

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

Item No.	Applicant	Parish	Reference No.
1	Next Generation Ltd	SWAFFHAM	3PL/2007/0314/F
2	Mrs N Lond-Caulk	CASTON	3PL/2007/1420/F
3	Mundford Poultry Ltd	MUNDFORD	3PL/2007/1425/F
4	THPD Properties Ltd	YAXHAM	3PL/2007/1493/F
5	R J Holbrook	ATTLEBOROUGH	3PL/2007/1510/F
6	Hastoe Housing Association	ASHILL	3PL/2007/1527/F
7	Mr & Mrs D Leer	SNETTERTON	3PL/2007/1568/F
8	A Sacharczuk	ATTLEBOROUGH	3PL/2007/1590/O
9	Mr P Gilchrist	ATTLEBOROUGH	3PL/2007/1718/F
10	Mr Philip Hodson	BRETTENHAM	3PL/2007/1770/F

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ITEM	1	REPORT RECOMMENDING APPROVAL
REF NO:	3PL/2007/0314/F	
LOCATION:	SWAFFHAM AND SPORLE Land off Sporle Road Estate Office Palgrave Farming Ltd Home	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Next Generation Ltd Axiom House Station Road	
AGENT:	Next Generation Axiom House Station Road	
PROPOSAL:	A wind energy development comprising of 6 turbines and associated works	

CONSULTATIONS

RECOMMENDATION Planning Permission

1950 SEE MAIN AGENDA ITEM

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ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1420/F	
LOCATION:	CASTON Allcrest The Street	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mrs N Lond-Caulk Allcrest The Street	
AGENT:	ADM Architectural Services Ltd Flint Cottage Shropham Road	
PROPOSAL:	New development of 4 dwellings with garages to replace existing dwelling	

KEY ISSUES

1. Impact upon the character and appearance of the Conservation Area
2. Neighbour amenity
3. Highway safety
4. Flooding and drainage

DESCRIPTION OF DEVELOPMENT

The application proposes the demolition of the existing detached two storey dwelling and the construction of 4 detached dwellings with accompanying garages. The site is to be accessed via a single access onto The Street.

SITE AND LOCATION

The site is roughly rectangular in shape and currently contains a single detached two storey dwelling. It is bound to the west by The Street and by Dukes Lane to the north. The site, which lies within the Conservation Area, is surrounded on all sides by existing residential development.

RELEVANT SITE HISTORY

3PL/2007/0225/F 4 Dwellings & garages including demolition of existing dwelling - Withdrawn
3PL/2005/1101/F 3 bed bungalow - Refused
3PL/2004/1283/F Garage & store - Approved
3PL/2002/1410/F Dwelling - Approved

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POLICY CONSIDERATIONS

The following National Planning Guidance and Saved Local Plan Policies are considered relevant in the determination of this application:

PPS1 - Delivering Sustainable Development

PPS3 - Housing

PPS9 - Biodiversity & Geological Conservation

PPS25- Flood Risk

HOU.4 - Within the Settlement Boundaries of villages identified for individual dwellings or small groups of houses, development must 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

CASTON P C

Objection please see letter on file.

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection to Plots 1 and 4 However, it is considered that Plots 2 and 3 are not acceptable by virtue of their scale, massing and design.

ENVIRONMENT AGENCY - No objection subject to conditions.

HIGHWAYS AUTHORITY - No objection subject to conditions.

REPRESENTATIONS

Neighbours have objected on the following grounds:

Overdevelopment; the dwellings are too large, detrimental to highway safety, concerns relating to flooding and surface water, the proposal is detrimental to the character and appearance of the Conservation Area; insufficient on-site parking; it is a backland development and it will be detrimental to existing levels of amenity enjoyed by neighbouring residents.

Letters of support have also been received.

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ASSESSMENT NOTES

- * The site is located within the settlement limit for Caston and as such the principle of new residential development is acceptable in policy terms.
- * In terms of the impact upon the Conservation Area, the 2 dwellings positioned adjacent to the carriageway have been designed and positioned so as to replicate the pair of dwellings which were previously located on the site frontage (a photograph of this is submitted as part of the Design and Access Statement). They represent a strong feature in the streetscene which is seen as an improvement on the existing open frontage which lacks any strong presence in the streetscene. The detailing has been amended to meet with the requirements of the Historic Buildings Officer and it is considered appropriate for the Conservation Area. The 2 plots to the rear of the site have raised concerns from the Historic Buildings Officer given their scale, mass and design. However, these plots are not prominent in the streetscene as they are largely screened by the proposed dwellings on the front part of the site. Their design is different to those on the frontage, however, they are considered to relate adequately to those proposed on Plots 1 & 4 in terms of design, scale, height, mass, external materials and arrangement of fenestration. On balance, it is considered that the scheme as a whole will represent an improvement on the existing dwelling which lacks any architectural merit and makes no significant contribution to the Conservation Area.
- * Adequate private amenity space accompanies each plot and off-road parking and turning is also provided.
- * The Highways Authority have confirmed that, following the inclusion of a 2m wide footpath at the front of the site, they have no objections to the proposal on highway safety grounds subject to the imposition of a number of planning conditions.
- * The position of the openings within the proposed dwellings coupled with the distance between them and the existing surrounding dwellings means that adequate levels of privacy can be retained. Furthermore, the degree of separation between the existing and proposed means that neither light nor outlook will be significantly compromised.
- * The site is within Flood Zone 3 (high risk) and as such a Flood Risk Assessment is required. This has been submitted and the Environment Agency have confirmed that it has adequately addressed the issues relating to flood risk and as such they have no objections subject to conditions.
- * In conclusion, it is considered that the proposal meets with relevant policy requirements and as such the application is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

- 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
- 3750** Prior to occupation, access constructed
- 3750** Prior to occupation, turning/parking area provided
- 3750** Off site highway works scheme to be submitted
- 3750** Prior to occupation off site highway works completed
- 3408** Landscaping - details and implementation
- 3406** Surfacing - details and construction
- 3920** Minimum Floor levels
- 3920** Scheme of Flood Resilient Construction
- 3920** Surface Water Drainage provisions
- 3212** No additional windows at first floor
- 3998** NOTE: Reasons for Approval

Planning reference 3PL/2007/1420/F

Mrs N Lond-Cauik Allcrest The Street.



Objections of Caston Parish Council:

- 1 Over development of site.
- 2 Back filling, rear building unnecessary.
- 3 Flooding & drainage problems in this area.
- 4 Stated as 4 bedrooms, potentially 5/6 as study and studio could be used as bedrooms.
- 5 Building density may comply with regulations, this size and density of buildings is totally out of keeping in a village location.

To
 Development Services Manager
 Elizabeth House
 Walpole Loke
 Dereham
 Norfolk NR19 1EE

Planning Ref. No. 3PL/2007/1420/F

Comments of **CASTON P C**

Delete as appropriate:

** No Objection

Please see attached

~~** Objection~~

~~** Comments~~



Caston Parish Council



CHAIRMAN: Mr. J. Chapman

VICE CHAIRMAN: Mr. P. Hall



OUR REF: 06.11.07

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

Dear Sir,

Here are responses of Caston Parish Council regarding:

Planning Ref. No.: 3PL/2007/1420/F
Location: Allcrest the street caston.
Applicant: Mrs. N Lond-Caulk

~~No objections~~

Objection. The Parish Council strongly object to these plans.

Comments: -

1. Over-development of the site.
2. Three-storey high dwellings on this site, in this village, are not acceptable.
3. Three-storey buildings are not in keeping with the locality.
4. My original objections still apply.
5. Too many properties, of their size, for the site.
6. Too many, too high, too big!
7. One house plus one bungalow was too much and turned down by Breckland. How can four larger dwellings even be on this site?

Yours sincerely,

Alison Skipper
Clerk



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ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1425/F	
LOCATION:	MUNDFORD Mundford Poultry Farm Cranwich Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mundford Poultry Ltd The Old Stables Rous Road	
AGENT:	Derek Salisbury Practice Hodderm Crowborough Road	
PROPOSAL:	Replacement poultry barns & replacement agricultural managers house and staff building	

KEY ISSUES

Impact on the SSSI's.

DESCRIPTION OF DEVELOPMENT

The proposal is to replace 2 existing poultry buildings with two larger buildings, demolish the existing farm managers dwelling and erect a replacement dwelling and staff/office building near the entrance to the site. The new buildings will increase the stocking density to 464,711 birds, an increase of 80,754 birds.

SITE AND LOCATION

The site is an established broiler rearing farm, located approximately 1 km west of the village of Mundford on the A134.

RELEVANT SITE HISTORY

The proposal has an extant permission for a maximum stocking capacity of 383,957 birds.

POLICY CONSIDERATIONS

The following National Planning Guidance and Saved Local Plan Policies are considered relevant in the determination of this application.

PPS 7 – Sustainable Development in Rural Areas.

PPS 9 – Biodiversity and Geological Conservation.

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.

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CONSULTATIONS

MUNDFORD P C

No objection.

NATURAL ENGLAND - No objection.

ENVIRONMENT AGENCY - No objection.

HIGHWAY AUTHORITY - No objection subject to conditions.

ENVIRONMENTAL HEALTH OFFICER - No objection.

REPRESENTATIONS

None

ASSESSMENT NOTES

- * This application is referred to Committee as a major application.
- * The proposed replacement poultry buildings are identified as 'Schedule 1' development and therefore an Environmental Impact Assessment has been submitted to assess the risks of significant environmental effects in respect of the impact of the proposal on the nearby SSSI's. The Assessment concludes that no material adverse impact would be created as a result of the development.
- * The main issues associated with the rearing of poultry are ammonia and dust emissions. The Environmental Impact Assessment has been assessed by Natural England and the Environment Agency. The nitrogen deposition and ammonia concentrations are within the Environment Agency guidelines.
- * The Environment Agency and Natural England have raised no objection to the proposal subject to conditions being implemented under the permit issued by the Agency under the pollution prevention control regulations. (PPC licence) to control emissions to air, land and water. No conditions in respect of the planning permission have been recommended.
- * The proposal is an agricultural development within the countryside located on an established farm surrounded by farming operations. The proposal accords with Government Guidance for development in the countryside. The site is surrounded by mature trees and the replacement poultry buildings are located centrally within the site. The proposal raises no landscape issues.
- * The proposed dwelling is a replacement for an existing dwelling on the site and therefore raises no policy issues. The proposed admin/staff building is located adjacent the entrance to the site and is well screened by existing planting.
- * It is considered that the proposal is unlikely to have a significant effect on the Breckland Forest and Cranwich Camp SSSI's and therefore it is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3500** Agricultural Workers dwelling
- 3750** Any highways conditions
- 3413** Indicated landscaping to be implemented
- 3514** Replacement dwelling - existing to be demolished
- 3860** Non-standard drainage condition
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

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ITEM	4	RECOMMENDATION : REFUSAL
REF NO:	3PL/2007/1493/F	
LOCATION:	YAXHAM Former Breckland Garden Centre	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	THPD Properties Ltd 59 Church Road Coltishall	
AGENT:	Feilden & Mawson 1 Ferry Road Norwich	
PROPOSAL:	Development of a 'lodge park' within the site of the former garden centre & re-use of ex camping & caravan site	

KEY ISSUES

1. Impact upon the countryside
2. Flood issues
3. Impact upon habitats/protected species
4. Highway safety
5. Neighbour amenity

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the construction of 50 holiday lodges, a new office/reception building and the retention of the existing agricultural workers dwelling for use by a site manager. The proposed development would be accessed via the site frontage which is immediately adjacent to the B1135.

SITE AND LOCATION

The site is roughly L shaped and consists of the former Breckland Garden centre and accompanying agricultural workers dwelling. To the north is agricultural land, to the west is the Mid-Norfolk Railway line, to the east is the B1135 and to the south are residential dwellings on the road frontage.

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RELEVANT SITE HISTORY

3PL/2003/1475/F Cafe and shop, plant display canopy and vehicle storage building - Approved
3PL/1998/0961/F Construction of gravelled road - Refused
3PL/1989/2121/F Extensions to Garden Centre - Withdrawn
3PL/1988/2433/F Alterations and extensions to garden centre - Approved
3PL/1988/1146/F Re-position access - Approved
3PL/1982/3673/F Shed/greenhouse - Approved
3PL/1982/3061/CU Change of use to Garden Centre and additional greenhouse - Approved
3PL/1981/1055/F Temporary mobile for reception/store to nursery - Approved
3PL/1980/1805/F Standing of temporary mobile home - Approved
3PL/1980/1534/F Dwelling with agricultural restriction - Approved

POLICY CONSIDERATIONS

The following National Planning Guidance and Saved Local Plan Policy are considered relevant in the determination of this application:

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas
PPS25 - Flood Risk

TRA5 - 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.

See comments received 14 November 2007

WHINBURGH & WESTFIELD P C

The Council supports the objections raised by Yaxham Parish Council, as the proposal is inappropriate in this location.

NATURAL ENGLAND - Object on the grounds that the application contains insufficient survey information to demonstrate whether or not the development would have an adverse effect on legally protected species.

ENVIRONMENT AGENCY - Object on the grounds that the Flood Risk Assessment as submitted is inadequate.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - Conditions required .

COUNCIL'S CONTAMINATED LAND OFFICER - Conditions required.

COUNCIL'S ENVIRONMENTAL PLANNING POLICY OFFICER - Object on the grounds that without substantive evidence of a local need or shortfall in provision there are distinct reservations about the appropriateness of such a large scale development in this countryside location, with PPS7 in mind.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - Insufficient detail has been submitted to support the application ie supply of services, removal of waste water, character of access tracks, night time lighting.

MID NORFOLK RAILWAY PRESERVATION TRUST - The development could create trespass and safety problems and would like assurances that suitable fences be constructed. Drainage in

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the area has been a problem for many years and we would wish for assurances that the drainage system through the site will not only be improved but also maintained to a high standard in the future.

CAMPAIGN FOR THE PROTECTION OF RURAL ENGLAND - Object.

HIGHWAYS AUTHORITY - to be reported verbally

REPRESENTATIONS

Written objections have been received including a petition and the results of a questionnaire undertaken by the Parish Council; a summary of these are as follows:

Inaccurate information; detrimental to the setting of the countryside; the development is too dense and too large in terms of scale; concerns relating to traffic movements; the site is outside of the village boundary; there are insufficient local services to support the proposal; concerns at possible flooding and lack of adequate drainage provision; no genuine need for holiday homes; an agricultural occupancy restriction exists on the dwelling; light pollution; overburden existing services and facilities; the cabins are more like static caravans and therefore inappropriate.

ASSESSMENT NOTES

* The site is located outside of the settlement limit for Yaxham and, as such, forms part of the countryside.

* In policy terms, the applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that a local need or shortfall in provision exists and as such the proposal fails to meet the requirements of PPS7 which states that new or additional facilities be provided in appropriate locations where an identified need exists.

* In addition, it is considered that the scale of the development, which totals 50 units plus office/reception and site manager's dwelling, fails to have adequate regard for the character and appearance of this part of the designated countryside.

* The proposed 50 holiday units is considered to represent a scale of development which fails to have adequate regard for this part of the countryside.

* As a result of the numerous consultations undertaken, it has become apparent that a number of issues have failed to be adequately addressed, these include flood risk, protected species and the impact upon the landscape. The applicant has been informed of the need to address these issues. At the time of writing no additional information has been received. For this reason the applicant has failed to adequately demonstrate to the satisfaction of the Local Planning Authority that the proposal has taken account of these issues.

* At this time, the Council are awaiting the comments of the Highways Authority in relation to highway safety and as such their comments will be reported to the Planning Committee verbally.

* In conclusion, the applicant has failed to demonstrate that a need exists for this type and scale of development, and furthermore, a number of outstanding issues relating to specific details ie flood risk and protected species have not been adequately considered and as such the proposal is recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

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- 9900** PPS7 - New facilities in appropriate locations
- 9900** PPS7 - Unwarranted intrusion into rural landscape
- 9900** PPS25 - Flood Risk Assessment required
- 9900** ENV.6 & PPS9 - Conservation & Wildlife protection

3PL/2007/1493/F – THPD Properties Ltd, 59 Church Road, Coltishall NR12 7DP.
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.

Yaxham Parish Council objects to the above application for the following reasons:

- HOU6 The proposed development is outside the settlement boundary and the site is covered by an agricultural condition. Breckland Council is asked to consider the legal position regarding the use of agricultural land for this type of development. The Lodge Park is not considered to be a true tourist development as it will apparently be a condition of purchase of a lodge that the prospective purchaser must have an alternative permanent address.
- HOU6.iv. The development is not of a size and design appropriate to the locality and is not sited in close proximity to existing groups of buildings.
- HOU6.vi. The development contravenes this policy.
- ECO5 This is a commercial development outside the settlement boundary.
- ECO5.ii. The site is regarded as an area of important landscape quality and the proposed development would cause a detrimental effect upon the character of the surrounding countryside.
- ECO5.iii. The proposal will stand out from the surrounding countryside and, even if it is well landscaped it will still be a very alien development creating a hard edge to the village.
- ECO5.iv. Concern is expressed regarding the access to the site and the type of services to be provided. If the lodges are to use gas cylinders, where will they be stored and what safety measures will be in place? Further information is sought regarding the handling of both surface water runoff and grey water and a clear policy for the prevention of exacerbating the existing problems being experienced with ditches and drains being unable to handle the heavy rain that is now being experienced. The additional expenses of hard services will only make this problem worse. PPS25 (Development and Flood Risk - Communities & Local Government Policy) states that the flood risk can be reduced to and from new development through location, layout and design by incorporating sustainable drainage systems. More consideration should be given to this in the application. Can the local water and electricity services cope with the additional loading?
- ENV6 While it is accepted that the site will be well landscaped, much of the planting will be of a deciduous nature that will make the development easily visible in the winter months. An assessment should be undertaken on the impact on the local ecology. A suggestion is made in the application that the street lighting from Dereham could be extended up to the site. Despite assurances from the developer that any on-site lighting will be angled towards



the ground, there is much concern about the possibility of spoiling Yaxham's enviable enjoyment of a comparatively dark night sky.

- TRA5 The volume of traffic and the hazardous use of the B1135 is one of the major concerns. This policy states that any development that will endanger highway safety by generating high levels of extra traffic will not be permitted. The application documentation over-estimates the original traffic volumes of the garden centre, even when it was run as a successful enterprise. This is used to show that the Lodge Park movements will be very much lower. Since the resurfacing of the B1135 and the provision of the new footway, traffic is travelling even faster and there have been several accidents in recent months. There is no cycle/footway beyond the development site into Dereham and very few local people use bicycles because of the danger.
- PPS1 (Delivering Sustainable Development - Communities & Local Government Policy) Although the proposed development may contribute to the tourist and other facilities of the surrounding area there will be very little impact on the development and sustainability of the community and village of Yaxham to which no regular financial benefit (ie Council Tax) will be forthcoming. The proposed development does not conform to the following sections of Planning for Sustainable Development:
 - Social cohesion and inclusion
 - Protection and enhancement of the environment
 - Prudent use of natural resources
 - There is a potential impact of up to 100 extra people fitting into a small community.
- PPS7 (Sustainable Development in Rural Areas - Communities & Local Government Policy) The proposed development goes against all the key principles of the National Planning Policy as well as paragraphs 35 – 40 (Tourist and Visitor Facilities and Accommodation). The application gives no proven evidence of a need for this development.

Generally the Council were concerned about a number of inaccurate statements in the application and some irrelevant information. They would also like to point out that the "extensive use of the site for camping and caravanning" has never been for more than 5 caravans under either a Caravan Club or Caravan and Camping Club Exemption Certificate. The certificate giving exemption from planning permission/licensing was cancelled some time ago.


CLERK

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ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1510/F	
LOCATION:	ATTLEBOROUGH Swangey Farm Swangey Lane	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	R J Holbrook Swangey Farm Swangey Lane	
AGENT:	Andrew P R Love Architecture.Design.Planning Cherry Tree Farm	
PROPOSAL:	Retention of existing two- storey garage building and use of first floor as one bedroom annexe accommodation	

KEY ISSUES

1. Rural location where strict control of residential uses is necessary.
2. Justification for part-use of building as an annexe.

DESCRIPTION OF DEVELOPMENT

Planning permission is sought for the retention of the existing garage building as built (given that it was constructed slightly larger than the approved scheme and with slightly different fenestration) and the use of the first floor area as annexe accommodation for the applicant's elderly parents, rather than as a playroom area, as previously approved.

SITE AND LOCATION

The application premises comprise a land holding 1.85 hectares in size and contains a pair of cottages, the building subject of this application and a pond. It is not an agricultural holding. Part of the site is used as a secure caravan storage area. For the purposes of the Development Plan, the site is located in the countryside.

RELEVANT SITE HISTORY

3PL/2005/0234/F - Use of land as secure caravan storage area - Conditionally Approved 10-05-06
3PL/2004/0596/F - Erection of detached garage with playroom over - Conditionally approved 07-06-04
3PL/1984/0814 - Alterations to and extension of outbuilding for residential use - Approved 07-04-85 subject to a Section 52 Agreement precluding the use of the altered/extended outbuilding as a separate dwelling.

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POLICY CONSIDERATIONS

There is no national planning guidance and there are no saved Local Plan policies of relevance to this proposal.

CONSULTATIONS

ATTLEBOROUGH TC

No objections to this. Comment: ATC recommended previous application here for approval, which was subsequently withdrawn. Members are unable to distinguish any changes between this application and the last and there are no notes to explain changes.

QUIDENHAM P C

NO REPLY AS AT 30TH NOVEMBER, 2007

HIGHWAY AUTHORITY - No objection.

REPRESENTATIONS

None

ASSESSMENT NOTES

* The building, as constructed, is very similar to the scheme for the building which was approved in 2004. Although it is slightly larger and has slightly different fenestration, the changes are so slight that refusal of the application on the basis of the changes being considered unacceptable, would be extremely difficult to justify and defend on appeal.

* The proposed use of the first floor as annexe accommodation for the applicant's elderly parents is considered acceptable and justifiable.

* To prevent the building in question being occupied as a separate dwelling, conditions will need to be applied to ensure that:- (i) The ground floor of the building is retained for the garaging of private motor vehicles used in association with the principal dwelling and (ii) The first floor of the building is used solely as ancillary (annexe) accommodation to the principal dwelling.

* In addition to the above, a Section 106 Obligation will also be required to ensure that the building cannot be sold off or let out separately from the principal dwelling.

* It is recommended that planning permission is granted subject to conditions and to the applicant entering into a Section 106 Obligation to prevent the building, subject of this application, being sold off or let out separately from the principal dwelling (ie Swangey Farmhouse).

RECOMMENDATION

Planning Permission

CONDITIONS

3007 Full Permission Time Limit (3 years)

3046 In accordance with submitted plans

3920 First floor area to be used as ancillary accommodation only

3920 Ground floor area to be used for garaging only

3982 NOTE: S106 agreement re. ancillary accommodation

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ITEM	6	RECOMMENDATION : REFUSAL
REF NO:	3PL/2007/1527/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	

KEY ISSUES

1. Provision of affordable housing.
2. Design of dwellings.

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 under concrete tiled mono-pitch 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

No relevant site history

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POLICY CONSIDERATIONS

The following National Planning Guidance Saved Local Plan Policies are considered relevant in the determination of this application:

PPS 1 – Delivering Sustainable Development.

PPS 3 – 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

Comments- 2 members expressed concerns re colours to be used.

HIGHWAY AUTHORITY - Site investigation and calculations data are required to demonstrate that surface water from the site can be disposed of in a satisfactory manner. There is evidence to suggest that ground conditions would preclude the use of soakaways. Further amendments to the proposed layout have been received and comments will be reported verbally.

COUNCIL'S HOUSING ENABLING AND PROJECTS OFFICER - There is a demonstrable need for rented housing within the area, as evidence is shown on the Housing Waiting List and recent Housing Market Assessment.

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

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

REPRESENTATIONS

None received.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

ASSESSMENT NOTES

- * This application is referred to Development Control Committee as it is a major application.
- * The site lies 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 main issue with this proposal is the design and appearance of the dwellings. The site lies on the edge of the Settlement where the transition between built development and the wider open countryside is an important issue that needs to be treated sympathetically. The proposed use of coloured rendered walls and mono-pitch roofs does not reflect any traditional rural building methods and is considered to be an inappropriate design approach for a site that is essentially rural in character.
- * PPS 7: Delivering Sustainable Development, provides guidance on design issues. In particular it states that design which fails to take the opportunities available for improving the character and quality of an area should not be accepted. Design which is inappropriate in its context should not be accepted.
- * Whilst the principle of affordable housing on the site is considered acceptable, it is considered that the proposed design and layout is inappropriate to the rural location and fails to enhance the form and character of the locality. Accordingly, therefore, the application is recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

- 9900** PPS 1 reason for refusal
- 9900** PPS 3 reason for refusal
- 9900** Design & appearance are inappropriate

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

ITEM	7	REPORT RECOMMENDING APPROVAL
REF NO:	3PL/2007/1568/F	
LOCATION:	SNETTERTON Flame Restaurant Newmarket Road (A11)	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr & Mrs D Leer c/o agent	
AGENT:	Anglia Design Associates 11 Charing Cross Norwich	
PROPOSAL:	Proposed demolition of extg building & redevelopment to provide restaurant, hotel, car parking & landscaping	

CONSULTATIONS

RECOMMENDATION Planning Permission

1950 SEE MAIN AGENDA ITEM

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

ITEM	8	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1590/O	
LOCATION:	ATTLEBOROUGH 107 Hargham Road	APPN TYPE: Outline POLICY: In Settlement Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	A Sacharczuk 107 Hargham Road Attleborough	
AGENT:	Martin Hall Associates Ltd 7a Oak Street Fakenham	
PROPOSAL:	Erection of 11 dwellings & demolition of existing house	

KEY ISSUES

1. Impact on character of the area.
2. Impact on adjoining neighbours.

DESCRIPTION OF DEVELOPMENT

This is an outline application for the erection of 11 dwellings. Siting and means of access form part of the proposal. The scheme includes the demolition of the existing dwelling and the erection of 3 detached houses fronting Hargham Road and a terrace of 4 dwellings fronting Woodside Park. The remaining 4 properties are single storey served off a private drive to the rear of the properties fronting Woodside Park.

SITE AND LOCATION

The site is located between Hargham Road and Woodside Park. The site is within the Settlement Boundary and is classed as brownfield.

RELEVANT SITE HISTORY

This is a revised scheme. A previous scheme was refused under ref. 3PL/2006/0832/O in October 2006.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

POLICY CONSIDERATIONS

The following National Planning Guidance and Saved Local Plan Policies are considered relevant in the determination of this application:

PPS 3 - Housing advocates Local Planning Authorities make effective use of land with a minimum density of 30 dwellings per hectare.

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

ATTLEBOROUGH TC

No objections. Comment: However, Town Council would like a (s106) contribution towards youth amenities which are required at the time.

HIGHWAY AUTHORITY - No objection subject to conditions.

ENVIRONMENT AGENCY - No objection.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - Concerns re possible loss of trees, root protection areas and works to prevent damage to trees with conditions relating to tree protection and retention

REPRESENTATIONS

Letters of representation have been received regarding increase in traffic and loss of on street parking, increase in noise and disturbance, loss of light, privacy, drainage and effect on the character of the area.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

ASSESSMENT NOTES

- * The proposal is referred to Committee as a 'major' application.
- * The proposal is a revised scheme to overcome the previous reasons for refusal.
- * The layout has been significantly redesigned to provide a more attractive layout by reducing the excess of roadway and re-orientating the dwellings to avoid overlooking. The four dwellings within the site have been further revised to single storey to reduce impact on the neighbouring bungalows.
- * The Highway Authority have raised no objection to the proposal. The proposal provides for a satisfactory level of off road parking and the existing highway network has sufficient capacity to cope with the increase in traffic.
- * The agent has undertaken a pre development assessment with Anglian Water regarding the foul water system and Anglian Water have confirmed the existing system has sufficient capacity.
- * The application is recommended for approval.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3048** In accordance with submitted AMENDMENTS
- 3250** Single storey dwellings Plots 5,6,7 & 8
- 3414** Fencing protection for existing trees
- 3402** Boundary screening to be agreed
- 3750** Hard surfaced for first 5 metres
- 3750** Parallel visibility splay to be provided
- 3750** Access etc to be laid out, levelled, surfaced, drained etc
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

ITEM	9	RECOMMENDATION : REFUSAL
REF NO:	3PL/2007/1718/F	
LOCATION:	ATTLEBOROUGH Rear of 117 & 119 Hargham Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr P Gilchrist 119 Hargham Road Attleborough	
AGENT:	Mr C Clarke 21 Hargham Road Attleborough	
PROPOSAL:	Erection of bungalow & double garage	

KEY ISSUES

1. Backland development.
2. Residential amenity.

DESCRIPTION OF DEVELOPMENT

This is a full application for a detached 4 bedroom bungalow and detached double garage. Access to the proposed plot is via an existing driveway onto Hargham Road.

SITE AND LOCATION

The site lies within the Settlement Boundary for Attleborough in a residential area and to the rear of 117 and 119 Hargham Road. Either side of the driveway are two properties, whilst to the side and rear of the plot are bungalows and two storey dwellings respectively.

RELEVANT SITE HISTORY

Outline planning permission for two bungalows was refused in 2002 and the subsequent appeal dismissed.

Planning permission for two bungalows and garages was refused in 2005.

A bungalow and dwelling on the site was refused in 2006.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

POLICY CONSIDERATIONS

The following National Planning Guidance Saved Local Plan Policies are considered relevant in the determination of this application:

PPS 1 – Delivering Sustainable Development.

PPS 3 – Housing.

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

CONSULTATIONS

ATTLEBOROUGH TC

Recommended approval. Comment: This is not dissimilar to the application which was approved at 130 Besthorpe Road.

HIGHWAY AUTHORITY - No objection.

REPRESENTATIONS

One letter has been received in support of the application.

ASSESSMENT NOTES

- * This application is reported to Development Control Committee at the request of the Ward Representative.
- * Members will note that applications for two bungalows on the site have previously been refused and more recently a bungalow on the site has been refused.
- * This application is identical to the previous application for a bungalow. Permission was refused on the grounds that the proposal amounted to an unacceptable form of backland development, out of keeping with the form and character of the existing pattern of development. It was also considered that the proposal would have a detrimental effect on adjoining properties due to noise and disturbance.
- * Given that no changes have been made to the proposal it is considered that the previous grounds for refusal have not been adequately addressed and the application is recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

- 9900** HOU.2 reason for refusal
- 9320** Unacceptable backland development
- 9335** Adverse effect on amenities

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

ITEM	10	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/1770/F	
LOCATION:	BRETENHAM Harling Wood Farm Shadwell	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr Philip Hodson Nunnery Stud Brettenham Road	
AGENT:	KWA Architects Chalk Farm High Street	
PROPOSAL:	Demolition of derelict storage barn and construction of staff hostel accommodation.	

KEY ISSUES

Revised proposal for staff accommodation.

DESCRIPTION OF DEVELOPMENT

The proposal is to demolish a barn and construct staff hostel accommodation.

SITE AND LOCATION

The site is located to the north of the A1066 at Home Farm. The barn is sited between the established endurance yard and the recently approved endurance yard which is currently under construction.

RELEVANT SITE HISTORY

The barn has an extant planning permission (granted under reference 3PL/2006/1658) to convert and extend to residential use in the form of multiple occupancy for staff/grooms in connection with a further endurance yard.

POLICY CONSIDERATIONS

The following National Planning Guidance and Saved Local Plan Policies are considered relevant in the determination of this application:

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.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

CONSULTATIONS

BRETtenham/KILVERSTONE P C

1. The Parish Council is concerned about more development by Nunnery Stud without the protection work on Shadwell Court having started.
2. The development seems to be building in the countryside for residential use.
3. The development is near to existing residential accommodation.
4. The plan shows access on A1066 but the description includes access via Home Farm.
5. The adjacent development has completed the accommodation before the stables.(3PL/2006/1658/F condition 11.3)

NATURAL ENGLAND - No objections.

HIGHWAY AUTHORITY - No objection subject to conditions

REPRESENTATIONS

None

ASSESSMENT NOTES

- * The application is referred to Development Control Committee at the request of the local Ward Representative.
- * The principle for the provision of multiple occupancy accommodation was granted under ref. 3PL/2006/1658. The current scheme is a revised scheme to demolish the barn and provide accommodation in the form of a new build rather than conversion and extension to the barn.
- * The barn has no architectural or historic merit. The proposed replacement building is of a similar design and appearance to the adjacent accommodation.
- * The proposal would not result in an increase in accommodation above what was previously proposed.
- * The plans have been amended to ensure the access is via Home Farm and not directly off the A1066.
- * The nature and amount of proposed accommodation is similar to the previously approved scheme. The main difference is the proposed floor area and mass of the building.
- * The approved scheme was in the form of single and 1½ storey accommodation on a larger footprint whereas the current application is a full two storey giving a greater overall floor area but on a smaller footprint. The site is well screened.
- * The proposal is recommended for approval, subject to conditions restricting the occupation of the accommodation to persons employed on the Shadwell Estate.
- * The previous permission was subject to a Section 106 relating to the occupancy of the accommodation and to ensure the stables are constructed before the accommodation. A deed of variation will be required to include any revised planning permission.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 17-12-2007

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3500** Agricultural Workers dwelling
- 3750** Access & parking etc, provided prior to first use
- 3992** Section 106 - deed of variation
- 3998** NOTE: Reasons for Approval
- 4000** Saved Local Plan Policies