

Item No.	Applicant	Parish	Reference No.
1	Richmond Park Golf Club	SAHAM TONEY	3PL/2009/1172/F
2	Bennett Plc	ATTLEBOROUGH	3PL/2010/0033/F
3	Necton Farms Limited	NECTON	3PL/2010/0075/F
4	Mr H Edwards	HARDINGHAM	3PL/2010/0104/F
5	Chapel Partners	CASTON	3PL/2010/0108/F
6	Chapel Partners	CASTON	3PL/2010/0109/LB
7	Mr & Mrs A Bebbington	SHIPDHAM	3PL/2010/0156/F

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 19-04-2010

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/1172/F	
LOCATION:	SAHAM TONEY Land South of Ovington Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: Y LB GRADE: N
APPLICANT:	Richmond Park Golf Club Saham Road Watton	
AGENT:	Martin Hall Associates Ltd 7A Oak Street Fakenham	
PROPOSAL:	22 holiday lodges & associated landscaping	

KEY ISSUES

1. Impact of the development on the landscape
2. Policy considerations
3. Highway issues
4. Drainage issues

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission to erect 22 holiday lodges and provide associated landscaping. The units are a mixture of 2 bed disabled single storey units and 3 and 4 bed two storey units.

Several units are positioned around an existing lake in the north-west corner of the site. Two further lakes are proposed; one in the northern part of the site and the other in the southern part of the site adjacent the boundary with the golf course.

The remaining units are in the southern part of the site, informally grouped facing the proposed lake and golf course.

The lodges will be constructed to a sustainable code rating 3 and will be timber frame with straw bale insulation with natural larch boarded walls and oak shingle roof.

The proposal includes an internal road to the clubhouse/leisure centre.

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SITE AND LOCATION

The site is located outside a Settlement Boundary, to the south of Ovington Road, approximately 500m east of Saham Toney. To the east is the former railway line embankment and to the south a golf course.

There is a recently constructed lake in the north west part of the site which is currently used for fishing. The southern part of the site forms part of the Richmond Park golf club.

The site generally slopes down south away from Ovington Road. The proposal utilises the existing access into the site.

RELEVANT SITE HISTORY

3PL/2005/0115 - Excavation of pond and relocation of access - Approved 6/4/2005

3PL/2006/1726 - Additional internal access road and car park - Approved 9/1/2007

POLICY CONSIDERATIONS

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

CP10: Natural Environment

DC13: Flood Risk

DC8: Tourism Related Development

PPS25: Development and Flood Risk

PPS4: Planning for Sustainable Economic Growth

CONSULTATIONS

SAHAM TONEY P C

The Council have no objections to the development but have concerns re increased traffic on Ovington Road and suggest that passing places near the development might be considered.

HIGHWAY AUTHORITY - Objection. Lack of visibility at the junction of Saham Road with Dereham Road and Cley/Chequers Lane.

ENVIRONMENT AGENCY.- No objection

ENVIRONMENTAL PLANNING OFFICER - Overall policy context is supportive of sustainable rural tourism but issues regarding need and demand for the development, impact on the landscape and flood risk need to be fully assessed.

CONTAMINATED LAND OFFICER - No objection subject to conditions

TREE & LANDSCAPE OFFICER - No objection subject to conditions requiring the development to be implemented in full accordance with the submitted ecological report.

REPRESENTATIONS

The following is a summary of third party representations:-

- increase in traffic, impact on existing road and verges;
- exacerbate drainage;
- need for speed limit;
- maintenance of recently planted trees;
- maintenance of perimeter footpath.

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ASSESSMENT NOTES

- * The application is referred to Development Control Committee as it is a Major application.
- * The principle of sustainable rural tourism is generally supported through PPS4 and Core Policies of the Adopted Core Strategy. Policy DC8 sets out the specific detailed policy. Proposals for tourist accommodation will generally be supported providing a need for the development can be demonstrated, the development forms part of a rural diversification scheme or the expansion of an existing attraction, it is well related to an existing settlement and facilities and the accommodation can be restricted through the use of conditions or legal agreements to ensure a tourist use only and not permanent residential use.
- * The applicant has submitted a letter from Hoseasons who will manage the proposed development. They have indicated that the market demand for such accommodation in Norfolk is increasing year on year. Demand in 2009 was 31% up on the previous year and this year demand is up 53% on the year before. They confirm demand is higher than supply.
- * The proposal is being developed in association with Richmond Park Golf Club which has a variety of established apartments and holiday accommodation close to the club house. The proposed development provides an alternative type of accommodation which is low density and in a landscape dominated environment.
- * The site is situated 500m east of Saham Toney and 700m north of the residential edge of Watton, therefore, it is reasonably related to both the nearby village and town. A pedestrian/golf buggy link has also been provided to the main golf club house/leisure facility.
- * Access to the site and substantial landscaping was established when the existing lake was constructed several years ago. Additional planting and the construction of further amenity lakes adjacent the highway will ensure that the development will assimilate well into the landscape, particularly when viewed from the north. The land generally slopes away from the highway towards the golf course. The existing railway embankment provides an effective screen to the east.
- * The Environment Agency originally raised an objection to the proposal in response to the submitted Flood Risk Assessment, however, on the receipt of further information the Environment Agency has withdrawn its objection. Some of the lodges are positioned on the edge of flood zones 2/3, however these lodges are raised on stilts to be at the level of zone 1.
- * The Highway Authority has raised an objection to the scheme on the grounds that the development is likely to give rise to an increase in vehicle movements through severely substandard junctions to the east and west of the site at the junctions of Saham Road with Dereham Road and Cley Lane/Chequers Lane.
- * The concern relates to the adequacy of the adjacent road junctions in the vicinity of the site to accommodate the increase in traffic rather than the proposed access and visibility. It is considered that such a stance is unreasonable as it would stifle significant economic development within the District.
- * The proposal satisfies the policy criteria for tourist accommodation and would not have a significant detrimental impact on the visual amenity of the area.
- * On balance, the proposal is considered acceptable and in accordance with policy and, therefore, is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 19-04-2010

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3413** Indicated landscaping to be implemented
- 3949** Contaminated Land - Site Investigation/Remediation
- 3946** Contaminated Land - Unexpected Contamination
- 3920** Restrictive occupation
- 3545** Use for holiday accommodation only
- 3923** Contaminated Land - Informative (Extensions)
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

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ITEM	2	REPORT TO COMMITTEE
REF NO:	3PL/2010/0033/F	
LOCATION:	ATTLEBOROUGH Oaktrees Slough Lane	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: Y LB GRADE: N
APPLICANT:	Bennett Plc Low Green Barn Nowton	
AGENT:	Mr T Harvey Terence D Harvey 48 Marine Parade	
PROPOSAL:	Erection of 22 dwellings, garages and access road	

CONSULTATIONS

RECOMMENDATION No recommendation made

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ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2010/0075/F	
LOCATION:	NECTON Nutts Barn Site off Ivy Todd Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Necton Farms Limited Mona Farm Chapel Road	
AGENT:	J Morrissey D Morrissey Builders Hall Street	
PROPOSAL:	Proposed erection of steel framed general purpose storage building	

KEY ISSUES

1. Scale, design and appearance of the development
2. Visual impact

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission for a general purpose agricultural storage building. The building is 24m wide and 42m long with an eaves height of 7.5m and ridge height of 10.5m. The walls are clad with concrete panels and grey steel sheet cladding with grey fibre cement roofing.

The proposal has been amended to re orientate the building in order that the gable faces the highway to avoid overhead lines.

SITE AND LOCATION

The site is located outside the Settlement Boundary, to the east of Necton, on the southern side of Ivy Todd Road. It is positioned to the rear of an existing agricultural building and silos fronting the road.

Approximately 80m to the south of the building is another agricultural building which is close to and well related to the main farm house and other agricultural buildings.

There is a line of semi mature trees along the highway verge either side of the existing building and hedges on the western boundary. The land generally rises up to the north.

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RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

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

PPS7: Sustainable Development in Rural Areas

CP11: Protection and Enhancement of the Landscape

CONSULTATIONS

NECTON P C

No objection

HIGHWAY AUTHORITY: No objection subject to a condition restricting the use of the building to storage purposes ancillary to the existing on-site activities.

