

Item No.	Applicant	Parish	Reference No.
1	Lincoln House Care Home	SWANTON MORLEY	3PL/2012/1061/O
2	TNP Ltd	SHROPHAM	3PL/2012/1083/F
3	Gooderstone Farming Company	NARBOROUGH	3PL/2012/1093/O
4	Mr A Guerin	DEREHAM	3PL/2012/1112/F
5	Mundford Poultry Ltd	MUNDFORD	3PL/2012/1185/F
6	Tey Gardens LLP	THETFORD	3TL/2012/0015/TL

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ITEM	1	RECOMMENDATION : REFUSAL
REF NO:	3PL/2012/1061/O	CASE OFFICER: Chris Raine
LOCATION:	SWANTON MORLEY Lincoln House Care Home Dereham Road	APPN TYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Lincoln House Care Home Dereham Road Swanton Morley	
AGENT:	Sketcher Partnership Ltd First House Quebec Street	
PROPOSAL:	New 30 Bed Dementia Unit	

KEY ISSUES

Principle of development
Landscape impact
Neighbour amenity
Highway safety

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission for a 30 bed Dementia unit immediately adjacent to Lincoln House which is located to the north-east of the aforementioned premises. The application proposes to deal with access and scale only, with all other matters reserved for consideration. Notwithstanding this the agent has provided a full set of plans for an indicative scheme.

The unit consists of a single storey pitched roof building laid out in a rectangular arrangement around a central courtyard (sensory garden). The proposal provides 30 bedrooms, associated lounges, dining room, reception, office, WC's, bathrooms, hydrotherapy pool, treatment rooms, training room, staff room and stores.

The development would be accessed via Dereham Road which lies to the north-west with an on-site provision of 23 parking spaces inclusive of 3 disabled spaces and a separate area for emergency vehicles.

The scheme also proposes a 10m wide tree belt to the south-western and south-eastern perimeters of the site.

SITE AND LOCATION

The application site consists of a roughly rectangular parcel of land which at present forms part of

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a larger open field. The site lies on the edge of the village of Swanton Morley immediately adjacent to Lincoln House which is located to the north-east. Lincoln House is a Residential Care Home with associated facilities within the grounds of the site eg Doctors Surgery, Community Hall etc. To the north-west of the site is the Dereham Road carriageway beyond which are residential dwellings. To the east and south of the site is the remainder of the open field.

EIA REQUIRED

No

RELEVANT SITE HISTORY

Lincoln House was established as a Home for the Elderly and has been subject to a number of extensions. A doctors surgery was approved in 2004. Assisted living units and a community hall were approved in 2007 subject to conditions in relation to occupancy.
3PL/2012/1060 - 27 assisted living units (C2 use) - Not yet determined

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.11	Protection and Enhancement of the Landscape
DC.01	Protection of Amenity
DC.12	Trees and Landscape
DC.14	Energy Efficiency
DC.16	Design
NPPF	With particular regard to Paras 69, 70 and 109.

CONSULTATIONS

SWANTON MORLEY PC -

Please be advised that Swanton Morley Parish Council objects to this application in its current form. The Parish Council is insistent that an alternative access to the dementia unit is sought. The current proposed access is:

- a) Too close the S bends on the Dereham Road
- b) Too close to a dangerous junction to Woodgate Road
- c) Would cause great difficulty for local residents on Dereham Road to enter and exit their properties with vehicles

The Parish Council also objects to the proximity of the unit to Dereham Road and would like to see it set further back away from the main road with better screening.

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NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions and informative

ENVIRONMENT AGENCY

No objection.

ECONOMIC AND STRATEGY OFFICER

The only contribution being sought is from the fire service, which requires:
1 fire hydrant on no less than a 90mm main.

TREE & COUNTRYSIDE CONSULTANT

There are no significant trees on this section of the site so I can confirm that no survey or assessment is required. Similarly, the current use as arable land means ecological value is likely to be minimal and no survey is appropriate.

A detailed landscaping scheme is required to complete any finalised application for this development and may be delivered by condition.

ENVIRONMENTAL PLANNING

Whilst the principle of the proposed development has been established through applications 3PL/2006/0332/O and 3PL/2009/0242/D, the current application proposes to relocate the building to the west of Lincoln House along Dereham Road outside of the existing settlement boundary. Since previous applications, Breckland Council has adopted its Core Strategy (December 2009) and the National Planning Policy Framework has been published (March 2012). Consequently the current application will be assessed against this new policy framework.

The main issue for consideration is the impact upon the landscape character of the area. The Woodgate settlement boundary was removed as part of the Site Specifics Policies and Proposals DPD (adopted January 2012) to protect this part of the settlement from inappropriate development which would harm the form and character of the area. Page 294 of the Breckland District Settlement Fringe Landscape Study identified that the further coalescence with the adjoining hamlet of Woodgate should be avoided. This issue was referenced within the response to application (3PL/2012/1060/F) for 27 assisted living units as this would result in a hard new edge to the settlement of Swanton Morley and result in coalescence with Woodgate. This is supported by Policy CP11 "Protection and Enhancement of the Landscape" of the adopted Core Strategy. The proposal to relocate the dementia unit is as a result of the (3PL/2012/1060/F) application and would encroach upon more of the existing open countryside, increasing urbanisation of this part of the village.

Whilst there is no specific policy within the adopted Core Strategy to address private care provision, and that the NPPF has a presumption in favour of sustainable development where the "development plan is absent, silent or relevant policies are out of date", (para 14), this has to be weighed up against adverse effects of doing so when assessed against other policies within the adopted Core Strategy.

The case officer will need to consider whether the scale of the overall development including the gradual urbanisation of this part of the settlement is acceptable, particularly when assessed against the provisions of policy CP11 which states that regard be had to the Landscape

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Character Assessment.

