

Item No.	Applicant	Parish	Reference No.
1	David Watson Transport Ltd	WEETING	3OB/2010/0001/OB
2	Norfolk Homes Ltd	ATTLEBOROUGH	3PL/2010/1041/F
3	Mr P Burton	HARLING	3PL/2010/1079/F
4	Mr I Leonard	SHIPDHAM	3PL/2010/1095/O
5	Mr I Leonard	SHIPDHAM	3PL/2010/1096/O
6	Taylor Wimpey UK Ltd	DEREHAM	3PL/2010/1142/F
7	Mr & Mrs D Alston	ATTLEBOROUGH	3PL/2010/1181/O
8	Mr N McLeod	GRESSENHALL	3PL/2010/1258/F

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

ITEM	1	RECOMMENDATION : REFUSAL
REF NO:	3OB/2010/0001/OB	
LOCATION:	WEETING David Watson Transport Ltd Mundford Road	APPN TYPE: Planning Obligation POLICY: ALLOCATION: N CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	David Watson Transport Ltd Mundford Road Weeting	
AGENT:	David Watson Transport Ltd Mundford Road Weeting	
PROPOSAL:	Vary S106 agreement to allow vehicles owned/operated by Applicant to use A1065 through Brandon on PP 3PL/2005/0326/F	

KEY ISSUES

1. Traffic levels/congestion
2. Air quality

DESCRIPTION OF DEVELOPMENT

The application seeks to modify a planning obligation attached to a planning permission for a new factory, approved under reference 3PL/2005/0326, to allow vehicles owned/operated by the applicant to use the A1065 through Brandon.

The applicant has stated that the expected number of movements would be approximately 12 to 15 vehicles per day and that the expected direction of movement would generally be along the High Street and London Road to Barton Mills. It has also been stated that the size/type of vehicles will range between 4-6 wheel rigid and articulated lorries.

SITE AND LOCATION

The application site lies within a General Employment Area and within the Breckland Special Protection Area (SPA).

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RELEVANT SITE HISTORY

Planning permission was granted for the erection of a new factory with external storage, parking and perimeter wall under ref: 3PL/2005/0326/F. A Section 106 Agreement that formed part of this permission states that 'From the commencement of the Development all Heavy Goods Vehicles attending or leaving the Land in connection with the Business which are driven by persons employed by the Business shall do so from/to the north along Mundford Road and except for deliveries from/to Brandon or Weeting shall not enter any part of the village of Weeting or the town of Brandon.' The applicant has claimed that the original agreement was based on 'Milbank Floors' and then 'Tarmac' not receiving/dispatching materials/products from the site through Brandon and Weeting. The site is currently used by 'David Watson Transport Ltd'.

POLICY CONSIDERATIONS

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

PPS1: Sustainable Development

PPS4: Economic Growth

PPS7: Rural Areas

PPG13: Transport

PPS23: Pollution Control

PPG24: Noise

CP9: Pollution and Waste

DC1: Amenity

DC6: General Employment Area

CONSULTATIONS

WEETING P C

NO REPLY AS AT 17TH DECEMBER, 2010

BRANDON TOWN COUNCIL - Objection because increase in traffic would exacerbate the traffic along The High Street which is already at a standstill on many days.

FOREST HEATH DISTRICT COUNCIL - Object because of the number of extra lorry journeys the proposal would involve in a town that is already heavily congested. The increase in lorry journeys would affect the amenity of residents living along the A1065.

SUFFOLK COUNTY COUNCIL - Object because there are already traffic issues that lead to localised congestion during peak times. The proposal also raises issues surrounding air quality and amenity for residents along the A1065.

HIGHWAY AUTHORITY - Comments will be reported verbally.

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REPRESENTATIONS

Letters of objection have been received covering the following issues:

- traffic congestion;
- air pollution;
- noise pollution;
- future dualling of the A11 which will allow the applicants speedy access to their site without modifying the agreement;
- impact on local shops.

ASSESSMENT NOTES

* The application is referred to Development Control Committee as it is considered to be locally sensitive.

* The site in question is currently used by 'David Watson Transport Ltd', having previously been used by 'Milbank Floors' and 'Tarmac'. The applicants claim that the current Section 106 agreement, which restricts the movement of traffic associated with the business through Weeting and Brandon, is costing the company a significant amount of money because of fuel requirements and loss of time. The applicants have also claimed that their business uses vehicles that are lighter and quieter than the previous businesses.

* A modification to the original Section 106 agreement would result in approximately 12 to 15 vehicle movements per day through these centres. The centres of Weeting and Brandon already suffer from traffic congestion during peak times and a modification to the original agreement would result in not only further traffic, but also increased air pollution, to the detriment of local residential amenity.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

9900 Traffic congestion/assoc. air pollution

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

ITEM	2	REPORT RECOMMENDING APPROVAL
REF NO:	3PL/2010/1041/F	
LOCATION:	ATTLEBOROUGH Land to North of Honeysuckle Way	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Norfolk Homes Ltd Weybourne Road Ind. Est Sheringham	
AGENT:	ASD Architecture Ltd 16a Bridge Street Halesworth	
PROPOSAL:	Residential development (66 dwellings & amend 2no. prev. approved dwellings, assoc. garages, roads, footways etc)	

CONSULTATIONS

RECOMMENDATION Planning Permission

3920 REPORT ITEM

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

ITEM	3	REPORT RECOMMENDING REFUSAL
REF NO:	3PL/2010/1079/F	
LOCATION:	HARLING Cloverfield Lopham Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: P P for Residential CONS AREA: N TPO: Y LB GRADE: N
APPLICANT:	Mr P Burton c/o Agent	
AGENT:	Mr Simon Henry Pump Hill House 2b Market Hill	
PROPOSAL:	Proposed residential development of 17no. houses including a mix of 2, 3 and 4 bedroom houses	

CONSULTATIONS

RECOMMENDATION

Refusal of Planning Permission

3920 REPORT ITEM

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

ITEM	4	REPORT RECOMMENDING REFUSAL
REF NO:	3PL/2010/1095/O	
LOCATION:	SHIPDHAM Land to East of Pound Green Lane	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr I Leonard Lake House Shipdham	
AGENT:	Mr A Irvine 52 Merton Road Norwich	
PROPOSAL:	Erection of 35 dwellings with associated open space, access and infrastructure	

CONSULTATIONS

RECOMMENDATION

Refusal of Outline Planning Permission

3920 REPORT ITEM

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

ITEM	5	REPORT RECOMMENDING APPROVAL
REF NO:	3PL/2010/1096/O	
LOCATION:	SHIPDHAM Land off Parklands Avenue	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr I Leonard Lake House Shipdham	
AGENT:	Mr A Irvine 52 Merton Road Norwich	
PROPOSAL:	Erection of 15 dwellings with associated open space, access and infrastructure	

CONSULTATIONS

RECOMMENDATION Outline Planning Permission

3920 REPORT ITEM

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

ITEM	6	REPORT RECOMMENDING APPROVAL
REF NO:	3PL/2010/1142/F	
LOCATION:	DEREHAM Land North of Norwich Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Taylor Wimpey UK Ltd c/o agent	
AGENT:	DLP Planning Ltd 4 Abbey Court Fraser Road	
PROPOSAL:	Erection of 200 dwellings with assoc. parking, garages, open space & landscaping & change of use of land to cemetery	

CONSULTATIONS

RECOMMENDATION Planning Permission

3920 REPORT ITEM

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

ITEM	7	RECOMMENDATION : REFUSAL
REF NO:	3PL/2010/1181/O	
LOCATION:	ATTLEBOROUGH Wood Farm Deopham Road	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr & Mrs D Alston c/o agent	
AGENT:	Paul Took 60 Neatherd Road Dereham	
PROPOSAL:	Erection of single detached dwelling	

KEY ISSUES

1. Justification for countryside location
2. Impact upon the character and appearance of countryside
3. Recent planning history

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission for the erection of a detached two storey dwelling on a parcel of agricultural land. This application follows a refusal for the same dwelling type on another parcel of land to the north-west of the currently proposed location. This proposal seeks approval of access, scale and layout only.

SITE AND LOCATION

The site occupies a rural location adjacent to Deopham Road, Attleborough. The site is located in relatively close proximity to commercial buildings and an existing dwelling.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

RELEVANT SITE HISTORY

3PL/2010/0780/O - Single Detached Dwelling - Refused.

3PL/2005/1632/CU - Change of use from light commercial storage to sui generis to allow trade sales of bathrooms - Approved.

3PL/2005/0266/CU - Change of use from agricultural use to light commercial storage - Approved.

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS7: Sustainable Development in Rural Areas

CP11: Protection and Enhancement of the Landscape

CP14: Sustainable Rural Communities

DC1: Protection of Amenity

DC2: Principles of New Housing

DC16: Design

CONSULTATIONS

ATTLEBOROUGH TC

NO REPLY AS AT 17TH DECEMBER, 2010

HISTORIC BUILDINGS OFFICER - no comment.

TREE & COUNTRYSIDE OFFICER - The proposal raises substantially the same issues as previously; it remains new-build in the countryside, personal considerations not being material to the planning process.

HIGHWAY AUTHORITY - Concern at poor sustainability credentials of the location, however, this is considered to be an area to be assessed by the LPA. No objection in highway safety terms subject to conditions.

CONTAMINATED LAND OFFICER - No objection.

REPRESENTATIONS

None received.

ASSESSMENT NOTES

* The application is referred to Development Control Committee as the previous application on the adjacent site was determined by that Committee.

* In assessing the previous application Members suggested that the applicant investigate alternative locations for a new dwelling. Consequently, the current application involves the re-siting of the dwelling so that it occupies a position closer to existing buildings which are used by the applicant.

* Notwithstanding this revised positioning of the dwelling, as was the case with the previous application, the site continues to be located outside of any defined Settlement Boundary and, as such, there is a general policy presumption against new dwellings in such locations unless there is special justification for such a development.

* The proposed dwelling is considered to represent an innovative design incorporating sustainable building credentials; the application indicates that it would strive to achieve Code Level 5 of the Code for Sustainable Homes standard. Whilst the dwelling could be considered to be beyond the normal standard of design employed in the majority of dwellings, it does not achieve the exceptional and ground-breaking standard required by PPS7 which states the following:-

"Very occasionally the exceptional quality and innovative nature of the design of a proposed, isolated new house may provide this special justification for granting planning permission. Such a design should be truly outstanding and ground-breaking, for example, in its materials, methods of construction or its contribution to protecting or enhancing the environment, so helping raise standards of design more generally in rural areas".

* The revised siting of the dwelling has improved its relationship with the existing commercial premises used by the applicant and also increases the ability to assist with the day to day running and security of the farm and care of their parents, which the applicant has put forward as reasons in support of the application.

* In conclusion, the dwelling has been re-sited, however, the reasons put forward to justify the proposal, as summarised, continue to be insufficient to represent sufficiently strong grounds to overturn the policy presumption against building a new dwelling in a rural location.

RECOMMENDATION

Refusal of Outline Planning Permission

REASON(S) FOR REFUSAL

9900 Fails to meet requirements of PPS7 re quality and design

9900 Insufficient agricultural need

9900 Unsustainable location

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

ITEM	8	RECOMMENDATION : APPROVAL
REF NO:	3PL/2010/1258/F	
LOCATION:	GRESSENHALL High House Farm	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr N McLeod Longham Hall Longham	
AGENT:	G F Bambridge Ltd Woodrush Cottage Mill Common	
PROPOSAL:	Extension to existing workshop unit	

KEY ISSUES

1. Need for an extension to business premises outside of the Settlement Boundary
2. Impact of the proposal on local amenity

DESCRIPTION OF DEVELOPMENT

This application seeks consent for an extension to an existing workshop which is used for the purpose of a machinery repair workshop and is constructed of concrete block walls and corrugated sheeting (up to roof level) with the roofs being of the same corrugated sheeting construction. There are two existing roller shutter doors in the eastern elevation. The extension will provide for a further 6 metres in length to the western end of the building along with a further roller shutter door to the south elevation. The width and height will remain unchanged.

It is intended that the extension will be constructed in materials, of colour and texture, to match those of the existing building

SITE AND LOCATION

High House Farm is accessed via a single track from Bilney Road at Gressenhall. To three sides of the proposal is agricultural land with amenity land and the residential property known as High House Farm to the north. There is a further residential property on the approach road to the industrial unit

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

RELEVANT SITE HISTORY

3PL/2010/0824 - Extension to existing workshop - Permission 24/9/10 (subject to a condition requiring the existing roller shutter doors to be permanently closed off)

3PL/2009/0930 - Change of Use of existing farm building (general storage) to workshop (machinery repairs) - Permission 11/3/09

POLICY CONSIDERATIONS

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

PPS1: Delivering Sustainable Development

DC1: Amenity

DC16: Design

DC7: Employment outside General Employment Areas

CONSULTATIONS

GRESSENHALL P C

The Parish Council have the following objections to this application.

On the proposed drawings the existing doors are not shown

There have been numerous complaints with regard to the noise emanating from the workshop starting from as early as 6am

Noise is disturbing the neighbourhood

These are in addition to the previous objections

(that the farm buildings were becoming an industrial site

what are the long term intentions?

why is it necessary to extend the existing building purely to accommodate a workshop?

have reservations of any further alterations).

ENVIRONMENTAL HEALTH OFFICER - No comments received

CONTAMINATED LAND OFFICER - No comments received

NATIONAL GRID - No comments received

REPRESENTATIONS

None

ASSESSMENT NOTES

- * The application is referred to Development Control Committee at the request of the Ward Representative.
- * This application seeks consent for an extension to an existing workshop which is used for the purpose of a machinery repair workshop and is constructed of concrete block walls and corrugated sheeting (up to roof level) with the roofs being of the same corrugated sheeting construction. There are two existing roller shutter doors in the eastern elevation.
- * The principal of the re-use of a farm building for commercial purposes has already been established under 3PL/2009/0030/CU and the extension is required to accommodate the different jobs being carried out by the existing business at any one time. It should be noted that this is not an expansion of the business but the additional floorspace created will enable the applicant to better manage his workshop use.
- * Planning permission has previously been granted this year for the same proposal, however this approval was subject to a condition requiring the existing roller shutter doors to be permanently closed off to allay the concerns raised in terms of noise (predominantly a radio). The applicant claims that this is not practical in terms of vehicle movements and has submitted this current application which seeks consent for an extension to the workshop.
- * It is considered that the extension is acceptable in terms of scale and design and that it also meets the requirements of Policy DC7 which states that proposals for employment uses outside of the identified General Employment Areas and allocated sites will only be permitted where, amongst other reasons, it relates to the expansion of an existing business.
- * Concerns have been raised by the neighbours in relation to noise. These concerns had been overcome on the previous consent by requiring the doors to be permanently closed off. This current application will see the existing roller shutter doors retained in their current state. The Environmental Health Officer was consulted as part of this application and has asked for conditions to be imposed in relation to the hours of operation and the use of power tools. Further discussions are currently taking place between the case officer and the Environmental Health Officer to try and address the neighbours concerns in relation to the use of a radio within the building.
- * It is considered that, subject to the imposition of the aforementioned conditions and any others that may be agreed between the Environmental Health Officer and the case officer, there will be no further loss of amenity to the neighbours greater than that which already exists. Furthermore it is considered that the extension is appropriate both in terms of scale and design.
- * Concerns were also raised by the Parish Council and neighbours in relation to other uses on the site. At a recent site visit, the only use that appeared to be taking place was that operated by Mr Bunning and which is the subject of this application.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2011

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Hours of operation
- 3920** Noise levels
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions