

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 19th December 2011

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Jayne Owen (Senior Development Control Officer))

SWANTON MORLEY:

Applicant: Hopkins and Moore Ltd

Reference: 3PL/2011/0830/D

DEFERRED ITEM REPORT

This report concerns a planning application which seeks reserved matters approval for the erection of 20 residential dwellings with associated garaging, parking and access.

Outline planning permission establishing the principles of this development was granted under reference 3PL/2008/1379/O.

The original proposal was deferred at the planning committee meeting held on the 31st October 2011 following members concerns regarding the palette of materials proposed and flooding and surface water drainage issues.

A revised materials schedule and finishes plan has been submitted. Slate has been removed as a proposed material and the proposed render has been removed from Plot 2. The proposed weatherboarding is now black. The remaining rendered dwellings will be located beyond the retained roadside hedge. The applicants point out that notwithstanding the revisions made in this regard, a formal discharge of conditions application would still need to be submitted in relation to conditions imposed at the outline stage including condition 5 which requires approval of details and samples of all external materials.

With regard to flooding and surface water drainage issues, given the concerns of local residents and Members, notwithstanding condition 7 of the outline permission which requires details of surface water to be approved before works on site commence, the applicants have voluntarily submitted a Flood Risk Assessment in order to demonstrate the credibility of their approach. As part of this information a levels drawing has also been submitted. The proposals incorporate a swale to the rear of the site which will capture surface water from beyond the boundary. The plan also provides for rainwater harvesting, oversized drainage storage pipes beneath the road and a new drainage outlet beneath Greengate and the road culvert. The proposals, in combination meet with the approval of the Highways Authority and with Anglian Water Services.

The submitted Flood Risk Assessment has been considered by a drainage consultant appointed by the Council and following initial recommendations this assessment has been subsequently revised. In relation to the revised proposals the consultant has recommended that the Council accepts the proposed drainage strategy and flood alleviation proposal for this site. He also recommends a number of minor technical specification amendments which it is expected will be addressed prior to the submission of a final scheme to be submitted in order to formally discharge condition 7 of the outline planning permission. The applicants have

agreed that the requirements will be addressed through the discharge of condition submission.

The Parish Council have been reconsulted on the amended details and remain concerned regarding the following issues:

That there are still rendered buildings within the plans. New style rendered buildings are not a feature of our village and we would like it kept that way.

- That there is still no provision for street lighting.
- The access to the field at the rear of the development remains on the plans.
- The Parish Council acknowledge the efforts made by Hopkins and Moore to provide a Flood Risk Assessment.

It is considered that the use of render on two of the plots namely plot 11 and plot 17 is acceptable to incorporate some variety into the scheme. In relation to street lighting this will form part of the Section 38 Agreement required by Norfolk County Council Highways.

In relation to access to the field at the rear of the site the applicants have confirmed that from the adopted turning head as shown this would be purely an occasional/emergency access with the remainder of the existing field able to be accessed by the farmer from adjacent fields to the north and north-west. Norfolk County Council have not raised any objections to the scheme subject to conditions. In the light of the above it is considered that this element of the proposal is acceptable.

RECOMMENDATION: It is considered that the amendments are acceptable and that Members accept the proposed drainage strategy and flood alleviation proposal for this site (subject to minor technical specification changes) to be submitted and agreed by way of a formal discharge of condition application.