider open countryside beyond.
- * The views of the Highway Authority will be reported at the meeting. With the previous scheme concern was expressed that it could prove difficult to satisfactorily drain surface water from the site.
- * As this site lies on the edge of the settlement, it is outside the Settlement Boundary for Ashill. The application is, however, for 100% affordable housing by a Housing Association and therefore needs to be considered as an 'exceptions site'.
- * Government guidance in PPS3 - Housing advises that small sites that would not normally be used for housing may be used specifically for affordable housing in small rural communities.
- * The proposed site is located next to the Settlement Boundary for Ashill and in close proximity to existing housing. It is, therefore, considered that the site is an acceptable 'exception' site for the provision of affordable housing. The Council's Housing Enabling and Projects Officer has confirmed that there is an identified need for affordable housing in the locality.
- * It is considered that the design of the dwellings is acceptable and that the site is an acceptable 'exception' site. The scheme will contribute towards the provision of an identified need for affordable housing in the locality. Accordingly, therefore, the application is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3104** External materials to be approved
- 3102** Roofing materials
- 3408** Landscaping - details and implementation
- 3405** Fencing/walls - details and implementation
- 3750** Roads, footways, foul & surface water details to be provided
- 3750** Works in accordance with specification
- 3750** Road to dwelling constructed before first occupation
- 3750** Off-site highway improvements
- 3750** Off-site highway works completed before first occupation
- 3994** Permission required for highway works
- 3992** Non-standard note re: S106
- 3998** NOTE: Reasons for Approval

BRECKLAND COUNCIL – DEVELOPMENT CONTROL DEPARTMENT

ENFORCEMENT ITEMS – 4 FEBRUARY 2008

1. **DEREHAM – MR GORE, MOORGATE HOUSE, SOUTH GREEN, DEREHAM (2004/0291)**
 Unauthorised works to windows in Listed Building. Enforcement action authorised 7 June 2004. Site meeting held on 10 June 2004 to discuss remedial works, Historic Buildings Officer agreed time period of 15 months in which to carry out the agreed works to all 30 windows, this extended time period has been agreed as the works are only able to be carried out during the summer months and there is quite a large financial implication as the applicant had already spent a substantial amount of money having the new windows inserted. Inspection carried out by Historic Buildings Officer, works have not been carried out as required, letter sent to Mr Gore. Works have been carried out to one window, site meeting arranged for 5 December 2005, if works acceptable other windows will be replaced. Site meeting held, further works still required, specification provided, time limit extended to end June to allow Mr Gore time to carry out works in finer weather to minimise disruption to tenants. Instructions to serve Enforcement Notice sent to Steeles 4 July 2006. Awaiting title information from the Land Registry. Contacted them 24th October, title numbers still pending applications. Steeles have received requisitions for information back from Mr Gore. Awaiting further information from Land Registry. Enforcement Notice served 12 February 2007, effective from 26 March 2007, has until 26 July 2007 to comply. Appeal submitted 26 April 2007.

2. **SAHAM TONEY – MRS ROBISON, DEVELOPMENT AT LAND ADJACENT THE MILL, OVINGTON ROAD (2006/0074)**
 Enforcement action authorised 20 February 2006 to ensure the turning area is provided as required as part of the planning permission. Instructions to serve Enforcement Notice sent to Steeles 7 April 2006. Requisitions for information have been served, additional time allowed to return Requisitions. Enforcement Notice served 22 May 2006, effective from 1 July 2006, has until 1 October 2006 to comply. Appeals lodged by applicants. Appeal upheld by Inspector, have until 21 September 2007 to comply. Further appeal made against Inspectors decision to the High Court.

3. **LONGHAM – MR WATTS, HOFFIELD FARM, HOE ROAD (2006/0076)**
 Enforcement action authorised 20 February 2006 to secure the removal of the unauthorised mobile homes. Owner of the site has now employed the services of a solicitor. Legal opinion requested on information supplied by said solicitor. Instructions to serve Enforcement Notice sent to Steeles 26 September 2006. Solicitor appointed by owners, further applications for CLEUDS to be submitted shortly. Enforcement Notice served 14 December 2006, effective from 25th January 2007, has until 25th April 2007 to comply. Enforcement Notice revoked due to error in address. New Enforcement Notice served 4 January 2007, effective from 15 February 2007, has until 15 May 2007 to comply. Appeals lodged against enforcement notice. Appeal to be withdrawn, compliance period extended to 31 May 2008.

4. **ROUDHAM – RACKHAM, CAMP FARM (2006/0115)**
 Planning application for change of use of units withdrawn 13 March 2006, enforcement action authorised to secure all unauthorised uses on site. Instructions to serve Enforcement Notice sent to Steeles 7 April 2006. Enforcement Notice served 19 July 2006, has until 1 December 2006 to comply.

Appeal submitted 4 October 2006. **Appeal dismissed, has until 24 September 2008 to comply.**

5. **THETFORD – MR ROUF, NORFOLK HOUSE (2006/0234)**
Enforcement action authorised by Development Control Committee on 15 May 2006 to ensure the removal of the UPVC windows and the installation of traditional windows as agreed, but give a period of 12 months in which to comply. Instructions to serve Enforcement Notice sent to Steeles 23 June 2006. Requisitions served and nothing has been received to date. Enforcement Notice served 15 January 2007, effective from 14 February 2007, has until 14 August 2007 to comply. Third notice served due to tenants of property not having had copy. Served on 23 February 2007, effective from 3 April 2007, has until 3 October 2007 to comply. **Prosecution proceedings pending**
6. **BYLAUGH – MR S VINCE, BYLAUGH HALL (2006/0306)**
Enforcement action authorised by Development Control Committee on 3 July 2006 regarding breach of conditions on applications 3PL/2004/0093/F and 3PL/2004/0094/LB. Instructions to serve Breach of Condition Notice sent to Steeles 21 July 2006. Letter sent from Steeles 12 September outlining requirements and giving 4 weeks in which to submit details. Further negotiation with Mr Vince ongoing, additional time allowed to comply with highway requirements.
7. **BEESTON – MR J OGLIVY, WATERY LANE (2006/0338)**
Enforcement action authorised by Development Control Committee on 5 June 2006 for the cessation of the residential use of the land. Enforcement Notice served 16 October 2006, effective from 27 November 2006, has until 27 March 2007 to comply. Applications for barn and the residential caravan withdrawn, further application to incorporate both on one application to be submitted by 6 November 2006. New application submitted 6 November 2006, reference number 3PL/2006/1653/F. Application refused, appeal submitted. Appeal against barn upheld, planning permission granted 31 July 2007. Appeal dismissed against mobile home, further application pending. **New planning application submitted for the stationing of a caravan.**
8. **BAWDESWELL – MRS VINCE, WOOD FARM, REEPHAM ROAD (2006/0536)**
Unauthorised demolition and re-building of outbuildings without the necessary benefit of consent. Instructions to serve Enforcement Notice sent to Steeles 1 November 2006. Requisitions for information served 3 November 2006, replies awaited. Enforcement Notice served 9 February 2007, effective from 23 March 2007, has until 23 May 2007 to comply. Appeals submitted. **Appeal dismissed, compliance of Notice by 3 June 2008.**
9. **CARBROOKE – MR LOND-CAULK, OLD CARBROOKE STORES, BROADMOOR ROAD (2006/0544)**
Unauthorised conversion of workshop/store to residential unit. Enforcement action authorised 3 July 2006 to ensure that the workshop/store is reverted back to its original size and not used as a residential unit. Instructions to serve Enforcement Notice sent to Steeles 20 March 2007. Enforcement Notice served 30 May 2007, effective from 11 July, has until 11 October 2007 to comply. New application submitted for re-development of site to provide village shop with flat above and parking space, reference 3PL/2007/0792/CU. Appeal against Enforcement Notice refused by Planning Inspectorate as was not submitted before effective date of Notice. Appeal submitted against planning refusal.
10. **LYNG – MRS HARRIS, WRONGS COVERT, LYNG EASTAUGH (2006/0589)**
Retrospective application for environmental study centre for children with special needs and warden accommodation refused by Development Control Committee on 6 November 2006. Enforcement action authorised to secure the removal of

unauthorised structures on site but owner be given 12 month period to comply. Instructions to serve Enforcement Notice sent to Steeles 22 January 2007. Enforcement Notices served 11 May 2007, effective from 22 June 2007, has until 22 June 2008 to comply. Appeal submitted against enforcement notice. **Appeal dismissed, has until 22 June 2008 to comply**

11. **BEESTON – C W UTTING & SON, PUNCH FARM (2006/0627)**
Retrospective application for storage building refused. Enforcement action authorised by Development Control Committee on 04/12/2006 to secure the unauthorised use. Instructions to serve Enforcement Notice sent to Steeles 11 January 2007. Enforcement notice served 2 March 2007, effective from 13 April 2007, has until 13 October 2007 to comply with requirements. Appeal submitted.
12. **OVINGTON – TRADITIONAL NORFOLK POULTRY, ROSE FARM (2006/0628)**
Retrospective application (refused). Enforcement action authorised to secure the cessation of the unauthorised use by Development Control Committee on 04/12/2006. Instructions to serve Enforcement Notice sent to Steeles 11 January 2007. Enforcement notice served 26 February 2007, effective from 9 April 2007, has until 9 August 2007 to comply. Appeal submitted.
13. **ATTLEBOROUGH – MRS A JONES, THE NEW BUNGALOW, LEYS LANE (2007/0039)**
Retrospective application for siting of 4 static caravans and 2 to replace existing tourers refused by Development Control Committee on 29 January 2007. Enforcement action authorised to secure the removal of 5 of the caravans. Appeal against planning refusal pending. Instructions to serve Enforcement Notice sent to Steeles 11 June 2007. Enforcement Notice served 17 July 2007, effective from 28 August 2007, has until 28 August 2008 to comply. Appeal submitted against planning refusal.
14. **SWAFFHAM – EQUITY MOTOR AND HOME INSURANCE, ADJ 25A MARKET PLACE, SWAFFHAM (2007/0172)**
Planning permission required for sign, LB consent/Advert Regulations forms sent but not received back. Enforcement action authorised by Ward Representatives. Instructions to serve Enforcement Notice sent to Steeles 4 May 2007. Enforcement Notice served 1 June 2007, effective from 20 July 2007, has until 20 September 2007 to comply. Further application submitted 3PL/2007/0952/A. Application No. 3PL/2007/0952/A – Refused. Further Application pending.
15. **TITTLESHALL – MR P KING, LAND ADJACENT 53 BACK STREET (2007/0293)**
Unauthorised use of agricultural land for the purpose of commercial activities. Instructions to serve Enforcement Notice sent to Steeles 14 September 2007. Enforcement Notice served 30th October 2007, effective from 11th December 2007, has until 11th March 2008 to comply.
16. **SWAFFHAM – MR AND MRS P MUNDFORD, 5 SPORLE ROAD (2007/360)**
Cars for sales and repairs on site. Enforcement action requested from Councillors. Instructions to serve Enforcement Notice sent to Steeles 1 August 2007. Enforcement Notice served 4th October 2007, effective from 15th November 2007, has until 15th February 2008 to comply.
17. **WATTON – MR & MRS BIRCHAM, 245 LOVELL GARDENS (2007/397)**
Untidy site. Enforcement action authorised. Instructions to serve Enforcement Notice sent to Steeles 21 August 2007. Section 215 Notice served 25th October 2007, effective from 29th November 2007, has until 29th January 2008 to comply.

- 18. THETFORD – MS J A MOUNTJOY-ROOST, 44 EARLS STREET (2007/0447)**
Unauthorised UPVC door and windows in Listed Building. Instructions to serve Enforcement Notice sent to Steeles 14 September 2007. Enforcement Notice served 25th October 2007, effective from 6th December 2007, has until 6th December 2008 to comply. **Appeal submitted 4 December 2007.**
- 19. WHINBURGH/WESTFIELD – MR WOODHOUSE, LAND ADJ GORSE FARM (2007/0449)**
Unauthorised roadway created. Instructions to serve Enforcement Notice sent to Steeles 14 September 2007.
- 20. SWAFFHAM – MARTIN MCCOLL LIMITED, 46 MARKET PLACE (2007/0483)**
Unauthorised signage on Listed Building. Planning application submitted 3PL/2007/1537/LB. Application refused 17 December 2007.
- 21. THETFORD – MR CAETANO, 6 WHITE HART STREET (2007/0484)**
Unauthorised signage on Listed Building. Instructions to serve Enforcement Notice sent to Steeles 19 November 2007.
- 22. ATTLEBOROUGH – MR HOLBROOK, SWANGY FARM, SWANGY LANE, (2008/0011)**
Retrospective planning application for retention of existing two-storey garage building and use of first floor as one bedroom annexe accommodation refused. Development Control Committee authorised enforcement action to re-instate the building to the original plans.

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE

Agenda Item 12

List of decisions made by the Development Services Manager under the agreed terms of delegation.

Permission

3PL/2007/1532/F	B Findley	THETFORD 47 Magdalen Street	Erection of single storey conservatory to rear of property
3PL/2007/1544/F	Mr & Mrs Boggia	OLD BUCKENHAM Land Corner of Grove Road & Crown Road	Change of use to keeping of horses & stable complex & tractor shed
3PL/2007/1552/F	Mr & Mrs C Taylor	BESTHORPE Carr Holme Black Carr	Demolition of single storey area and new single and two storey extension
3PL/2007/1558/O	G Gosling Esq	GRISTON Manor House Church Road	Erection of new dwelling & garage & garage for the Manor House
3PL/2007/1638/F	Mr G D & Mrs D G Pritchard	OXBOROUGH The Old Hall Chantry House	Rear extension to The Old Hall
3PL/2007/1665/F	Mr Andy Elliot	HOCKERING AND EAST TUDDENHAM Gypsy Lane	New stables & feed stores and livestock winter shelter
3PL/2007/1680/F	Paul & Kay Younge	SPORLE Anakainoo 11 The Street	Relocation of existing double garage and erection of new two storey detached house with new access to both
3PL/2007/1695/F	Mrs M B Dobbin	BRIDGHAM Hawksbill Back Lane	Self contained accommodation for elderly and disabled parent

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE

List of decisions made by the Development Services Manager under the agreed terms of delegation.

Permission

3PL/2007/1706/F	Mrs Anthony & Mrs J	ICKBURGH Forest Lodge High Ash	Side and rear extensions & garage and workshop
3PL/2007/1753/F	Mr Ogliz Mutlu	THETFORD 45 King Street	Change of use to fish and chip shop (takeaway) including exhaust chimney
3PL/2007/1743/F	Anglian Water Services Ltd	RIDDLESWORTH Riddlesworth Treatment Works	Variation of condition 6 of PP 3PL/2006/0402/F to allow the retention of existing borehole building
3PL/2007/1739/F	Mr & Mrs Bussey	HOCKERING Land adjacent to 46 Manor Close	Erection of new dwelling
3PL/2007/1733/A	Totesport	WATTON 15 High Street	Erection of externally illuminated shop signs
3PL/2007/1730/F	Mr & Mrs M Irvine	ATTLEBOROUGH The White House London Road	Minor alterations, convert existing stores/stables to sitting room, new conservatory new roof to garage
3PL/2007/1728/F	Lesmay Limited	OLD BUCKENHAM 46 Hargham Road	Ground floor rear extension
3PL/2007/1712/O	Mr R Hart	ASHILL Nowereskint Watton Road	Erection of bungalow and detached garage

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE

List of decisions made by the Development Services Manager under the agreed terms of delegation.

Permission

3PL/2007/1711/F	Mr & Mrs J Hammond	DEREHAM 39a Hillcrest Avenue Toftwood	Extension to form office accommodation
3PL/2007/1709/F	Mr Peter Chapman	CASTON Hall Farm Caston Road	Proposed change of use of redundant rural buildings to 3 residential units inc. demolition
3PL/2007/1784/F	Mr P Webbe	HILBOROUGH Nelson Barn Brandon Road	Extension to garden room
3PL/2007/1779/O	Mr & Mrs Atkins	SHIPDHAM The Hedgerows 11 Letton Road	Erection of a single storey dwelling and garage
3PL/2007/1778/F	V A Terry	SWAFFHAM 60 Longfields	Extension to form garden room & additional bathroom
3PL/2007/1777/F	L R & L P Williams	DEREHAM 48 Norwich Street	Two 2 storey semi detached dwellings
3PL/2007/1775/F	Mr & Mrs S Ekanayake	WATTON Town Green Farm	Re-application for alterations & extensions (amended scheme)
3PL/2007/1773/F	Mr Stefan Middlebrook	ATTLEBOROUGH 1a Connaught Plain	Four replacement UPVC windows

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List of decisions made by the Development Services Manager under the agreed terms of delegation.

Permission

3PL/2007/1761/F	The Stag	ATTLEBOROUGH Breckland Lodge Hotel/The Stag London Road	Single storey ext. for storage /delivery access to bar/ restaurant & hotel facility & alts. to smoking shelter roof
3PL/2007/1759/F	Highbury Developments Ltd	SWAFFHAM Land adj. Cubello Whitsands Road	2 no. single storey dwellings with garages & change of vehicular access & demolition of part existing dwelling
3PL/2007/1756/F	Mr & Mrs M Cox	FOULDEN 25 Vicarage Road	Rear extension
3PL/2007/1815/F	Mr & Mrs R Thomas	YAXHAM Plot 4 The Fielding	Erection of dwelling
3PL/2007/1811/F	Mr & Mrs P Simpson	NORTH PICKENHAM Little Orchard The Street	Erection of stable block
3PL/2007/1803/F	Mr G Munns	WATTON 29 Griston Road	Erection of garage (Retrospective)
3PL/2007/1802/F	Mr & Mrs D Knights	BRADENHAM 27 Mill Street	Erection of porch extension to bungalow
3PL/2007/1799/F	Mr & Mrs Bradbrook	DEREHAM 3 Mayes Terrace London Road	Conversion into 2 x 2 bedroom flats, construction of dormer window to existing attic level

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Permission

3PL/2007/1798/F	Mr & Mrs D Margle	MUNDFORD 38 Brecklands	Garage extension to front of bungalow
3PL/2007/1795/F	Paula Cowie	MUNDFORD Land adjacent Malabar Cottage St Leonards Street	Erection of dwelling and attached garage
3PL/2007/1787/F	Mr P Reid	ATTLEBOROUGH Burgh Farmhouse Burgh Common	Demolish conservatory and build garden room
3PL/2007/1785/F	Mr J Engledow	SAHAM TONEY Hunts Farm Hills Road	Conversion of barn to 2 dwellings and construction of 2 new dwellings (revised scheme)
3PL/2007/1854/F	Jaxmead Properties	WEETING Land off Victor Charles Close and Main Road	Demolition of existing bungalow & erection of 4 no. detached houses & garage to plots 2 & 3
3PL/2007/1852/F	Royal Mail Group Plc	THETFORD Thetford Delivery Office 1 Market Place	Loading dock & canopy to former garage & relocation of cycle store
3PL/2007/1851/D	Mr & Mrs R Fisher	SWANTON MORLEY The Elms Woodgate	Proposed residential development (3 no. dwellings)
3PL/2007/1849/F	Big Fry	DEREHAM Big Fry Market Place	New shop front

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Permission

3PL/2007/1843/F	Mr & Mrs M Kittle	CRANWORTH Red Hall Farm Red Hall Lane	Alterations to annex to convert carport to dressing room/study
3PL/2007/1841/F	Mr R Winch	SWAFFHAM 46 Ash Close	Demolition of existing lean-to and proposed two storey rear extension
3PL/2007/1838/F	Mr P F & Mrs R J Diwell	MATTISHALL 9 Cherry Tree Close	Proposed rear extension & alterations to bungalow
3PL/2007/1837/F	Mr & Mrs G Wilson	ATTLEBOROUGH Lyngbar Buckenham Road	Demolition of existing extension and erection of two storey and single storey rear extension
3PL/2007/1836/F	Mr & Mrs N Bailey	CASTON Northfields Cottage Northacre	Alterations & extension
3PL/2007/1900/F	Mr R Hines	SWANTON MORLEY 80 Greengate	Extension to existing cottage new dwelling and double garage
3PL/2007/1897/F	Mr & Mrs P Alcock	LYNG Bakers Farm Collens Green	Detached outbuilding and outdoor swimming pool in rear garden
3PL/2007/1896/F	Mr & Mrs Jay	BRADENHAM 22a Mill Street	Erect a PVCu conservatory to front of property

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Permission

3PL/2007/1888/F	Graeme Hall	ATTLEBOROUGH 17a Lomond Road	Erection of conservatory to rear
3PL/2007/1887/F	Mr & Mrs Kennett	THETFORD 52 Glebe Close	Two storey extension to side, & first floor extension over existing single storey section to rear
3PL/2007/1882/F	Mr & Mrs Steggles	ATTLEBOROUGH 19 High View Drive	Replacement conservatory
3PL/2007/1881/F	Mr & Mrs C Druce	SCARNING 1 Park Farm Cottages Park Lane	Single storey rear extension
3PL/2007/1877/F	Mr & Mrs Makins	MILEHAM 60 Litcham Road	Single storey extension to existing single storey dwelling
3PL/2007/1876/F	Mr & Mrs D Fowler	THETFORD 10 St Michaels Close	Proposed residential conversion to split one dwelling to 3 self contained residential units
3PL/2007/1995/F	Col K A Boulter	RIDDLESWORTH Riddlesworth Hall School	Upgrading sanitary accomm. installation of 2 no. new windows & 4 no. doors to existing structure
3PL/2007/1970/F	Mr Robert E Salmon	SWAFFHAM 4 Oaks Close	Erection of conservatory

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Permission

3PL/2007/1958/F	Lancaster House (Norfolk) Ltd	WATTON Care Home 2 Portal Avenue	Proposed storage shed
3PL/2007/1956/F	Mr Alun & Mrs Louise Gibbs	CARBROOKE 1 Steppe Cottage Shipdham Road	Two storey extension
3PL/2007/1949/F	Mr & Mrs R Diaper	COLKIRK Sol Whissonett Road	Log cabin (summerhouse) with veranda
3PL/2007/1948/F	Mr & Mrs S Calder	THETFORD 10 Jellicoe Place	Erection of garage & single storey extension to existing dwelling
3PL/2007/1941/F	Mr Goddard	ATTLEBOROUGH 6 Mortimer Close	Extension to lounge & kitchen
3PL/2007/1937/F	Mr & Mrs M Lovegrove	GOODERSTONE The Weatherings East End	Proposed alterations & extension
3PL/2007/1935/F	Norfolk Primary Care Trust	WATTON Watton Health Office High Street	Single storey extension to form disabled toilet accommodation and covered access
3PL/2007/1840/CA	Mr R Winch	SWAFFHAM 46 Ash Close	Existing single storey lean-to kitchen to be demolished to build new two storey pitched extension

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Permission

3PL/2007/1827/LB	Enterprise Inns Plc	WATTON 25 High Street	Formation of hole in wall to receive new car park access ramp to St Giles Road, Guard railings to high level wall
3PL/2007/1793/CU	Griston Parish Council	GRISTON Manor Road	Change of use from grazing land to recreation ground
3PL/2007/1786/LB	Mr P Reid	ATTLEBOROUGH Burgh Farmhouse Burgh Common	Demolish conservatory and build garden room
3PL/2007/1772/LB	Mr S & Mrs F A Humfress	HARLING Yew Cottage Market Place	Alteration to wardrobe in bedroom to house toilet & wash basin, stud wall to replace hard board shell
3PL/2007/1755/LB	Mr A Martin	SWAFFHAM Mother Hubbards 91 Market Place	Addition of double doors in (internal) wall shared with No. 93
3PL/2007/1732/CU	Totesport	WATTON 15 High Street	Change from A1 retail to A2 betting office
3PL/2007/1729/LB	Mr & Mrs Doughty	BRISLEY Weaver Cottage School Road	Demolition & reconstruction of chimney stack & repairs to fracture in gable wall
3PL/2007/1727/CU	7 Red Betting & Gaming Ltd	ATTLEBOROUGH 26 Exchange Street	Change of use from Class A1 (vacant shop) to Class A2 (betting shop)

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Permission

3PL/2007/1996/LB	Col. K A Boulter	RIDDLESWORTH Riddlesworth Hall School	New external door opening to cloakroom, block up existing, 6 no. new openings in walls, 4 no. new doors & 2no. windows
3PL/2007/1933/LB	Mr P Darby	SWAFFHAM 12 Station Street	Insertion of bay windows (Retrospective)
3PL/2007/1926/CU	Michael Chase	YAXHAM Walnut Cottage Norwich Road	Change of use of land to garden area
3PL/2007/1917/LB	Mr Ogliz Mutlu	THETFORD 45 King Street	Change of use to fish & chip take away, exhaust chimney from fryer at rear
3PL/2007/1909/CA	Mr & Mrs D Plumpton	SOUTH LOPHAM Eastview Redgrave Road	Demolition of disused stable/store building
3PL/2007/1893/CU	Michael & Jean Fox	YAXHAM Rear of Willow House Norwich Road	Change of use from agricultural land to garden
3PL/2007/1884/LB	Attleborough Town Council	ATTLEBOROUGH Town Hall Queens Square	Addition of tourist information sign to front facade of building
3PL/2007/1862/LB	Mr and Mrs E Buscall	CARBROOKE Carbrooke Hall Norwich Road	Replacement and rebuilding of single storey porch. Internal alterations including main staircase and bathrooms

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List of decisions made by the Development Services Manager under the agreed terms of delegation.

Permission

3PL/2007/1850/LB	Big Fry	DEREHAM Big Fry Market Place	New shop front
3PL/2007/1844/CU	Mr R Austin	DEREHAM 12a Market Place	Change of use from hairdressers to recruitment agency (A1-A2)
3PL/2007/1708/LB	Mr & Mrs P Edwards	MATTISHALL Grove Farm	Renovation (change of use) of 2 redundant farm buildings from storage to 2 residential units
3PL/2007/1704/CU	Mrs L Bubbear	NECTON The Old Library 27 School Road	Change of use of ground floor of dwelling to dwelling/coffee /tea rooms/light lunches (daytime only)
3PL/2007/1701/CU	J V Berney & Partners	HOCKERING Overgate Farm Barns Heath Road	Change of use from agricultural to storage, use class B8, lock up storage
3PL/2007/1639/LB	Mr and Mrs G and B Pritchard	OXBOROUGH The Old Hall Chantry House	Rear extension to The Old Hall
3PL/2007/1635/LB	Mrs R Martin	MERTON Cuckoo Lodge	Partial demolition of building and extension
3PL/2007/1546/LB	Mrs Vince	BYLAUGH Bylaugh Hall	Change of use in part of new basement extension from kitchen storage to health spa & assoc. sale of goods

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Permission

3PL/2007/1545/CU	M Vince	BYLAUGH Bylaugh Hall	Change of use in part of new basement extension from kitchen storage to health spa & assoc. sale of goods
3PL/2007/1296/LU	Shay Property Investments	THETFORD Jarrols Unit (Unit 5) London Road	To ascertain whether planning permission exists for creation of two units
3PL/2007/1934/F	Mr & Mrs M Hillocks	DEREHAM 28 Orchid Avenue Toftwood	First floor extension to side of dwelling
3PL/2007/1931/F	Mr Roy Farmer	COLKIRK Fernbank 1A Whissonsett Road	Erection of wooden summerhouse (Retrospective)
3PL/2007/1930/F	Mr & Mrs A J Witton	WRETHAM Kettlebrig Woodcock Road	First floor extension over garage
3PL/2007/1929/F	Jark Recruitment Ltd	DEREHAM Beechurst Commercial Road	Creation of a basement below approved single storey outbuilding
3PL/2007/1916/F	Mr & Mrs M Monk	HOCKERING Six Acres Stone Road	Proposed garden room extension to rear elevation
3PL/2007/1915/F	Mr & Mrs Coward	BANHAM 9 Pound Close	Single storey rear extension

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Permission

3PL/2007/1911/F	Mr Gerald McDonough	THETFORD Public Telephone Kiosk 01842 752433 Outside Post Office	Replacement of existing public telephone kiosk with kiosk combining public payphone service & ATM service
3PL/2007/1902/F	Mr & Mrs N Garioch	SAHAM TONEY Boyces Barn Meadow Farm	Conversion of barn to residence, erection of garages, formation of new vehicular access
3PL/2007/1873/F	Trevor Hannant	DEREHAM Springfield Farm Mattishall Road	Lifting of agricultural restriction condition on pl.per ref. no. 3PL/2000/0134/O
3PL/2007/1867/F	Roger & Barbara Clarke	SWAFFHAM Garden of Eversley House 8/10 Station Street	Proposed two dwellings & detached garages
3PL/2007/1866/F	Mr G Norman	THETFORD 57 Norwich Road	Proposed rear infill extension
3PL/2007/1861/F	Mr and Mrs Buscall	CARBROOKE Carbrooke Hall Norwich Road	Replacement and rebuilding of single storey porch. Internal alterations including main staircase and bathrooms
3PL/2007/1860/F	Mr & Mrs Allison	DEREHAM 103-105 Southend	Two storey and single storey infill extensions
3PL/2007/1859/F	Mr R T & Mrs M R Dean	SNETTERTON Paddock Lodge (Cottage) North End	Detached timber frame (cart shed type) double garage

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Permission

3PL/2007/1857/F	Miss Rachael Woodrow	LYNG 2 Wensum Road	Erection of first storey extension amendment to Pl. Per. Ref. No. 3PL/2007/1123/F
3PL/2007/1856/F	Mr & Mrs Dixon	THETFORD 21 Churchill Road	Garage extension
3PL/2007/1835/F	Mr & Mrs P Rapley	ATTLEBOROUGH 11 Croft Green	Proposed demolition of existing conservatory & proposed new sun lounge & shower room dormer extension
3PL/2007/1834/F	Mr & Mrs Stocking	BEETLEY The Whitehouse Hall Road	Attached garage and extension
3PL/2007/1832/F	Mr R Parker	HOE Home Farm Cottage Swanton Morley Road	Prop. sun tunnel, add. velux roof windows & steel flue pipe to roof of redundant farm bldg app. for res. accom.
3PL/2007/1826/F	Enterprise Inns Plc	WATTON 25 High Street	Formation of hole in the wall to receive new car park access ramp to St Giles Street, Guard railings to high level wall
3PL/2007/1823/F	Mr & Mrs D Causton	MATTISHALL 2 Mill Close	Erection of car port
3PL/2007/1822/F	Mr & Mrs S Osborne	THETFORD 1 Orchard Way	Conversion of 1 Orchard Way to create two dwellings & erection new 2 bed bungalow & assoc. parking area

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Permission

3PL/2007/1819/O	Messrs T. and P. Seago	SWAFFHAM Highview 7 Whitsands Road	Construction of single dwelling and garage with associated new access
3PL/2007/1817/F	Mr & Mrs Crawshaw	THETFORD 2 Watermill Green	Erection of conservatory
3PL/2007/1699/F	Mr A P Dye	OLD BUCKENHAM 4 Stacksford Cottages Prosperous Road	Cart shed for amenity use to the occupiers at no.4
3PL/2007/1686/F	Right Hire Co. Ltd	LITCHAM Cedaville Front Street	Domestic extension
3PL/2007/1678/F	Mr & Mrs P Edwards	MATTISHALL Grove Farm Mattishall Burgh	Change of use of 2 redundant farm buildings from storage to 2 residential units
3PL/2007/1660/F	Corus UK Ltd	WEETING Corus Service Centre Fengate Drove	Installation of oxygen and propane tanks within compound
3PL/2007/1634/F	Mrs R Martin	MERTON Cuckoo Lodge	Partial demolition of building and extension
3PL/2007/1623/F	Donald Tuttle	HOCKERING Gildencroft The Street	Three bedroom extension on the side of the bungalow

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Permission

3PL/2007/1604/F	Mr & Mrs W Kincaide	WENDLING The Catalinas Swaffham Road	Extensions and alterations to existing house & extension to detached garage to form new home office
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Refusal

3PL/2007/1247/F	Mrs M K Lindenbrook	CASTON Barn at Woodland Farm Rayners Falgate	Conversion of redundant agricultural barn to residential and erection of new carport
3PL/2007/1399/A	Mr J F B Sharples	BEETLEY 4 Hall Cottages and The Old Post Office East Bilney	Erection of signs (Retrospective)
3PL/2007/1632/F	Mr David Bell	NECTON 59 Hale Road	New dwelling at rear of 59 Hale Road
3PL/2007/1659/A	British Heart Foundation	THETFORD Units 2 & 3 The Burrells	Internally illuminated shop signs
3PL/2007/1682/F	Mr P Stephan & Mrs G L	MATTISHALL Ballards Bridge Farm Mill Road	Siting of one 2 bedroom static caravan
3PL/2007/1735/O	T E Hinds	ASHILL Waterend Farm Cressingham Road	Demolition of farm buildings and erection of a two storey dwelling
3PL/2007/1737/F	Mr N Medlar	TITTLESHALL 13 High Street	Erection of side extension to dwelling

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Refusal

3PL/2007/1758/O	Mr & Mrs Coates	WRETHAM Land adj. Sunny Trees	Erection of single dwelling
3PL/2007/1794/F	Miss K Taylor	HARDINGHAM 67 Low Street	Parking space & vehicular access
3PL/2007/1804/F	Miss J Allen	ROCKLANDS 17 The Street	Erection of new dwelling and garage
3PL/2007/1808/F	Mr & Mrs P Jones	LITTLE CRESSINGHAM Land adjacent Stable Cottages Clermont Hall	Erection of 2 single storey holiday let cottages
3PL/2007/1814/O	Mr M Hawkes & Miss E	DEREHAM 67 Norwich Road	Erection of 1 no. residential dwelling
3PL/2007/1847/O	Mr & Mrs P Melton	BEETLEY Southfields 65 Fakenham Road	Proposed new dwelling
3PL/2007/1919/F	Mr Steven Croxall	ATTLEBOROUGH 2 Heather Close	Two storey extension
3PL/2007/1537/LB	Martin McColl Ltd	SWAFFHAM 46 Market Place	Retention of non illuminated fascia signs (Retrospective)

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Refusal

3PL/2007/1809/LB	Mr & Mrs P Jones	LITTLE CRESSINGHAM Land adjacent Stable Cottages Clermont Hall	Erection of 2 no. single storey holiday let cottages
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Temporary Permission

3PL/2007/1628/CU	David Batch	ROCKLANDS Holly Cottage Chapel Street	Change of use of garden room to office (retrospective)
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