REPRESENTATIONS

None

ASSESSMENT NOTES

- * The application is referred the Development Control Committee as it is a major application.
- * National and local policies are supportive of development which is needed in association with existing economic development in rural areas.
- * The design and appearance of the building is similar to other agricultural buildings in the area.
- * The erection of the storage building would not have an adverse impact visually on the countryside because it would be located in close connection with an existing agricultural building and relatively close the main farm house and further agricultural buildings.
- * There are no residential properties in close proximity to the building and the scheme would, therefore, have no detrimental impact on residential amenity.
- * The Highway Authority has raised no objection to the proposal and a planning condition will ensure that the building is used for agricultural storage purposes in connection with the existing holding.
- * It is considered the application is acceptable in planning policy terms and is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 19-04-2010

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3920** Agricultural storage only
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

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ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2010/0104/F	
LOCATION:	HARDINGHAM White Barn	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr H Edwards Hardingham Hall Farms Hardingham Hall	
AGENT:	Mr R Craske Ben Burgess & Co Europa Way	
PROPOSAL:	Grain storage building	

KEY ISSUES

1. Scale, design and appearance of the development
2. Visual impact

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission for the erection of an agricultural grain store. The building is 30m wide and 36.23m long with an eaves height of 8m and a ridge height of 12.175m. The walls are clad with olive green steel cladding with grey fibre cement roofing.

SITE AND LOCATION

The site is located outside a Settlement Boundary and in a rural location to the east of the main village of Hardingham. The building is to be positioned in a field adjacent existing grain silos and buildings and a wooded area to the east.

RELEVANT SITE HISTORY

No relevant site history

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POLICY CONSIDERATIONS

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

CP11: Protection and Enhancement of the Landscape

PPS7: Sustainable Development in Rural Areas

CONSULTATIONS

HARDINGHAM P C

No objection.

NORFOLK LANDSCAPE ARCHAEOLOGY - Request a condition requiring archaeological evaluation to be carried out on the site

HIGHWAY AUTHORITY - No objection subject to a condition restricting the use of the building to storage purposes ancillary to the existing on-site activities.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection

REPRESENTATIONS

None received

ASSESSMENT NOTES

- * The application is referred to Development Control Committee as it is a major application.
- * National and local policies are supportive of development which is needed in association with existing economic development in rural areas.
- * The design and appearance of the building is similar to other agricultural buildings in the area.
- * The erection of the building would not have an adverse impact on the countryside because it would be located in close proximity to existing buildings to the east and a wooded area to the west. There are no long distance views of the site.
- * There are no residential properties in close proximity to the building and the scheme would, therefore, have no detrimental impact on residential amenity.
- * The Highway Authority has raised no objection to the proposal and a planning condition will ensure that the building is used for agricultural storage purposes in connection with the existing holding. A condition securing the provision of an archaeological evaluation has been imposed.
- * It is considered the application is acceptable in planning policy terms and is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 19-04-2010

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Agricultural storage only
- 3385** Archaeological condition
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

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ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2010/0108/F	
LOCATION:	CASTON The Red Lion Pub Attleborough Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: Y TPO: N LB GRADE: Grade II
APPLICANT:	Chapel Partners Land House Rocklands Road	
AGENT:	CSA Design Studio Rocklands Road Shropham	
PROPOSAL:	Alterations to public house & car park, conversion of store to dwelling and erection of new dwelling	

KEY ISSUES

1. Policy
2. Amenity
3. Highway safety
4. Impact on Conservation Area/Listed Building
5. Future retention of the Public House

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission to carry out alteration works to the existing public house known as The Red Lion, to convert an existing outbuilding in the grounds into a two bedroom dwelling, to construct a new detached dwelling on land of the former beer garden and make alterations to the existing car parking/access arrangements.

SITE AND LOCATION

The site lies within the centre of the village, within both the Caston Settlement Boundary and the village Conservation Area. The public house building, which ceased trading in 2007 and is Grade II Listed, forms an important part of the setting of the village green.

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RELEVANT SITE HISTORY

Planning permission (3PL/2009/0634/F) and Listed Building Consent (3PL/2009/0635/LB) to change the use of the public house to residential, including the demolition of a flat roof extension were considered by the Development Control Committee in November 2009 and refused on the grounds of the loss of the public house as a community facility and the failure of the application to adequately demonstrate that the public house could not be run viably in the future.