If the development is deemed to be acceptable in principle, the application would also need to comply with Policy DC14 (Energy Generation and Efficiency) where development over 1000 m² needs to supply 10% of their energy through on-site and/or decentralised renewable sources.

CONTAMINATED LAND OFFICER

No objection.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions

NATURAL ENGLAND - No Comments Received

CRIME PREVENTION/ARCHITECTURAL LIAISON OFFICER - No Comments Received

HOUSING ENABLING OFFICER - No Comments Received

REPRESENTATIONS

Objections have been received raising the following issues:-

- loss of view and outlook from their property
- devaluation of property
- where will the development of Lincoln House end?
- residential development would not get permission on the land
- the tree belt will take a long time to develop which would be detrimental to privacy
- access to countryside walk

ASSESSMENT NOTES

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

Principle of Development

* It is evident that there is a lack of specialised care facilities such as this Dementia Unit on both a national and local level and with this in mind the Local Planning Authority would be supportive of such proposals in principle, as was established through the granting of permission for a 30 bed dementia unit elsewhere on the site (3PL/2006/0332/O) albeit this has now lapsed. However, this continuing general support in principle for such proposals must be weighed against other planning requirements. An assessment of the relevant issues is as follows:

Landscape Impact

* The Environmental Planning Team has confirmed that the Woodgate Settlement Boundary was removed as part of the Site Specifics Policies and Proposals DPD (adopted January 2012) to protect this part of Swanton Morley from inappropriate development which would harm the form and character of the area.

Page 294 of the Breckland District Settlement Fringe Landscape Study identified that the further coalescence with the adjoining hamlet of Woodgate should be avoided.

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This issue is supported by Policy CP11 of the adopted Core Strategy which requires the protection of the landscape.

* It is evident that the proposal, whilst in outline form only, would represent a proposal of significant size in what is an open and prominent position within the landscape. With this in mind the proposal is considered to be unacceptable in terms of its visual impact.

Neighbour Amenity

* Whilst in outline form, and not seeking to determine layout or appearance it is evident that the separation distances to those nearest properties on the northern side of the Dereham Road are such that light, outlook or privacy would not be compromised. In relation to noise and disturbance from the proposed use including vehicle movements associated with the proposal, it is considered that a care use such as this would be unlikely to result in significant nuisance through noise, smells, dust, unneighbourly hours of operation etc or result in a type or number of vehicle movements likely to cause significant harm.

Highway Safety

* The agent has provided details of highway related improvements to the locality which when seen in the context of the proposal are considered to be acceptable to the Highway Authority when considering highway related safety issues. With this in mind the Highway Authority has confirmed that they have no objection to the proposal subject to the use of appropriately worded planning conditions.

Other issues

* Norfolk County Council has confirmed that it requires a fire hydrant on the site; this can be secured through a suitably worded planning condition.

* The Environmental Health Team has confirmed that they have no objection subject to the inclusion of planning conditions relating to external lighting, a restriction on hours of operation associated with construction and a noise restrictions.

Conclusion

* Whilst broadly supportive of the provision of specialist care facilities to meet recognised need, it is evident that the benefit of doing so in this instance is outweighed by the visual harm caused to this prominent and open edge of village location which represents an unacceptable intrusion of built development into the rural landscape. On this basis the application is recommended for refusal.

RECOMMENDATION

Refusal of Outline Planning Permission

REASON(S) FOR REFUSAL

- 9900** Unacceptable visual intrusion into the countryside
- 9900** Lack of renewable energy contribution

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ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/1083/F	CASE OFFICER: Viv Bebbington
LOCATION:	SHROPHAM Grange Farm Hargham Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	TNP Ltd Grange Farm, Hargham Road Shropham	
AGENT:	Anglia Design LLP 11 Charing Cross Norwich	
PROPOSAL:	Proposed portal frame extension to existing factory to create covered yard area	

KEY ISSUES

Principle
Impact on neighbouring amenity
Visual impact
Highway issues

DESCRIPTION OF DEVELOPMENT

The proposal seeks an extension to a poultry processing factory. The extension would provide a covered area for unloading of delivery vehicles. The structure is approximately 28m wide and 47m long with an eaves height slightly higher than the building it abuts.

SITE AND LOCATION

The existing poultry processing factory is located to the rear of residential properties fronting Hargham Road.
The site is outside the Settlement Boundary. The site is not allocated as a General Employment Area.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2010/0185/F - Replacement of fire damaged industrial units - approved May 2010

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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.07	Employment Development Outside of General Employment Area
DC.16	Design
NPPF	With particular regard to paragraph 28

CONSULTATIONS

SHROPHAM P C -

Shropham Parish Council has no objections to the proposed portal frame extension by Traditional Norfolk Poultry to their existing factory to create a covered yard area.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection providing the proposed extension will be used as an undercover loading/unloading area only and not for any other purpose.

ENVIRONMENT AGENCY

No objection subject to conditions

NATURAL ENGLAND

This application is in close proximity to the Swangey Fen, Attleborough Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to a condition requiring the external doors to remain closed except for access and egress.

PRINCIPAL PLANNER MINERAL & WASTE POLICY - No Comments Received

REPRESENTATIONS

The following is a summary of representations received:-

- Lack of information regarding lighting
- Parking whilst lorries waiting to go into the building
- Status of permission for the rebuilding of the light industrial units
- Reformation/landscaping of existing bund

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ASSESSMENT NOTES

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

Principle of the development

* The National Planning Policy Framework seeks to support economic growth in rural areas and as such the proposal is consistent with this aim.

Impact on neighbouring amenity

* The proposed extension is sought to provide an undercover unloading area and the supporting statement states that is not intended to be additional production area. As such the proposal would alleviate issues of noise and light pollution which have previously been raised by neighbouring properties in respect of the unloading of the poultry. A condition has been imposed to ensure the building remains as an unloading area and not used as an extension to the production area.

* The factory is set back from the residential properties and there is a satisfactory degree of separation to ensure the building would not have an overbearing impact on residential amenity.

* A condition has been imposed requiring any external lighting to be agreed.

* The Environmental Health Officer has raised no objection subject to a condition requiring the external doors to remain closed except when lorries are entering and leaving the building. This condition has been imposed.

* The agent has confirmed that the building is of sufficient size to accommodate a number of delivery vehicles at any one time and therefore there should be no vehicles idling waiting to enter the building.

* The applicant is prepared to revisit the issue of the landscaping of the bund which has been raised by an adjacent neighbour and a landscaping condition has been imposed to secure this.

Visual Impact

* The existing factory is set back from the highway. The building is slightly higher than the part of the factory it adjoins and slightly higher than the main part of the factory. The building would be seen in context to the existing factory and adjacent commercial buildings to the east of the site and would not be at odds with the existing commercial development in the area.

Highway Issues

* The proposal would not result in an increase in traffic and accordingly the Highway Authority has raised no objection subject to a condition requiring the structure to be used solely as an undercover unloading area only.

Relationship with proposed light industrial units

* Permission was granted in 2010 to rebuild the light industrial units which were damaged in a fire. The replacement units would be sited on the adjacent blue land and do not conflict with the siting of the proposed development. This permission expires in May 2013. In theory the permission could be implemented in addition to the current application however the proposed building would hinder access into unit 2. The agent has indicated that it is unlikely that the applicant would implement this permission. The plans do overlap in terms of parking areas and general circulation and as such both permissions could not be implemented in strict accordance with the approved plans. It is not considered necessary to revoke the earlier permission.

Other issues

* Conditions required by Environment Agency have been imposed

Conclusion

* In conclusion, it is considered that the proposal would not compromise the visual character of

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the locality, neighbour amenities or local highway safety. The proposal is also consistent with the National Planning Policy Framework aim to support economic growth in rural areas. Therefore the application is considered acceptable and, as such, is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Use as unloading area only not production area
- 3920** Non-standard contamination condition
- 3920** Non-standard ground water protection condition
- 3920** External doors to remain closed
- 3722** Turning space to be constructed
- 3547** Lighting Pollution
- 3408** Landscaping - details and implementation
- 9850** Note - Environment Agency advice
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2001** Application Approved Following Revisions

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ITEM	3	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/1093/O	CASE OFFICER: Chris Raine
LOCATION:	NARBOROUGH Chalk Lane	APPN TYPE: Outline POLICY: In Settlemnt Bndry ALLOCATION: Site Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Gooderstone Farming Company c/o Agent	
AGENT:	Blubird Land & Planning Ltd 1 Norwich Road Watton	
PROPOSAL:	Development of up to 55 Residential Dwellings, open space & new access road from Chalk Lane	

KEY ISSUES

Principle of development
Impact upon the character and appearance of the area
Contributions
Neighbour amenity
Highway safety
Trees and biodiversity

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission for 55 dwellings with associated open space. The development would be accessed via a single access point onto the adjacent Chalk Lane. The application seeks to deal with access, layout and scale with appearance and landscaping reserved for consideration.

SITE AND LOCATION

The application site consists of a 2.74 hectare parcel of agricultural land on the southern outskirts of Narborough. The site lies to the west of Chalk Lane, with residential dwellings bordering its northern perimeter (Westfields), a disused railway to the west and the remainder of the agricultural field to the south.

EIA REQUIRED

No

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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

CP.01	Housing
CP.09	Pollution and Waste
CP.10	Natural Environment
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.14	Energy Efficiency
DC.16	Design
NAR.1	Residential Allocation - Land west of Chalk Lane
NPPF	With particular regard to Paragraphs 9, 47, 52 and With particular regard to paragraph 55.

CONSULTATIONS

NARBOROUGH P C -

We have no objections to this application but wish to state the following:

1. We support the principle of a commuted sum being paid to the parish council to be used to provide Play Equipment for older children on the Community Centre land in lieu of providing a LAP for smaller children on site - this was the wish of our residents following consultation with Blue Bird Land & Planning Ltd.
2. We support the enlarged area which is provided to pull the development away from Westfields and mitigate the impact of overlooking; this was a provision of acceptance from our residents, especially those backing onto the development.
3. We deem it essential that the original offer from Bluebird Land & Planning Ltd to provide traffic calming measures on Chalk Lane either side of the entrance to the site be included in the development - the original inclusion was as a result of very strong feeling among our residents that such measures would be essential to protect both pedestrians and drivers entering and exiting the development. It is local knowledge that Chalk Lane is a frequent site of speeding especially in the vicinity of the proposed development. We understand that Norfolk County Council are not convinced that such measures are needed but request that Breckland Council support our request. We are in the process of consulting with the Traffic Police based at

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Swaffham, who frequently deploy their radar gun on this part of Chalk Lane, to confirm that they consider the part of Chalk Lane within the Narborough 30mph restriction to be a regular and frequent speeding area.

We will be writing under separate cover once we have received any supporting documentation from Norfolk Constabulary.

Additional Comments

The title planning application is for outline permission for a development of 55 dwellings along Chalk Lane, Narborough as part of the Breckland LDF.

After consultation between the agent (Bluebird Land & Planning Ltd), the Parish Council and residents, full support was given to the development. However, during consultation one area of particular concern emerged - that of speeding traffic along Chalk Lane, one of the principle access routes to RAF Marham. The agent agreed to incorporate traffic calming measures on Chalk Lane as part of the development, thus placing the costs of the calming measures with the developer.

Much to our disappointment when approached for support for these measures the Highways Department advised the agent that no such works are necessary, nor would they be supported at County Council - without his support the traffic calming measures cannot be included in the development plan.

We have been advised by Norfolk Constabulary (Freedom of Information request Reference No: FOI 398.12/13) that 37 speeding offences have been recorded on Chalk Lane, Narborough between 1 November 2011 and 30 October 2012 - we believe that this supports our case for the need for traffic calming to protect the entry and exit to the new development.

We ask for your support in encouraging County Hall to review their position regarding this matter.

ENVIRONMENT AGENCY

No objection subject to conditions relating to land contamination, surface water drainage details being agreed and the use of non-penetrative foundations.

NATURAL ENGLAND

No objection.

MINISTRY OF DEFENCE

No objections

NORFOLK COUNTY COUNCIL HIGHWAYS

Further information requested.

TREE & COUNTRYSIDE CONSULTANT

There are no overriding reasons, from a tree and countryside standpoint, why the proposal should not be progressed in principle.

However, updates relating to biodiversity mitigation and enhancements shall be submitted as part of any reserved matters submission along with a detailed consideration of trees.

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HOUSING ENABLING OFFICER

No objection subject to the viability report being accepted by the District Valuer.

CONTAMINATED LAND OFFICER

No objection subject to conditions.

ANGLIAN WATER SERVICE

No objection.

NORFOLK LANDSCAPE ARCHAEOLOGY

No objection subject to conditions.

ECONOMIC AND STRATEGY OFFICER - No Comments Received

REPRESENTATIONS

Objections have been received raising the following issues:-

- highway safety concerns
- a mature oak tree will have to be removed
- detrimental to wildlife
- insufficient local services and facilities
- flooding concerns
- play areas are not appropriate and
- insufficient consideration of neighbours in Westfields
- two storey not in keeping with character of area
- impact of two storey on single storey properties

ASSESSMENT NOTES

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

Principle of Development

* The site is allocated for residential development under Policy NAR.1 within Breckland's Adopted Site Specific Policies and Proposals Development Plan Document and with this in mind the principle of residential development is accepted.

Impact upon the character and appearance of the locality

* Whilst the application is in outline form, it does seek to deal with layout and scale. It is evident that the layout proposes 55 dwellings which closely reflects the number of dwellings anticipated within NAR.1 which suggests 50 dwellings. The layout allows for a strong built frontage onto Chalk Lane consisting of two storey dwellings, with a mixture of single storey and two storey housing located parallel to the northern boundary in a broadly linear arrangement so as to reflect existing patterns on the southern edge of the village. This arrangement also allows for the rear

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gardens to these properties to act as a buffer to safeguard the amenities of those properties to the north.

* The remainder of the development consists of a mix of detached, semi-detached and terraced two storey dwellings with a linear arrangement to the western perimeter of the site and two broadly circular groups in the central and southern part of the site.

* The scheme also proposes areas of open space which act as attractive green areas within the development. It is considered that the layout is appropriate to this edge of village location subject to agreement of the design of the units which would be secured at reserved matters stage.

* The scheme proposes planting to the northern, eastern and southern boundaries of the site which is appropriate to this edge of village location and specifically referred to in Policy NAR.1.

Necessary contributions

* The scheme requires a number of contributions to be provided.

Policy DC4 of the Adopted Core Strategy requires developments to provide 40% of the dwellings as affordable units unless there are particular constraints why this cannot be achieved. This application proposes that 35% of the units be affordable. In this instance the agent has provided a financial appraisal to support their position and this is to be assessed by the District Valuer. It is considered by officers that this appraisal is an accurate representation of the present situation at the site, and subject to verification from the District Valuer, a contribution of 35% is an acceptable contribution.

* Norfolk County Council has confirmed that no education contribution is required on the basis that sufficient provision exists at local schools and nurseries.

* Library provision has been calculated at £3180 and £844 is required towards the cost of a fire hydrant.

* A contribution towards recreation provision consistent with Policy DC11 of the Adopted Core Strategy is also to be provided.

* The above contributions are to be secured via a Section 106 legal agreement, with the exception of the fire hydrant which would be secured through a suitably worded condition. The legal agreement would also ensure that a private management group be set up to maintain the open space areas within the proposed scheme which satisfies the children's play space element of Policy DC11 of the Adopted Core Strategy.

Neighbour Amenity

* It is evident from the layout proposed that there are only neighbouring dwellings to the north. It is evident that the separation distances between the proposed dwellings and the neighbouring dwellings are sufficient to ensure that light, outlook and privacy would be adequately safeguarded. Any subsequent reserved matters application would control the exact size of the dwellings and the position of all openings within the dwellings which would also protect the amenities of adjacent residents.

Highway Safety

* The Highway Authority has requested further details in respect of road layout, visibility, footpaths and parking provision. Whilst the Highway Authority does not believe traffic calming in Chalk Lane is appropriate, it suggests the existing 30 mph should be reinforced by enhancing the gateway to the village. Members will be up-dated verbally in relation to these matters and issues raised by the Parish Council.

Trees

* There is a mature oak tree on the site adjacent to the Chalk Lane frontage which occupies a prominent position and provides an attractive feature in the site. With this in mind the layout has

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been designed so as to retain this. A planning condition would be used to safeguard it during the construction phase and any subsequent reserved matters application should make detailed reference to the impact on all trees.

Other issues

- * The Environment Agency has confirmed no objection subject to conditions relating to land contamination which have also been requested by the Council's Contaminated Land Officer, the use of non-penetrative foundations and agreeing the means of surface water drainage for the scheme.
- * Natural England has confirmed that it has no objection.
- * Anglian Water has confirmed that it has no objection in relation to foul sewerage and waste water.
- * The MOD has confirmed that it has no safeguarding objection.
- * The Housing Enabling Officer has confirmed that, subject to the conclusions of the viability appraisal being accepted by the District Valuer, there is no objection to the proposal. All affordable dwellings will be required to be built to at least the minimum HCA HQi design standards and will be required to be built to Code for Sustainable Homes 3 or whichever code is required by the Homes and Communities Agency.
- * Norfolk Landscape Archaeology has confirmed that it has no objection subject to conditions.
- * With regard to biodiversity, a protected species survey has been submitted, however, it is evident that as this is only an outline application it will need to be updated as part of a reserved matters submission. With this in mind it is considered appropriate to add an informative to any subsequent planning approval that requires the submission of this document as part of any future application.

Conclusion

* The site is allocated for residential development in accordance with Policy NAR.1 within Breckland's Adopted Site Specific Policies and Proposals Development Plan Document. The layout is considered to be acceptable in design terms and takes account of neighbouring residents, highway safety and all other planning matters. On this basis the application is recommended for approval subject to the District Valuer verifying the conclusions of the financial appraisal submitted by the agent in relation to viability and the affordable housing contribution.

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** Land contamination
- 3802** Precise details of surface water disposal
- 3920** Non-penetrative foundations to be used unless agreed

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- 3920** Highway related issues
- 3414** Fencing protection for existing trees
- 3920** Archaeology
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3920** 10% energy via renewable/decentralised sources
- 3920** Foul water drainage via mains sewer
- 3920** S106 for contributions
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2000** NOTE: Application Approved Without Amendment

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ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/1112/F	CASE OFFICER: Nicolla Ellis
LOCATION:	DEREHAM Galley Moor Farm Neatherd Moor	APPN TYPE: Full POLICY: Out Settlement Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr A Guerin Galley Moor Farm Neatherd Moor	
AGENT:	Mr A Guerin Galley Moor Farm Neatherd Moor	
PROPOSAL:	Wooden Faced Boundary Wall (Retrospective)	

KEY ISSUES

Principle of development
Design
Amenity

DESCRIPTION OF DEVELOPMENT

The application seeks retrospective consent for a 1.9m high wooden faced boundary wall. The wall is constructed of block work and will be finished with timber cladding. It is also proposed that planting of shrubs will take place along the external edge of the wall. The wall extends around the boundary from the west to the south to enclose the property.

SITE AND LOCATION

Galley Moor Farm is situated outside of the Settlement Boundary of Dereham and is adjacent to land designated as Open Space. Some distance from the northern boundary of the farm lies Osier Farm with the other boundaries being with fields and open space.

EIA REQUIRED

No

RELEVANT SITE HISTORY

Permission was granted under application 3PL/2005/1150/F for the conversion of a redundant barn into a dwelling.

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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.11	Open Space
DC.16	Design
DC1	Protection of Amenity
NPPF	With particular regard to Para. 56

CONSULTATIONS

DEREHAM T C -

Councillors had viewed the existing wall which they considered totally unacceptable and felt it would be no better if it were clad in wood. It was too solid and completely out of keeping with the environment of the area. If Breckland Council are minded to give consent to a boundary wall, councillors would prefer a wire fence with a hedge to a maximum height of 4 feet.

ASSET MANAGEMENT

The site is adjacent to Neatherd Moor which is managed by Breckland Council. However, the Moor is owned by Dereham Town Council - please make sure that they are consulted on this matter. I have no specific comments on the application.

REPRESENTATIONS

Comments were received from neighbours at Osier Farm to say they had no objections to the application.

ASSESSMENT NOTES

* The application is referred to Planning Committee at the request of the Ward Representative.having regard to concerns in relation to the visual impact of the proposal.

Principle of Development

* Policy DC1 of the Breckland Core Strategy requires development not to adversely impact upon the natural or built environment so as to reduce the impact upon amenity.

* Policy DC16 requires boundary treatments to complement the built design of its site and enhance the design of the development as a whole. Alongside this, boundary treatments should help the practical functionality of an area.

* Permission was granted in 2005 under planning reference 3PL/2005/1150/F for the conversion of a redundant barn into a dwelling. This permission removed Permitted Development rights for the erection of fences under condition 6, therefore requiring the applicant to submit an application for the wooden faced boundary wall.

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Amenity

* Galley Moor Farm is an isolated property, with the neighbouring property some distance away. These neighbours noted that they had no objection to the wall, therefore, the boundary wall is unlikely to adversely impact upon the amenity of the neighbours.

* In terms of local amenity, the wall is set within the curtilage of the farm and the external face of the wall will be of natural materials, which are appropriate in relation to the surroundings of the property and is likely to reduce the impact upon local amenity and the natural environment. This complies with policies DC1 and DC11.

Design

* The design of the wooden faced wall is appropriate to its surroundings and the height of the wall will not be overbearing upon the property due to the considerable size of the plot. As such, the design complies with policy DC16 and is not likely to unduly impact upon the existing building or the adjacent land which is designated as Open Space.

* The boundary treatment is likely to help the functionality of the area by defining public and private space and aid the protection of private and local amenity of the area. This complies with policy DC16.

* Further to this, the design is such that the height of the wall would be within the tolerances set out in Class A of Part 2 of The Town and Country Planning (General Permitted Development) Order 1995 if condition 6 of the 2005 permission had not removed the right to erect a fence or wall, without planning consent, on the site.

Conclusion

* The height of the wall is 1.9m which would have fallen within the tolerances set out Class A of Part 2 of The Town and Country Planning (General Permitted Development) Order 1995 no.418; as such the wall would not usually require planning permission. However, as the 2005 permission removed Permitted Development rights for fences, gates, walls or other means of enclosure under condition 6 the applicant was required to submit an application.

* The proposal is considered acceptable in planning terms, complying with policies DC1, DC11 and DC16 of the Breckland Core Strategy, as well as the NPPF, and is therefore recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3046** In accordance with submitted plans
- MT02** Wooden facing to be carried out within 4 months
- 3924** Precautionary Informative Gas Protection Measures
- 3408** Landscaping - details and implementation
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2000** NOTE: Application Approved Without Amendment

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ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/1185/F	CASE OFFICER: Viv Bebbington
LOCATION:	MUNDFORD Mundford Poultry Farm Cranwich Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mundford Poultry Ltd 6 Lower Baxter Street Bury St Edmunds	
AGENT:	Derek Salisbury Practice Hodderm House Crowborough Road	
PROPOSAL:	Storage lagoon, security lodge & link connections between adj poultry buildings to form large open barns	

KEY ISSUES

Principle of development
Impact on the character and appearance of the locality
Noise and odour
Impact on neighbouring amenity
Highway issues

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission to connect and link 3 pairs of poultry buildings to form 3 large open-plan barns, the construction of a storage lagoon and a security lodge near the site entrance.

The connecting link between buildings 14 & 15 is 20m wide and the links between buildings 17 & 18 and 19 & 20 are 16m wide. The links would match the adjoining buildings in terms of eaves and ridge height and external appearance.

The security lodge is 6m by 3m and would provide a check in point, shower, changing facility and WC. It would be clad in colour coated cladding to match the adjacent barns.

A 6.5m diameter water tower with a height of 3.5m and a pump house 4m by 4m would also be positioned by the storage lagoon. The lagoon would be used to harvest rain water which would be filtered in the water tank and used to feed the birds.

SITE AND LOCATION

The site is in a rural location to the west of the village of Mundford on the north side of the A134.

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It is an established poultry site of some 7.5Ha outside the Settlement Boundary. The site is adjacent pig enterprises and arable fields.

EIA REQUIRED

No

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

CP.11	Protection and Enhancement of the Landscape
DC.01	Protection of Amenity
DC.16	Design
NPPF	NPPF

CONSULTATIONS

CRANWICH P C - No Comments Received

DIDLINGTON PARISH MEETING - No Comments Received

MUNDFORD P C -

No Objections by Mundford Parish Council

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection

CONTAMINATED LAND OFFICER

No objection

KEN HAWKINS, THE RAMBLERS

Mundford FP1 lies outside site boundary.

TREE & COUNTRYSIDE CONSULTANT

Although there would be a net increase in building footprint of 1350sqm or 5.9%, there would be

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no net increase in numbers of birds housed and the proposals are unlikely to result in an increase in activity or discharges that might adversely affect those closest parts of the Breckland SPA which lie south of the A134 or the County Wildlife Site to the north.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to condition

ENVIRONMENT AGENCY - No Comments Received

NATURAL ENGLAND - No Comments Received

REPRESENTATIONS

None

ASSESSMENT NOTES

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

Principle of the development

* National Planning Policy Framework seeks to promote and support the development of agricultural businesses and as such the proposal is consistent with this aim.

Impact on the character and appearance of the rural locality

* The site is well screened to the east and south by established tree belts. The proposed extension links are within the centre of the site and would be screened by existing buildings and boundary screening and therefore there would be no adverse impact of the visual character of the area. The pump house and security lodge are relatively small buildings and would not represent a prominent feature within the site and are well screened from views into the site.

Noise and odour

* The applicant has indicated that there would be no increase of birds on the site as a result of the increase in floor area and the lagoon would store clean rain water only. The proposed links are required to improve welfare and market quality. Therefore the proposal is not likely to result in any increase in noise and odour from the site which could affect the amenity of the agricultural dwellings on the neighbouring farming enterprises.

Impact on neighbour amenity

* There are no non agricultural dwellings within the immediate vicinity of the site. Given the degree of separation between the neighbouring properties and no increase in birds as a result of the development, it is not considered that any harm to neighbouring amenity would occur.

Highway issues

* The Highway Authority has raised no objection to the proposal on the proposal on the basis that there would be no increase in birds on the site and no increase in vehicular movements on to the A134.

Other issues

* Comments from the Environment Agency and Natural England will be reported verbally at the meeting.

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Conclusion

* In conclusion, it is considered that the proposal would not compromise the visual character of the rural locality, neighbour amenity or local highway safety and therefore the application is considered acceptable and, as such, is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Storage lagoon for clean water only
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2000** NOTE: Application Approved Without Amendment

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ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3TL/2012/0015/TL	CASE OFFICER: Liz Starling
LOCATION:	THETFORD Abbey Barns Monksgate	APPN TYPE: Extend Time Limit POLICY: In Settlemnt Bndry ALLOCATION: Sites with PP 4 HSG CONS AREA: Y TPO: N LB GRADE: Grade I
APPLICANT:	Tey Gardens LLP c/o Agent	
AGENT:	Boyer Planning Ltd 15 De Grey Square De Grey Road	
PROPOSAL:	Extend time on pp 08/1340/F & 08/1339/LB - Demolish bldgs, erect 15 units, conv. barns to 6 units & conv. LB to 5 units	

KEY ISSUES

Principle of development
Changes to planning policy
Impact upon the historic interests of the site and the character of the area
Highway safety/traffic
Ecological issues
Impact upon residential amenity

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission to extend the time limit condition for the commencement of development on planning permission (ref: 3PL/2008/1340/F) and Listed Building Consent (ref: 3PL/2008/1339/LB) on land at Abbey Barns, Monksgate in Thetford.

The 2008 applications were approved by the Secretary of State in February 2010 and related to demolition of existing buildings on the site to facilitate the erection of 15 new build dwellings, the conversion of the barns to 6 residential units and the conversion of other buildings on site to 5 residential units. Access to the development would be provided via two existing entrances off Monksgate.

SITE AND LOCATION

The application site lies within the Settlement Boundary for Thetford, to the north-west of the town centre. The site also lies within the Thetford Conservation Area and comprises of two Grade I Listed Buildings known as Abbey Farm Barn and Abbey Farm Cottages, the site of the Priory and Abbey House, the gatehouse to the east, with the southern part of the site designated as a

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Scheduled Ancient Monument. To the south-east of the site are the remains of the Cluniac Priory of St Mary which is also a Grade I listed building.

The site includes a range of former farm buildings which form a rectangular courtyard. The courtyard is hard-surfaced and the land to the south of the buildings is overgrown. Whilst the site is currently unused, its most recent use was as a Council highways storage depot. Access into the site is provided by gates to the north and the south.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2008/1340/F - Demolition of buildings on site, erection of 15 units, conversion of barns to 6 units and the conversion of listed building to 5 units - Approved by Secretary of State on 8th February 2010.

3PL/2008/1339/LB - Demolition of buildings on site, the conversion of barns to 6 units and conversion of listed building to 5 units - Approved by Secretary of State on 8th February 2010.

3PL/2007/1890/LB - Conversion of unlisted barn to 6 dwellings and demolition of other unlisted buildings - Approved by Secretary of State on 25th February 2008.

3PL/2007/1055/LB - Conversion of listed building on former highway depot to five residential units - Approved on 5th February 2008.

3PL/2007/1054/F - Conversion of highway depot to residential use creating 26 units - Approved on 7th April 2007.

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
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.12	Trees and Landscape
DC.14	Energy Efficiency
DC.16	Design
DC.17	Historic Environment

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DC.19 Parking Provision
NPPF With particular regard to Section 12.

Adopted Thetford Area Action Plan Local Plan Document
TH4: Transport
TH5: The Impact of Change on Pedestrians, Cyclists and Buses
TH8: Healthy Lifestyles
TH9: Monitoring and Management of Key Biodiversity Sites
TH14: Energy and Carbon
TH16: Water and Drainage

CONSULTATIONS

THETFORD T C -

Objection to the extension of time limit until such time as the buildings are made wind and weather tight.

CONTAMINATED LAND OFFICER

No objection subject to the imposition of conditions for the provision and implementation of a Remediation Scheme in respect of contamination.

HISTORIC BUILDINGS CONSULTANT

No objection.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to the reimposition of the previous conditions relating to the development and its usage.

ENVIRONMENT AGENCY

No objection subject to the re-imposition of conditions in respect of contamination, and surface water drainage.

NATURAL ENGLAND

No objection subject to the 2007 species surveys being repeated prior to the conversion works taking place due to the time period which has elapsed since they were undertaken.

CRIME PREVENTION/ARCHITECTURAL LIAISON OFFICER

Objection on the grounds that the 2007 Design and Access Statement is out of date and gives no consideration to crime prevention measures as required by local and national planning policy.

ENVIRONMENTAL PLANNING

Comments made in respect of the material changes which have occurred in planning policy since the original applications were approved in 2010, including the adoption of the Breckland Core

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Strategy in 2009, the Thetford Area Action Plan (TAAP) in 2012 and the National Planning Policy Framework in March 2012, and the need for the proposal to be assessed in respect of these changes.

TREE & COUNTRYSIDE CONSULTANT

Given the time elapsed since the initial surveys supporting 3PL2008/1340/F were carried out, it is necessary to update the scheme in respect of an up to date protected species survey and an Arboricultural Impact Assessment covering all trees on site and those offsite within 12m of the boundary.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to the imposition of the conditions imposed by the Secretary of State on the previous planning and listed building consent.

THETFORD SOCIETY

Objection on the grounds that the use of the site for residential is a missed opportunity to utilise the site/buildings for an alternative/heritage use. Furthermore, the lack of implementation reflects the view that there is doubt over whether a residential scheme is financially viable for the site.

REPRESENTATIONS

A number of letters of objection have been received to the application on the following grounds:-

- The barns should not be demolished but retained and preserved due to their historic importance.
- Approval of the previous controversial 2008 applications at Public Inquiry was the wrong decision.
- The scheme would result in destroying Thetford's heritage and the buildings should be used for the benefit of the public as opposed to residential development.
- Argument that a residential scheme is not commercially viable, and the length of time it has taken to carry out the development has led to the continued deterioration of the listed buildings on site, putting them at risk.
- Failure of previous and current owners to make the barns weather tight and deterioration of the site and its surroundings since it was sold by the Council in 2002.
- Current owners purchased the site in November 2011 so have already had sufficient time to have the conditions discharged and commence works to secure the permission.
- Potential impact of the scheme on protected species.
- Concern has also been raised that some works have commenced on site prior to conditions being discharged.

ASSESSMENT NOTES

- * The application is referred to Planning Committee as it is a major application.
- * Members will note that planning permission and Listed Building Consent were refused for the

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residential re-development of the site in 2009 (ref: 3PL/2008/1339/LB and 3PL/2008/1340/F). However, the permissions were subsequently granted on Appeal in 2010.

* Given that the scheme already benefits from extant planning permission and listed building consent, this application is solely seeking to extend the time period for the commencement of development.

* The primary consideration is, therefore, whether there have been any fundamental changes to planning policy since the permissions were granted in 2010 which would result in the extension of the time limit conditions being unacceptable.

Principle of development

* In this case, the brownfield site remains within the designated Settlement Boundary for Thetford where the principle of residential development accords with Policies CP1 and DC2 of the Adopted Breckland Core Strategy, and meets the requirements of the National Planning Policy Framework.

Changes in Planning Policy

* The fundamental changes which have occurred in planning policy since the granting of the applications relate to the Adoption of the Breckland Core Strategy in 2009, the Thetford Area Action Plan (TAAP) in 2012 and the National Planning Policy Framework (NPPF), also in 2012.

* Whilst there have been a number of changes to local and national planning policy since the permissions were granted in 2010, it is not considered that these changes would be fundamental in prohibiting the granting of permission to extend the time period for the development to be commenced in this instance, for the reasons outlined below.

Impact upon the historic interest of the site and the character of the surrounding area

* The site lies within the Thetford Conservation Area and comprises a number of grade I Listed Buildings, as well as part of the site being a Scheduled Ancient Monument. The ruins of the Priory of St Mary to the south east of the site are also Grade I Listed.

* As was the case with the 2008 applications, it is considered that the conversion schemes proposed for the Listed and curtilage buildings have been sensitively designed and would conserve the special interest of these buildings.

* Subject to being replaced with suitably designed new buildings in order to maintain the courtyard layout of the existing building complex, it is considered that the proposed demolition of curtilage buildings is acceptable.

* The new-build dwellings element is also considered to be acceptable in design terms with the units generally following the footprint of the existing buildings and maintaining the courtyard form of the former farm complex. Given that the new buildings would be smaller in overall scale and height than the buildings proposed for conversion, this would allow the historic buildings to remain as the dominant feature of the site.

* Furthermore, it is considered that the proposed layout of development would maintain the open setting of the building complex and avoid any unnecessary subdivision of the courtyard. The proposed layout of development would also minimise disturbance to the Scheduled Monument.

* Whilst concerns have been raised in respect of the impact of the scheme on the historic assets, the Historic Buildings Consultant and English Heritage have raised no objection to the scheme on the basis that no fundamental changes have occurred in planning policy since the granting of consent in 2010 which would make the scheme unacceptable.

* It is therefore considered that the scheme would protect the historic and architectural character of the Listed buildings, Scheduled Ancient Monument, as well as the wider Conservation Area, and would accord with Policies DC16 and DC17 of the Breckland Core Strategy and the requirements of the NPPF.

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Highway safety/traffic

* It is considered the surrounding road network still has sufficient capacity to cater for the traffic likely to be generated by the development. On this basis, no objection has been raised by NCC Highways to the scheme on the grounds of highway safety, subject to re-imposition of the original highway conditions.

Ecological issues

* Whilst no objection has been raised by Natural England in respect of the impact of the scheme on protected species, it is noted that the accompanying ecological surveys have not been updated since 2007. As such, it is considered prudent to attach a condition in respect of the necessary updated surveys being undertaken prior to the commencement of any development on site.

Impact upon residential amenity

* Notwithstanding that the site lies within a predominately residential area, it is considered that the traffic and general activity levels generated by the development would not result in unacceptable disturbance to the locality. Furthermore, the proposed dwellings have been designed in such a manner which would minimise overlooking and overshadowing of neighbours.

* The scheme has also been assessed by the Council's Environmental Health Officer and no objection has been raised.

* It is therefore considered that the scheme would adequately safeguard the residential amenities of existing and future occupants and would accord with Policy DC1 of the Breckland Core Strategy.

Other issues

* In the case of the 2008 applications, the applicant provided evidence to show that the policy requirements in the emerging LDF relating to affordable housing, open space and local services would undermine the financial viability of the project. Based on valuation advice received, combined with the advice contained in PPG 15 that planning requirements may need to be applied flexibly in order to secure the appropriate re-use of listed buildings, it was considered that contributions relating to affordable housing, open space and transport should be set aside. Whilst the emerging policies relating to these issues have now been formally adopted, the applicant has been asked to clarify whether the issue of financial viability has been re-evaluated and Members will be verbally updated at the meeting.

* Objections have been raised by various parties including local residents, the Town Council and the Thetford Society in respect of the use of the site for housing, and its impact on the Listed Buildings. However, given the conclusion reached that the proposed residential development would be compatible with the historic interest of the site, it is considered that it would be unreasonable to withhold permission for the proposed housing scheme on the basis that alternative public/community use proposals of uncertain viability might come forward in the future. In the absence of any firm and viable alternative proposals for the site, it is considered that only limited weight can reasonably be given to alternative uses in the decision making process.

Conclusion

* In conclusion, it is not considered that there have been any significant changes in local or national planning policy since permission was granted in 2010 which would prohibit the granting of planning permission and Listed Building Consent in this case, subject to the issues relating to financial viability being suitably addressed. As such, an extension to the time period for the commencement of development is considered acceptable, and recommended for approval subject to the re-imposition of the previous conditions relating to the development.

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RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3920** In accordance with details/plans
- 3920** External materials to be approved
- 3920** Schedule of works
- 3920** Slab level
- 3920** No PD for windows/dormers first floor or above
- 3920** No PD for fences, gates etc.
- 3920** No PD for extensions or ancillary buildings
- 3920** Programme of archaeological work
- 3920** Details of parking, servicing areas and access
- 3920** Boundary treatments
- 3920** Obscure glazing as shown on plans
- 3920** Hard and soft landscaping
- 3920** Details of planting
- 3920** Hard and soft landscaping in accordance with details
- 3920** Surface water drainage
- 3920** Foul drainage
- 3920** Investigation and risk assessment
- 3920** Scheme to remove risks
- 3920** Remediation scheme in accordance with terms
- 3920** Contamination
- 3920** External lighting
- 3920** Construction of Method Statement
- 3920** Effects on wildlife
- 3920** Phasing
- 3920** Following conditions relate to Listed Building Consent
- 3009** Listed Building Consent - Time Limit (3 years)
- 3920** In accordance with details/plans
- 3920** External materials
- 3920** Schedule of works
- 3920** Slab level
- 3920** Phasing
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2000** NOTE: Application Approved Without Amendment