

Item No.	Applicant	Parish	Reference No.
1	Ecotricity (Next Generation) L	BRADENHAM	3PL/2011/0854/F
2	David Alston (Norfolk) Ltd	OLD BUCKENHAM	3PL/2012/0193/F
3	Millngate Swaffham Ltd	SWAFFHAM	3PL/2012/0269/F
4	Taylor Wimpey East Anglia	CARBROOKE	3PL/2012/0406/F
5	Richard Johnston Ltd	QUIDENHAM	3PL/2012/0476/O
6	Richard Johnston Ltd	QUIDENHAM	3PL/2012/0477/F
7	Breckland Council	SWAFFHAM	3PL/2012/0557/O
8	Mr & Mrs R Wragg	YAXHAM	3PL/2012/0577/F

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2011/0854/F	CASE OFFICER: James Stone
LOCATION:	BRADENHAM Land at Wood Farm Church Lane	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Ecotricity (Next Generation) Ltd Unicorn House Russell Street	
AGENT:	Ecotricity (Next Generation) Ltd Unicorn House Russell Street	
PROPOSAL:	Erect 2 100m wind turbines, access tracks, crane pad areas, electricity sub-station & temp construction compound	

KEY ISSUES

Provision of renewable energy
Landscape character and visual impact
Local and residential amenity (including noise and shadow flicker)
Protected species
Ministry of Defence (MOD) Radar
Aviation safety

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of two wind turbines, each with a maximum tip height of 100m. The scheme also includes access tracks, crane pad areas, an electricity sub-station and temporary construction compound. The proposed turbines are Enercon 2.3MW, three bladed turbines. They are variable speed, direct drive turbines mounted on a steel tower with a clockwise blade rotation. The final specification of the turbine to be used is not yet confirmed due to continual improvements to wind turbine design. However, all assessments are based on the specifications of the Enercon E70 turbine.

SITE AND LOCATION

The two turbines would be situated within an agricultural field in the countryside. The southernmost turbine would be the nearest to a Settlement Boundary, being located 1200m north of the northern boundary of the Shipdham Settlement Boundary and its Conservation Area. Furthermore, the site is located on the boundary of Landscape Character Types 10 (Plateau Farmland) and 11 (Settled Tributary Farmland) as defined in the 2003 Wind Turbine Development Landscape Assessment, Evaluation and Guidance report. A line of pylons runs east to west to the north of Daffy Green.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

EIA REQUIRED

Yes

RELEVANT SITE HISTORY

Planning permission was refused on 17 December 2002 under ref: 3PL/2002/0004/F for the erection of two turbines (reduced from three). The grounds of refusal at Committee related to impact on the landscape and the implications of the traffic which would be generated by the development. The application was dismissed at appeal in September 2003 on the grounds of potential noise problems. The Inspector concluded that whilst the development would have an effect on the living and working conditions of people nearby, those effects would generally fall within acceptable limits apart from the noise produced from the turbines. "The information I have seen on this matter is not to my mind sufficient to illustrate that the resultant noise climate would not give rise to disturbance to local, nearby residents". The Inspector completed her report by stating that "Overall I conclude that the proposal would be in accord with the objectives of the development plan, regional and national policy except in relation to the impact the development would be likely to have on peoples living conditions through noise disturbance. This matter is in my view sufficient to justify refusal of the proposal".

On 4 January 2005 planning permission was refused under ref: 3PL/2004/0313/F for the erection of two E-66 wind turbines with a hub height of 65m and a 70m rotor diameter (The 2002 turbines would have been approximately 20m taller than those in the 2004 submission). Committee refused the application on the grounds that there was currently a significant element of uncertainty about the likely impact of the proposed turbines on civil aircraft safety. However, the resulting appeal in June 2006 was allowed and the Inspector stated that "I have reached the same conclusion as did my colleague, save on the question of noise where I have had the benefit of much fuller information and the up to date guidance of PPS22 and its Companion Guide. In my view, the scheme meets the aims of the relevant development plan policies. Moreover, it is consistent with the Government's energy polices in that it would secure worthwhile savings in terms of carbon dioxide emissions". The appeal decision was, however, quashed at the High Court through Judicial Review with the appeal referred back to the Planning Inspectorate; the Inspector's ultimate conclusions after yet a further Public Inquiry being that, in the light of new evidence in respect of noise, the appeal be dismissed.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.12	Energy
DC.01	Protection of Amenity
DC.12	Trees and Landscape
DC.15	Renewable Energy

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision

CONSULTATIONS

BRADENHAM P C -

Bradenham Parish Council objects.

Our specific objections relate to noise, impact on wildlife, unreasonably close proximity to neighbouring houses causing unacceptable visual dominance and shadow flicker, impact on the Norfolk Cycle Route, and the fact that the proposed development is contrary to Breckland's guidance for wind turbine development in this landscape area.

In view of these detailed objections we would strongly urge the Council to refuse this planning application.

SHIPDHAM P C -

The parish council have the following comments :

This application is not fundamentally different from the previous application which was rejected. It should therefore be rejected.

It does not satisfactorily address the concerns about health and wellbeing of those living in the vicinity, therefore should be rejected.

The developer appears to be unable to decide technical details eg noise levels until the turbines have been put into operation (rather too late). The application should therefore be rejected.

These applications have been received for many years, with no material difference, and each application has caused dissent within the village. The Parish Council believe that accepting this application would harm the community.

ENVIRONMENT AGENCY

No objections subject to conditions

ENGLISH HERITAGE

The proposal will result in change to the setting of a number of highly graded heritage assets.

However, the degree of harm will not be substantial and it might be possible to conclude that this harm would be outweighed by the public benefit of mitigating the effects of climate change.

If minded to approve this application, we would wish to see a condition requiring the removal of the turbines at the end of their operational life, or when they become redundant, whichever is the sooner.

NATURAL ENGLAND

No objection subject to conditions

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

MINISTRY OF DEFENCE

No objections subject to conditions relating to lighting, notification of start date, height of construction equipment, latitude and longitude of each turbine

CIVIL AVIATION AUTHORITY

No objections

NATIONAL AIR TRAFFIC SERVICES

No safeguarding objection to this proposal.

NORWICH AIRPORT (SAFEGUARDING)

No objections subject to conditions relating to requirement for a scheme to address airport safeguarding including mitigation, notice of commencement, details of cranes and their positions

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions to ensure satisfactory highway improvement works.

CPRE NORFOLK

Objects to the application.

The application site lies close to the existing concentration for on-shore wind farms that are operational at North Pickenham, Swaffham Ecotech Centre and Swaffham II; the cumulative impact is already apparent in this area. In addition we draw attention to the fact that the first four off-shore turbines at Sheringham Shoal are now operational, and all 88 will be operational next spring (and are already all too clearly visible from the north Norfolk shoreline at a range of 10-13 miles away). This company is now planning for a wind farm of up to 1,667 turbines of the north east coast. There are also proposals for 333 turbines some 28 miles north of Wells-next-the-Sea, and 140 are being built off the coast of Suffolk.

CPRE Norfolk concludes that the visual effects of the turbines proposed will be both significant and detrimental to the landscape of Shipdham and the surrounding countryside, near and far. The environmental benefits of the scheme, which are small and variable, and insignificant in comparison with the off-shore developments, are greatly outweighed by the damage it would cause.

R S P B

No objection

GREAT ELLINGHAM P C

Object on the basis that similar applications have been previously refused. Concerns about the closeness of the turbines to neighbouring properties and the amount of noise they will create.

CONTAMINATED LAND OFFICER

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

No objections subject to conditions

ENVIRONMENTAL HEALTH OFFICERS

Based on the information submitted, the Council's retained Acoustic Consultant advises that there is no robust or sustainable reason to refuse planning permission on noise grounds. Conditions are proposed in relation to noise limits which are more stringent than those within the Environmental Statement. In respect of Amplitude Modulation, there is a small risk of noise annoyance but it is difficult to predict if it would occur and to what extent. No reasonable condition can be imposed.

Appeal Inspectors on recent planning appeals have suggested using statutory nuisance legislation to address AM if it occurs.

NORFOLK LANDSCAPE ARCHAEOLOGY

No objection subject to a condition to secure a programme of archaeological work.

TREE & COUNTRYSIDE CONSULTANT

The Environmental Statement prepared for Ecotricity does not raise any overriding issues in the field of Biodiversity that would argue against the proposal. This is borne out by the responses from Natural England and RSPB which expressed no objection.

The construction access is based on existing agricultural tracks and should not impact on ponds or watercourses in the locality. The issue of bats is more controversial; however, no potential roosts would be affected and there are no known roosts nearby whose flight paths would be at risk from the turbine blades. The survey results recorded low level use of the area and that not at the height of the blades - risks may therefore be classed minimal.

As far as landscape goes, the statement itself points out that any argument for or against large wind turbines can be countered by the opposite point of view. My opinion is not carried by any evidence presented on the planning file and it is noteworthy that the proposed location of the turbines is not significantly different from previous proposals examined in the planning process and subjected to Inspector's scrutiny at appeal when landscape issues were not found to be justification for refusal.

Any consent should be accompanied by conditions requiring the preparation, approval and execution of a detailed Biodiversity Enhancement Plan for the application site as proposed in section 8.8.3 of the Environmental Statement and a programme of monitoring of possible effects on wintering birds, breeding birds and bats as proposed in section 8.8.4 of the statement.

HISTORIC BUILDINGS CONSULTANT

I can confirm that I support the comment offered by English Heritage.

SHIPDHAM AERO CLUB

Objection - proximity to Shipdham Airfield and obvious danger to Air Traffic

DIRECTORATE OF AIRSPACE POLICY - No Comments Received

BEESTON P C - No Comments Received

CARBROOKE P C - No Comments Received

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

MUNDFORD P C - No Comments Received

SCARNING P C - No Comments Received

NATIONAL AND WEST MIDLANDS CASEWORK TEAM - No Comments Received

REPRESENTATIONS

In response to consultation on the application, local comments from the community include the following:-

Objections

- Visual impact - obstruct view of other properties/is an eyesore (visual)
- Noise levels adverse effect on landscape quality
- Birds will be killed
- Sleep disruption, especially for those with medical conditions exacerbated by lack of sleep
- Government recommends 1 mile away from residential(Members bill going through with increase to 1.5 miles). Proposal is less.
- Penetrating low-frequency noise pollution day and night
- Costly method of carbon dioxide reduction
- Increase risk of RTA's as they are a distraction
- Previous applications have been rejected and not much/nothing has changed
- Impact on the amenity of neighbouring property
- Impact on the wildlife (including bats) in neighbouring Manor Farm and elsewhere
- Shadow flicker impacts on people and livestock
- Noise impact inside dwellings
- Persecution as already won numerous public enquiries/high court challenges
- Noise restrictions in conditions of 3PL/2006/0470/D should also apply to turbine application
- Not cost-effective and has a low electricity production
- Annoyance during construction
- Radar interference
- Altered behaviour in farm animals
- Impact on the Conservation Area
- Inadequate background data and EIA
- Safety of aircraft operating from Shipdham Airfield e.g. wind turbines obstruct natural landing corridor for commercial flights in distress
- MOD have objected as have local airfield
- No economic benefit to Shipdham
- Health risks to vulnerable/elderly people, e.g. Shipdham Manor care home, with risk to mental health
- Impact on tranquility

Support

- Suitable as noise mitigation methods in place
- Clean energy

ASSESSMENT NOTES

* The application is referred to Planning Committee as it is a major application.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

Renewable Energy

* The NPPF is supportive of renewable energy as illustrated by para.97 which states that local planning authorities should 'have a positive strategy to promote energy from renewable and low carbon sources'. Furthermore, para.98 of the NPPF explains that local planning authorities should 'not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy'. This paragraph also states that applications for renewable energy should be approved 'if its impacts are (or can be made) acceptable.'

* At a local level Policy DC 15 Renewable Energy of the adopted Breckland Core Strategy states that "Proposals for renewable energy development, will be supported in principle" and Policy CP12 supports the provision of renewable and low carbon technologies.

* Reference has been made in representations to a document from 2005 entitled Wind Energy Development - A Statement of Breckland Council Policy. However, this is not part of the Development Plan and therefore carries limited weight in the determination of this application.

Landscape Character and Visual Impact

* The site is located on the boundary of Landscape Character Types 10 (Plateau Farmland) and 11 (Settled Tributary Farmland) as defined in the 2003 Wind Turbine Development Landscape Assessment, Evaluation and Guidance Report prepared for Breckland Council and Kings Lynn and West Norfolk Borough Council.

* Plateau Farmland:- A small group of turbines (being defined as 2 to 12 in the report) is recorded as having a 'Low' impact on all key characteristics of this type of landscape apart from 'Landmarks and Visible Built Structures' and 'Remoteness and Tranquillity' where such a development is considered to have a 'Moderate' impact. With regard to Landmarks and Built Structures, the report states that a small group could potentially provide a point of focus however more than one turbine could appear dominant and out of balance with the general absence of other 'grouped' vertical structures. With reference to Remoteness and Tranquillity, the report states that a small group may be appropriate if linked to the busy areas of the landscape such as the main transport corridors. However, it would be less suited to the more peaceful parts of the landscape type.

* Settled Tributary Farmland:- A small group of turbines is defined as having a 'Low' impact on all key characteristics of this landscape type apart from 'Landform and Topography', 'Land Cover Pattern', 'Skyline' and 'Landmarks and Visible Built Structures' where it is deemed to have a 'Moderate' impact.

* With reference to 'Landform and Topography' the assessment explains that the undulating landform is likely to result in turbines occurring at varied heights which could lead to visual confusion - although this would not be as apparent as with larger groups.

* The section on 'Land Cover Pattern' explains that the hedgerow network and the presence of shelterbelts provide lines or edges in the landscape to which a small group could relate. However the patterning is not as consistent or distinct as other areas. As such, visual connections to these lines are less likely to be apparent.

* With regard to 'Skyline' the report claims that it is tiered with varying heights of tree canopies suggesting that various heights of turbines (over undulating ground) could relate to this pattern. However there is scope for it to make the skyline more confusing.

* Finally, the section on 'Landmarks and Visible Built Structures' claims there are few focal or landmark features within the landscape and those present are individual features such as the village churches. As such there are no obvious 'grouped' features to which a small scale development could relate.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

* The two turbines proposed would be located to the south and south west of those sought in 2002 and 2004. In terms of the distance between the turbines and the nearest joint Settlement Boundary and Conservation Area boundary, the proposed turbines are set at 1200m and 1440m respectively with the previously refused turbines being distanced at 1620m and 1520m respectively.

* With regard to their relationship to the man-made structures to the north, notably the pylons and their east-west run of cables, it is accepted that in this instance there will be some greater separation when compared to the previous applications. The current northerly and southerly turbines would be situated approximately 150m and 350m, respectively, further from the pylons (and associated cables) than the previous turbines would have been.

* Notwithstanding this modest increased distance, the visual relationship would not be significantly different. In addition, no previous Inspector concluded that landscape impact was a reason to dismiss the appeals. Furthermore, as highlighted above, this is supported by information contained in the Landscape Assessment, Evaluation and Guidance Report as there are not deemed to be any key characteristics that are highly sensitive to the proposed turbines. They do not impact on valued features or designated landscape, to include AONB's or National Parks. They do not impact significantly on any high grade heritage assets within the locality, as evidenced by English Heritage's lack of objection relating to the setting of Listed Buildings and the Conservation Area, subject to the ultimate removal of the turbines.

* Whilst the turbines would result in significant change to the landscape it is not considered that the change would be so harmful as to warrant refusal on the grounds of impact on landscape character or visual amenity.

Local and Residential Amenity

A. Noise

* The Council's retained Acoustic Consultant concludes that, fundamentally, the noise assessment in the Environmental Statement has been carried out in a generally competent manner and the noise levels from the proposed wind turbine development will comply with published standards and guidance.

* Despite these overall conclusions, it should be noted that there will most certainly be some type of noise impact on the residents and the surrounding environment. However, it is very difficult to precisely quantify this level of impact due to the level of uncertainty based upon varying environmental conditions and the subjective element that applies to any potential noise issues. It is precisely this evaluation of uncertainty around the potential noise impact of the development that has been at the heart of previous planning appeal rulings.

* Conditions are proposed which incorporate noise limits that are more stringent than those proposed in the Environmental Statement, in line with relevant guidance contained in ETSU-R-97. The issue of Amplitude Modulation (AM) has been researched and the consultant has confirmed that there is a small risk of noise annoyance from AM occurring. However this is very difficult to predict if it would occur at Shipdham and to what extent. In this respect, there is no reasonable condition that can be imposed. The Consultant has reviewed a number of recent planning appeal decisions which address the problem and acknowledge the risk of AM occurring. However, planning inspectors have not refused permission based upon it. The planning inspectors involved have suggested using statutory nuisance legislation to address AM if it occurs.

* The Council's Environmental Health Officer has therefore concluded, having taken extensive advice from a leading independent acoustic expert on the matter, and taking account of the noise conditions that can lawfully be imposed on any planning permission, that there are no noise grounds to justify a recommendation to refuse this application. Noise disturbance, despite some uncertainties, is therefore, not considered to be an acceptable reason for refusal.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

B. Shadow Flicker

* The submitted shadow flicker assessment concluded that one residential property could be affected by shadow flicker. However, the applicants have stated that if incidences of shadow flicker occur, the mitigation scheme proposed will be implemented and that such mitigation has been demonstrated to be effective at a number of UK wind turbine sites. The Environmental Health Officer has recommended a condition to address this issue.

Protected Species/Biodiversity

* It is considered that the proposal would not be harmful to any European Protected Species on or in close proximity to the site and would enhance biodiversity in the locality. There are no internationally statutory designated sites within the application site or within 5km of the developable area. There are three SSSIs within 5km of the site and seven County Wildlife Sites within 4km of the site. An extended Phase 1 habitat survey was carried out in 2005 and updated in 2010 and found that the hedgerows within the site are mainly species poor whilst there were no Great Crested Newts in the thirteen ponds on site. Furthermore, it was concluded that the proposal would not be harmful to the badger setts along the western boundary of the site.

* Natural England has stated that the application will not have an impact on any statutory or non-statutory designated sites in the vicinity and from the information provided, it is unlikely that the application will adversely affect any protected species. Natural England also explained that the methodology used to survey the site for bats and birds was satisfactory but that it would also have been useful to carry out automated surveys at turbine locations. It should also be noted that the RSPB has not objected to the scheme.

* The proposal will include the establishment and management of species-rich grassland and field margins to improve biodiversity in the locality.

* The Tree and Countryside Consultant raises no objection subject to conditions.

Cultural Heritage

The proposal will result in change to the setting of a number of highly graded heritage assets in the vicinity of the site and, in some instances, that change will result in a degree of harm. However, English Heritage has explained that the degree of harm will not be substantial and that it might be possible to conclude that this harm would be outweighed by the public benefit of mitigating the effects of climate change.

* Norfolk Landscape Archaeology reiterate the stance taken by English Heritage and feel that although the proposal will impact on below ground deposits these can be dealt with by a condition.

Aviation

* Norwich International Airport has explained that whilst the proposed development has certain elements that continue to concern them they do not feel that the proposal warrants a recommendation for refusal provided the grant of planning permission includes the requirement to comply with the airport's recommended conditions. Furthermore, NERL Safeguarding (NATS) have concluded that although the proposed development is likely to impact on their electronic infrastructure they have no objection to the proposal.

* Following a re-assessment of the application, the MOD has withdrawn its objection to the proposal. In the interests of air safety, the MOD requests that the turbines are fitted with aviation lighting.

* Shipdham Aero Club has objected to the proposal on the grounds of danger to air traffic. However, air safety is not considered to be an obstacle to this proposal because both the National Air Traffic Service and the Civil Aviation Authority have not objected to the scheme. It should be noted that the first appeal (ref: APP/F2605/A/03/1109816) regarding proposed turbines

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

on the field in question made reference to Shipdham airfield. The inspector explained that the airfield lies to the east of the village whereas the field in question lies to the west. Aircraft from the airfield do not overfly the village and the extended base leg is in a generally westerly direction some way to the north of the turbine site. Whilst the glider approach is to the west of the airfield it is generally to the east of the village and again some distance from the appeal site. The Inspector accepted that it is conceivable that there could be potential conflict with pilots in distress but felt that the possibility of this occurring was extremely remote. The Inspector did not consider that an objection on these grounds was sufficient to justify a refusal. Furthermore, the Inspector stated that in reaching this conclusion they have taken into account that from time to time the airfield may be used for distress and diversion purposes.

Flood risk

* The site lies within Flood Zone 1 which means that there is a 1 in 1000 chance of flooding on an annual basis. The site overlies a principal aquifer (Chalk), which is highly permeable with soils of high leaching potential. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They support water supply and river base flow on a strategic scale.

* Having reviewed the information as submitted, the Environment Agency has no objection to the proposed development.

Access

* The applicants have stated that the proposed use of the site is not a traffic generating use but that there will be increased levels of traffic around the construction phase. Whilst NCC Highways have no objection to the proposal they disagree with the applicants' claim that no temporary highway improvements are required and have, therefore, asked for conditions to ensure adequate highway improvements.

Conclusion

* The proposal seeks permission for the generation of renewable energy and so is supported in principle by policies in the Development Plan. It is considered that there would be no unacceptable impacts on the local area with regard to cultural heritage, landscape, visual amenity, aviation safety/radar and protected species. Furthermore, it is felt that the issues of noise and shadow flicker relating to local and residential amenity have been adequately addressed by the applicant, subject to appropriate conditions being imposed.

* The application is recommended for approval subject to conditions

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Limited to 25 years
- 3920** Environment Agency conditions
- 3920** Natural England conditions
- Biodiversity/wildlife

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

- 3920**
- 3920** MOD conditions
- 3920** Norwich Airport conditions
- 3920** Contaminated Land conditions
- 3920** NLA condition
- 3920** Highway conditions
- 3920** Ceasing of operations
- 3920** External lighting
- 3920** Noise - compliance measurements
- 3920** Noise -disturbance
- 3920** Noise - assessment of rating level of noise
- 3920** Noise - measurement locations
- 3920** Wire/cabling/services
- 3920** Soil removal
- 3920** Ancillary buildings materials
- 3920** Shadow flicker
- 3920** Electromagnetic interference
- 3920** Hours of operation
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

ITEM	2	RECOMMENDATION : REFUSAL
REF NO:	3PL/2012/0193/F	CASE OFFICER: Chris Raine
LOCATION:	OLD BUCKENHAM Land at Shrublands Attleborough Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	David Alston (Norfolk) Ltd C/o Agent	
AGENT:	EJW Planning Ltd Lincoln Barn Norwich Road	
PROPOSAL:	Remove steel grain store, demo. of 4 bungalows, convert agric. barns to 8 residential units & erect 10 dwellings	

KEY ISSUES

Principle of development
Conversion of buildings
Replacement dwellings
New build dwellings
Affordable housing
Highway related matters

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the following:

- demolition of 4 existing bungalows and an existing large commercial/agricultural building;
- the erection of 10 new dwellings (including 4 replacement dwellings)
- conversion of buildings to 8 new dwellings

The entire scheme provides the following mix of properties:

4 x 5 bed dwellings; 2 x 4 bed dwellings; 5 x 3 bed dwellings; 2 x 2/3 bed dwellings; 4 x 2 bed dwellings and a 1 bed dwelling.

The site is accessed at two points from the adjacent Attleborough Road.

The application would also facilitate the removal of an existing grain store from the site.

SITE AND LOCATION

The site is a large parcel of land located within the countryside between Attleborough and New Buckenham and is located adjacent to the western side of Attleborough Road which provides access to the site. The south-eastern part of the site consists of two pairs of semi-detached

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

single storey dwellings; in the eastern part of the site, immediately adjacent to the Attleborough Road carriageway, is a collection of redundant traditional agricultural buildings; in the northern part of the site is a further group of traditional farm buildings and the western part contains a large modern agricultural building. With regard to adjacent land uses there is an existing detached two storey dwelling with extensive curtilage to the north.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2011/0440/F - Demolition of mid 20C bungalows, conversion of barns to 8 dwellings and erection of 15 dwellings - Refused.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

CP.01	Housing
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.03	Replacement Dwellings and Extensions in the Countryside
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.14	Energy Efficiency
DC.16	Design
DC.17	Historic Environment
DC.20	Conversion of buildings in the countryside

CONSULTATIONS

OLD BUCKENHAM P C -

Outside the settlement boundary, no access to key local services, over reliance on private cars, also no adequate access to public transport.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

ENVIRONMENT AGENCY

Object unless attenuation pond is re-positioned or flood plain compensation is provided.

NORFOLK COUNTY COUNCIL HIGHWAYS

Highway Authority recommends that permission be refused on grounds of failure to provide off site facilities to link with local services, inadequate access to public transport provision; unsustainable location

HISTORIC BUILDINGS CONSULTANT

No comment.

TREE & COUNTRYSIDE CONSULTANT

There is a need to provide further investigation work in relation to protected species on-site (bats) and the results should be reported to the Council.

CONTAMINATED LAND OFFICER

No objection subject to conditions.

HOUSING ENABLING OFFICER

Following discussions with the applicant, a commuted sum equivalent to the 40% of the dwellings has been agreed. Due to the location of the application site the Strategic Housing Team believe that it is not well located to services etc. for affordable housing on-site and believe there are sites closer to services that would better serve the housing needs of the village. A commuted sum in this specific case would assist in providing an equivalent number of affordable units in a more sustainable location.

STREETSCENE

The access roads look extremely tight, although dimensions appear not to have been given. The access roads look tight and winding and I have doubts a refuse vehicle can easily and safely navigate them. Moreover, it will be likely that the refuse vehicle could stray slightly off the track and damage the grass, as this will be a private unadopted road (I think) we will be liable for any repairs. Additionally, although turning circles have been provided for at the end of the roads, these look insufficient to be able to turn an 18 tonne vehicle around. It is also likely that residents and visitors would use the turning circles as additional parking areas. I would need wider roads than those indicated, and larger turning areas, with the turning areas marked off as no parking zones. Failure to do so may result in the refuse vehicle being unable to adequately access the sites and subsequently refusing to drive up there. This would mean residents would be told to bring their bins to the roadside, which would not be received well.

ARCHITECTURAL LIAISON/CRIME - No Comments Received

NORFOLK LANDSCAPE ARCHAEOLOGY - No Comments Received

NORFOLK WILDLIFE TRUST - No Comments Received

NORFOLK COUNTY COUNCIL STRATEGY - No Comments Received

REPRESENTATIONS

Objections have been received, a summary of which is as follows:

Outside of the Settlement Boundary; traffic on the adjacent carriageway is fast flowing; no access to public transport; set a precedent for others within the locality; existing residents will be evicted and the barns are not capable of conversion.

Attleborough Community Team reiterates concerns regarding piecemeal development before the adopted of the ASHAAP

ASSESSMENT NOTES

* The application is referred to the Planning Committee as it is a major application.

Principle of Development

* The scheme consists of three distinct elements, namely the conversion of former agricultural buildings, "replacement" dwellings for those scheduled to be demolished and new additional dwellings in the countryside.

Conversion of Buildings

* The principle of converting agricultural buildings is acceptable in planning terms in accordance with the NPPF and Policy DC20 of the Breckland Core Strategy.

* Criterion A of DC20 requires the assessment of the proposal in relation to the impact upon the character and appearance of the rural landscape and requires it to make a positive contribution to the appearance of the locality. In this instance it is considered that the conversions are sufficiently sympathetic to the traditional nature and appearance of the buildings. The Historic Buildings Consultant agrees with this conclusion.

* Criterion B requires residential conversions to have reasonable access to local key services and facilities. In this instance the site is a significant distance from local services and facilities. However, Policy DC17 of the Adopted Core Strategy allows for the conversion of buildings in locations where they would not normally be considered acceptable if the buildings exhibit particular historic or architectural merits. In this instance the group of buildings are an attractive collection, some of which occupy prominent public views and they are recognised by Norfolk Landscape Archaeology as a priority in the regional research framework for archaeology as a disappearing building type. On the basis of these factors it is considered appropriate to forego the sustainability concerns relating to the conversion of the buildings and, as such, not raise a concern in relation to Criterion B.

* Criterion C requires developments to have appropriate access to the highway network and for that local highway network to be capable of dealing with the demands of the development proposed. It is considered that the conversion would comply with this requirement.

* Criterion D requires the building/s scheduled for residential conversion to be substantially intact and capable of conversion without significant extension or re-building. In this instance, it is evident, as demonstrated in the application, that the buildings are capable of conversion and do not require significant extensions.

* With regard to ecology, previously conducted protected species surveys have concluded the likely presence of bats and as such an inspection is required. The agent has agreed to undertake a visual inspection as requested by the Tree and Countryside Consultant and the results of this will be reported verbally.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

* On the basis of the above assessment, and assuming that the protected species surveys do not result in any negative findings, the conversion element of the proposal is acceptable in planning terms.

Replacement Dwellings

* The "replacement" dwellings are also consistent with planning policy including Policy DC3 of the Breckland Core Strategy.

* They are considered to be proportionate to the dwellings which are to be replaced; the existing dwellings are occupied (no case for abandonment); appropriately located on the basis of the existing plots and there is no net increase in the number of properties. Their design and appearance relates satisfactorily to those proposed adjacent buildings and the wider rural landscape.

* On this basis it could be argued that the four dwellings marked as T3a - d would be acceptable on the basis of this policy.

New Build Dwellings

* In relation to the new build dwellings, given that the site is outside of the Settlement Boundary for Old Buckenham, there is a general presumption against new residential development unless there are special circumstances eg agricultural worker's dwelling, in accordance with Policies SS1 and DC2 of the Breckland Core Strategy and the National Planning Policy Framework (NPPF).

* Notwithstanding this, it is evident that the District does not benefit from having a 5 year supply of housing land and the NPPF makes provision, in principle, for Local Planning Authorities to positively consider sites that are not within defined Settlement Boundaries. The NPPF also highlights a presumption in favour of sustainable development. Clearly this must be balanced against other planning issues eg protection of the countryside, good design etc.

* In this instance the agent acknowledges that the site is outside of any Settlement Boundary, however it is suggested that there is a need to consider this against the following:

- Enabling development for the conversion of the former agricultural buildings;
- Presumption in favour of sustainable development from the NPPF;
- Significant shortfall of housing within the district;
- It is deliverable;
- Removal of a large modern agricultural building from the landscape;
- High quality design helps contribute to sustainable nature of the proposal.

* In assessing the proposal against the three roles set out in the NPPF it is considered that whilst the proposal would meet acknowledged housing need, it does not provide accessibility to local services and therefore cannot satisfy the social role. The closest available facilities are in Old Buckenham, approximately 1.7km away and Attleborough town centre, approximately 2.8km away. In addition there are inadequate pedestrian links to both of these settlements which means that there would be an over-reliance on the private car.

* Whilst the proposal would make some contribution to the local economy, the NPPF stresses that development must be in the right locations. Given the isolated nature of the site away from local services it is not considered that the proposal fulfils the economic role as set out in the NPPF.

* In terms of the environmental role, the conversion works would secure the long term future of a traditional group of outbuildings. This must be weighed against the isolated nature of the site which would lead to over-reliance on the private car which in turn cannot be considered to achieve the desire to use natural resources prudently.

* In balancing the proposal against these 3 roles, it is considered that the scheme cannot be considered to be sustainable.

* In relation to enabling development, it is evident that the buildings have some historic and

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

architectural merit and occupy a relatively prominent location within the countryside, however this needs to be weighed against the aforementioned concerns relating to sustainability. Furthermore, despite a request to the agent, no details have been provided to highlight that the level of expenditure associated with the conversion works outweigh the resulting values of the resulting residential units and how exactly the new build elements of the scheme relate to any potential shortfall. On balance, it is considered that the scheme is not an acceptable enabling development.

* The fact that the scheme can be delivered quickly and the scheme would result in the removal of a large modern building from the rural landscape is acknowledged but do not outweigh the above concerns.

* On balance, the new build part of the scheme is considered to be unacceptable in planning terms.

Affordable Housing

* The application requires an affordable housing contribution in accordance with Policy DC4 and the Housing Team is satisfied that the proposed commuted sum is acceptable. This would be secured through a legal agreement, which would also include a recreation contribution as required by Policy DC11 of the Breckland Core Strategy, which the applicant is also agreeable to.

Highway Related Matters

* There has been significant concern expressed with regard to the highway safety implications of the scheme. The Highway Authority has objected on the grounds of the development failing to provide sufficient off-site facilities for pedestrians, cyclists and people with disabilities to link with existing local services; the proposal does not have adequate access to public transport provision and the site is in an unsustainable location. However, there is no objection on technical grounds eg visibility etc.

Other Issues

* Policy DC14 of the Adopted Core Strategy requires developments of this size to provide at least 10% of the energy they require from on-site and/or decentralised renewable sources. It is considered appropriate to use a planning condition to secure such a provision.

* The Environment Agency has requested that the attenuation pond be repositioned or flood plain compensation be provided. The agent has agreed that it can be repositioned.

* The Streetscene Team has expressed reservations at the ability for refuse collection vehicles to enter the site due to the limited width of the proposed roadway within the site and the lack of sufficient turning provision which may lead to future residents being asked to take their bins to the site access. The agent has been made aware of this potential issue for future residents and they are happy to accept this.

Conclusion

* In conclusion, the proposal as submitted, by virtue of the additional units, represents an unacceptable development in planning terms and is, therefore, recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

- 9900** Conversion/replacements acceptable
- 9900** Six additional dwellings unsustainable

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0269/F	CASE OFFICER: James Stone
LOCATION:	SWAFFHAM Castle Acre Road/Brocks Road	APPN TYPE: Full
APPLICANT:	Millngate Swaffham Ltd & Tesco Stores Limited c/o Agent	POLICY: In Settlemnt Bndry
AGENT:	Chase & Partners 20 Regent Street St James	ALLOCATION: General Employ Area
PROPOSAL:	Demolish buildings & Erect new supermarket (A1) landscaping, servicing, parking & highway improvements/new access	CONS AREA: N TPO: N
		LB GRADE: N

KEY ISSUES

Sequential test
Town centre impact
General Employment Zone
Design/character of area
Residential amenity
Highway safety and parking
Natural environment

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the demolition of existing buildings and the erection of a new food supermarket. The total gross external area of the building will be 3,417 sq m of which the net sales area will be 1,970 sq m. The sales area can be broken down into 1,550 sq m for convenience goods and 420 sq m for comparison goods. The proposal also includes associated parking, servicing and landscaping and highways improvements to provide a new access. It should be noted that the original scheme has been slightly amended, due to Norfolk County Council Highway Authority comments, resulting in improved access arrangements.

SITE AND LOCATION

The application site is a 1.187 ha. parcel of brownfield land to the north of Swaffham at the junction of Brocks Road and Castle Acre Road, which is one of the main routes through Swaffham. The site is approximately 330m away from the primary shopping area boundary of Swaffham and is within the Swaffham Settlement Boundary. Finally, the site, which is vacant, is within the Eco-Tech General Employment Area and currently comprises a derelict building that was constructed within the Eco-Tech Business and Innovation Park as a series of workshop units.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

EIA REQUIRED

A screening opinion was provided prior to the submission of this application and it was determined that an Environmental Impact Assessment was not required.

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

SS1	Spatial Strategy
CP.07	Town Centres
CP.10	Natural Environment
CP.13	Accessibility
DC.01	Protection of Amenity
DC.06	General Employment Areas
DC.09	Proposals for Town Centre Uses
DC.12	Trees and Landscape
DC.14	Energy Efficiency
DC.16	Design
DC.19	Parking Provision

CONSULTATIONS

SWAFFHAM TOWN COUNCIL -

The Town Council is supportive of the application subject to agreement of an appropriate Section 106 agreement dealing with public transport improvements and town centre vitality issues. It was also thought to be paramount to improve walking and cycling routes to and from the town centre. A Section 278 agreement should be obtained for a pedestrian crossing or pedestrian refuge across the A1065 to the new Abel Homes Development.

A great deal of thought has gone into the design of the new store, with many similarities to the Tesco Store at Ramsey in Cambridgeshire. Notwithstanding this, the Town Council share concern raised by objectors regarding Town Centre vitality. All possible means must be used therefore through the Section 106 agreement to address and compensate this, so that Swaffham continues to thrive.

The Town Council have made a separate representation in respect of the legal agreement details direct to Millngate Swaffham Ltd and to Breckland Council.

In conclusion the Town Council have no objections to the Planning Application, they are supportive subject to the appropriate Section 106 being agreed to protect and enhance the Town

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

of Swaffham.

ENVIRONMENT AGENCY

We have no objection to the proposed development subject to planning conditions.

HIGHWAYS AGENCY

No objection

CRIME PREVENTION/ARCHITECTURAL LIAISON OFFICER

I do not wish to formally object to the proposals at this time. However, there are opportunities to design out crime and/or the Fear of Crime and, to promote Community Safety.

NORFOLK COUNTY COUNCIL HIGHWAYS

It is concluded that the proposed store is in a sustainable location and has no adverse implications for the surrounding highway network subject to suitable conditions, informatives and a s106 agreement. Therefore, there are no highway objections to the application.

TREE & COUNTRYSIDE OFFICER

The Arboricultural, Landscaping and Ecological Reports are noted and accepted and these should form part of the permitted plans for the development.

While the Ecological study did not demonstrate the existence of specially protected species it should be noted that Policy CP10 requires measures for the enhancement of biodiversity on the proposal site. Building on the ecological study and the landscaping plan a scheme for the positive encouragement of biodiversity on the post-development site should be conditioned to any consent.

ENVIRONMENTAL HEALTH OFFICERS

Based on the information provided to me at this time, I recommend approval providing the development proceeds in line with the application details and subject to conditions to alleviate environmental concerns.

CONTAMINATED LAND OFFICER

The Contaminated Land Officer has reviewed the Desk Study dated February 2012 Ref P9632/G200/D and agrees with the proposals for a site investigation. It has also been noted that the adjacent land to the north and west was associated with a firework factory and records indicate there was also a backfilled pit approx 183m to the west of the proposed development site.

ASSET MANAGEMENT - No Comments Received

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

REPRESENTATIONS

There have been many letters of representation both in favour of the development and objecting to it.

Letters of support have referred to job opportunities; improved choice of products; increased number of shoppers to Swaffham; removal of need to travel to other towns and so a reduction in car journeys; free parking; improvement to the visual amenity of the area.

Letters of objection have referred to the detrimental impact on retail offer in the town centre; traffic; reliance on cars and so environmental harm; lack of need for a new supermarket; provision of poor jobs; people won't walk to the town centre; if Breckland Council charge for parking the town will be at a disadvantage because Tesco provide free parking.

ASSESSMENT NOTES

* The application is referred to Planning Committee as it is a Major application.

Policy

* The NPPF at paragraphs 24 and 26 requires out-of-town retail development proposals such as this to be assessed against two key policy tests: i) whether there are any suitable and sequentially preferable alternative sites (within or closer to the town centre); and ii) whether significant adverse effects on town centre vitality and viability or planned investment are likely to occur. Where a proposal fails to satisfy any of these tests, permission should be refused.

* Core Strategy Policy CP7 seeks to restrict retail development outside town centres unless there is a need for development, there are no sequentially preferable sites and no negative impact on town centre viability and vitality. This policy pre-dates the NPPF and previous national policy set out in PPS4.

* The applicant has provided an assessment of the proposal against policy requirements, addressing in some detail the sequential and retail tests. To provide an impartial view on these issues the Council has commissioned its own consultants, NLP, to assess the information provided. NLP have also undertaken its own assessment of the likely retail impact of the development proposal.

Sequential Test

* Following discussions, one town centre site has been identified as being potentially sequentially preferable to the application site, namely land off Lynn Street encompassing the Post Office depot and former Sixth Form and adjacent plots. Based on the information available, it has been concluded that the majority of this land is not available for development. Due to the size and configuration of the site, and taking account of heritage matters, the remaining potentially available land is not considered to be suitable for a comparable retail development, even applying flexibility to store format. Accordingly, it is considered that there are no sequentially preferable sites and the requirements of policy in this respect have been met.

Retail Impact

* Careful consideration has been given to the likely retail impact of the proposed store on the surrounding area, with particular reference to effects on Swaffham town centre. Based on advice from the Council's consultants, NLP, it is estimated that the direct impact of the proposal on spending in the town centre would be: -15.6% for convenience shopping, -5% for comparison shopping, and -11.7% overall.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

* For convenience shopping, trade diversion from the town centre would be focussed mainly on three stores: Asda, Co-op and Iceland. Of these stores, Asda appears to be most at risk, although there is currently no evidence to suggest that any of the stores would be likely to be forced to close. Some store closures could result for smaller convenience outlets, but widespread closures are not anticipated. The greatest direct impact is forecast for the Waitrose supermarket, but this store is afforded no protection under planning policy due to its out-of-town location.

* For comparison shopping facilities, it is considered that the relatively small anticipated negative impacts would be offset by forecast population and expenditure growth.

* Consideration has also been given to the likely indirect effects of the proposal on the town centre due to changes in patterns of linked trips. This requires judgements to be made about the extent to which shoppers using the Tesco store would link trips with shops in Swaffham when compared to shoppers using town centre supermarkets, bearing in mind the overall number of trips and the potential of the new store to retain shopping trips that would otherwise occur outside the town. NLP's view on this matter is that, overall, the loss of linked trips associated with town centre supermarkets would be balanced by new trips linked to the Tesco store. In coming to this conclusion account has been taken of likely shopping patterns and the relatively direct access available from the Tesco store to the town centre. The applicant's offer to contribute towards the improvement of pedestrian links to the town centre and to make store car parking available to shoppers using the town centre could also assist in this respect.

* Overall, having had regard to the retail statement from the applicant and the independent assessment from NLP, it is considered that whilst the proposed Tesco store would inevitably have some negative impacts on the town centre, the adverse effects would not be significant. Therefore, it is judged that widespread closures are not likely to occur, despite some existing town centre food stores potentially operating below company averages. Any negative impacts on the town centre would also need to be balanced against the potential benefits in terms of stemming expenditure outflow from the town and increased competition and customer choice, although these latter benefits would be diminished should Asda or Waitrose cease trading. On the basis of the information available, it is considered that the requirements of the retail impact test have been met.