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

PPS5: Planning for the Historic Environment

DC1: Protection of Amenity

DC2: Principles of New Housing

DC12: Trees and Landscape

DC16: Design

DC17: Historic Environment

DC18: Community Facilities, Recreation and Leisure

CONSULTATIONS

CASTON P C

The Parish Council would like to see the village pub re-open but they are very concerned about the addition of the two extra dwellings to the site, the loss of car park space and the future use of The Red Lion pub itself a business, plus other items as listed below.

Here are the comments of Caston Parish Council:

1. I am encouraged that the village Public House will be refurbished and opened again for business.
2. Changing the store to a dwelling is o.k. but I wouldn't like to live that close to a Public House.
3. The artists' impression seems to make things look spacious - in reality the area could be cramped.
4. It would be nice to see the pub up and running again.
5. Adding two more properties could be over development of the site.
6. The area of the site is not adequate to accommodate two dwellings and a viable Public House.
7. The car parking area is insufficient for the patrons of a successful village pub.
8. The loss of car parking due to the access for the proposed dwellings will lead to excessive parking on the Village Green and the surrounding area.
9. The loss of the recreational / beer garden to provide a dwelling will not enhance the area.
10. The proposed black timber structure is not in keeping with the other buildings, both listed and of newer structure, in the surrounding neighbourhood.
11. This building is over development of the site and would not enhance the Conservation Area.
12. The re-opening and repair of the Red Lion in a sympathetic way would be a vast improvement to the present unkempt appearance of the listed building.
13. The proposed two dwellings will be over development of the site in a picturesque Conservation Area.

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14. I am pleased to see a well thought out proposal for the refurbishment of the Red Lion.
15. I support the design proposals for the use as a Public House.
16. I have no objection to the building of a detached cottage on the existing beer garden / play area.
17. I am very concerned about the change of use from a store / outhouse to a private dwelling.
18. Because of the close proximity to the pub and car park.
19. Because it is too neat the main road.
20. I would prefer to see the store / outhouse converted to letting rooms as part of the business of The Red Lion.
21. Tree survey - no objections.
22. Can there be a guarantee it will remain as a pub?
23. Was the store given planning permission to change of use to a Bistro a few years ago? Does this still apply?
24. I welcome the applicants' intention to refurbish the Red Lion and open it before work starts on the two new cottages.
25. However, the village needs assurance that this is for the "long term" and though this may be the applicants intention, no assurance in the planning application confirms this.
26. I understand that the applicant intends to have discussions with Breckland planning officers in the near future and I hope they will insist that this condition will be added, possibly incorporated in an 106 agreement.
27. Subject to this condition, I will give my wholehearted support to this application together with the majority of the Parishioners that I represent.
28. If the applicant fails to give this assurance I strongly object to this planning application.

Re: Planning ref. No. 3PL/2010/0109/LB

Location: Caston, The Red Lion Pub, Attleborough Road.

Here are the comments of Caston Parish Council:

1. This will be an improvement to what there is at the moment.
2. See all the comments listed on 3PL/2010/0108/F
3. I would prefer to see the store / outhouse converted to letting rooms as part of the business of The Red Lion.

NORFOLK LANDSCAPE ARCHAEOLOGY - No objection subject to the imposition of a condition relating to a programme of archaeological works being submitted and agreed.

TREE AND COUNTRYSIDE OFFICER - No objection subject to a landscaping condition being imposed. The existing trees are of minimal merit and not worthy of retention. However, the applicant is strongly advised to negotiate the removal of the eucalyptus on the neighbouring site.

HIGHWAYS AUTHORITY - No objection subject to the amended plan and the imposition of conditions

HISTORIC BUILDINGS OFFICER - No objection subject to conditions relating to materials and joinery details.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection. Whilst there is potential for noise nuisance affecting future occupants, this should be adequately addressed by the licence

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procedure and good management. The scheme would however benefit from an acoustic barrier preventing disturbance from the external drinking areas.

ENVIRONMENTAL PLANNING OFFICER - No objection on the grounds that the retention of the public house accords with Policy DC18. However, it is considered that the scheme is contrary to Policy DC1 in respect of the potential impact of the retention of the public house on the amenities of the occupants of the new dwellings.

NORFOLK ARCHITECTURAL LIAISON OFFICER - No objection

REPRESENTATIONS

A number of letters of support have been received by the Council on the grounds that the re-opening of the public house would provide a key facility to serve the local community; this sensitive scheme is in keeping with the character of development in this part of the village and the positive impact that the re-opening would have for the local businesses.

Concerns have, however, been raised in respect of whether the future of the pub can be guaranteed if planning permission is allowed.

ASSESSMENT NOTES

- * This application is referred to Development Control Committee due to the local sensitivity of the site and the proposal.
- * The application seeks full planning permission to carry out alteration works to the main building, convert a building in the grounds to a dwelling and construct a new detached dwelling on the site of the former beer garden.
- * The site lies within the Settlement Boundary for Caston where the principle of the construction of a new dwelling and the conversion of the outbuilding to create a dwelling is acceptable in principle. The dwellings are also considered acceptable in terms of their design and scale and would be served by their own parking and amenity areas.
- * Notwithstanding the fact that the dwellings would be situated relatively close to the public house, no objection has been raised by the Council's Environmental Health Officer in respect of amenity. Care would, however, need to be taken in respect of the boundary treatments installed on the site.
- * No objection has been raised to the scheme by the Highway Authority, subject to the amended plan and suitable conditions in respect of access, parking and turning arrangements.
- * Furthermore, the Historic Buildings Officer has supported the scheme, both in terms of the alteration works to the public house, as well as the new dwellings. It is considered that the scheme would protect both the historical and architectural character of this Grade II Listed Building and the wider Conservation Area.
- * With regards to bringing the public house back into use, the Environmental Planning Officer has stated that the scheme would meet the requirements of Policy DC18 by retaining a key service for the benefit the village. A number of letters of support in respect of the re-opening of the public house and the benefits for the local economy have been received from local residents and the Parish Council.
- * Notwithstanding the local support, concerns have been raised in respect of the future of the public house in the event of permission being granted and whether this can be controlled through the use of planning conditions or a legal agreement. The agent has stated that the applicants would be willing to enter into a Section 106 agreement in terms of the phasing of the development, including carrying out the works to the pub and re-opening it prior to commencing other works, although it would not be possible for the Council to control the future of the pub in perpetuity.
- * The scheme is, therefore, in accordance with Policies DC2, DC17 and DC18 of the Breckland Core Strategy and PPS5 and recommended for approval, subject to the imposition of conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

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- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3131** Window details to be agreed
- 3740** Access/on-site car & cycle parking
- 3740** Detailed scheme (extension of footway)
- 3740** Off-site highway improvement works
- 3380** Archaeological work to be agreed
- 3402** Boundary screening to be agreed
- 3302** No P.D. for extensions, roof alterations, porches
- 3304** No P.D. rights for extensions, sheds, etc
- 3306** No P.D. rights for garages
- 3994** Highway Note
- 3992** Non-standard note re: S106
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

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ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2010/0109/LB	
LOCATION:	CASTON The Red Lion Pub Attleborough Road	APPN TYPE: Listed Build Consent POLICY: In Settlement Bndry ALLOCATION: No Allocation CONS AREA: Y TPO: N LB GRADE: Grade II
APPLICANT:	Chapel Partners Land House Rocklands Road	
AGENT:	CSA Design Studio Rocklands Road Shropham	
PROPOSAL:	Alts to PH, inc creation of flat, erect 3 bed house, convert store to dwelling & alts to car park etc	

KEY ISSUES

Impact of the scheme on the Grade II Listed Building.

DESCRIPTION OF DEVELOPMENT

This application seeks Listed Building Consent to carry out alteration works to the existing public house known The Red Lion, to convert an existing outbuilding in the grounds to create a one bed dwelling, to construct a new detached dwelling on land of the former beer garden and make alterations to the existing car parking and access arrangements.

SITE AND LOCATION

The site lies within the centre of the village, within both the Caston Settlement Boundary and the village Conservation Area. The public house, which ceased trading in 2007, forms an important part of the setting of the village green.

RELEVANT SITE HISTORY

Planning permission (3PL/2009/0634/F) and Listed Building Consent (3PL/2009/0635/LB) to change the use of the public house to residential, including the demolition of a flat roof extension, were considered by the Development Control Committee in November 2009 and refused on the grounds of the loss of the public house as a community facility and the failure of the application to adequately demonstrate that the public house could not be run viably in the future.

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POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

PPS5: Planning for the Historic Environment

DC17: Historic Environment

CONSULTATIONS

CASTON P C

SEE 3PL/2010/0108/F ON THIS AGENDA

HISTORIC BUILDINGS OFFICER - No objection subject to the imposition of conditions relating to external materials and joinery details.

REPRESENTATIONS

None received

ASSESSMENT NOTES

* This application is referred to Development Control Committee due to the local sensitivity of the site and the proposal.

* The application seeks Listed Building Consent to carry out alteration works to the main building, convert a building in the grounds to a dwelling and construct a new detached dwelling on the site of the former beer garden.

* The only matter for consideration as part of this application is whether the scheme would significantly impact on the historical and architectural setting and character of this Grade II Listed Building.

* In this case, no objection has been raised by the Historic Buildings Officer to the proposed works, subject to the imposition of conditions relating to the choice of materials and joinery details.

* The scheme is, therefore, in accordance with Policy DC17 of the Breckland Core Strategy and PPS5, and recommended for approval, subject to the imposition of conditions.

RECOMMENDATION

Listed Building Consent

CONDITIONS

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- 3009** Listed Building Consent - Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3131** Window details to be agreed
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

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ITEM	7	RECOMMENDATION : APPROVAL
REF NO:	3PL/2010/0156/F	
LOCATION:	SHIPDHAM Windlegate High Street	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: Y TPO: Y LB GRADE: N
APPLICANT:	Mr & Mrs A Bebbington Windlegate High Street	
AGENT:	Bennetts 29 Elm Street Ipswich	
PROPOSAL:	Single storey extension to rear	

KEY ISSUES

1. Design
2. Amenity
3. Impact upon Conservation Area
4. Trees

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission to construct a single storey extension to the rear of a detached dwelling. The extension would measure approximately 6.5m by 5.4m with a height to the ridgeline of 4m.

SITE AND LOCATION

The application site lies within the designated Settlement Boundary for Shipdham. The site comprises a detached modern property set within a generous plot.

RELEVANT SITE HISTORY

3PL/1998/0675/O - One cottage style dwelling (Outline Planning Permission) - Approved 28th July 1998.

3PL/1999/0676/D - Detached dwelling and outbuilding with new vehicular access and associated landscaping (Reserved Matters Consent) - Approved on 13th July 1999.

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POLICY CONSIDERATIONS

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

PPS5: Planning and the Historic Environment

DC1: Protection of Amenity

DC16: Design

DC17: Historic Environment

CONSULTATIONS

SHIPDHAM P C

NO COMMENTS RECEIVED AS AT 30th MARCH, 2010

HISTORIC BUILDINGS OFFICER - No objection subject to confirmation of the materials to be used.

TREE AND COUNTRYSIDE OFFICER - No objections.

REPRESENTATIONS

None to date

ASSESSMENT NOTES

* The application is referred to Development Control Committee as the applicant is an employee of Capita Symonds, working in partnership with Breckland Council.

* This application seeks full planning permission to construct a single storey extension to the rear of a detached property.

* The proposed extension is considered acceptable in terms of its design and would be well screened to the rear of the property.

* Given the fact that the extension would be single storey and is sufficiently distanced from the boundaries shared with existing dwellings, the scheme would not adversely affect the residential amenities of the surrounding properties.

* Furthermore, notwithstanding that the site lies within the Shipdham Conservation Area, the Historic Buildings Officer raises no objection to the scheme subject to further information being provided in respect of materials. That additional information has been provided by the applicant and is deemed acceptable.

* Whilst a number of protected trees are present along the boundary of the site, the extension would be sufficiently distanced from the Root Protection Areas of these trees in order to adequately protect them. As such, no objection has been raised by the Tree and Countryside Officer.

* The application is, therefore, recommended for approval.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 19-04-2010

RECOMMENDATION Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions