

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 13-06-2005

ITEM	2	
REF NO:	3PL/2004/2050/O	
LOCATION:	MUNDFORD 1 Swaffham Road	APPN TYPE: Outline
APPLICANT:	Beechbrook Developments c/o Agent	POLICY: In Settlemnt Bndry
AGENT:	Carpenter Planning Consultants 1 Ferry Road Norwich	ALLOCATION: No Allocation
PROPOSAL:	Residential development	CONS AREA: N
		TPO: N
		LB GRADE: N

POLICY NOTES

Policy HOU.13 of the Breckland District Local Plan is considered relevant to this application. HOU.13 - Affordable Housing will be encouraged in New Developments.

Letter(s) of OBJECTION

CLERK TO MUNDFORD P C

No objection

Comments: See letter received 24th January 2005

ASSESSMENT NOTES

- * Outline planning permission is sought for the erection of 8 dwellings on the site of a former garage business in Mundford.
- * Previous proposals for the redevelopment of the site for 12 dwellings submitted in 2002 and 2004 were refused permission and withdrawn respectively.
- * The development would occupy a prominent position on the edge of the village. Drawings submitted show the intended layout of the development. Indicative sketch elevations of the proposed dwellings have also been provided. It is considered that the submitted details would provide a satisfactory basis for the development of a well-designed development.
- * Concerns have been raised by the Parish Council and local residents about drainage problems, the adequacy of local services and highway safety issues. Both the Environment Agency and Anglian Water have raised no objection to the proposal in principle. Discussions with the Highway Authority in respect of access arrangements are on-going.
- * A need for additional rented affordable housing in Mundford has been identified, and, in line with Council policy, it has been requested that two of the eight units proposed be affordable. The proposed development does not include an element of affordable housing, however. In support of the proposal the applicant contends that the provision of affordable housing would not be

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appropriate in this instance given the relatively low density of development proposed. Due to the costs of remedial works needed to allow the redevelopment of this brownfield site, it is suggested that the provision of affordable housing here would only be viable if the site were to be developed at a significantly higher density. In lieu of the provision of affordable housing, the applicant has offered to construct, as part of the development, a new footway link between the site and the village primary school to provide a safe route for pedestrians along the A134.

RECOMMENDATION: Refusal of Outline Planning Permission

REASON(S) FOR REFUSAL:

9035 Non-std housing reason for refusal

MUNDFORD PARISH COUNCIL

Chairman : Mr P Dennis

Clerk to Council: Mrs F Brown
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Brecklands
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17th January 2005

Mr P Daines
Development Services Manager
Breckland Council
Walpole Loke
Dereham
Norfolk
NR19 1EE

Dear Mr Daines,

Ref: 3PL/2004/2050/F Old Seletar Garage Site – 1, Swaffham Road, Mundford.

With regards to the above application, the Parish Council would like to offer no objections in principle.

However, the Parish Council and village residents who attended an open forum all feel that the below points need to be seriously addressed before any development can take place. Many of the points below have been raised before with the previous applications that have been submitted for this site, and even though the developers associated with Bidwells had enclosed a supporting statement which shows they have made efforts to look at many of the concerns that were expressed to them, most of the concerns raised have not been resolved.

i) Drainage – Surface water and foul drainage.

The existing pipe work for garage which is for use with two toilets is very near the surface as it is at the end of a long run. These two toilets are connected via a manhole to the next door bungalow in the area between the work shop and the neighbour's bungalow. This pipe then runs out onto the recreation ground and along the back of the two next door properties. This leads onto the recreation ground to a larger manhole which has had to be pumped out many times by Anglian Water because of blockages. The pipe then runs right across the middle of the recreation ground and out onto St Leonards Street by the butchers shop. It is the opinion of the Parish Council that this existing pipe cannot cope with the effluent from the proposed amount of properties. A full and thorough investigation is needed before any development can take place.

ii) Footpath.

There are no footpaths from the development only the footpath that runs along the front of the former garage. To reach the village school any resident walking would have to either cross the A134 twice, firstly at the end of the existing footpath by the roundabout; crossing at this point is extremely dangerous as pedestrians have to watch at least three roads on the roundabout, and when halfway across the road, the road signs make it very difficult to see approaching vehicles, you then have to cross again at the end of St Leonards Street to reach the School. The second crossing is extremely dangerous and the Parish Council are at present in negotiations with the Norfolk County Council to get a pedestrian crossing installed at this point to make crossing the road safer. Leaving the site in the opposite direction on leaving the footpath at the end of Crown Road, no footway exists until you regain the footway at St Leonards Street.

iii) Village Primary School

As explained in previous correspondence, the Primary School is at full capacity and new residents' children have to be ferried elsewhere to attend school. At present, the school still has to use an old mobile classroom and has not got the funds to build a new classroom to accommodate new children to the area. The Head teacher has informed the Parish Council that an Ofsted inspection has just taken place and it was documented that the school cannot deliver the full PE curriculum as the gym is not large enough to cater for the growing amount of numbers. The Parish Council and the village residents agree that there is little point in building houses without improving the infrastructure and facilities of the village. The Parish Council are eager to know what funds will be given to increase services.

iv) Doctors/Dentists.

As with the above concern over full capacity of the school, local services are also a major concern. Is there to be any increase in healthcare in our area? More developments mean more pressure on these services which obviously needs to be considered.

v) Hedge to be retained.

The Parish Council is concerned that although the hedge between the site and the recreation ground is mentioned in the documentation that accompanied the proposed application it does not say whether or not it will be retained. The Parish Council would like to see this fence retained rather than see a close boarded fence or open fence replace it alongside the recreation ground. The Parish Council do not want to see footpaths formed across the recreation ground to the village and the school which could easily happen if the present fence is removed. It is also worth noting that any residents who did take this shortcut would be cutting across the Cricket Club field, which is private property.

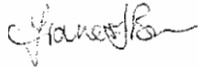
vi) **'No right turn'**

The Parish Council would like to put forward a proposal to see a 'No right turn' into the site when approaching from Swaffham with motorists wishing to access the site having to go round the roundabout at the end of the site and return on the other side of the road and turn left into the site. This has worked well at Cloverfields in Thetford. The entrance as proposed for the site is acceptable to the Parish Council, however, it is a major concern that motorists approaching from Swaffham will assume the car in front was indicating it's intention to turn right at the approaching roundabout, as the sign is immediately in front of you as you are indicating. The above solution will combat this concern.

The Parish Council understand that the aforementioned concerns are not reasons why planning permission should be refused; however, not addressing these issues will bring serious environmental and safety problems to residents.

I look forward to your reply.

Yours sincerely,



Mrs Frances Brown.
Clerk to Mundford Parish Council.