General Employment Zone

* The proposal will result in the loss of land zoned as General Employment Land contrary to Cre Strategy Policy DC6. However, it is not considered that an objection to the application could be substantiated on this basis given that the site has remained vacant for several years and that ample provision for new employment land has been made through recent land allocations. It is anticipated that 100 jobs will result from this development, with 50 of them being full time. It is not considered that the proposal would prejudice the development of remaining sites at the Ecotech Business Park for employment purposes.

Design/Character of the Area

* The site is currently a disused brownfield site that is visually unattractive and detracts from the visual amenity of the area. The proposal would result in the demolition of an existing, unattractive building and the erection of a much more aesthetically sensitive supermarket. The scheme will also include some landscaping but it should be noted that this is minimal due to the size constraints of the site.

Residential Amenity

* The proposed store would not be located directly adjacent to any residential properties but there are dwellings to the east of the site, on the opposite side of Castle Acre Road. There has been no objection from the Council's Environmental Health team providing conditions are attached to

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

any decision. These conditions include restricting loading and unloading times and times when power tools, vehicles or machinery shall be used on the site.

* Furthermore, a planning condition will ensure that adequate security is provided at the site including the provision of CCTV and car park lighting.

Highway Safety/Parking

* The proposal involves alterations to the junction of Castle Acre Road with Brocks Road by substituting the existing simple priority junction with a ghost island right turn facility, and for new accesses to Brocks Road for customers and service vehicles. The junction alterations have been the subject of a satisfactory safety audit. The speed limit is to be altered by extending the 30mph limit to the north of Brocks Road as part of this scheme and a footway is to be provided on the eastern side of Castle Acre Road, extending from Admiral Wilson Way to terminate at Tower Meadow.

* The site is accessible by non-car modes and whilst it is adequately served by public transport, the Highways Authority feel that there is a need for bus stops to be provided by the store. The bus stops will be the subject of a Section 106 agreement.

* The application is supported by a Transport Assessment, the scope of which was agreed with the Highway Authority. The document provides a robust assessment of the impact of the proposal and demonstrates that, in the event of approval, the traffic generated by the site can be adequately accommodated on the surrounding highway network.

* The store will be provided with acceptable levels of customer parking, which will include the provision of plug-in power points for electric cars.

* The Highway Authority has concluded that the proposed store is in a sustainable location and has no adverse implications for the surrounding highway network. Therefore, there are no highway objections to the application. It should also be noted that the Highways Agency has no objection to the application.

* A draft Section 106 agreement has been provided by the applicant and will provide a financial contribution towards an improved bus service. The financial contribution will also include other community enhancement measures. Details of the agreed areas for funding will be reported verbally at Committee.

Natural Environment

* The Tree and Countryside Consultant is satisfied with the content of the arboricultural, landscaping and ecological reports. While the ecological study did not demonstrate the existence of specially protected species it should be noted that Policy CP10 requires measures for the enhancement of biodiversity on the proposal site. Building on the ecological study and the landscaping plan, a scheme for the positive encouragement of biodiversity on the post-development site will be conditioned to any consent.

Conclusion

* The proposed supermarket would not be overly detrimental to the vitality and viability of the town centre. It should also be noted that the applicant has demonstrated that there are no other suitable sites in, or closer, to the town centre. Finally, the scheme would not be harmful to the residential amenity of the locality whilst the applicant would provide adequate financial support to enhance public transport.

RECOMMENDATION

Planning Permission

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3920** Contam Land Remediation
- 3920** Contam Land Verification Report
- 3920** Contam Land Unsuspected contam
- 3920** No infiltration of surf water drainage
- 3920** Piling not permitted
- 3920** Surface water drainage scheme
- 3920** Details of fume extraction systems
- 3920** Full details generators compressors etc
- 3920** No power tools in certain hours
- 3920** No burning waste
- 3920** Method details to lessen dust/noise
- 3920** Loading/unloading
- 3949** Contaminated Land - Site Investigation/Remediation
- 3946** Contaminated Land - Unexpected Contamination
- 3941** Renewable Energy
- 3920** Scheme to provide security
- 3740** Highways: vehicular access
- 3740** Highways: visibility splays
- 3740** Highways: laid out parking etc
- 3740** Highways: on site parking provision
- 3740** Highways: provision of wear and tear
- 3740** Highways: comply with Plan
- 3740** Highways: wheel cleaning provision
- 3740** Highways: all vehicles to use wheel cleaning
- 3740** Highways: scheme of off-site improv works
- 3740** Highways: complete off-site improv works
- 3740** Highways: extend 30 mph zone
- 3740** Highways: submit overarching travel plan
- 3740** Highways: no occupy until plan approved
- 3920** Biodiversity scheme
- 3920** Net retail sales area not exceed 1,970 sqm
- 3994** S106 note bus improvements
- 3994** Highways Note INF1
- 3994** Highways Note INF6
- 3923** Contaminated Land - Informative (Extensions)
- 3994** Env Agency Informatives
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0406/F	CASE OFFICER: Chris Raine
LOCATION:	CARBROOKE Beaufort Park RAF Watton Phase 2	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: Sites with PP 4 HSG CONS AREA: N TPO: Y LB GRADE: N
APPLICANT:	Taylor Wimpey East Anglia Tartan House Etna Road	
AGENT:	Taylor Wimpey East Anglia Tartan House Etna Road	
PROPOSAL:	Re-plan and substitution of revised house types to plots 19 - 29	

KEY ISSUES

Principle of development
Visual impact
Neighbour amenity

DESCRIPTION OF DEVELOPMENT

The application seeks planning permission to revise part of a consented housing estate (plots 19 to 25). The application proposes the reconfiguration of the layout of the plots to increase the consented number of dwellings from 7 to 11 and in turn this will require alternative house types to be used. The 11 units consist of 2 x 2 bedroom units and 9 x 3 bedroom units.

SITE AND LOCATION

The application site forms part of a larger consented housing estate which has been developed in part. The site lies adjacent residential dwellings with an area of public open space to the south.

EIA REQUIRED

No

RELEVANT SITE HISTORY

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

3PL/2009/0118/D - Residential Development with associated access, car parking and open space
- Approved.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

DC.01 Protection of Amenity
DC.16 Design

CONSULTATIONS

WATTON TOWN CLERK - No Comments Received

CARBROOKE P C -
No comments received

ENVIRONMENT AGENCY

No objection.

NATURAL ENGLAND

No objection.

CRIME PREVENTION/ARCHITECTURAL LIAISON OFFICER

No objection.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to a condition.

TREE & COUNTRYSIDE CONSULTANT

No objection.

CONTAMINATED LAND OFFICER

No objection.

STREETSCENE - No Comments Received

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

REPRESENTATIONS

Objections have been received, a summary of the points raised are as follows:

Increase in properties and parking will impact upon flood risk; property will now be amongst smaller properties which will devalue existing properties; concern that they could be sold to Housing Associations; disruption from vehicle movements to residents on Stirling Road.

ASSESSMENT NOTES

* The application is referred to the Planning Committee as it is a major application.

Principle of Development

* The site benefits from planning permission for residential development and amending the agreed scheme is entirely acceptable in planning terms.

Visual impact

* It is considered that the revised layout and increased density still retains sufficient space in and around the dwellings so as to relate satisfactorily with those existing dwellings in the vicinity. Furthermore, the proposed house types in terms of their design, external materials and size are entirely consistent with the wider estate despite being smaller than those previously agreed.

Neighbour amenity

* The revised layout still provides for sufficient separation distances to neighbouring properties so as to safeguard light and outlook. Furthermore, these separation distances, coupled with the positioning of openings within the proposed dwellings, are sufficient to safeguard privacy levels.

Other issues

* The Highway Authority, the Contaminated Land Team, Natural England and the Tree and Countryside Officer all have no objections to the scheme.

* Concern has been raised by third parties as to the devaluation of property by having smaller dwellings adjacent. This does not represent an acceptable planning reason for resisting planning permission.

* Concern has also been raised as to the possible sale of these properties to Housing Associations. It is not possible for the Local Planning Authority to restrict who the properties should be sold to as part of a planning approval.

Conclusion

* The scheme is considered to acceptably relate to its surroundings and satisfactorily safeguard neighbour amenity and is, therefore, recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3106** External materials and samples to be approved
- 3920** Boundary treatment

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

- 3920** Site investigation
- 3920** Parking/turning laid out and retained
- 3949** Contaminated Land - Site Investigation/Remediation
- 3998** NOTE: Reasons for Approval
- 3996** Note - Discharge of Conditions
- 4000** Variation of approved plans

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0476/O	CASE OFFICER: Chris Raine
LOCATION:	QUIDENHAM & Snetterton Richard Johnston Ltd Harling Road	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Richard Johnston Ltd Harling Road Snetterton	
AGENT:	Plandescil Ltd Connaught Road Attleborough	
PROPOSAL:	Proposed extension to industrial development (Mixed Use)	

KEY ISSUES

Principle of development
Highway safety
Amenity

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission with all matters reserved for an extension to an existing industrial estate in Snetterton. The application proposes the creation of 5,650m² of both B1c light industrial and B2 general industrial and 16,600m² of B8 storage and distribution. The land would be accessed through the existing industrial site to the south-east. An indicative layout has been provided.

SITE AND LOCATION

The application site consists of a roughly square shaped parcel of agricultural land which lies immediately to the south-east of the A11 dual carriageway with an existing commercial/industrial site to the south-west and south-east. To the north-east is further agricultural land.

EIA REQUIRED

No

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

SS1	Spatial Strategy
DC.01	Protection of Amenity
DC.07	Employment Development Outside of General Employment Area
DC.14	Energy Efficiency
DC.17	Historic Environment
DC.19	Parking Provision

CONSULTATIONS

SNETTERTON P C - No Comments Received

QUIDENHAM P C -

No objections to either of these.

HIGHWAYS AGENCY

No objection subject to a condition.

HEALTH & SAFETY EXECUTIVE

No objection.

NORFOLK COUNTY COUNCIL HIGHWAYS

To be reported verbally

PRINCIPAL PLANNER MINERAL & WASTE POLICY

Object unless:

1. the applicant carries out investigations to identify whether the resource is viable for mineral extraction, and
2. if the mineral resource is viable, the applicant considers whether it could be extracted economically prior to development taking place.
3. If the resource could be extracted economically prior to development taking place, then this must be carried out in order that the mineral resource underlying the site is not needlessly sterilised.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

CONTAMINATED LAND OFFICER

No objection subject to conditions.

ENVIRONMENTAL HEALTH OFFICERS

No objection.

NORFOLK LANDSCAPE ARCHAEOLOGY

A heritage statement has not been submitted with the application to address the impact of the proposed development on the historic environment. We therefore ask that the applicant submit the results of an archaeological evaluation prior to the determination of the planning application in accordance with National Planning Policy Framework (2012), para. 128.

ENVIRONMENT AGENCY - No Comments Received

NATIONAL GRID - No Comments Received

REPRESENTATIONS

None received.

ASSESSMENT NOTES

* The application is referred to the Planning Committee as it is a major application.

Principle of Development

* The land forms part of the countryside and has no specific designation, but lies immediately adjacent to a large commercial site which is classified as a General Employment Area within the Local Planning Authority's Core Strategy. Policy DC7 does not necessarily support new employment uses outside of General Employment Areas unless particular criteria are met eg no other suitable sites are available; expansion of an existing business. This scheme does not comply with any of the defined criteria. However, this needs to be balanced against the aims of the NPPF which seeks for the planning system to support sustainable economic growth and the Core Strategy's aim to see significant employment growth along the A11 corridor at the Snetterton Heath Employment Area (Policy SS1). Given its excellent links to road and rail and the increase in commercial premises in this area, including the emerging motorsport and performance engineering sectors, it is considered that the proposal represents a sustainable proposal and, as such, would not compromise the strategic aims for employment in the District.

Highway Safety

* Given the site's close proximity to the A11, the Highways Agency has been consulted. They have confirmed that they have no objection subject to the imposition of a condition requiring the submission and agreement of a Transport Statement. Norfolk County Council, as local Highway Authority has also been consulted. At the time of writing their comments have not been received and as such their response will be reported verbally.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

Amenity

* The site is considered to be sufficiently distanced from "noise sensitive" sites eg residential properties so as to ensure that no significant nuisance would be caused. The Environmental Health Team has confirmed that it has no objection in principle. They have suggested that given the use is proposed for 24 hour working that the position and orientation of the buildings needs to be carefully considered. It is appropriate to control this at the reserved matters stage.

Other issues

* Norfolk Landscape Archaeology (NLA) has requested that a Heritage Statement be submitted prior to the determination of the application.

* Whilst acknowledging this request, NLA confirm that no artefacts have previously been found in the site despite a number of artefacts having been found within the locality, albeit they suggest this could be due to a lack of previous investigations. With this in mind it is considered appropriate to recommend a planning condition in relation to the undertaking of archaeological investigations rather than undertaking survey work at this time.

* Norfolk County Council Minerals Team has been consulted and they have confirmed that the site is identified as a mineral resource (sand and gravel) on the Minerals Resource Map and consequently they object unless the applicant can identify that the extraction of this resource is unviable. The applicant has been requested to assess the viability of extraction on this site and their findings will be reported verbally.

* The Contaminated Land Officer has no objection subject to the imposition of conditions.

Conclusion

* In conclusion, subject to there being no objection from Norfolk County Council as local Highway Authority and the resolution of the issues associated with mineral extraction, the scheme is considered to be acceptable in planning terms and is, therefore, recommended for approval.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3046** In accordance with submitted plans
- 3920** Transport Statement
- 3949** Contaminated Land - Site Investigation/Remediation
- 3946** Contaminated Land - Unexpected Contamination
- 3923** Contaminated Land - Informative (Extensions)
- 3920** 10% energy requirement
- 3920** Floor areas
- 3740** Any highway conditions
- 3920** Any Archaeology Conditions
- 3996** Note - Discharge of Conditions
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0477/F	CASE OFFICER: Chris Raine
LOCATION:	QUIDENHAM & Snetterton Richard Johnston Ltd Harling Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: General Employ Area CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Richard Johnston Ltd Harling Road Snetterton	
AGENT:	Plandescil Ltd Connaught Road Attleborough	
PROPOSAL:	Erection of 2 warehouse buildings (Units 15 & 16)	

KEY ISSUES

Principle of development
Visual impact
Highway safety
Amenity

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of two warehouse buildings (B8 use) on commercial land in Snetterton. The buildings have pitched roofs and would be constructed using a steel frame construction with external cladding. The site is accessed via an existing private road which adjoins the Harling Road to the south-west.

SITE AND LOCATION

The application site consists of a parcel of vacant land within an allocated employment area. There are existing commercial buildings adjacent and planning permissions for further buildings to be added to the site. The site is accessed via the existing private roadway which adjoins the public carriageway (Harling Road) to the south-west.

EIA REQUIRED

No

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

RELEVANT SITE HISTORY

A number of planning permissions have been granted in the recent past for industrial premises.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.06	General Employment Areas
DC.14	Energy Efficiency
DC.16	Design

CONSULTATIONS

SNETTERTON P C -

No objections

QUIDENHAM P C -

No objections.

HIGHWAYS AGENCY

No objection subject to a planning condition.

PRINCIPAL PLANNER MINERAL & WASTE POLICY

No objection.

CONTAMINATED LAND OFFICER

No objection.

ENVIRONMENTAL HEALTH OFFICERS

No objection.

ENVIRONMENT AGENCY - No Comments Received

HEALTH & SAFETY EXECUTIVE - No Comments Received

NATIONAL GRID - No Comments Received

NORFOLK COUNTY COUNCIL HIGHWAYS - No Comments Received

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

REPRESENTATIONS

None.

ASSESSMENT NOTES

* The application is referred to the Planning Committee as it is a major application.

Principle of Development

* The application site forms part of an allocated "General Employment Area" in accordance with Policy DC6 of the Core Strategy and, as such, the principle of new B8 buildings on the site is acceptable in principle.

Visual Impact

* The simple pitched roof design and external cladding is entirely consistent with those adjacent buildings. Furthermore, the overall size of the buildings is consistent with those in the vicinity. On this basis the buildings are entirely consistent with the locality and have no unacceptable visual impact.

Highway Safety

* The Highways Agency has confirmed the need for a planning condition requiring the submission and agreement of a Transport Statement.

Neighbour Amenity

* The buildings are a significant distance from any local residential units or other sensitive uses. The Environmental Health Team has confirmed that they have no objection to the proposal. With this in mind it is considered that there will be no significant harm to the amenities of residents within the locality.

Other Issues

* The Contaminated Land Team and the Norfolk County Council Minerals Team have confirmed that they have no objections.

Conclusion

* The proposal is consistent with Policy DC6 of the Core Strategy in providing additional business premises on a General Employment Area and it would not cause any localised harm. As such, the application is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Transport statement
- 3920** Materials as quoted
- 3920** Surface water drainage
- 3920** On-site parking and turning

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

- 3920** 10% energy requirement
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

ITEM	7	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0557/O	CASE OFFICER: Jayne Owen
LOCATION:	SWAFFHAM Sandringham Way Land between 44 & 46	APPN TYPE: Outline POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Breckland Council Elizabeth House Walpole Loke	
AGENT:	Daniel Connal Partnership The Glasshouse Kings Lane	
PROPOSAL:	Provision of a pair of semi detached two storey dwellings	

KEY ISSUES

Principle
Design, layout and siting
Landscaping
Amenity
Highway safety

DESCRIPTION OF DEVELOPMENT

The proposal seeks outline planning permission including access, appearance, landscaping and layout to construct a pair of semi-detached two storey dwellings on land owned by Breckland Council at Sandringham Way in the town of Swaffham. Shared access is proposed from Sandringham Way. Parking for two vehicles for each dwelling is provided to the front of the site. Proposed materials are bricks and clay pantiles to match existing dwellings on Sandringham Way.

Proposed landscaping includes removal of an existing scrub hawthorn hedge to the east of the site. A bin storage area is provided for each dwelling. Level access and door openings would be compliant with Part M of the Buildings Regulations. The application is accompanied by a Design and Access Statement, an Arboricultural Tree Survey Report and Arboricultural Impact Study and Ecological Assessment.

The application is a resubmission of a previously approved scheme which was approved by the Planning Committee on the 31st October 2011 under planning reference 3PL/2011/0958/O. The site area has been slightly reduced as it has transpired that Breckland Council do not own the whole of the site previously indicated.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

SITE AND LOCATION

The application site comprises land within the Settlement Boundary of the town of Swaffham. The site is currently laid to grass and is located between 44 and 46 Sandringham Way, Swaffham. The site is enclosed by close-boarded fencing to the west and east with established trees to the south and south-east of the site. There is a bungalow to the west with adjacent flat roofed car port addition and the garden areas of a bungalow and two storey dwellings lie to the east of the site.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2011/0958/O - Provision of pair of semi-detached two storey dwellings to area of vacant land between 44 and 46 Sandringham Way - Approved 1st November 2011

3PL/2005/1623/O - Erection of two dwellings - Approved 21st November 2005

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.11	Open Space
DC.12	Trees and Landscape
DC.16	Design

CONSULTATIONS

SWAFFHAM TOWN COUNCIL -

No objection

TREE & COUNTRYSIDE CONSULTANT

No comment

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

NORFOLK COUNTY COUNCIL - HIGHWAYS

No objection subject to condition

CONTAMINATED LAND OFFICER

No objections

REPRESENTATIONS

One representation has been received commenting as follows:

The plot in question has been used for years to keep our children playing close to home also the property will be overlooking my garden when the bushes which have also been there for years are removed, the area in front of the plot is used by residents for parking when there is no space left on the roads. I am strongly opposed to this being used as a building plot and will encourage other locals to complain about this proposal too.

ASSESSMENT NOTES

* The application is referred to the Planning Committee as the applicant is Breckland Council. The site area has been slightly reduced in size as it has transpired that Breckland Council do not own the whole of the site previously indicated.

Principle

* The site is within the Settlement Boundary of the town of Swaffham and therefore is in general accordance with Core Strategy Policy DC2 Principles of New Housing. In addition, outline planning permission has previously been granted for two dwellings on this site under planning references 3PL/2005/1623/O and 3PL/2011/0958/O.

* In addition, Core Strategy Policy DC11 states that all new development is expected to provide a contribution towards outdoor playing space equivalent to 2.4 hectares per 1000 population. In normal circumstances this would be secured by way of a unilateral undertaking however as the applicant is Breckland Council this cannot be achieved in this way. The Council has agreed that should the land be sold it will be stipulated on contract that a unilateral undertaking will be required to be entered into to secure the required recreation contribution.

Design, Layout and Siting

* The proposed dwellings would be positioned centrally within the site and following a similar building line to the adjacent dwellings to the west. Adequate amenity space for each dwelling would be provided. The dwellings are well designed and in keeping with existing built form. Materials are proposed to match existing dwellings in Sandringham Way. Provision is made for a bin storage area for each dwelling. In summary, it is considered that with respect to design, layout, siting and appearance the proposal is acceptable.

Trees and Landscape

* It is proposed that the existing scrub hawthorn hedge to the east of the site would be removed.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

The site is currently laid to grass, however some levelling would be required to the south east of the site.

* The Tree and Countryside Consultant has made no comment on the proposal.

Amenity

* There is sufficient separation distance between the proposed dwellings and existing dwellings to the west and east. The side boundaries of the site are currently enclosed by close-boarded fencing of approximately 1.5 m in height.

* There is one small first floor window within each side facing elevation which would serve a landing. In addition, the nearest neighbouring property to the west is a bungalow with adjoining flat roofed carport in close proximity to the boundary and to the east the nearest dwellings are sited a significant distance from the common boundary with their rear gardens separating them from the proposed dwellings.

* In summary, it is considered that, if permitted, the proposed dwellings would not have a significant impact on existing residential amenity by way of significant overshadowing, overlooking or loss of privacy. A condition may be attached to any consent granted to prevent any further windows or other opening being inserted at first floor level or above in the west and east flank elevations of the proposed development.

Highways

* Norfolk County Council has been consulted on the application and no objections have been raised subject to conditions.

Conclusion

* The site is within the Settlement Boundary of Swaffham and therefore the proposal is in general accordance with Core Strategy Policy DC2. Outline planning has previously been granted for two dwellings on this site under planning permission reference 3PL/2005/1623/O and 3PL/2011/0958/O. It is considered that the proposed dwellings are acceptable in terms of design, layout and siting and would be in keeping with the existing built form. Materials are proposed to match existing dwellings in Sandringham Way. The proposed dwellings would have no significant impact with respect to existing residential amenity and no objections have been raised on highway safety grounds. The application accords with national and local plan policies and approval is therefore recommended subject to conditions.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- 3005** Outline Time Limit (3 years)
- 3058** Standard Outline Condition
- 3060** Standard outline landscaping condition
- 3046** In accordance with submitted plans
- 3920** Highways
- 3920** Levels
- 3106** External materials and samples to be approved

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 3994** Unilateral Undertaking

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

ITEM	8	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0577/F	CASE OFFICER: Lisa Hendry
LOCATION:	YAXHAM 1 Stone Cottages Norwich Road	APPN TYPE: Full POLICY: Part In Set Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr & Mrs R Wragg 1 Stone Cottages Norwich Road	
AGENT:	Jonathan W Burton 12 Park Road Dereham	
PROPOSAL:	Two storey extension to side and first floor extension including dormer window to rear	

KEY ISSUES

Principle of development
Design and appearance
Amenity

DESCRIPTION OF DEVELOPMENT

This application proposes an extension to form a new entrance hall and wc at ground floor level with a new bathroom above and a new enlarged dormer window to the rear elevation.

SITE AND LOCATION

1 Stone Cottages is a semi-detached cottage located in Norwich Road, Yaxham. Surrounding the property are a mixture of residential dwellings to the north, south and west with a paddock to the east.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

DC.01 Protection of Amenity

DC.16 Design

CONSULTATIONS

YAXHAM P C -

Yaxham Parish Council has no objection to this application.

ENVIRONMENTAL HEALTH OFFICERS

No objections or comments on the grounds of Environmental Protection.

REPRESENTATIONS

None

ASSESSMENT NOTES

* The application is referred to the Planning Committee as the applicant is an employee of Capita Symonds working with Breckland Council.

Principle of Development

* The dwelling lies inside the Settlement Boundary where the principle of development is acceptable subject to appropriate design details and there being no adverse impact upon residential amenity.

Design & Appearance

* The proposal is considered acceptable in terms of scale, design and materials and would not be at odds with the characteristics of the existing street scene. The eaves and the ridge of the extension are lower than those of the existing cottage creating a subservient element and retaining the balance of this semi-detached cottage. The use of matching materials will relate adequately to the existing dwelling.

Amenity

* The proposed extension does not adversely impact on the amenities of the neighbours. The composition of the extension coupled with the separation distance to the neighbouring properties means that neither outlook, privacy or light would be significantly compromised. The extension

BRECKLAND COUNCIL - PLANNING COMMITTEE - 09-07-2012

would be positioned adjacent an existing paddock thus limiting any impact on neighbouring properties. The proposed dormer window to the rear will replace a smaller dormer window and as such overlooking of neighbouring properties will not be significantly worsened.

Conclusion

* Given that the design and appearance of the extension are considered to be acceptable and there would be no adverse impact upon residential amenity, the scheme is recommended for approval.

RECOMMENDATION Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3110** External materials to match existing
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans